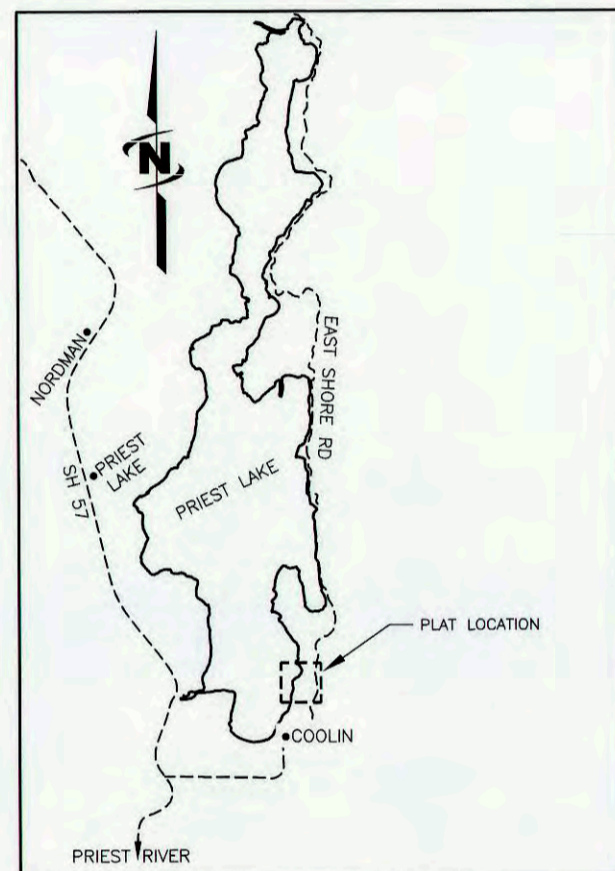
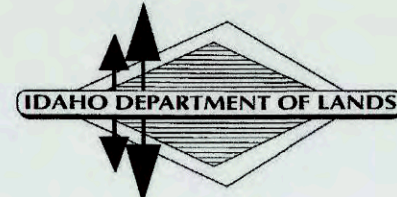


STATE SUBDIVISION-KOKANEE POINT

A PORTION OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 177

INST. NO. 843544



TITLE

WHEN IDAHO BECAME A STATE IN 1890, THE FEDERAL GOVERNMENT ENDOWED (GRANTED) LANDS TO IDAHO ON THE CONDITION THEY PRODUCE MAXIMUM LONG-TERM FINANCIAL RETURNS FOR PUBLIC SCHOOLS AND OTHER BENEFICIARIES. IDAHO NOW HAS OVER 2 MILLION ACRES OF ENDOWMENT LANDS, HELD IN TRUST, PROVIDING FINANCIAL SUPPORT TO PUBLIC SCHOOLS AND OTHER INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS MANAGES THIS TRUST UNDER THE GOVERNANCE OF THE IDAHO BOARD OF LAND COMMISSIONERS. THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, WAS GIVEN RESPONSIBILITIES UNDER ARTICLE IX, SECTION 8 OF THE IDAHO CONSTITUTION (AS AMENDED) TO MANAGE LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG-TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASING OF ENDOWMENT TRUST LAND FOR USE AS RECREATIONAL COTTAGE SITES BEGAN IN THE EARLY 1930'S AND HAS CONTINUED SINCE ITS INCEPTION. THE CONFIGURATION OF THE LEASED COTTAGE SITES HAS OCCURRED IN AN ORGANIC NATURE OVER A PERIOD OF APPROXIMATELY 80+ YEARS. DUE TO THE NECESSITY BASED STYLE OF DEVELOPMENT AND THE TIME LINE OF THOSE DEVELOPMENTS, THE EXISTING NEIGHBORHOOD AND APPURTENANCES WOULD NOT LIKELY MEET CURRENT LOCAL (COUNTY) DEVELOPMENT STANDARDS.

