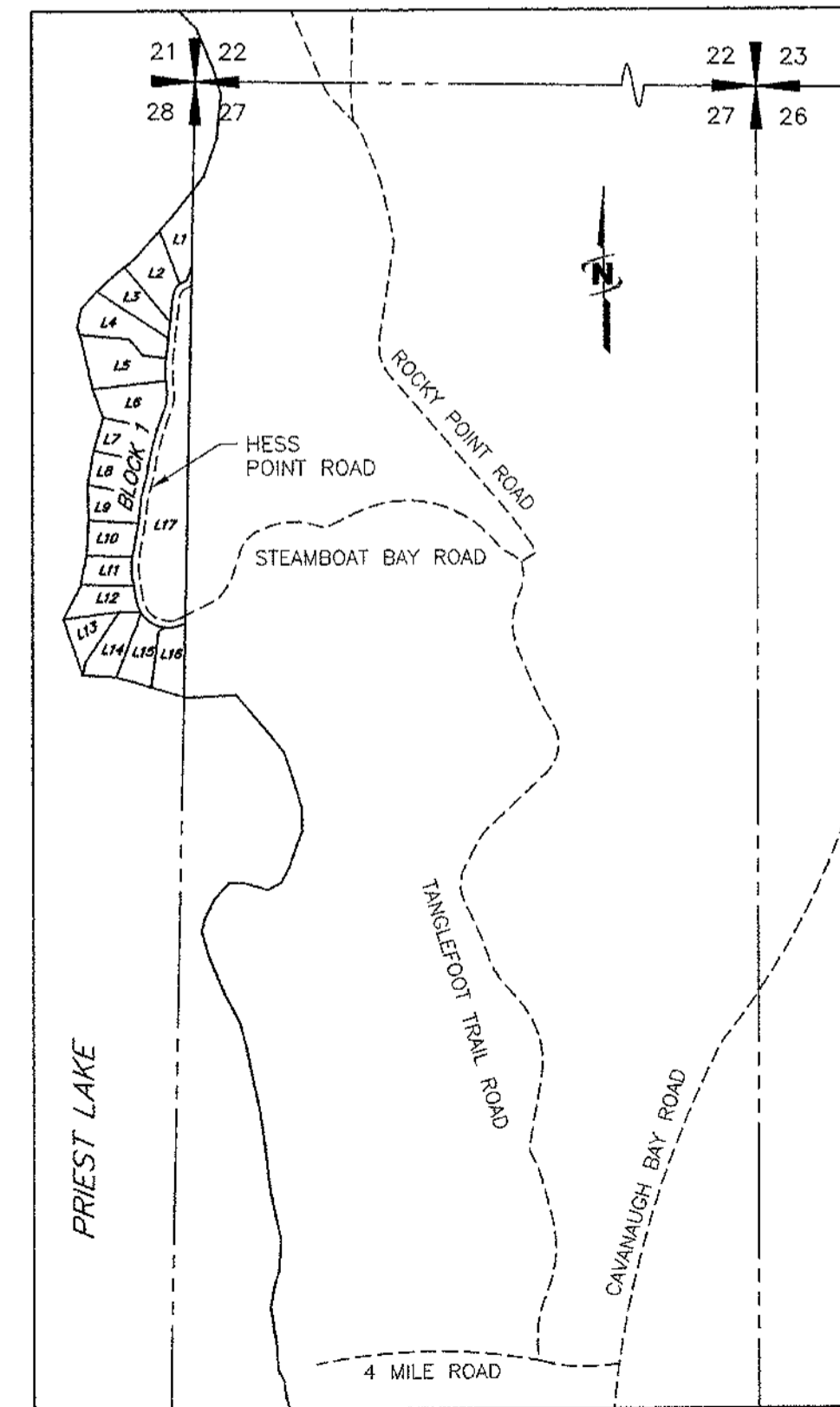
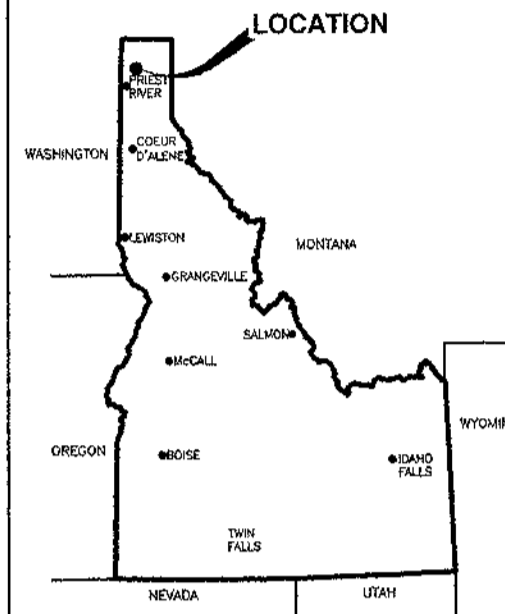
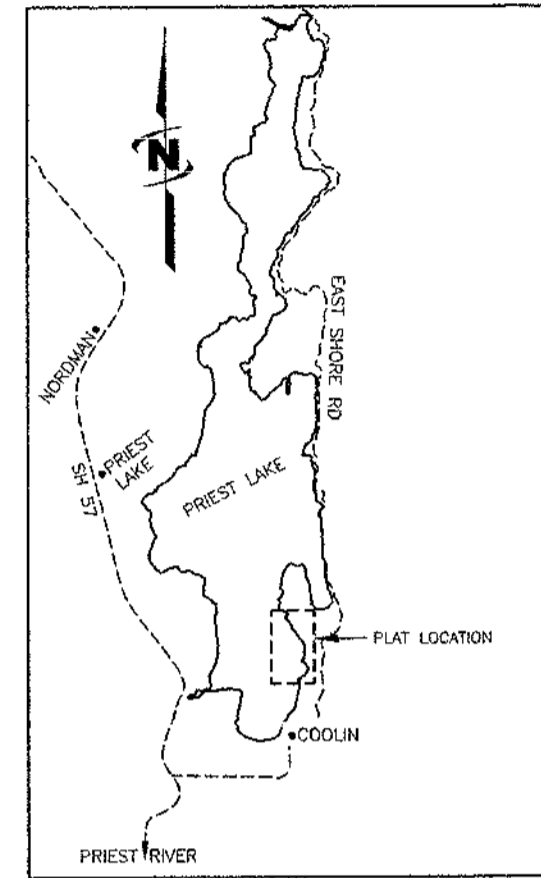


