



STATE SUBDIVISION - SOUTHWEST PAYETTE COTTAGE SITES



A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12

INST. NO.

CCR'S# 381830 # 381831

Instrument # 381834

VALLEY COUNTY, CASCADE, IDAHO
11-14-2013 0251:55 No. of Pages: 26
Recorded for: DEPARTMENT OF LANDS
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy *Perkins*
Index to PLAT

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

UNLESS EXPRESSLY PROVIDED OTHERWISE, THIS PLAT APPLIES ONLY TO THE ENDOWMENT TRUST LANDS SPECIFICALLY IDENTIFIED ON THE PLAT AND DOES NOT ENCUMBER IN ANY MANNER OR GRANT RIGHTS OF USE TO ANY OTHER ENDOWMENT LANDS. ENDOWMENT 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 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 OR OTHER 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 PROCUER AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS.

SINGLE-FAMILY RESIDENTIAL USE

THE LOTS SHALL BE USED ONLY FOR SINGLE-FAMILY RESIDENCE. 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 HOUSING

MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, MEET APPLICABLE SNOW LOAD REQUIREMENTS, 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.

CONVEYANCE TO ASSOCIATION

THE STATE WILL CONVEY BY QUITCLAIM DEED THE FOLLOWING LOTS: AMENDED CEDAR KNOB ACRES LOT 1-BLOCK 10; AMENDED PINECREST ADDITION LOT 1-BLOCK 9 AND LOT 1-BLOCK 10; SOUTHWEST PAYETTE COTTAGE SITES LOT 1-BLOCK 28; LOT 1-BLOCK 29; LOT 1-BLOCK 30; LOT 1-BLOCK 31; LOT 1-BLOCK 2; LOT 1-BLOCK 32; LOT 1-BLOCK 4; LOT 1-BLOCK 7; LOT 1-BLOCK 8; LOT 1-BLOCK 11; LOT 1-BLOCK 13; LOT 4-BLOCK 15; LOT 3-BLOCK 20; AND LOT 2-BLOCK 24 AS COMMON AREAS AND ROADS SHOWN ON THIS PLAT UPON FORMATION OF AN ASSOCIATION OF LESSEES AND OWNERS OF LOTS WITHIN THE SOUTHWEST PAYETTE COTTAGE SITES, AMENDED PINECREST ADDITION AND AMENDED CEDAR KNOB ACRES SUBDIVISIONS, PURSUANT TO THE BYLAWS TO BE RECORDED IN VALLEY COUNTY, IDAHO.

COMMON AREA/ROAD/STREET/LOT MAINTENANCE, CONSTRUCTION AND REPAIR

UPON CONVEYANCE OF THE LOTS REFERENCED IN THE "CONVEYANCE TO ASSOCIATION" PARAGRAPH, THE ASSOCIATION WILL BE RESPONSIBLE FOR ALL MANAGEMENT, CONTROL, MAINTENANCE, CONSTRUCTION AND REPAIR OF THESE ROAD OR COMMON AREA LOTS. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY RESIDENTIAL LOT OR IMPROVEMENTS ON ANY RESIDENTIAL LOT.

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 PROCUER AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS RELATED TO THE USE OF THE LOTS.

ACCESS

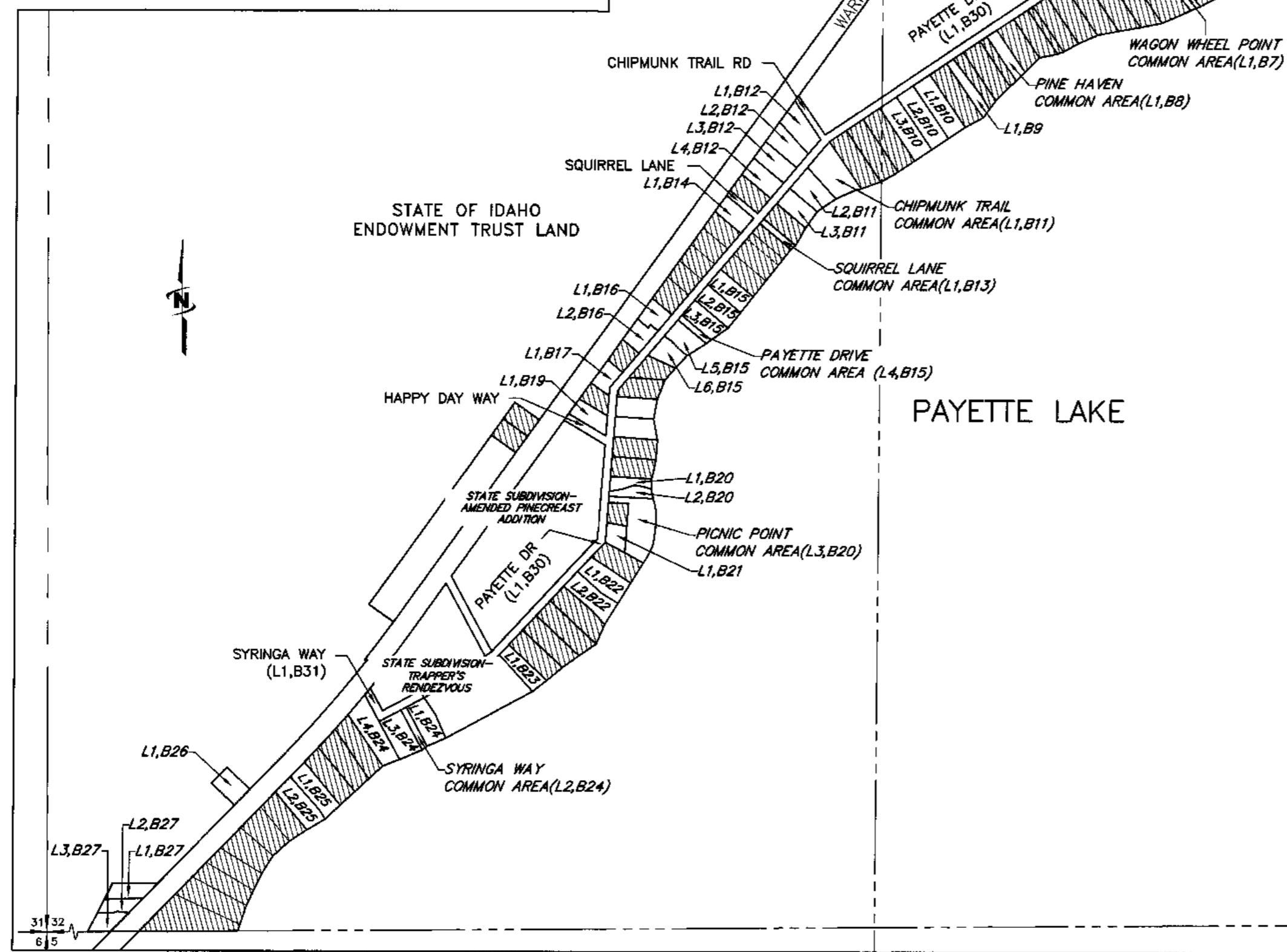
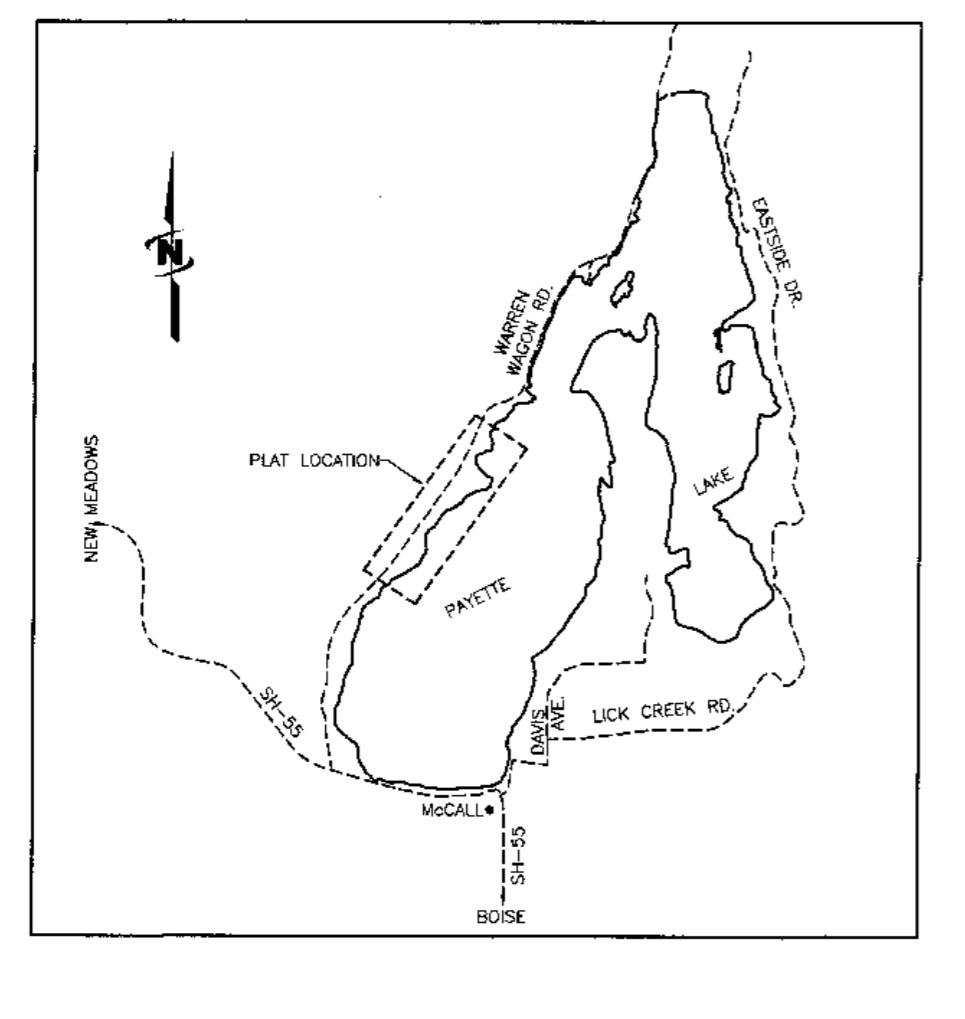
EXISTING WARREN WAGON ROAD, SHARLIE LANE, SYLVAN CREEK ROAD, GROUSE LANE, SHARLIE WAY, COMMUNITY BEACH ROAD, WAGON WHEEL BAY ROAD, CEDAR CREST DRIVE, 30' ROAD, PAYETTE DRIVE, CHIPMUNK TRAIL ROAD, HAPPY DAY WAY, SQUIRREL LANE AND SYRINGA WAY AS SHOWN HEREON.