ADJACENT ENDOWMENT TRUST LANDS

ENDOWMENT TRUST LANDS ADJACENT TO OR NEAR THIS PROPERTY ARE NOT ENCUMBERED IN ANY MANNER BY THIS STATE PLAT AND MAY BE DISPOSED OF BY SALE AT PUBLIC AUCTION OR BY LAND EXCHANGE; OR THE USE OF THE LAND MAY CHANGE. ENDOWMENT TRUST LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE CONSIDERED "PUBLIC LANDS" OR "OPEN SPACE," EITHER SPECIFICALLY OR IN A GENERIC SENSE. ENDOWMENT TRUST LANDS ARE WORKING LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS SHALL BE CONTACTED WITH ANY QUESTIONS PERTAINING TO THE ENDOWMENT TRUST LANDS.

ENCROACHMENT PERMITS

AN ENCROACHMENT PERMIT FROM IDAHO DEPARTMENT OF LANDS IS REQUIRED FOR AN ENCROACHMENT UPON THE BED OF NAVIGABLE WATERS.

DOMESTIC WATER

THE STATE MAKES NO REPRESENTATION THAT DOMESTIC WATER SERVICE FOR INDIVIDUAL LOTS EXISTS. THE OWNER WILL BE RESPONSIBLE FOR DOMESTIC WATER.

SANITARY SEWER

THE STATE MAKES NO REPRESENTATION THAT SANITARY SEWER SERVICE FOR THE LOTS EXISTS. IF IT EXISTS, IT IS PROVIDED BY SEPTIC SYSTEMS THAT MAY NOT COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS. ANY FUTURE MODIFICATIONS AND/OR ADDITIONS TO EXISTING SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS, AND THE OWNER SHALL PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS.

SINGLE-FAMILY RESIDENTIAL USE

NO MORE THAN ONE(1) SINGLE-FAMILY DWELLING SHALL BE ALLOWED ON ANY LOT.

MOBILE HOMES

MOBILE HOMES SHALL NOT BE PLACED ON THE PROPERTY.

MANUFACTURED OR MODULAR HOMES

MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, HAVE A MINIMUM 4:12 ROOF PITCH, MEET APPLICABLE BONNER COUNTY SNOW LOAD REQUIREMENTS FOR THIS AREA, AND ARE INSTALLED ON A PERMANENT FOUNDATION SHALL BE ALLOWED.

FIRE HAZARDS

LOTS SHALL BE MAINTAINED TO REDUCE FIRE HAZARDS BY THE ELIMINATION OF FINE FUELS AND DEAD MATERIAL ON THE LOT TO PROVIDE A NATURAL BUT MANAGED APPEARANCE.

ROAD REPAIR AND MAINTENANCE

THE INDIVIDUAL LOT OWNER OR AN ASSOCIATION (IF ANY) SHALL BE RESPONSIBLE TO MAINTAIN, REPAIR AND REPLACE ANY MAIN ACCESS ROADS AS DEFINED IN EASEMENTS GRANTED BY STATE LAND BOARD PURSUANT TO THE ESTABLISHMENT OF THIS PLAT. ALL SUCH MAINTENANCE SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY AND ANY APPLICABLE GOVERNMENTAL AUTHORITY, INCLUDING ANY AGENCY OF THE STATE OF IDAHO WITH JURISDICTION. IF THE OWNERS FAIL TO FORM AN ASSOCIATION OR IF THE ASSOCIATION FAILS IN ITS DUTIES, THE LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN, REPAIR AND REPLACE ANY SUCH MAIN ACCESS ROADS. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY LOT OR IMPROVEMENTS ON ANY LOT.

PROTECTION OF FOREST RESOURCES

OTHER FOREST RESOURCES SHALL BE PROTECTED, SUCH AS ARCHEOLOGICAL RESOURCES, SENSITIVE PLANT AND ANIMAL SPECIES, WATER QUALITY AND FISH HABITAT.

PERMITS REQUIRED

THE STATE MAKES NO REPRESENTATION THAT ANY PERMITS MAY BE OBTAINED FOR THE LOTS OR THAT EXISTING STRUCTURES ARE PERMITTED OR WILL BE PERMITTED. EACH OWNER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS AND PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS RELATED TO THE USE OF THE LOTS.

ACCESS

ACCESS IS CURRENTLY ALLOWED OVER ENDOWMENT TRUST LAND BY PERMISSION ONLY OVER EXISTING ACCESS ROADS AND DRIVEWAYS THAT HAVE BEEN USED HISTORICALLY TO ACCESS LEASED ENDOWMENT TRUST LANDS. UPON THE SALE OF EACH INDIVIDUAL LOT BY THE STATE AND UPON RECEIPT OF CONSIDERATION, THE STATE INTENDS TO GRANT EXPRESS EASEMENT(S) FOR ACCESS AND UTILITIES BENEFITING THE LOT BEING SOLD.