# STATE SUBDIVISION-HESS POINT

A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 166

INST. NO. 840163



### 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

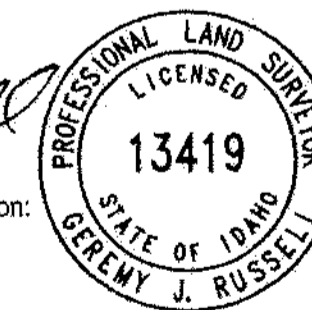
UTILITIES SUCH AS WATER, SEWER (INCLUDING: DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTS, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS DUE TO THE CONVENIENCE OF INSTALLATION AND 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.

*Jeremy Russell*

Digitally signed on:  
01/09/2013



Instrument # 840163  
BONNER COUNTY, SANDPOINT, IDAHO  
2-22-2013 09:52:47 No. of Pages: 6  
Recorded for: STATE OF IDAHO/BK 10 PG 166 HESS  
MARIE SCOTT Fee: 0.00  
Ex-Officio Recorder Deputy *MS*  
index to: PLATS



J-U-B ENGINEERS, INC.

**J-U-B ENGINEERS, Inc.**

7825 Meadowlark Way  
Coeur d'Alene, Idaho 83815  
Phone: 208.762.8787

DWG NAME: 20-11-035\_Hess Point Cover

SCALE: NONE

DR. DFG CH. GJR

SHEET 1 OF 6

DATE: January 2013

PROJ. NO.: 20-11-035

## STATE SUBDIVISION-HESS POINT

A PORTION OF SECTION 28,  
TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

# STATE SUBDIVISION—HESS POINT

A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 166

INST. NO. 840163

### 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 — HESS POINT**, BEING A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, MARKING THE MEANDER CORNER BETWEEN SECTIONS 27 AND 28, TOWNSHIP 60 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 NORTH 1/4 CORNER OF SAID SECTION 27, BEARS NORTH 82°14'38" EAST, 2672.46 FEET); THENCE ALONG THE EAST LINE OF SAID SECTION 28, SOUTH 00°54'36" WEST, 2009.94 FEET TO AN ALUMINUM CAP MARKING THE MEANDER CORNER BETWEEN SAID SECTIONS 27 AND 28; THENCE SOUTH 01°16'55" WEST, 47.05 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PRIEST LAKE; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 3467, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 00°55'46" WEST, 151.62 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 20.03 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  
GOVERNOR OF THE STATE OF IDAHO  
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

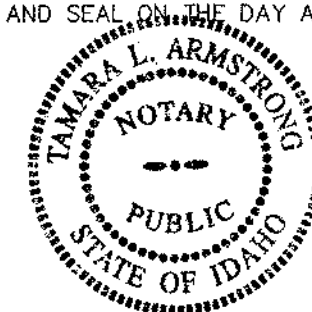
COUNTERSIGNED:

  
BEN YSURSA  
SECRETARY OF STATE  
THOMAS M. SCHULTZ, JR.  
DIRECTOR, IDAHO DEPARTMENT OF LANDS

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

ON THIS DAY 12th DAY OF February, 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.

