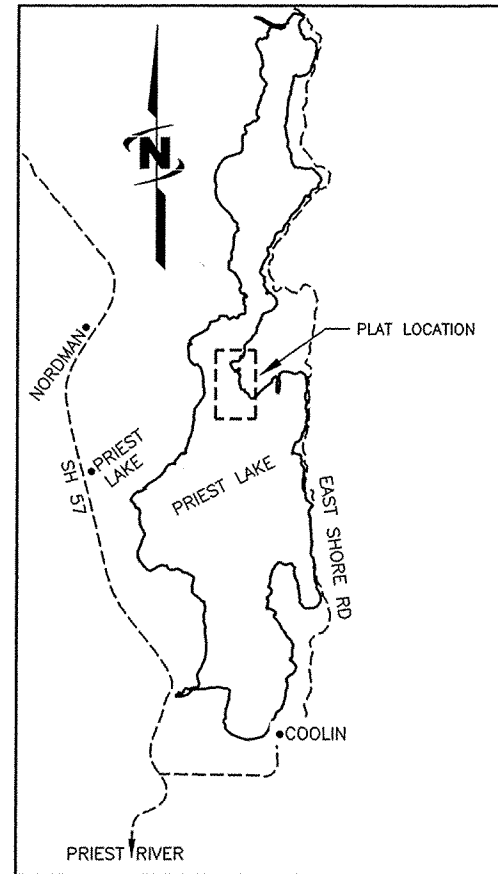
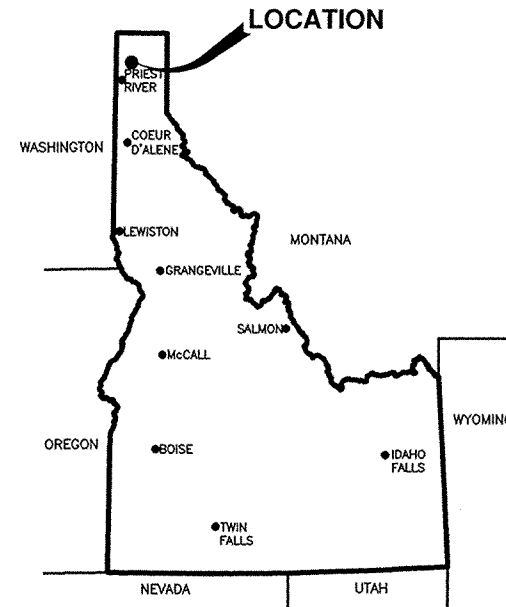
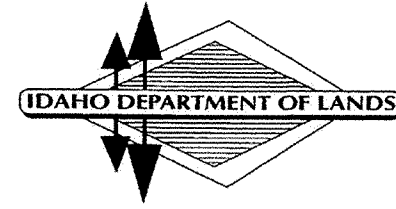


STATE SUBDIVISION-POWERLINE

A PORTION OF SECTIONS 21, 28, AND 29, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 150
INST. NO. 838878



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 APPLICATION 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 APPLICATION 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