EXISTING UTILITIES

UTILITIES SUCH AS WATER, SEWER (INCLUDING: DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTS, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS DUE TO THE CONVENIENCE OF INSTALLATION AND MAINTENANCE. EACH LOT OWNER SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITIES THAT SERVE THEIR LOT. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) PERFORMING THE MAINTENANCE TO RETURN ANY DISTURBED LAND, LANDSCAPING, FENCES, ROADWAYS, ETC. TO THEIR PRE-MAINTENANCE CONDITION. IF AT THE TIME OF MAINTENANCE IT IS MONETARILY EQUITABLE AND REASONABLE TO DO SO, THE UTILITIES SHALL BE RE-ROUTED TO BE CONTAINED WITHIN THE SERVED LOT VIA THE EXISTING EASEMENT OR ALTERNATIVE EASEMENT PROCURED BY THE LOT OWNER.

DISCLAIMER

THE LOTS ARE PLATTED IN AN AS IS CONDITION. THE STATE MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE LOTS OR CONCERNING THE SUITABILITY OF THE LOTS FOR THE USES INTENDED BY AN OWNER.

Seremy Russell
 Digitally signed on:
 02/12/2013

Instrument # 843544
 BONNER COUNTY, SANDPOINT, IDAHO
 4-30-2013 11:17:46 No. of Pages: 4
 Recorded for : STATE OF IDAHO BK 10 PG 177
 MARIE SCOTT Fee: 0.00
 Ex-Officio Recorder Deputy CB
 Index to: PLATS

STATE SUBDIVISION-KOKANEE POINT			
A PORTION OF SECTION 3 TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
		J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-035_Kokanee Point Cover			
DR. DFG	CH. GJR / DRB	SHEET 1	OF 4
SCALE: NONE		DATE: February 2013	PROJ. NO.: 20-11-035

STATE SUBDIVISION-KOKANEE POINT

A PORTION OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 177

INST. NO. 843544

CERTIFICATE OF STATE

BE IT KNOWN BY THESE PRESENTS: THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON, UNDER ITS AUTHORITY SET FORTH IN IDAHO CODE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS PLATTED HEREON, TO BE KNOWN AS **STATE SUBDIVISION - KOKANEE POINT**, BEING A PORTION OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A SPECIAL MEANDER CORNER ON THE SOUTH LINE OF THE NW1/4 OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 24, 1987 AS INSTRUMENT NO. 336643, RECORDS OF BONNER COUNTY, IDAHO, (FROM WHICH THE CENTER 1/4 CORNER OF SAID SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST, BEARS SOUTH 87°27'06" EAST, 408.07 FEET); THENCE SOUTH 13°38'01" WEST, 47.92 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 87°32'22" WEST, 25.60 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PRIEST LAKE;
THENCE NORTHERLY ALONG SAID ORDINARY HIGH WATER MARK, 1465 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE NORTHWESTERLY EXTENDED NORTH LINE OF LOT L AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG THE NORTH LINE OF SAID LOT L, SOUTH 61°35'06" EAST, 107.07 FEET, MORE OR LESS;
THENCE 171.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET THROUGH A CENTRAL ANGLE OF 45°43'33", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 25°58'25" WEST A CHORD DISTANCE OF 168.48 FEET;
THENCE 132.92 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET THROUGH A CENTRAL ANGLE OF 9°10'32", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 1°28'37" EAST A CHORD DISTANCE OF 132.87 FEET;
THENCE 270.24 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1930.00 FEET, THROUGH A CENTRAL ANGLE OF 8°01'21", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 10°04'34" EAST A CHORD DISTANCE OF 270.21 FEET;
THENCE 40.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 4°06'14", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 12°02'08" EAST A CHORD DISTANCE OF 40.82 FEET;
THENCE SOUTH 9°59'01" EAST, 364.89 FEET;
THENCE 35.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 195.00 FEET, THROUGH A CENTRAL ANGLE OF 10°32'03", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 4°42'59" EAST A CHORD DISTANCE OF 35.80 FEET;
THENCE SOUTH 00°33'02" WEST, 81.00 FEET;
THENCE 101.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, THROUGH A CENTRAL ANGLE OF 7°31'16", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 4°18'41" EAST A CHORD DISTANCE OF 101.05 FEET;
THENCE SOUTH 8°04'19" WEST, 103.81 FEET, TO THE SOUTH LINE OF LOT A AS SHOWN ON RECORD OF SURVEY, RECORDED AUGUST 21, 1990 AS INSTRUMENT NO. 379394, RECORDS OF BONNER COUNTY, IDAHO;
THENCE NORTH 87°32'22" WEST, 134.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 4.45 ACRES, MORE OR LESS.