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.



Digitally signed on:
Nov 05, 2013

STATE SUBDIVISION - SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, Inc.		
7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	DWG NAME: 20-11-036_SW Payette Cottage Sites_cover	
DR. DFG	CH. GJR / DRB	SHEET 1 OF 26
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____

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 — SOUTHWEST PAYETTE COTTAGE SITES**, BEING A PORTION OF GOVERNMENT LOT 3 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO AND THE AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY, IDAHO, AND AMENDED PLAT OF PAYETTE COTTAGE SITES, LOTS 201-222, ACCORDING TO PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 2, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 20 AS SHOWN ON AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A; THENCE SOUTH 42°54'04" WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT, 38.56 FEET;

THENCE SOUTH 61°42'58" WEST CONTINUING ALONG SAID EASTERN RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 14.49 FEET;

THENCE NORTH 48°19'57" WEST, 42.58 FEET;

THENCE NORTH 53°13'28" EAST, 40.42 FEET, MORE OR LESS, TO THE WESTERN RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES;

THENCE NORTH 42°54'04" EAST ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 767.42 FEET;

THENCE NORTH 04°17'03" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 470.67 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY DAY WAY AS SHOWN ON PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 10, RECORDS OF VALLEY COUNTY;

THENCE NORTH 59°06'48" WEST ALONG SAID RIGHT-OF-WAY LINE OF HAPPY DAY WAY, 237.69 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES;

THENCE NORTH 35°31'34" EAST ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD, 1992.09 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF CHIPMUNK TRAIL ROAD AS SHOWN ON CEDAR KNOB ACRES OF PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE SOUTH 34°04'48" EAST, ALONG SAID RIGHT-OF-WAY LINE OF CHIPMUNK TRAIL ROAD, 236.19 FEET, MORE OR LESS, TO THE WESTERN RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE TRAIL ROAD THE FOLLOWING FIVE (5) COURSES:

1. NORTH 55°58'30" EAST, 638.92 FEET;
2. NORTH 55°56'32" EAST, 339.73 FEET;
3. NORTH 55°57'56" EAST, 210.01 FEET;
4. NORTH 55°53'52" EAST, 109.91 FEET;
5. NORTH 55°56'32" EAST, 219.75 FEET, MORE OR LESS, TO THE WESTERN RIGHT-OF-WAY LINE OF CEDAR CREST DRIVE AS SHOWN ON SAID PLAT OF CEDAR KNOB ACRE OF PAYETTE LAKE COTTAGE SITES;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF CEDAR CREST DRIVE THE FOLLOWING THREE (3) COURSES:

1. NORTH 34°03'37" WEST, 489.40 FEET;
2. NORTH 34°30'23" WEST, 40.00 FEET;
3. NORTH 34°21'58" WEST, 290.47 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF CEDAR KNOB ACRES OF PAYETTE LAKE COTTAGE SITE;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD 609.29 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO LEFT, HAVING A RADIUS OF 5769.58 FEET, THROUGH A CENTRAL ANGLE OF 06°03'02", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 28°01'05" EAST A CHORD DISTANCE OF 609.00 FEET;

THENCE NORTH 24°59'34" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD, 1751.48 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF AMENDED PLAT OF PAYETTE LAKE COTTAGE SITES, LOTS 201-222 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 2, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE SOUTH 64°47'30" EAST ALONG SAID BOUNDARY LINE, 35.02 FEET;

THENCE NORTH 89°36'37" EAST CONTINUING ALONG SAID BOUNDARY LINE, 481.68 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF SHARLIE LANE AS SHOWN ON SAID PLAT;

THENCE SOUTH 54°44'52" WEST ALONG SAID RIGHT-OF-WAY LINE OF SHARLIE LANE, 35.48 FEET TO THE NORTHERNMOST CORNER OF LOT 210 AS SHOWN ON SAID PLAT;

THENCE SOUTH 31°47'56" EAST ALONG THE EASTERN LINE OF SAID LOT, 99.64 FEET TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 9130 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 20;

THENCE NORTH 41°54'08" WEST ALONG SAID WESTERLY LINE, 247.31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 21, 22, 23, 24, 27, 28, 30, 31, 34, 35, 41, 42, 43, 44, 48, 49, 50, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 70, 71, 73, 74, 75, 76, 95, 97, 100, 101, 102, 103, 104, 106, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 163, 164, 171, 172, 173, 174, 175, 176, 177, 178, AND 187 OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

ALSO EXCEPTING THEREFROM LOTS 201 THRU 222 OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, LOTS 201-222, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 2, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

CONTAINING 79.96 ACRES, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT A AS SHOWN ON THE RECORD OF SURVEY, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 156308, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE NORTH 26°33'52" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID RECORD OF SURVEY, 266.38 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT C AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 89°57'28" EAST ALONG THE NORTH LINE OF SAID LOT C, 225.02 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT C AND THE WESTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 44°01'34" WEST ALONG SAID RIGHT-OF-WAY LINE, 331.30 FEET TO THE SOUTH LINE OF SAID SECTION 32;

THENCE SOUTH 89°53'34" WEST, ALONG SAID SOUTH LINE, 113.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.92 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF LOT C AS DESCRIBED ABOVE, THENCE NORTH 44°01'34" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID RECORD OF SURVEY, 542.76 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°58'57" WEST, 159.23 FEET;

THENCE NORTH 44°02'22" EAST, 110.27 FEET;

THENCE SOUTH 45°58'46" EAST, 159.21 FEET, MORE OR LESS, TO SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD;

THENCE SOUTH 44°01'34" WEST, ALONG SAID RIGHT-OF-WAY LINE, 110.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AS SHOWN ON AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A;

THENCE NORTH 44°01'34" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT, 177.36 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 29.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4006.02 FEET, THROUGH A CENTRAL ANGLE OF 00°28'06", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 43°54'43" EAST A CHORD DISTANCE OF 29.26 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON SAID PLAT;

THENCE SOUTH 39°49'20" EAST, ALONG THE EASTERN LINE OF SAID LOT 9, 278.67 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 208 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 8;

THENCE NORTH 39°45'00" WEST ALONG SAID WESTERLY LINE, 246.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.26 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12 AS SHOWN ON SAID AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES;

THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT, 172.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5779.58 FEET, THROUGH A CENTRAL ANGLE OF 01°42'40", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 39°42'23" EAST A CHORD DISTANCE OF 172.60 FEET, MORE OR LESS TO THE EASTERN RIGHT-OF-WAY LINE OF SYRINGA WAY AS SHOWN ON SAID PLAT;

THENCE SOUTH 28°27'19" EAST ALONG SAID RIGHT-OF-WAY LINE, 127.97 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT;

THENCE NORTH 61°42'58" EAST ALONG SAID RIGHT-OF-WAY LINE, 212.69 FEET;

THENCE SOUTH 28°17'02" EAST, 40.00 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PAYETTE DRIVE;

THENCE SOUTH 34°26'28" EAST, 98.52 FEET;

THENCE SOUTH 23°42'52" EAST, 131.01 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 344 FEET, MORE OR LESS, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERN LINE OF SAID LOT 12;

THENCE NORTH 34°06'28" WEST, 310.11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.14 ACRES, MORE OR LESS.