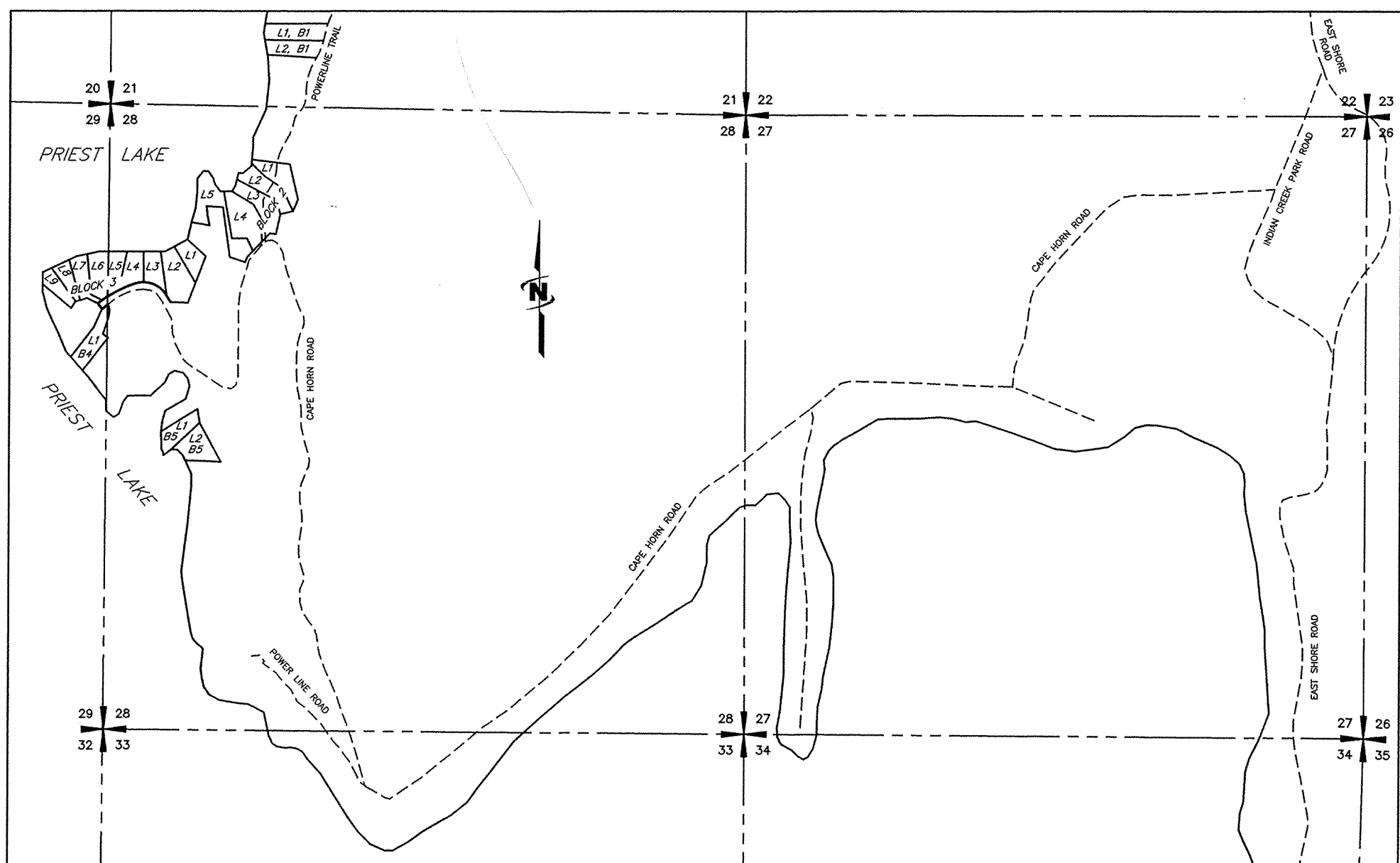
ACCESS IS CURRENTLY ALLOWED OVER ENDOWMENT TRUST LAND BY PERMISSION ONLY OVER EXISTING ACCESS ROADS AND DRIVEWAYS THAT HAVE BEEN USED HISTORICALLY TO ACCESS LEASED ENDOWMENT TRUST LANDS. UPON THE SALE OF EACH INDIVIDUAL LOT BY THE STATE AND UPON RECEIPT OF CONSIDERATION, THE STATE INTENDS TO GRANT EXPRESS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



Sermy Russell
Digitally signed on:
01/08/2013
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
SERMY J. RUSSELL

Instrument # 838878
BONNER COUNTY, SANDPOINT, IDAHO
1-25-2013 02:31:46 No. of Pages: 9
Recorded for : STATE OF IDAHO - BK 10 PG 149
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy
Index to: PLATS

STATE SUBDIVISION-POWERLINE			
A PORTION OF SECTIONS 21, 28, AND 29 TOWNSHIP 61 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_Powerline_Cover			
DR. DFG	CH. GJR	SHEET 1	OF 9
SCALE: NONE		DATE: November 2012	PROJ. NO.: 20-11-035

638878

749

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	272.83'	200.00'	78°09'39"	N70°10'49"W	252.16'
C22	81.50'	230.00'	20°18'09"	S80°53'26"W	81.07'
C23	141.69'	1155.00'	7°01'43"	S67°13'30"W	141.60'
C24	339.21'	1125.00'	17°16'33"	S62°06'05"W	337.92'
C25	107.62'	1155.00'	5°20'18"	S61°02'29"W	107.58'
C26	53.85'	1155.00'	2°40'17"	S57°02'12"W	53.84'
C27	45.10'	1155.00'	2°14'15"	S54°34'56"W	45.10'
C28	63.32'	1095.00'	3°18'47"	N55°07'12"E	63.31'
C29	93.17'	131.12'	40°42'51"	S4°06'41"E	91.22'