SAID LANDS ARE SUBJECT TO EASEMENTS OF RECORD AND RIGHTS-OF-WAY OF RECORD.

IDAHO STATE BOARD OF LAND COMMISSIONERS APPROVAL

IN WITNESS WHEREOF, THE STATE BOARD OF LAND COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THE GOVERNOR OF THE STATE OF IDAHO, AND COUNTERSIGNED BY THE SECRETARY OF THE STATE AND THE DIRECTOR, IDAHO DEPARTMENT OF LANDS.

THE STATE BOARD OF LAND COMMISSIONERS

C.L. Butch Otter
C.L. "BUTCH" OTTER
GOVERNOR OF THE STATE OF IDAHO
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

Ben Ysursa
BEN YSURSA
SECRETARY OF STATE

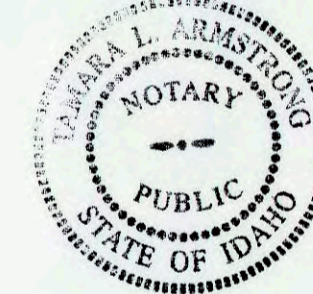
Thomas M. Schultz, Jr.
THOMAS M. SCHULTZ, JR.
DIRECTOR, IDAHO DEPARTMENT OF LANDS

THE STATE OF IDAHO)
) SS.
COUNTY OF ADA)

ON THIS DAY 2ND DAY OF April, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED **C.L. "BUTCH" OTTER**, KNOWN TO ME TO BE THE GOVERNOR OF THE STATE OF IDAHO AND PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS; **BEN YSURSA**, KNOWN TO ME TO BE THE SECRETARY FOR THE STATE OF IDAHO; AND **THOMAS M. SCHULTZ, JR.**, KNOWN TO ME TO BE THE DIRECTOR OF DEPARTMENT OF LANDS OF THE STATE OF IDAHO, THAT EXECUTED THE SAME INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH THE STATE OF IDAHO AND THE STATE BOARD OF LAND COMMISSIONERS EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

Janae L. Armstrong
NOTARY PUBLIC FOR IDAHO
RESIDING AT Boise, IDAHO
MY COMMISSION EXPIRES: 12/26/18



BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION-KOKANEE POINT** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF JUB for State of Idaho, THIS 30th DAY OF April 2013, AT 11:17 O'CLOCK A. M., AND DULY RECORDED IN BOOK 10 OF PLATS, AT PAGES 177 AS INSTRUMENT NUMBER 843544.

Instrument # 843544
BONNER COUNTY, SANDPOINT, IDAHO
4-30-2013 11:17:46 No. of Pages: 4
Recorded for: STATE OF IDAHO BK 10 PG 177
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy CB
Index to: PLATS

SURVEYOR'S CERTIFICATE

I, GERMANY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION-KOKANEE POINT** IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Germany Russell
Professionally signed on:
02/12/2013

STATE SUBDIVISION-KOKANEE POINT	
A PORTION OF SECTION 3 TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 20-11-035_Kokanee Point Cover
	DR. DFG CH. GJR / DRB SHEET 2 OF 4
SCALE: NONE	DATE: March 2013
	PROJ. NO.: 20-11-035