TOTAL AREA: 84.68 ACRES, MORE OR LESS.

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



Digitally signed on:
Nov 05, 2013

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J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
DWG NAME: 20-11-036_SW Payette Cottage Sites_cover DR. DFG CH. GJR / DRB SHEET 2 OF 26 J-U-B ENGINEERS, INC. SCALE: NONE DATE: November 2013 PROJ. NO.: 20-11-036		

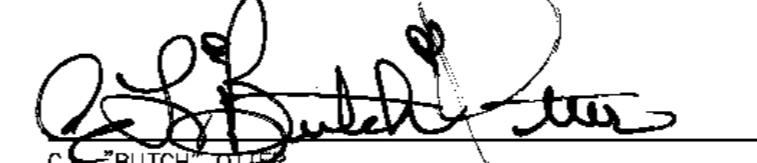
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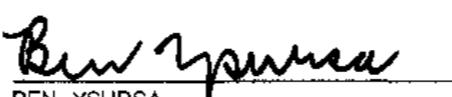
PLAT BOOK 13 PAGE 12
INST. NO. _____

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:

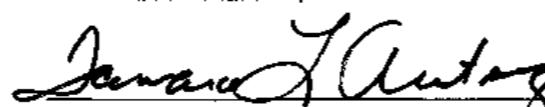

BEN YSURSA
SECRETARY OF STATE

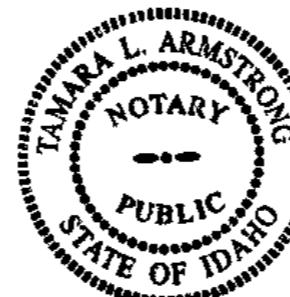

THOMAS M. SCHULTZ, JR.
DIRECTOR, IDAHO DEPARTMENT OF LANDS

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

ON THIS DAY 13th DAY OF November, 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 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



VALLEY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF _____, THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK _____ OF PLATS, AT PAGES _____ AS INSTRUMENT NUMBER _____.

SURVEYOR'S CERTIFICATE

I, GEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES 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.



STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES	
A PORTION OF SECTIONS 28, 32, AND 33. TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
 J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	J-U-B J-U-B ENGINEERS, INC. DWG NAME: 20-11-036_SW Payette Cottage Sites_cover DR. DFG CH. GJR / DRB SHEET 3 OF 26 SCALE: NONE DATE: November 2013 PROJ. NO.: 20-11-036

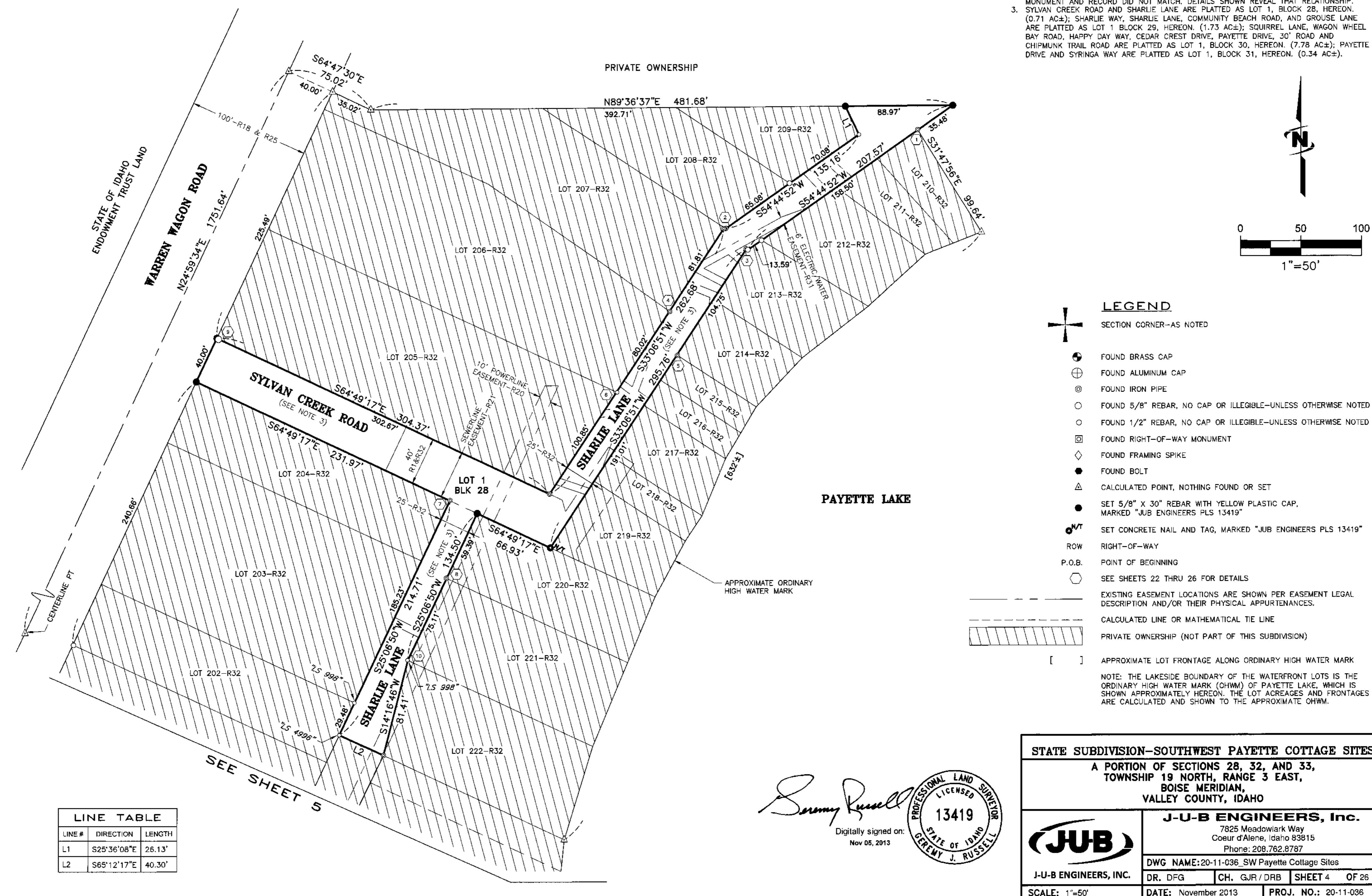
STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____

SURVEYOR'S NOTES

- SEE SHEET 22 FOR RECORD INFORMATION.
- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HERON. (0.71 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HERON. (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HERON. (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HERON. (0.34 AC±).



STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

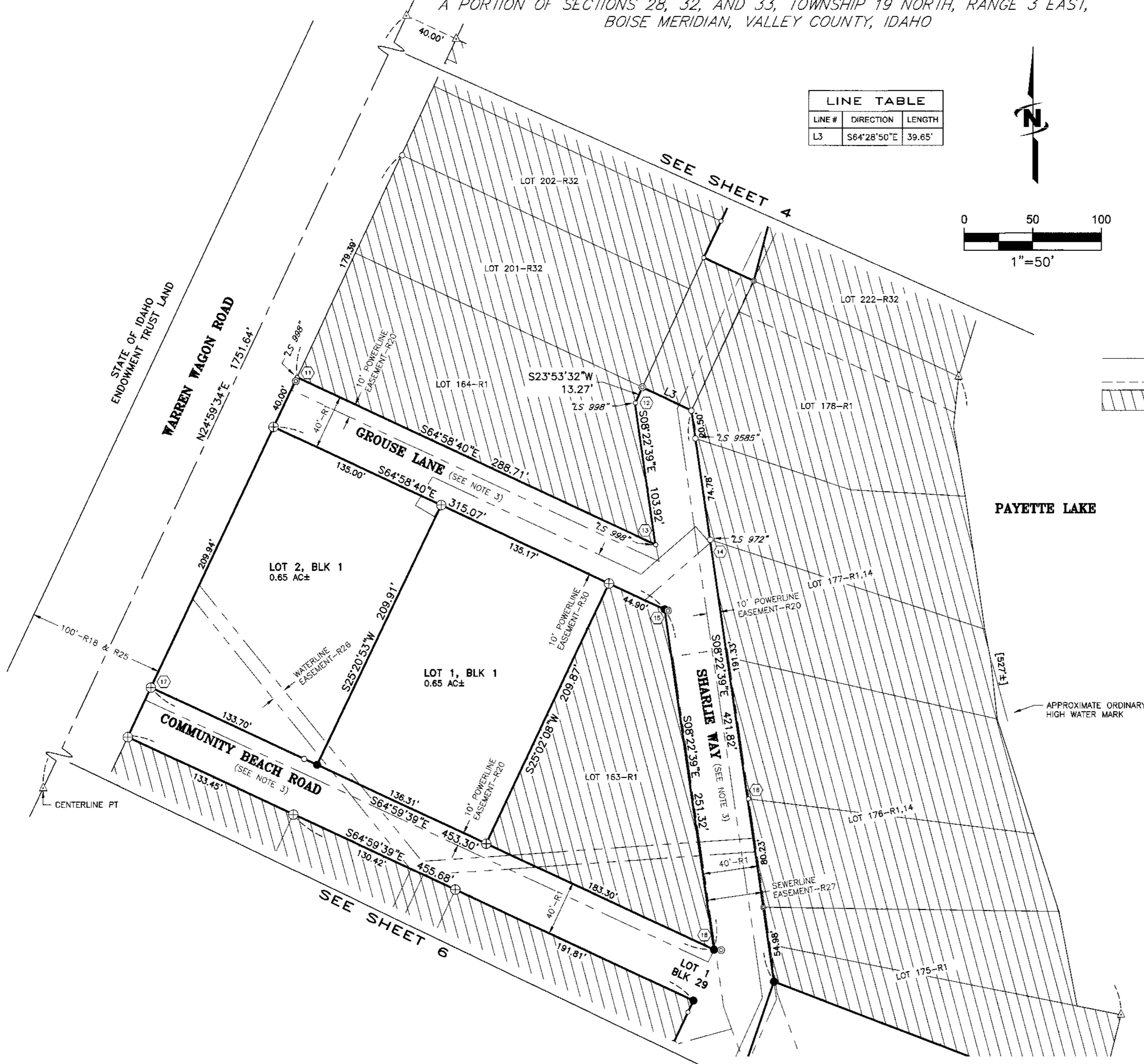
PLAT BOOK 13 PAGE 12
INST. NO. _____

LEGEND

SECTION CORNER-AS NOTED

- FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- ◎ FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- ◊ FOUND FRAMING SPIKE
- FOUND BOLT
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW
- P.O.B.
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTEINANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

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



PAYETTE LAKE

SURVEYOR'S NOTES

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Jeremy Russell
Digitally signed on:
Nov 05, 2013



STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO



J-U-B ENGINEERS, Inc.