  
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—HESS POINT** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF STATE OF IDAHO, THIS 22ND DAY OF FEBRUARY, 2013, AT 9:52 O'CLOCK A. M., AND DULY RECORDED IN BOOK 10 OF PLATS, AT PAGES 166 AS INSTRUMENT NUMBER 840163.

### Instrument # 840163

BONNER COUNTY, SANDPOINT, IDAHO  
2-22-2013 09:52:47 No. of Pages: 6  
Recorded for : STATE OF IDAHO/EX 10 PG 166 HESS  
MARIE SCOTT Fee: 0.00  
Ex-Officio Recorder Deputy MS  
Index to PLATS

### SURVEYOR'S CERTIFICATE

I, GEREVY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION—HESS 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.

  
Digitally signed on:  
01/09/2013  

<b>STATE SUBDIVISION—HESS POINT</b>		
A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO		
 J-U-B ENGINEERS, INC.	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-035_Hess Point Cover	
DR. DFG	CH. GJR	SHEET 2 OF 6
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035

# STATE SUBDIVISION-HESS POINT

A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 166  
INST. NO. 840163

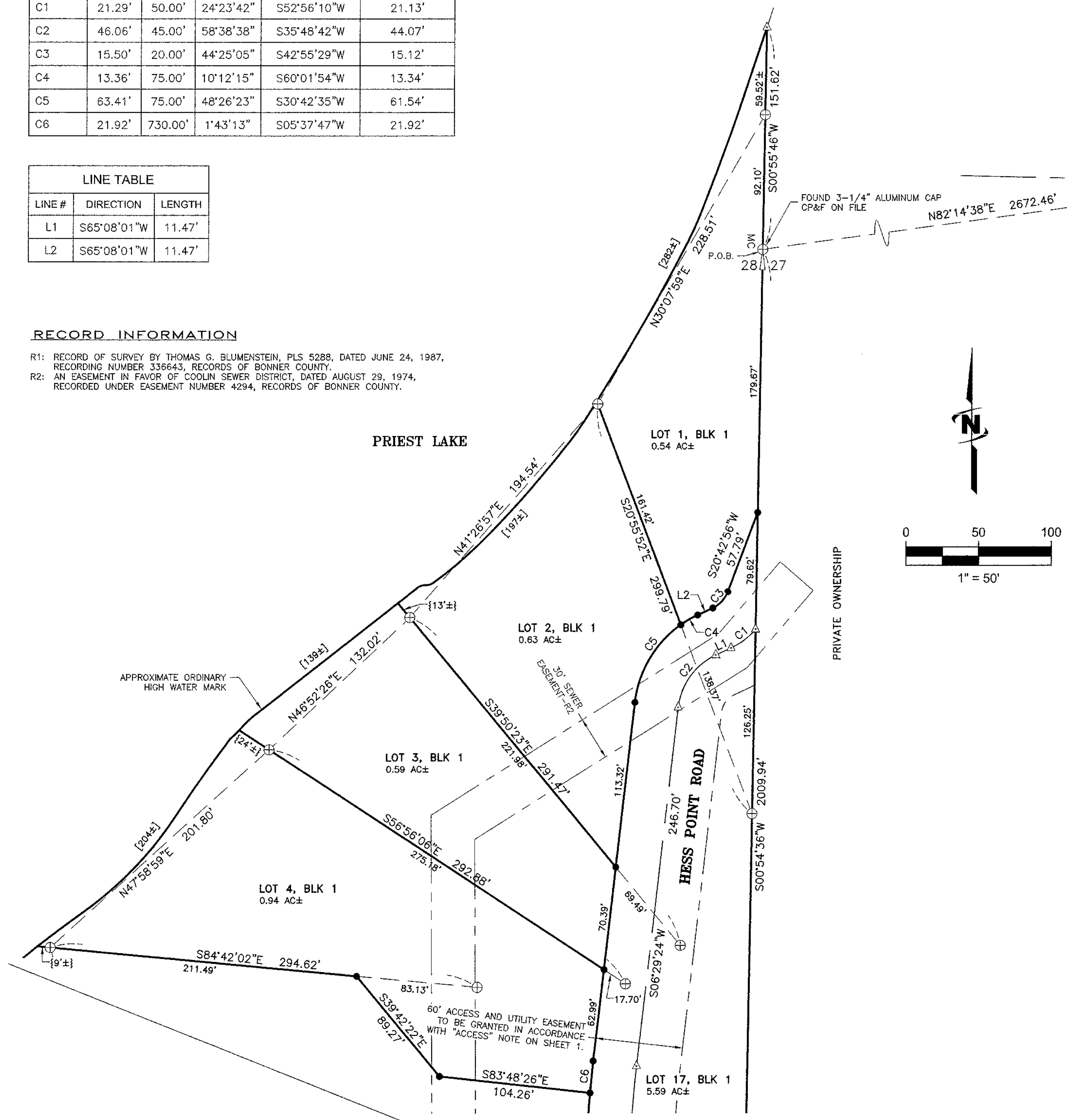
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Recorded for: STATE OF IDAHO/BK 10 PG 166 HESS  
MARIE SCOTT Fee: 0.00  
Ex-Officio Recorder Deputy CB  
INDEX TO PLATS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.29'	50.00'	24°23'42"	S52°56'10"W	21.13'
C2	46.06'	45.00'	58°38'38"	S35°48'42"W	44.07'
C3	15.50'	20.00'	44°25'05"	S42°55'29"W	15.12'
C4	13.36'	75.00'	10°12'15"	S60°01'54"W	13.34'
C5	63.41'	75.00'	48°26'23"	S30°42'35"W	61.54'
C6	21.92'	730.00'	1°43'13"	S05°37'47"W	21.92'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°08'01"W	11.47'
L2	S65°08'01"W	11.47'