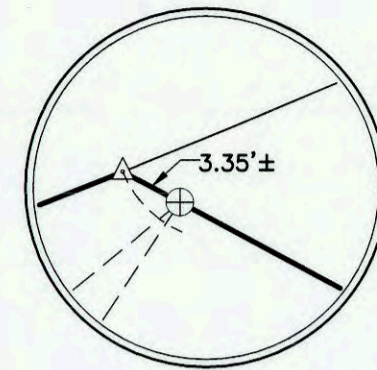
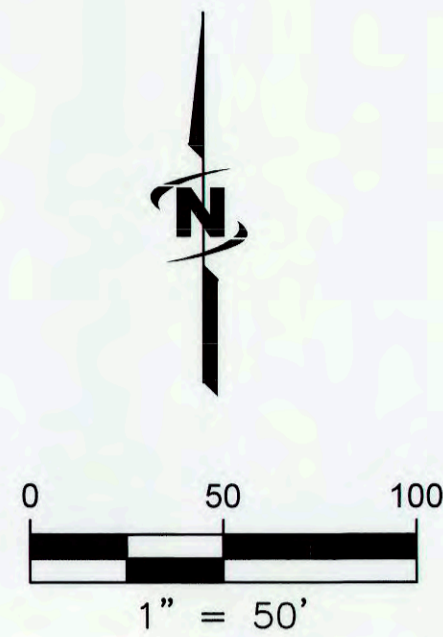
STATE SUBDIVISION-KOKANEE POINT

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BOISE MERIDIAN, BONNER COUNTY, IDAHO

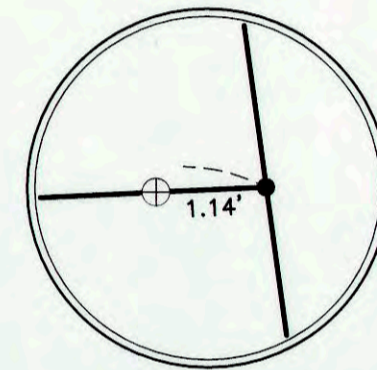
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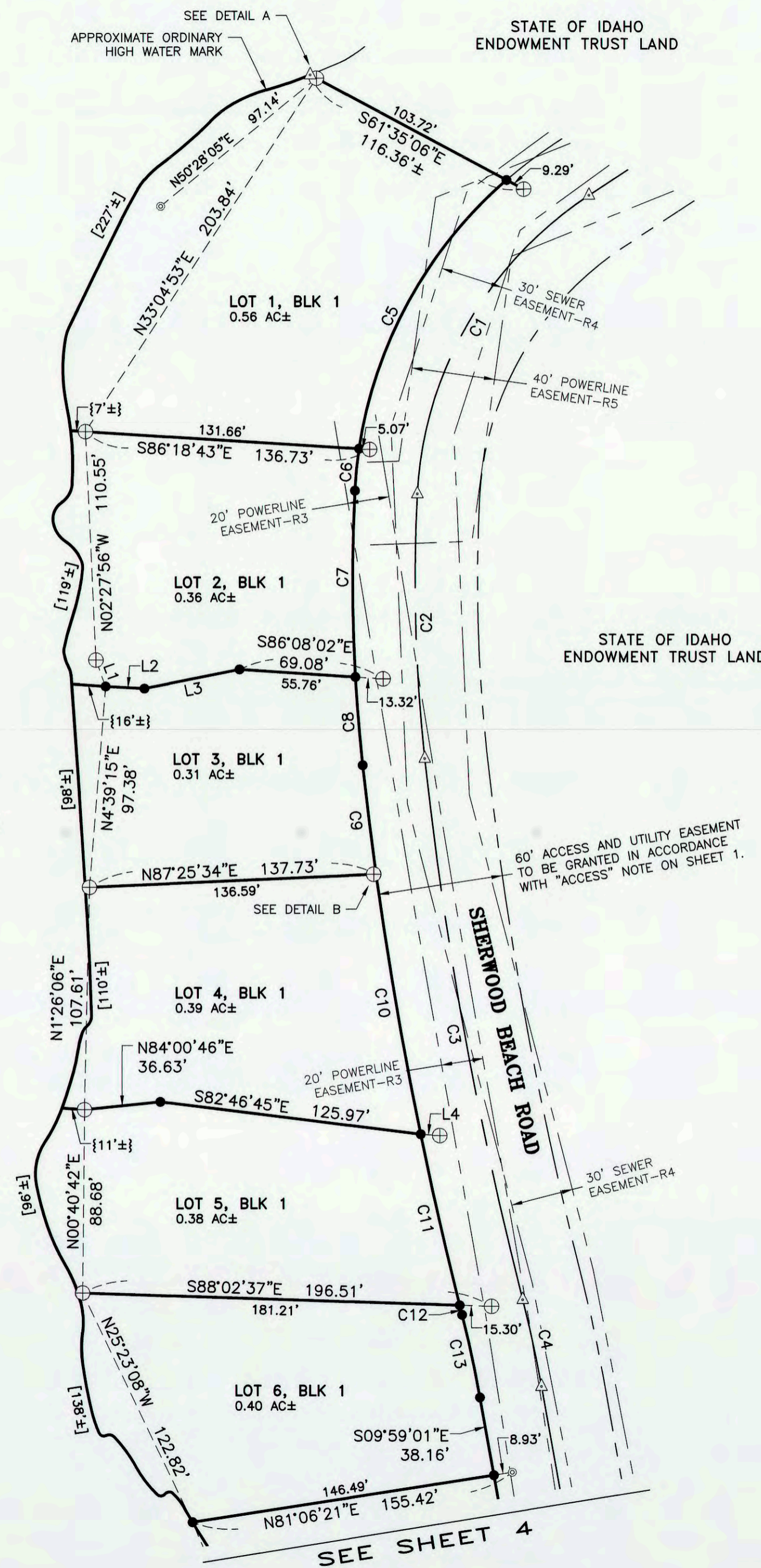
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N19°52'19"W	13.57'
L2	S86°52'44"E	18.67'
L3	N78°42'40"E	46.58'
L4	S85°44'36"E	9.21'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	172.55'	185.00'	53°26'19"	S29°49'48"W	166.36'
C2	128.11'	800.00'	9°10'32"	S01°28'37"E	127.98'
C3	266.04'	1900.00'	8°01'21"	S10°04'34"E	265.82'
C4	42.98'	600.00'	4°06'14"	S12°02'08"E	42.97'
C5	151.19'	215.00'	40°17'24"	S28°41'29"W	148.09'
C6	20.40'	215.00'	5°26'09"	S05°49'43"W	20.39'
C7	90.16'	830.00'	6°13'26"	S00°00'05"E	90.12'
C8	42.76'	830.00'	2°57'06"	S04°35'20"E	42.75'
C9	52.98'	1930.00'	1°34'22"	S06°51'05"E	52.98'
C10	127.56'	1930.00'	3°47'13"	S09°31'52"E	127.54'
C11	84.93'	1930.00'	2°31'17"	S12°41'07"E	84.92'
C12	4.77'	1930.00'	0°08'30"	S14°01'00"E	4.77'
C13	40.83'	570.00'	4°06'14"	S12°02'08"E	40.82'