STATE SUBDIVISION-POWERLINE

A PORTION OF SECTIONS 21, 28, AND 29, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

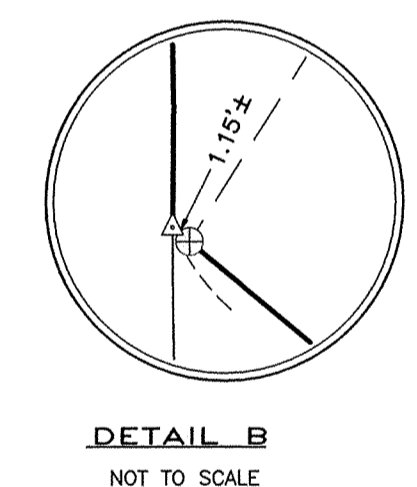
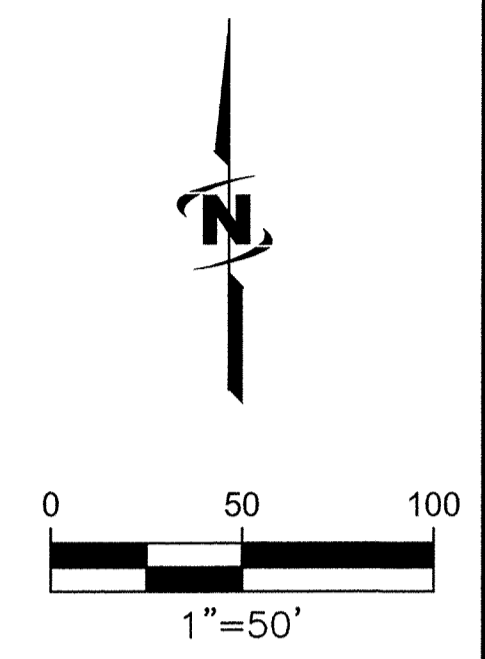
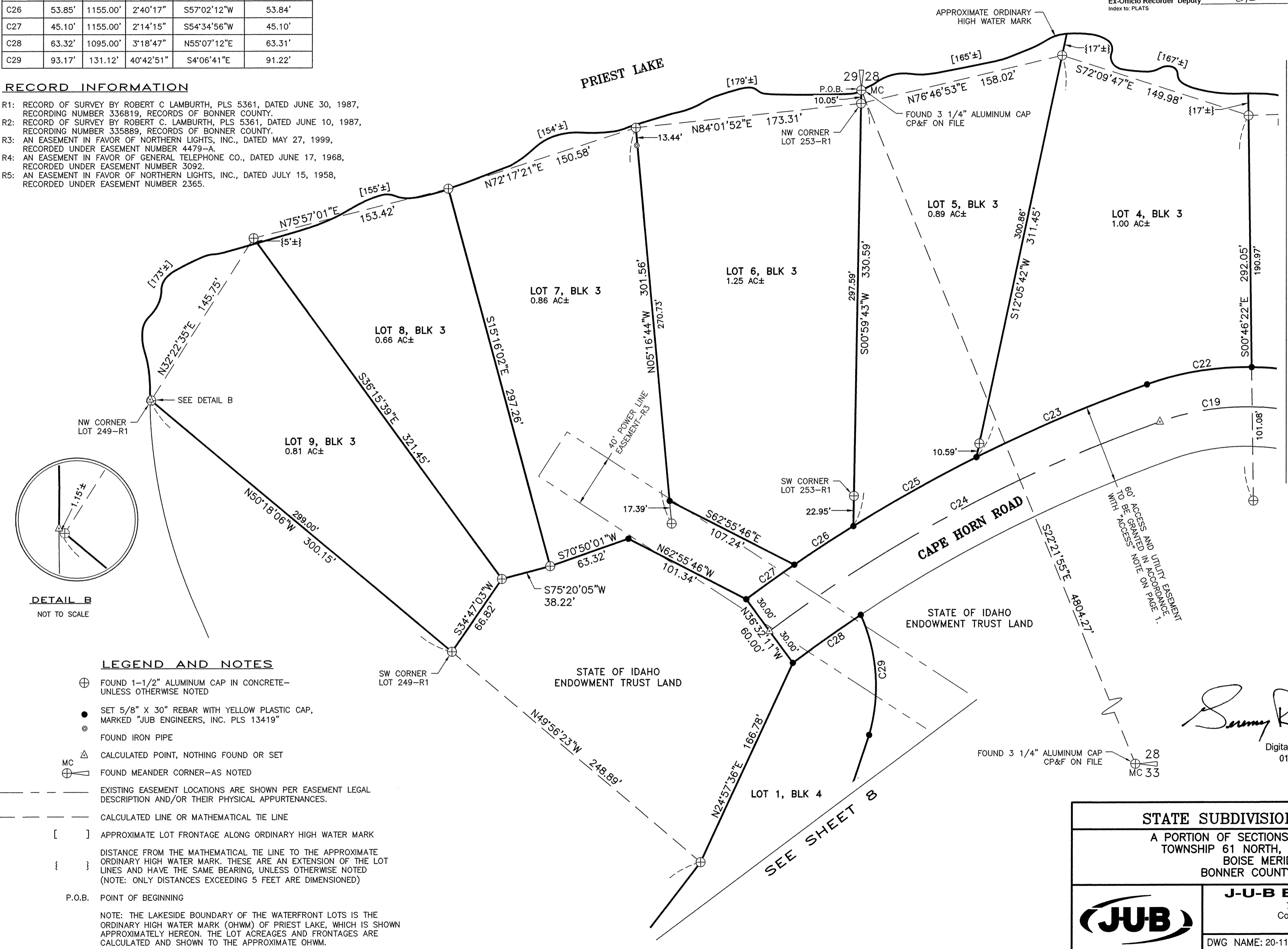
PLAT BOOK 10 PAGE 50