### RECORD INFORMATION

R1: RECORD OF SURVEY BY THOMAS G. BLUMENSTEIN, PLS 5288, DATED JUNE 24, 1987,  
RECORDING NUMBER 336643, RECORDS OF BONNER COUNTY.  
R2: AN EASEMENT IN FAVOR OF COOLIN SEWER DISTRICT, DATED AUGUST 29, 1974,  
RECORDED UNDER EASEMENT NUMBER 4294, RECORDS OF BONNER COUNTY.



- #### LEGEND AND NOTES
- ▲ FOUND 1/4 CORNER-AS NOTED
  - ⊕ 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 1" IRON PIPE-AS NOTED
  - MC CALCULATED POINT, NOTHING FOUND OR SET
  - ⊕ FOUND MEANDER CORNER-AS NOTED
  - EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
  - CALCULATED LINE OR MATHEMATICAL TIE LINE
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  - [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
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  - P.O.B. POINT OF BEGINNING
- 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.

*Jeremy Russell*  
Digitally signed on: 01/09/2013

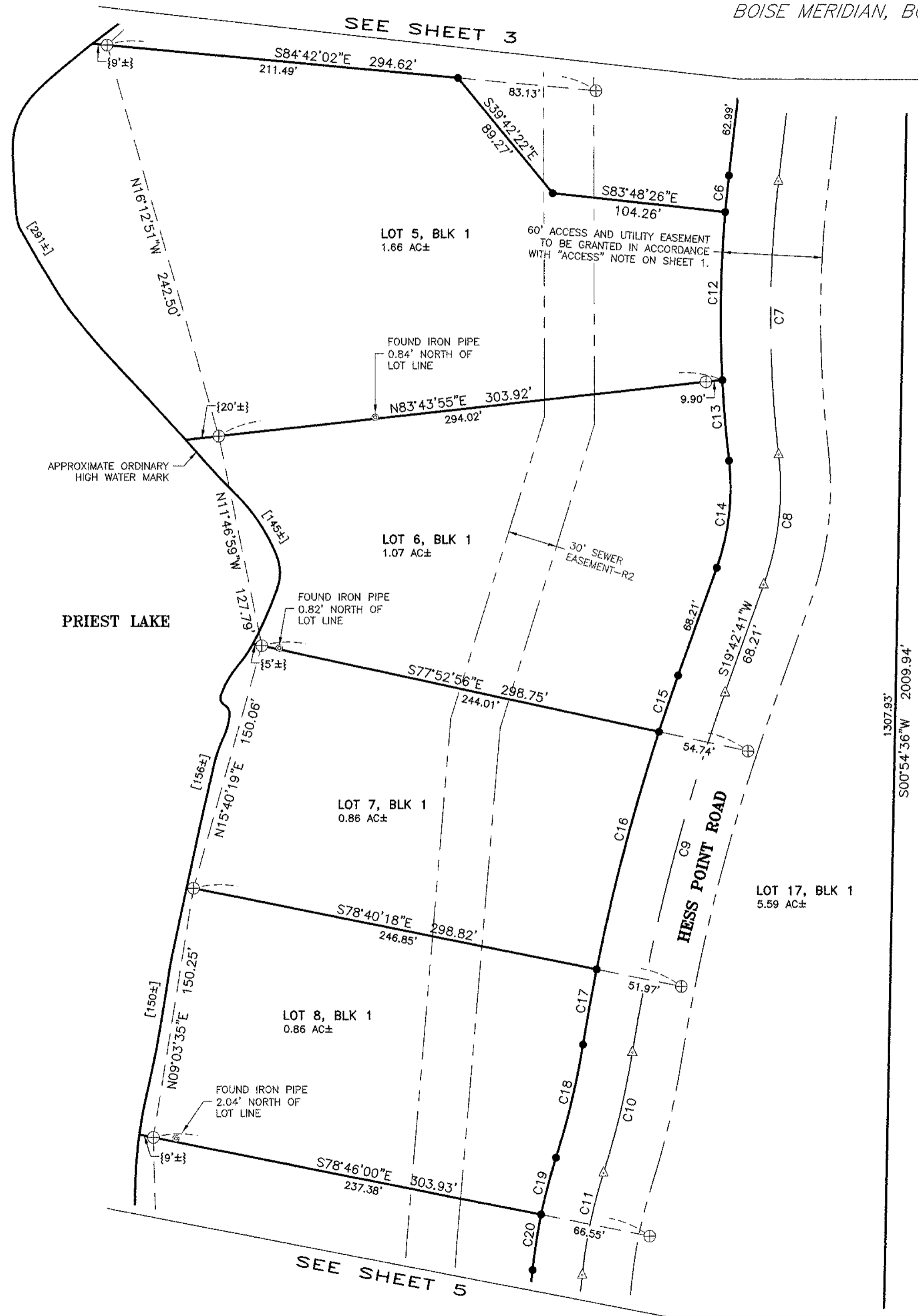
<b>STATE SUBDIVISION-HESS POINT</b>			