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

DWG NAME: 20-11-036_SW Payette Cottage Sites

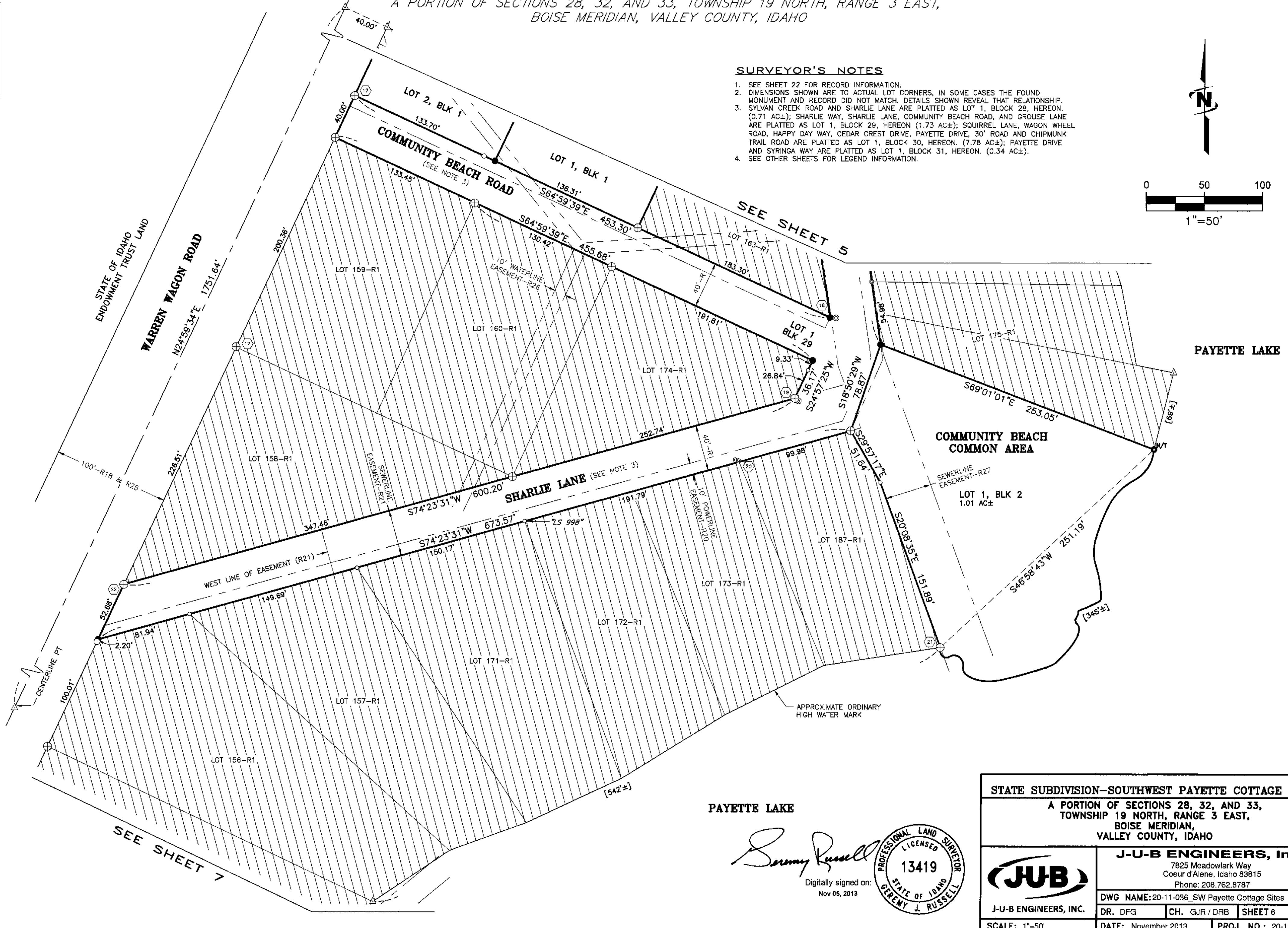
DR. DFG CH. GJR / DRB SHEET 5 OF 26

SCALE: 1"=50' DATE: November 2013 PROJ. NO.: 20-11-036

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

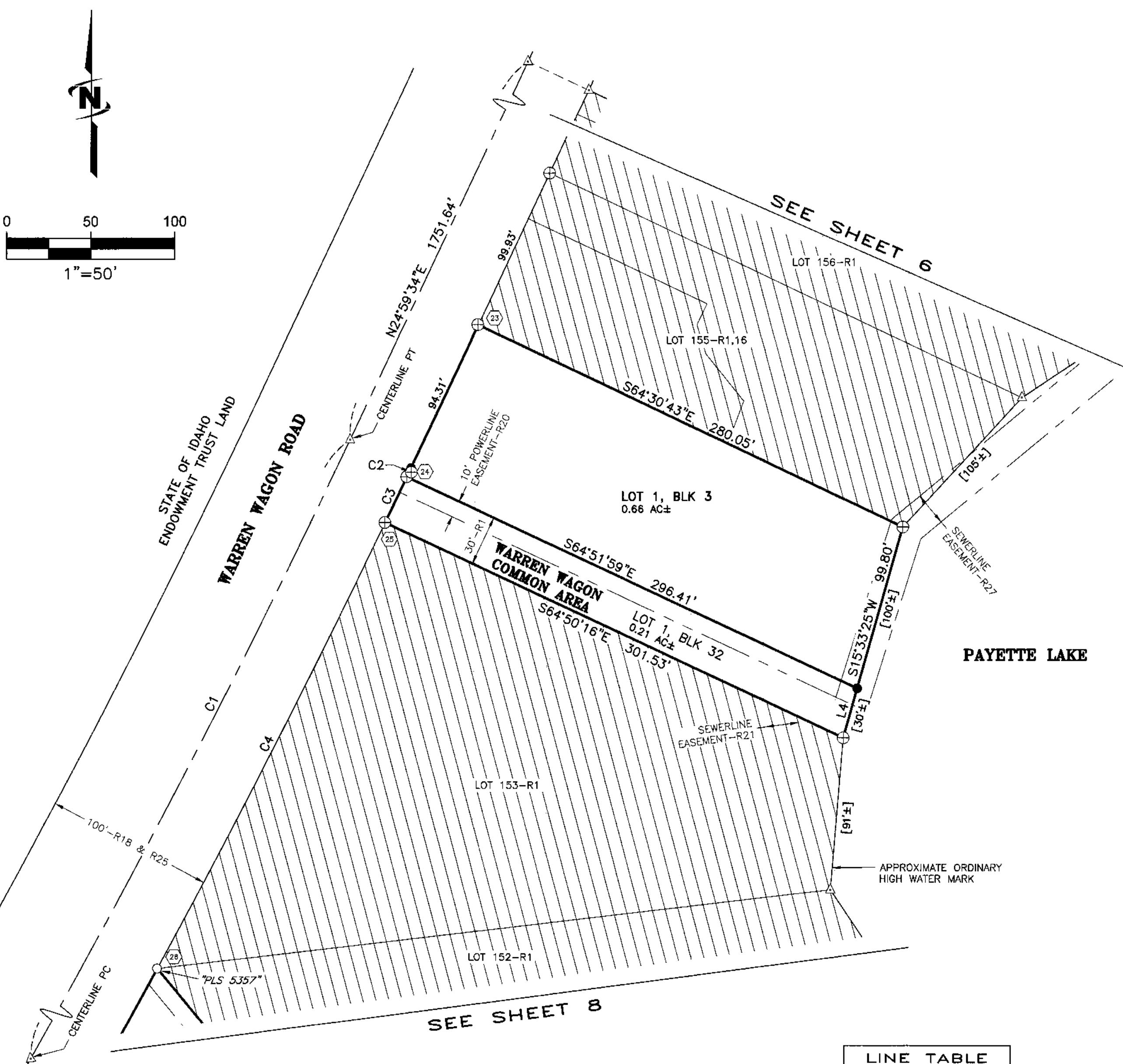
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STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S15°33'25"W	30.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	586.74'	5729.58'	5°52'03"	N27°55'35"E	586.49'
C2	5.83'	5769.58'	0°03'28"	N25°01'18"E	5.83'
C3	30.00'	5769.58'	0°17'53"	N25°11'59"E	30.00'
C4	298.06'	5769.58'	2°57'36"	N26°49'43"E	298.03'

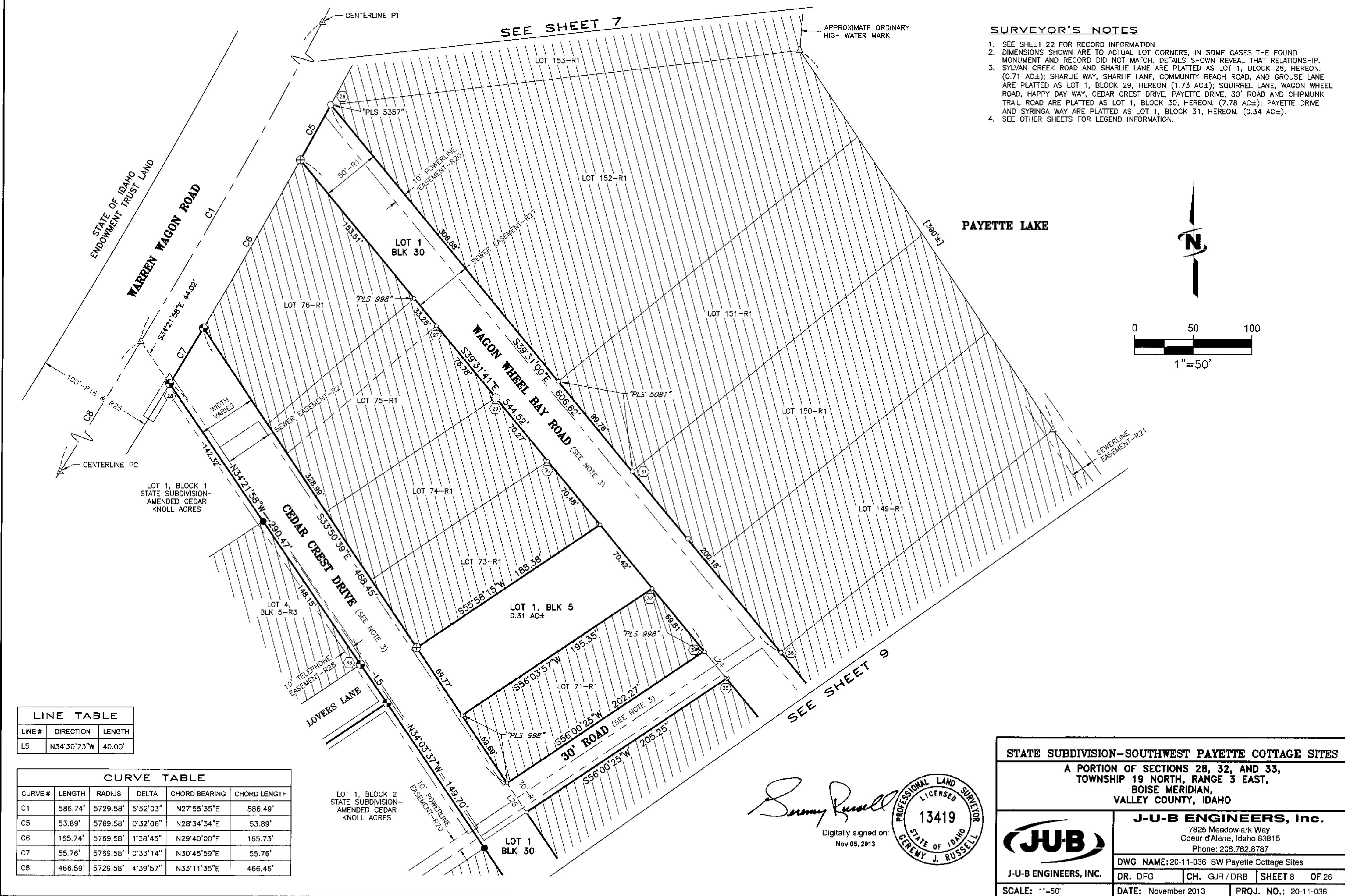
STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, Inc.		
	7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	DWG NAME: 20-11-036_SW Payette Cottage Sites
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR/DRB
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036