INST. NO. 838878

Instrument # 838878
 BONNER COUNTY, SANDPOINT, IDAHO
 1-26-2013 02:31:46 No. of Pages: 9
 Recorded for: STATE OF IDAHO - BK 10 PG 149
 MARIE SCOTT Fee: 0.00
 Ex-Officio Recorder Deputy CB
 Index to: PLATS

RECORD INFORMATION

- R1: RECORD OF SURVEY BY ROBERT C. LAMBURTH, PLS 5361, DATED JUNE 30, 1987, RECORDING NUMBER 336819, RECORDS OF BONNER COUNTY.
- R2: RECORD OF SURVEY BY ROBERT C. LAMBURTH, PLS 5361, DATED JUNE 10, 1987, RECORDING NUMBER 335889, RECORDS OF BONNER COUNTY.
- R3: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED MAY 27, 1999, RECORDED UNDER EASEMENT NUMBER 4479-A.
- R4: AN EASEMENT IN FAVOR OF GENERAL TELEPHONE CO., DATED JUNE 17, 1968, RECORDED UNDER EASEMENT NUMBER 3092.
- R5: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED JULY 15, 1958, RECORDED UNDER EASEMENT NUMBER 2365.



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 IRON PIPE
 - △ CALCULATED POINT, NOTHING FOUND OR SET
 - ⊕ FOUND MEANDER CORNER-AS NOTED
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 - P.O.B. POINT OF BEGINNING
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Sammy Russell
 Digitally signed on: 01/08/2013
 PROFESSIONAL LAND SURVEYOR
 LICENSED
 13419
 STATE OF IDAHO
 GAREMY J. RUSSELL

STATE SUBDIVISION-POWERLINE
 A PORTION OF SECTIONS 21, 28, AND 29
 TOWNSHIP 61 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_Powerline
 DR. BLC CH. GJR SHEET 7 OF 9
 SCALE: 1"=50' DATE: December 2012 PROJ. NO.: 20-11-035