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	DWG NAME: 20-11-035_Hess Point		
DR. DFG	CH. GJR/DRB	SHEET 3	OF 6
SCALE: 1"=50'	DATE: January 2013	PROJ. NO.: 20-11-035	

SEE SHEET 4

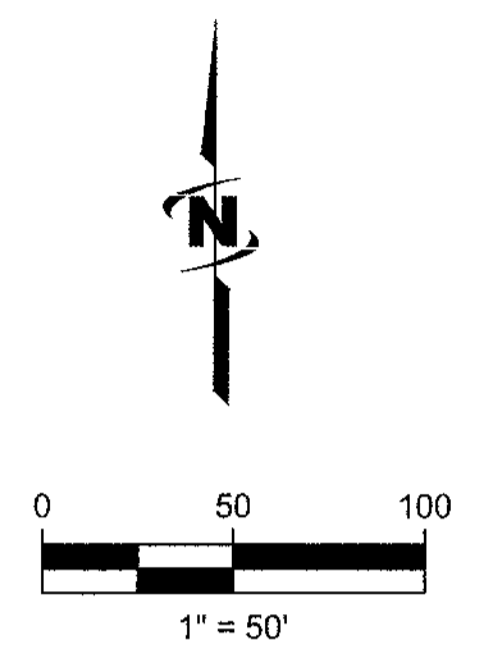
# STATE SUBDIVISION-HESS POINT

A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 166  
INST. NO. 840163



CURVE TABLE					
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C7	163.34'	700.00'	13'22'12"	S00'11'42"E	162.97'
C8	78.90'	170.00'	26'35'29"	N06'24'57"E	78.19'
C9	221.66'	1200.00'	10'35'00"	S14'25'11"W	221.34'
C10	73.86'	500.00'	8'27'50"	N13'21'36"E	73.79'
C11	62.40'	300.00'	11'55'05"	S11'37'58"W	62.29'
C12	100.30'	730.00'	7'52'21"	S00'50'01"W	100.22'
C13	48.13'	730.00'	3'46'38"	S04'59'29"E	48.12'
C14	64.97'	140.00'	26'35'29"	N06'24'57"E	64.39'
C15	35.26'	1230.00'	1'38'34"	S18'53'24"W	35.26'
C16	146.60'	1230.00'	6'49'44"	S14'39'15"W	146.51'
C17	45.33'	1230.00'	2'06'42"	S10'11'02"W	45.33'
C18	69.43'	470.00'	8'27'50"	N13'21'36"E	69.37'
C19	35.17'	330.00'	6'06'20"	S14'32'21"W	35.15'
C20	33.48'	330.00'	5'48'45"	S08'34'48"W	33.46'