- LEGEND AND NOTES**
- ⊕ FOUND 1-1/2" ALUMINUM CAP IN CONCRETE- UNLESS OTHERWISE NOTED
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
 - FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - ⊙ FOUND IRON PIPE
 - SMC ⊕ FOUND SPECIAL MEANDER CORNER-AS NOTED
 - △ CALCULATED POINT, NOTHING FOUND OR SET
 - EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
 - CALCULATED LINE OR MATHEMATICAL TIE LINE
 - SECTION LINE OR SUBDIVISIONAL LINE
 - [] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
 - { } DISTANCE FROM THE MATHEMATICAL TIE LINE TO THE APPROXIMATE ORDINARY HIGH WATER MARK. THESE ARE AN EXTENSION OF THE LOT LINES AND HAVE THE SAME BEARING, UNLESS OTHERWISE NOTED (NOTE: ONLY DISTANCES EXCEEDING 5 FEET ARE DIMENSIONED)
 - P.O.B. POINT OF BEGINNING

- RECORD INFORMATION**
- R1: RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED JUNE 24, 1987, RECORDING NUMBER 336643, RECORDS OF BONNER COUNTY.
 - R2: RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED AUGUST 21, 1990, RECORDING NUMBER 379394, RECORDS OF BONNER COUNTY.
 - R3: AN EASEMENT IN FAVOR OF NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, DATED OCTOBER 11, 1949, RECORDED UNDER EASEMENT NUMBER 952.
 - R4: AN EASEMENT IN FAVOR OF COOLIN SEWER DISTRICT, DATED AUGUST 29, 1974, RECORDED UNDER EASEMENT NUMBER 4294.
 - R5: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED DECEMBER 11, 1991, RECORDED UNDER EASEMENT NUMBER 5605.