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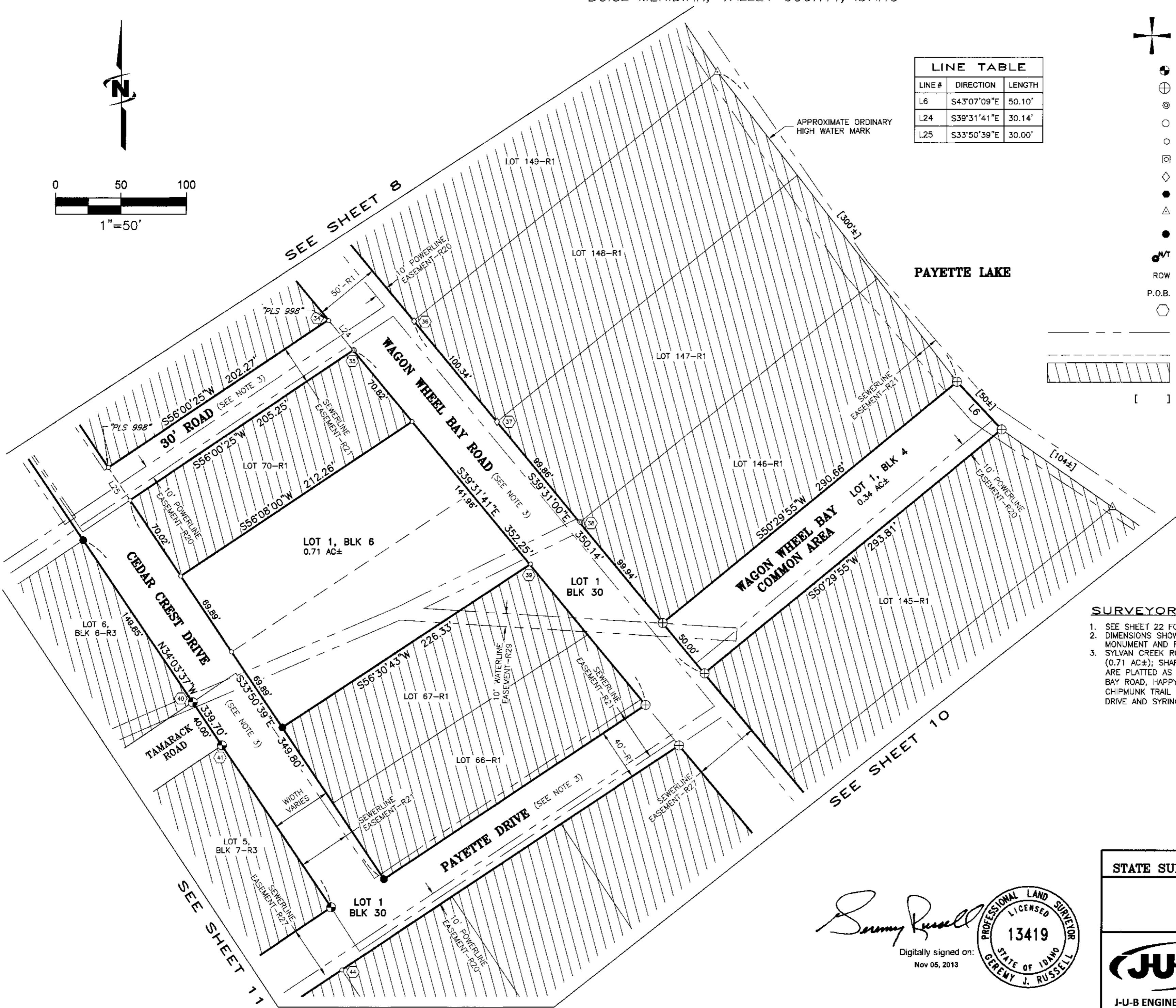
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PLAT BOOK 13 PAGE 12
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LEGEND

SECTION CORNER-AS NOTED

FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND IRON PIPE
FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
FOUND RIGHT-OF-WAY MONUMENT
FOUND FRAMING SPIKE
FOUND BOLT
CALCULATED POINT, NOTHING FOUND OR SET
SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP,
MARKED "JUB ENGINEERS PLS 13419"
SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
RIGHT-OF-WAY
POINT OF BEGINNING
SEE SHEETS 22 THRU 26 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL
DESCRIPTION AND/OR THEIR PHYSICAL APPURTEANCES.
CALCULATED LINE OR MATHEMATICAL TIE LINE
PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)

APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE
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ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

SURVEYOR'S NOTES

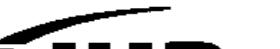
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STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO

Digitally signed
Nov 05, 2012

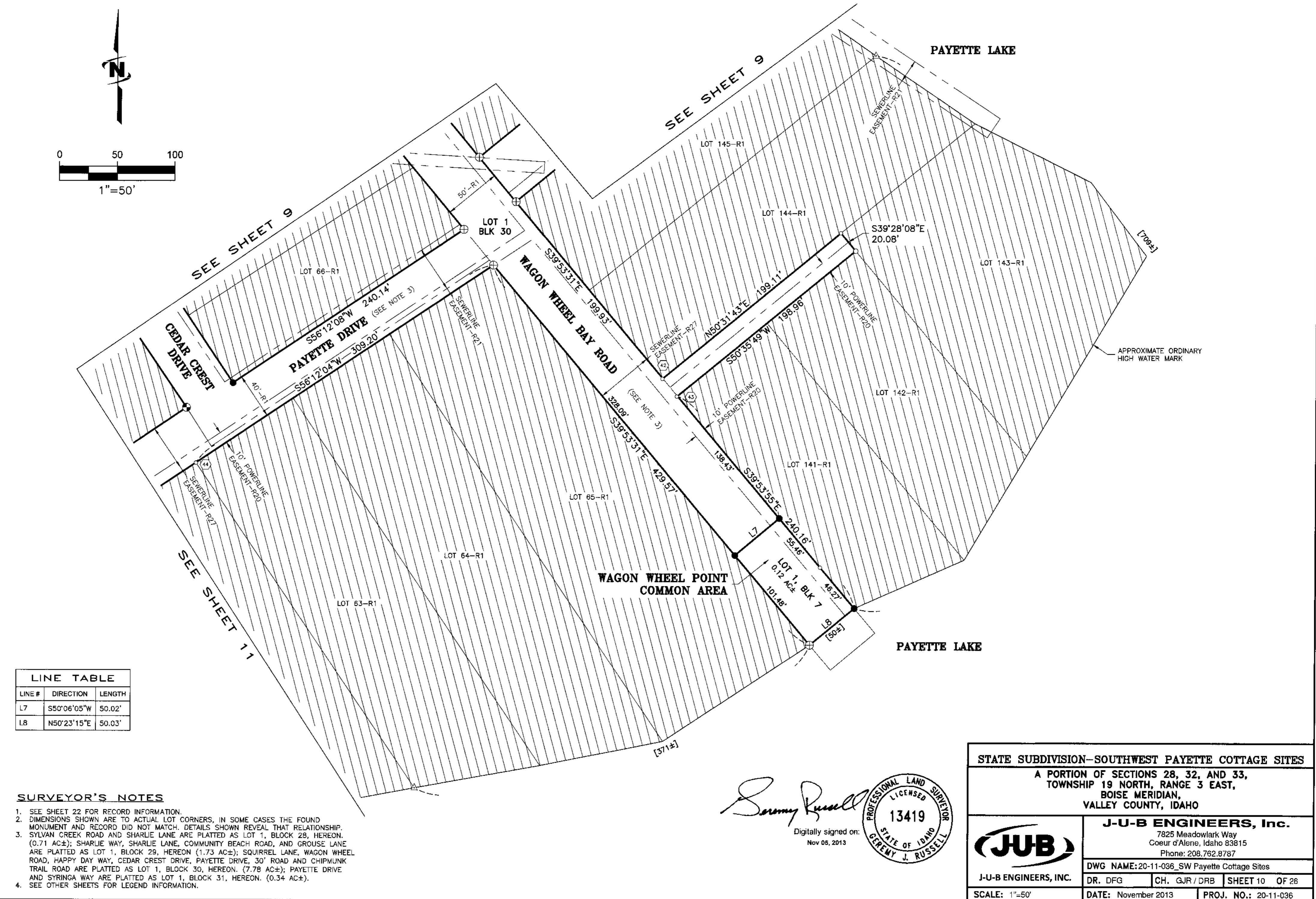
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Nov 05, 2023

 J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787 <hr/> DWG NAME: 20-11-036_SW Payette Cottage Sites <hr/> <table border="1"> <tr> <td data-bbox="4274 3186 4477 3203">DR. DFG</td> <td data-bbox="4477 3186 4715 3203">CH. GJR / DRB</td> <td data-bbox="4715 3186 4913 3203">SHEET 9 OF 26</td> </tr> <tr> <td data-bbox="3994 3203 4274 3224">SCALE: 1"=50'</td> <td data-bbox="4274 3203 4669 3224">DATE: November 2013</td> <td data-bbox="4669 3203 4913 3224">PROJ. NO.: 20-11-036</td> </tr> </table>	DR. DFG	CH. GJR / DRB	SHEET 9 OF 26	SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036
DR. DFG	CH. GJR / DRB	SHEET 9 OF 26					
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STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