838878

849

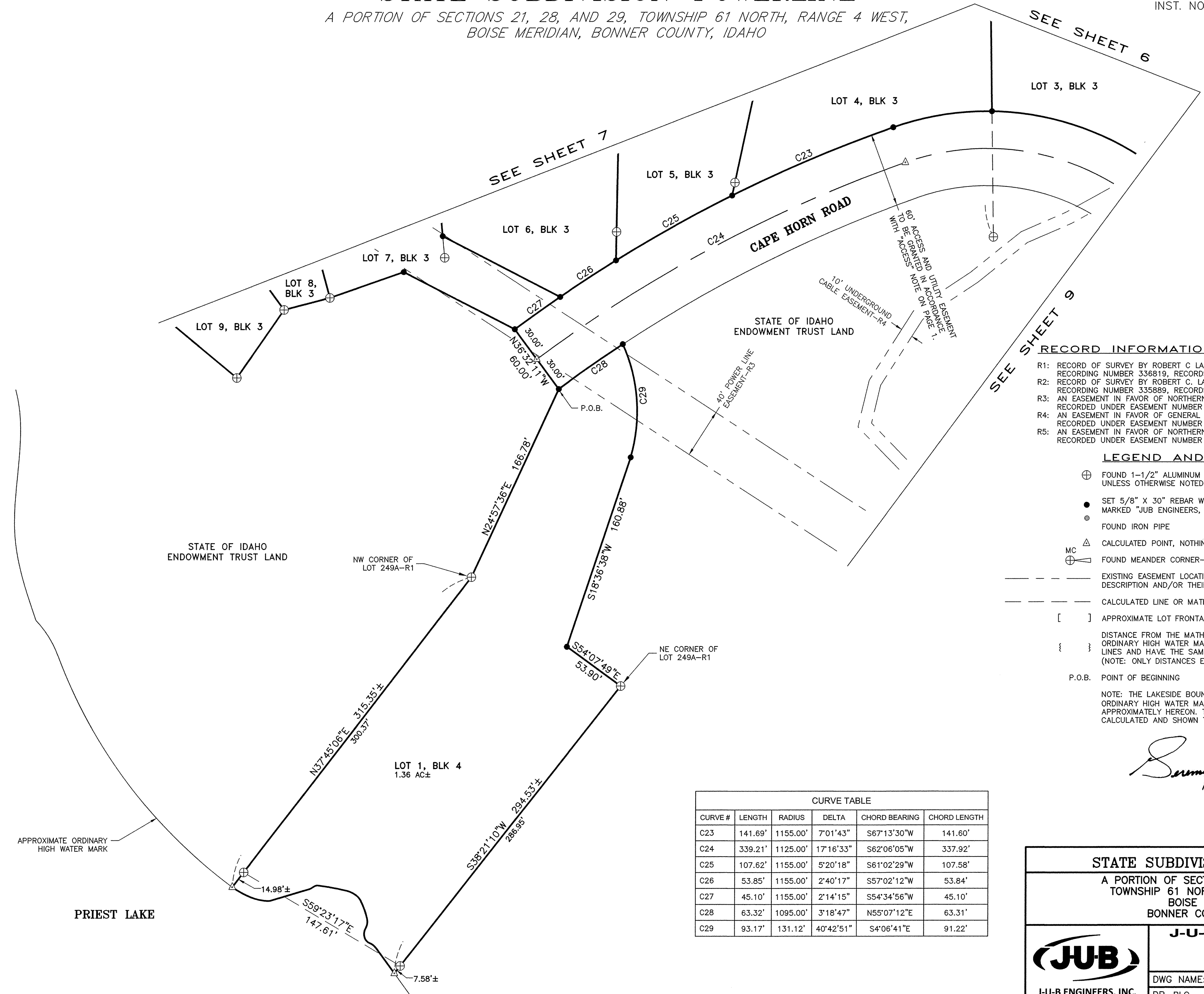
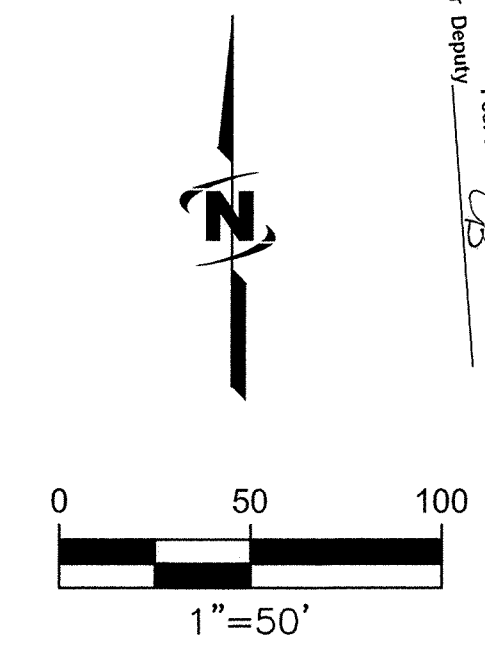
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PLAT BOOK 10 PAGE 150

INST. NO. 838878

Instrument # 838878
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Recorded for: STATE OF IDAHO - BK 10 PG 148
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Ex-Officio Recorder Deputy
Date of Filing: 08



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Gregory J. Russell
Digitally signed on:
01/08/2013
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GREGORY J. RUSSELL