Jeremy Russell
Digitally signed on:
02/12/2013

STATE SUBDIVISION-KOKANEE POINT			
A PORTION OF SECTION 3 TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
 Engineers • Surveyors • Planners	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-035_Kokanee Point		
SCALE: 1"=50'	DR. DFG	CH. GJR / DRB	SHEET 3 OF 4
DATE: February 2013	PROJ. NO.: 20-11-035		

STATE SUBDIVISION-KOKANEE POINT

A PORTION OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 177

INST. NO. 843544

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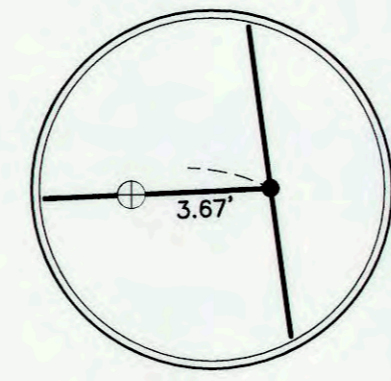
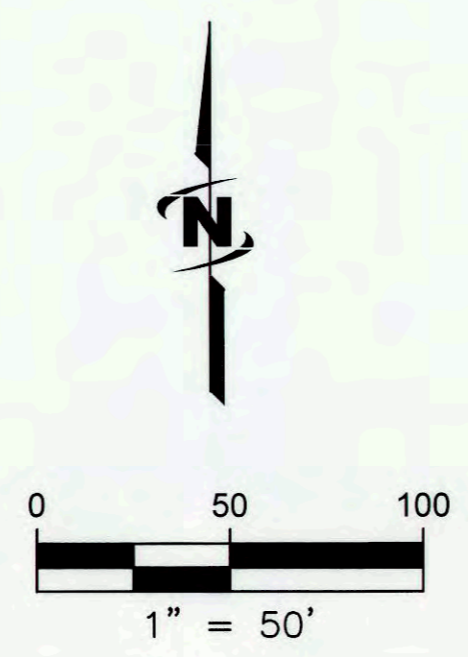
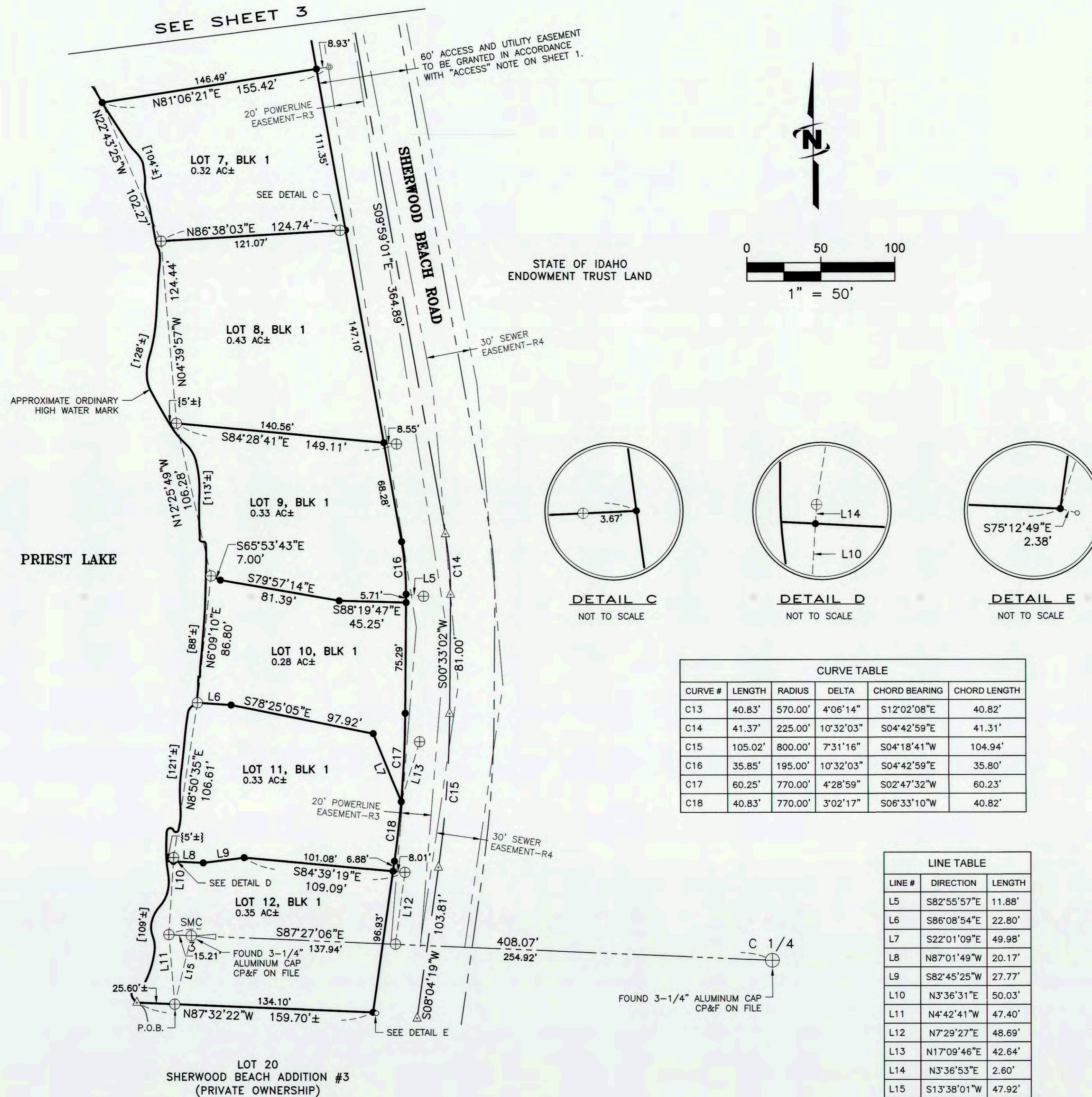
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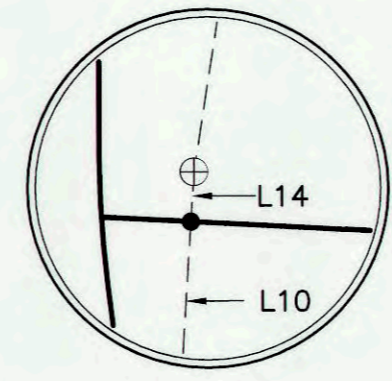
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PRIEST LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