- LEGEND AND NOTES**
- FOUND 1/4 CORNER—AS NOTED
  - ⊕ 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"
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*Sunny Russell*  
 Digitally signed on:  
 01/09/2013

<b>STATE SUBDIVISION-HESS POINT</b>	
A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
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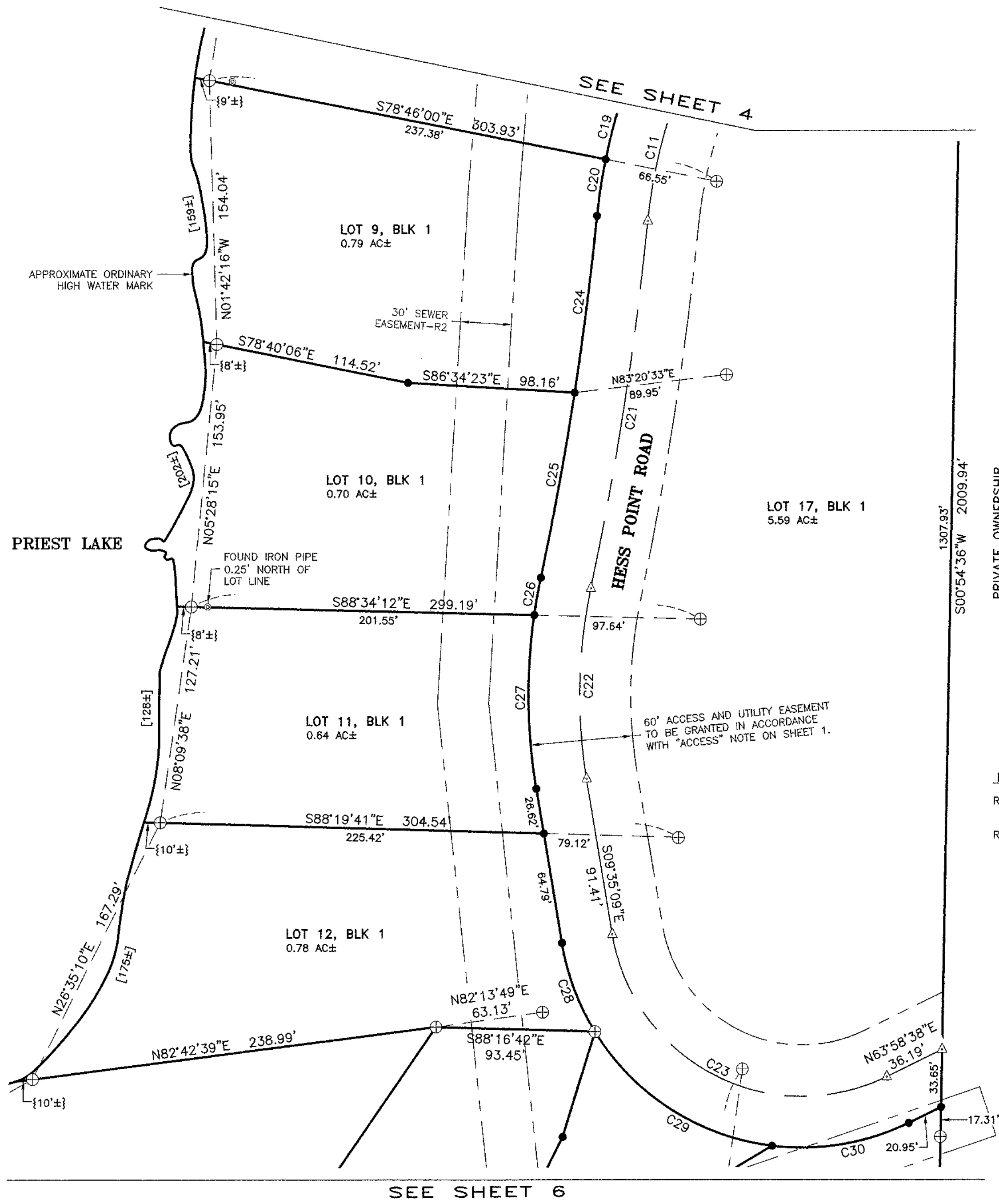
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 Index by: PLATS