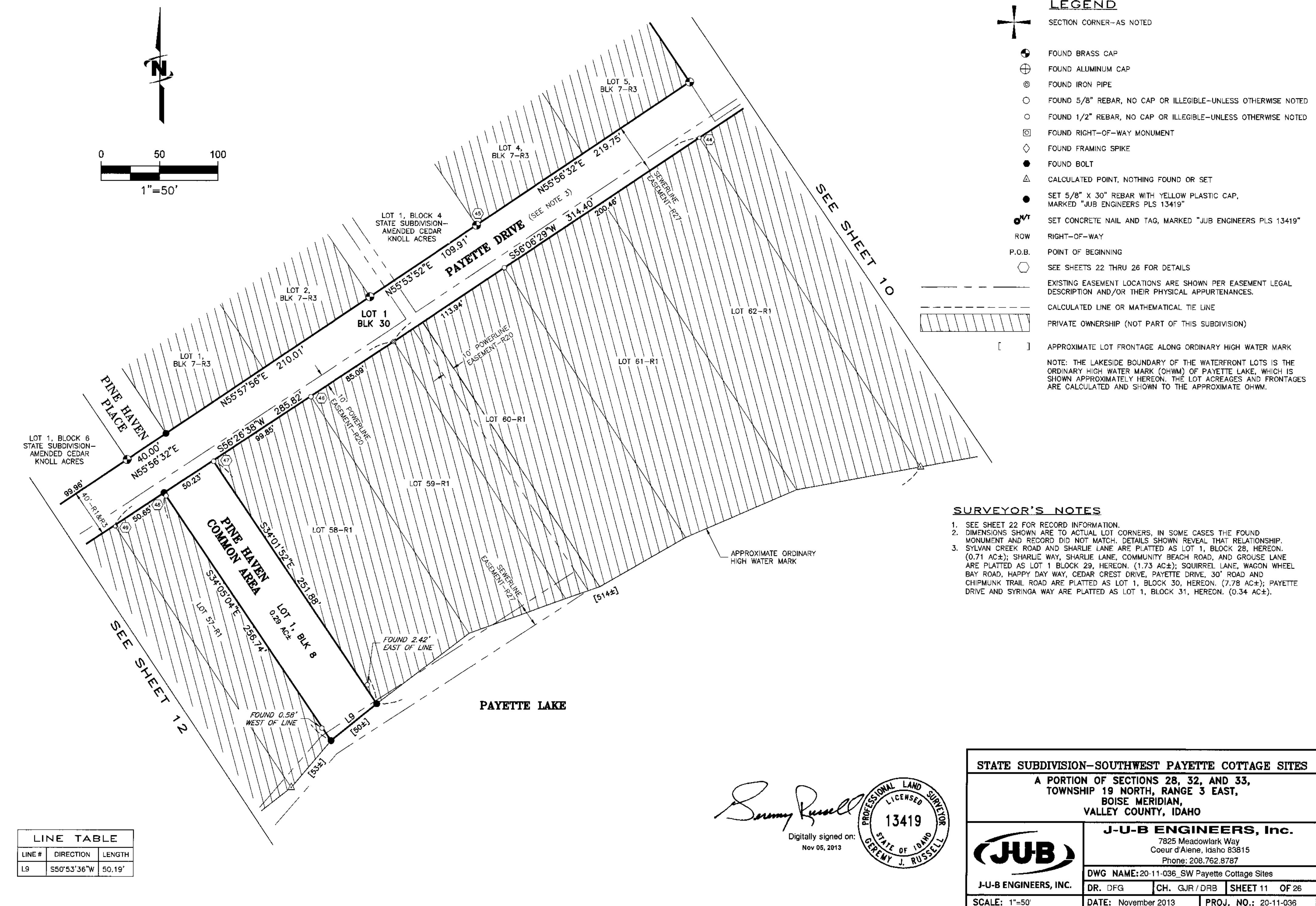
PLAT BOOK 13 PAGE 12
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STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
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A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
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LEGEND

SECTION CORNER-AS NOTED

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- ◇ FOUND FRAMING SPIKE
- FOUND BOLT
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
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ROW
RIGHT-OF-WAY
P.O.B.
SEE SHEETS 22 THRU 26 FOR DETAILS

EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.

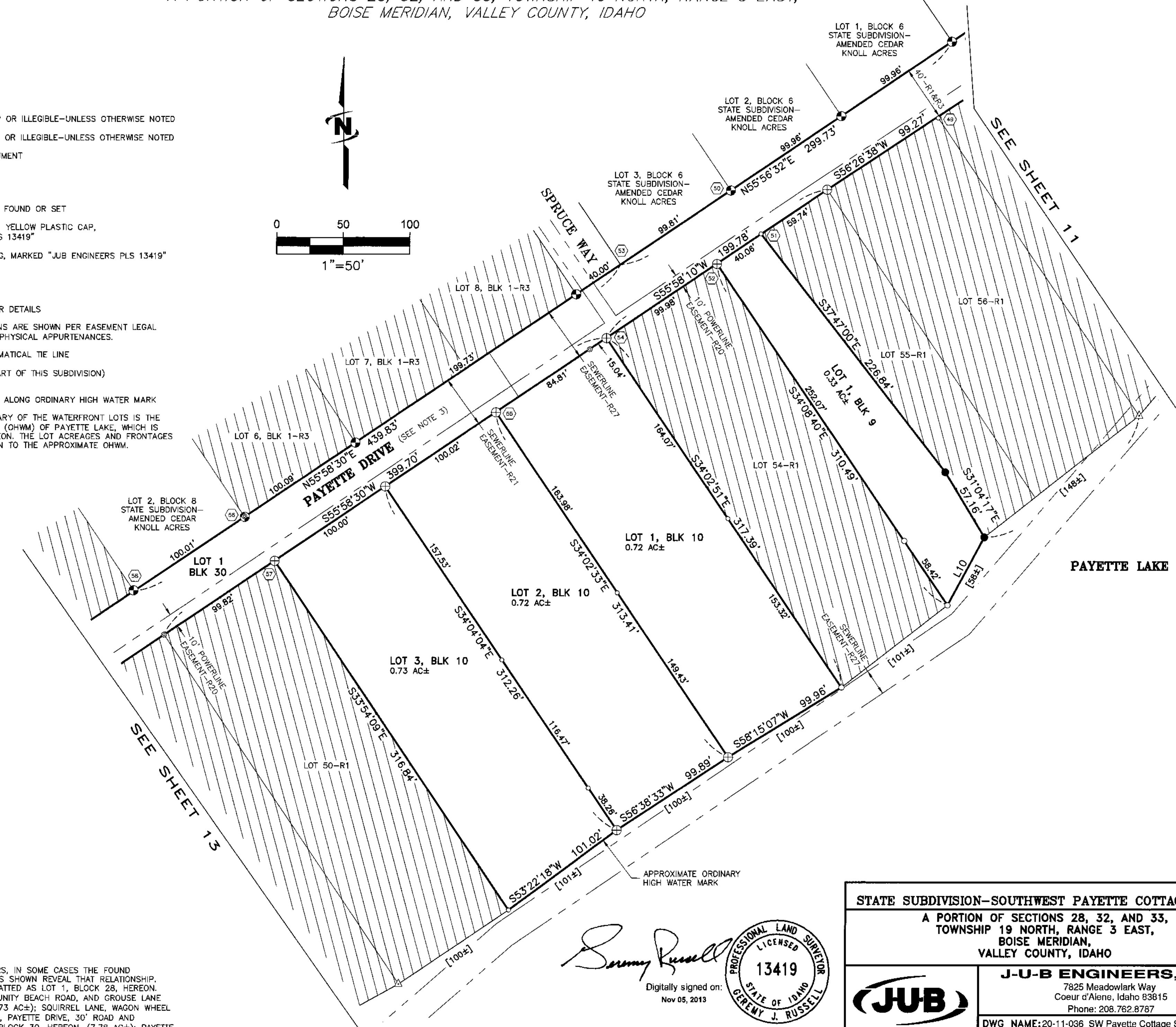
CALCULATED LINE OR MATHEMATICAL TIE LINE

PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)

APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

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

0 50 100
1"=50'



Digitally signed on:
Nov 05, 2013

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, Inc.		
7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	DWG NAME: 20-11-036_SW Payette Cottage Sites	DR. DFG CH. GJR/DRB SHEET 12 OF 26
J-U-B ENGINEERS, INC.	SCALE: 1"=50'	DATE: November 2013 PROJ. NO.: 20-11-036