RECORD INFORMATION

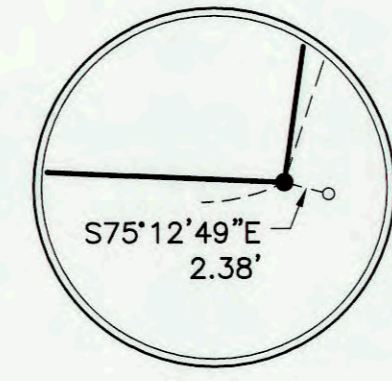
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DETAIL C
NOT TO SCALE



DETAIL D
NOT TO SCALE



DETAIL E
NOT TO SCALE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	40.83'	570.00'	4°06'14"	S12°02'08"E	40.82'
C14	41.37'	225.00'	10°32'03"	S04°42'59"E	41.31'
C15	105.02'	800.00'	7°31'16"	S04°18'41"W	104.94'
C16	35.85'	195.00'	10°32'03"	S04°42'59"E	35.80'
C17	60.25'	770.00'	4°28'59"	S02°47'32"W	60.23'
C18	40.83'	770.00'	3°02'17"	S06°33'10"W	40.82'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S82°55'57"E	11.88'
L6	S86°08'54"E	22.80'
L7	S22°01'09"E	49.98'
L8	N87°01'49"W	20.17'
L9	S82°45'25"W	27.77'
L10	N3°36'31"E	50.03'
L11	N4°42'41"W	47.40'
L12	N7°29'27"E	48.69'
L13	N17°09'46"E	42.64'
L14	N3°36'53"E	2.60'
L15	S13°38'01"W	47.92'

Jeremy Russell
Digitally signed on:
02/12/2013

STATE SUBDIVISION-KOKANEE POINT			
A PORTION OF SECTION 3 TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
 Engineers • Surveyors • Planners	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-035_Kokanee Point		
DR. DFG	CH. GJR / DRB	SHEET 4	OF 4
SCALE: 1"=50'	DATE: February 2013	PROJ. NO.: 20-11-035	