# STATE SUBDIVISION—HESS POINT

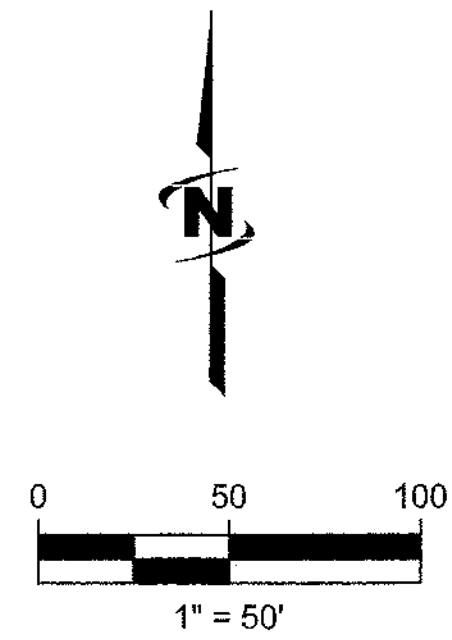
A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 166

INST. NO. 840163



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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	62.40'	300.00'	11°55'05"	S11°37'58"W	62.29'
C19	35.17'	330.00'	6°06'20"	S14°32'21"W	35.15'
C20	33.48'	330.00'	5°48'45"	S08°34'48"W	33.46'
C21	217.05'	2000.00'	6°13'05"	N08°46'58"E	216.94'
C22	112.46'	300.00'	21°28'39"	S01°09'11"W	111.80'
C23	210.85'	113.50'	106°26'13"	S62°48'16"E	181.81'
C24	103.84'	1970.00'	3°01'12"	N07°11'02"E	103.83'
C25	109.95'	1970.00'	3°11'53"	N10°17'34"E	109.94'
C26	22.07'	330.00'	3°49'56"	S09°58'32"W	22.07'
C27	101.63'	330.00'	17°38'44"	S00°45'47"E	101.23'
C28	55.53'	143.50'	22°10'14"	S20°40'16"E	55.18'
C29	128.13'	143.50'	51°09'25"	S57°20'06"E	123.91'
C30	82.92'	143.50'	33°06'34"	N80°31'55"E	81.77'

**RECORD INFORMATION**

R1: RECORD OF SURVEY BY THOMAS G. BLUMENSTEIN, PLS 5288, DATED JUNE 24, 1987, RECORDING NUMBER 336643, RECORDS OF BONNER COUNTY.

R2: AN EASEMENT IN FAVOR OF COOLIN SEWER DISTRICT, DATED AUGUST 29, 1974, RECORDED UNDER EASEMENT NUMBER 4294, RECORDS OF BONNER COUNTY.

*Jeremy Russell*  
 Digitally signed on: 01/09/2013  
 PROFESSIONAL LAND SURVEYOR  
 LICENSED  
 13419  
 STATE OF IDAHO  
 JEREMY J. RUSSELL

**STATE SUBDIVISION—HESS POINT**  
 A PORTION OF SECTION 28,  
 TOWNSHIP 60 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\_Hess Point