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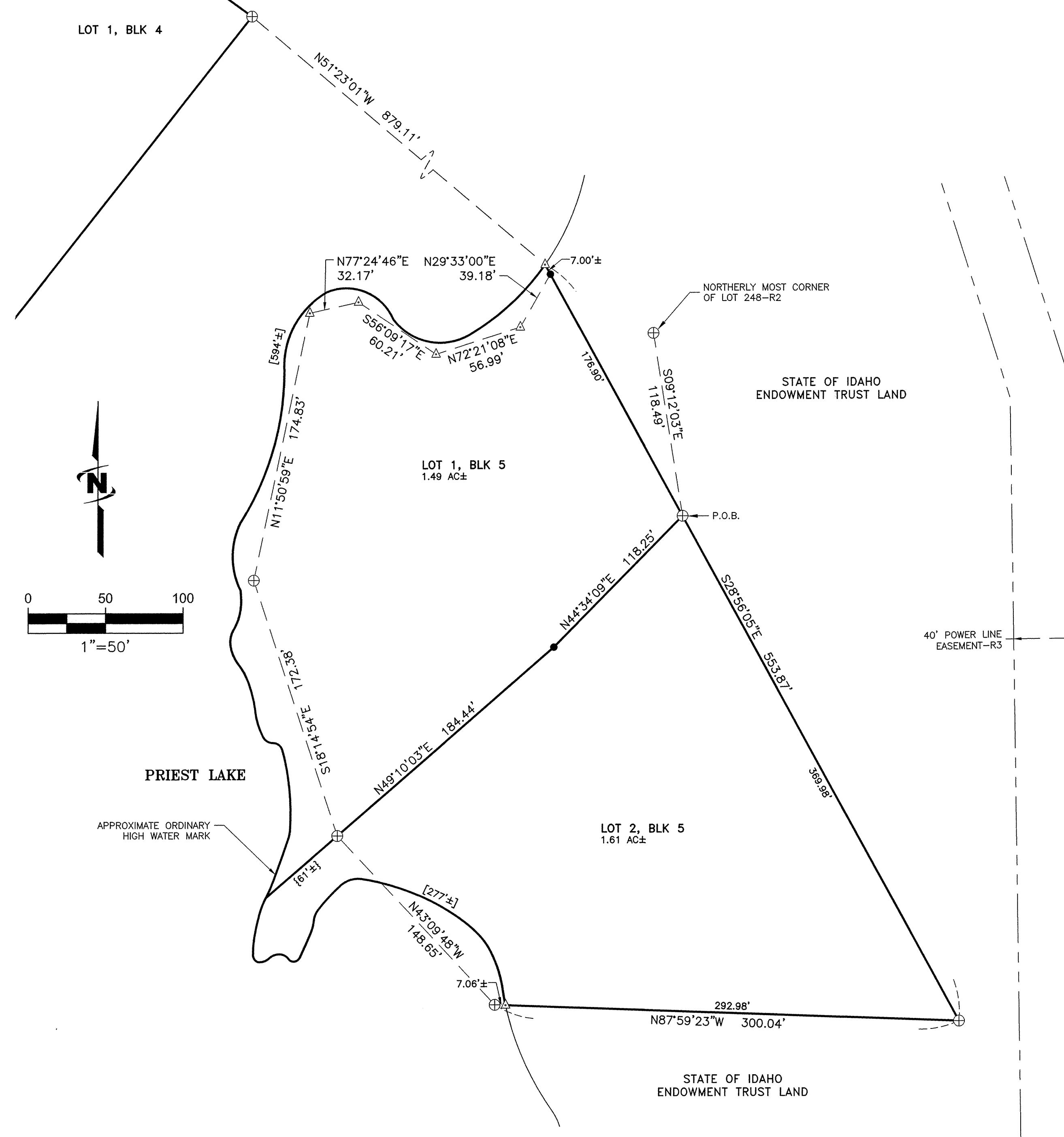
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	DWG NAME: 20-11-035_Powerline		
DR. BLC	CH. GJR	SHEET 8	OF 9
SCALE: 1"=50'	DATE: December 2012	PROJ. NO.: 20-11-035	

STATE SUBDIVISION-POWERLINE

A PORTION OF SECTIONS 21, 28 AND 29, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 150
INST. NO. 838878

Instrument # 838878
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Jeremy Russell
Digitally signed on: 01/08/2013
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
JEREMY J. RUSSELL

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