J-U-B ENGINEERS, INC. DR. DFG CH. GJR/DRB SHEET 5 OF 6

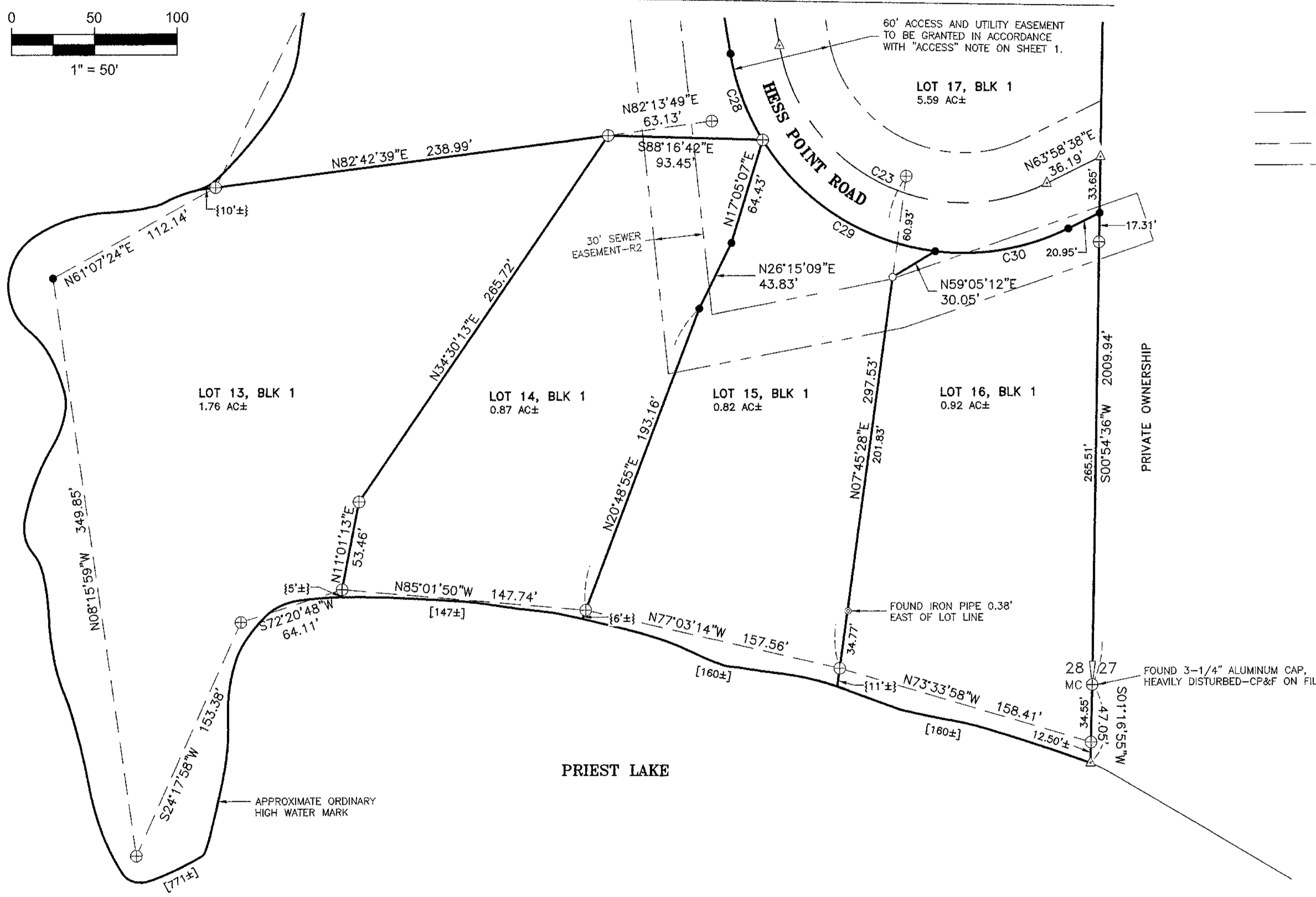
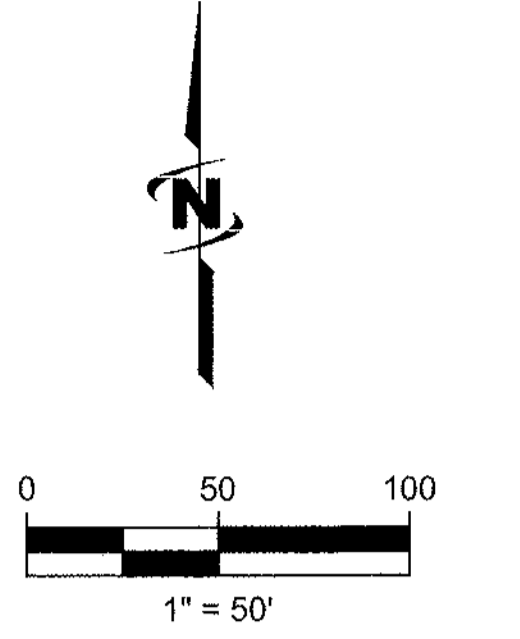
SCALE: 1"=50' DATE: January 2013 PROJ. NO.: 20-11-035

Instrument # 840163  
 BONNER COUNTY, SANDPOINT, IDAHO  
 2-22-2013 09:52:47 No. of Pages: 6  
 Recorded for: STATE OF IDAHO/BK 10 PG 166 HESS  
 MARIE SCOTT Fee: 0.00  
 Ex-Officio Recorder Deputy  
 Index to PLATS

# STATE SUBDIVISION—HESS POINT

A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 166  
INST. NO. 840163



SEE SHEET 5

### LEGEND AND NOTES

- FOUND 1/4 CORNER—AS NOTED
- 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 1" IRON PIPE—AS NOTED
- MC CALCULATED POINT, NOTHING FOUND OR SET
- FOUND MEANDER CORNER—AS NOTED
- 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
- 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.

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*Sammy Russell*  
Digitally signed on:  
01/09/2013



<b>STATE SUBDIVISION—HESS POINT</b>			
A PORTION OF SECTION 28, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
 J-U-B ENGINEERS, INC.	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-035_Hess Point		
DR. DFG	CH. GJR/DRB	SHEET 6 OF 6	
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