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

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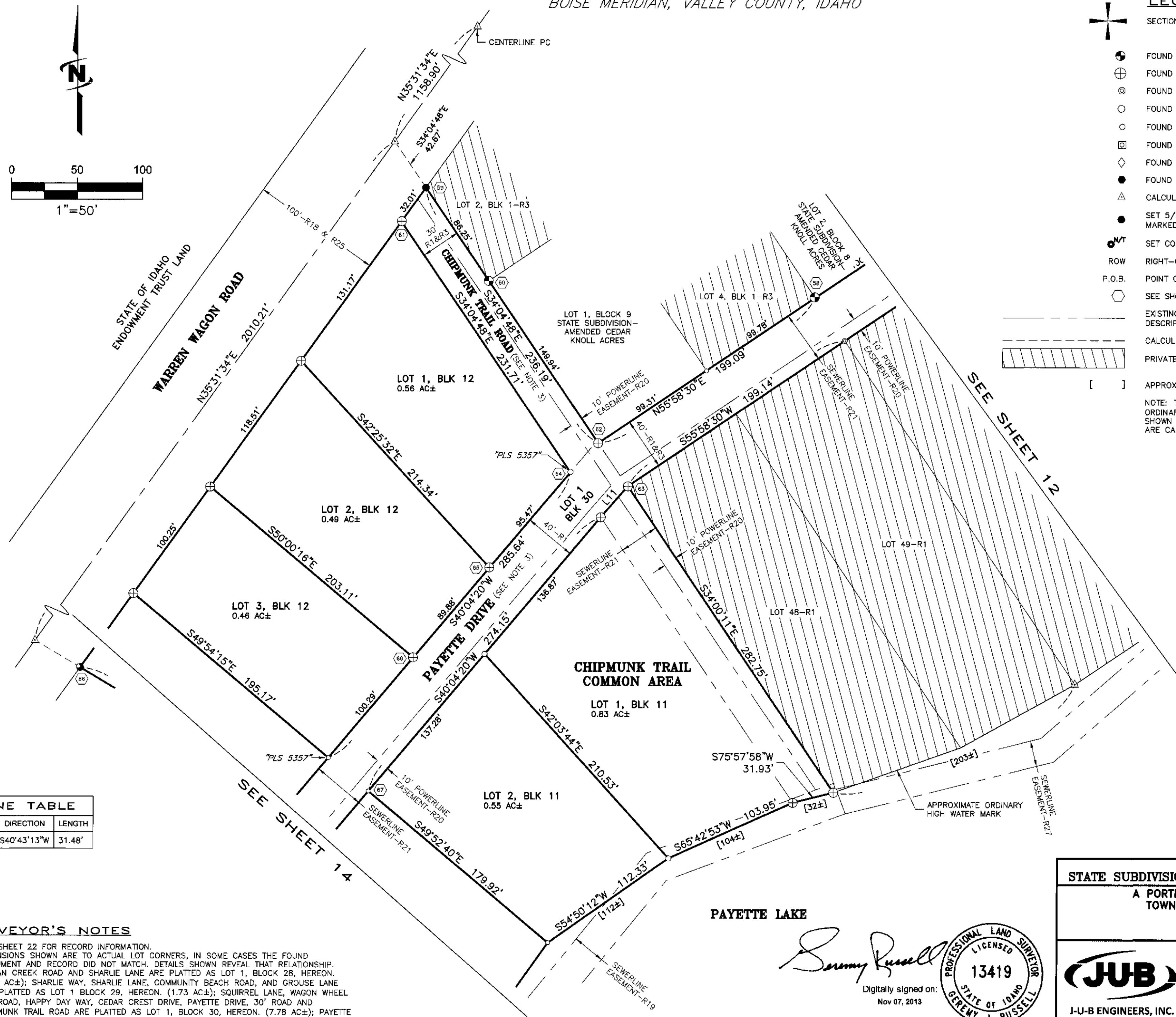
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SECTION CORNER—AS NOTED

- FOUND BRASS CAP
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Jeremy Russell
Digitally signed on:
Nov 07, 2013

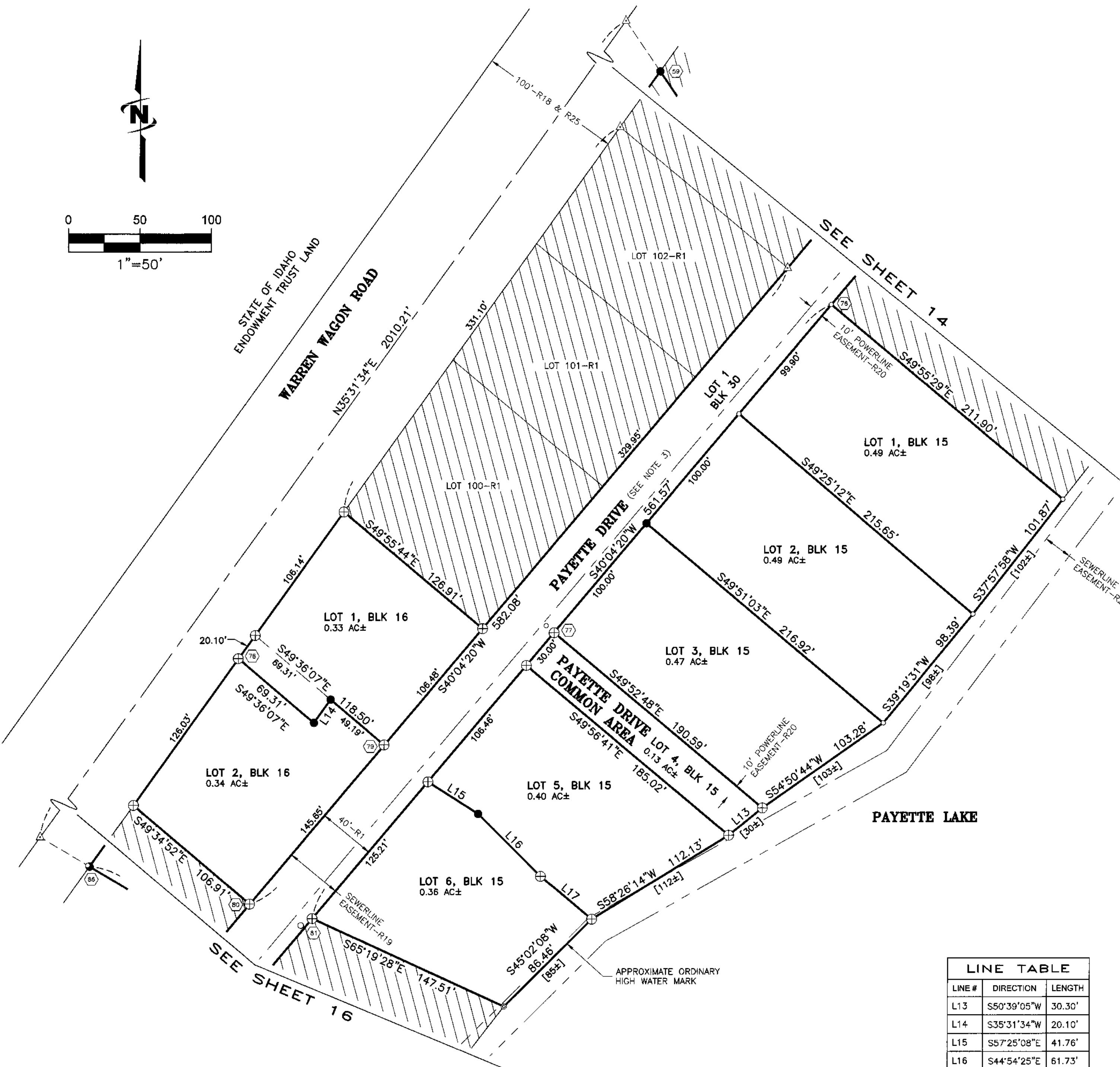


STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83816 Phone: 208.762.8787		
DWG NAME: 20-11-036_SW Payette Cottage Sites		
DR. DFG	CH. GJR / DRB	SHEET 13 OF 26
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036

STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

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PLAT BOOK 13 PAGE 12
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SURVEYOR'S NOTES

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Digitally signed on:
Nov 25, 2013



STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
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VALLEY COUNTY, IDAHO



J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Seattle, Washington 98115

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

DWG NAME:20-11-036_SW Payette Cottage Sites

DR. DFG CH. GJR / DRB SHEET 15 OF 26

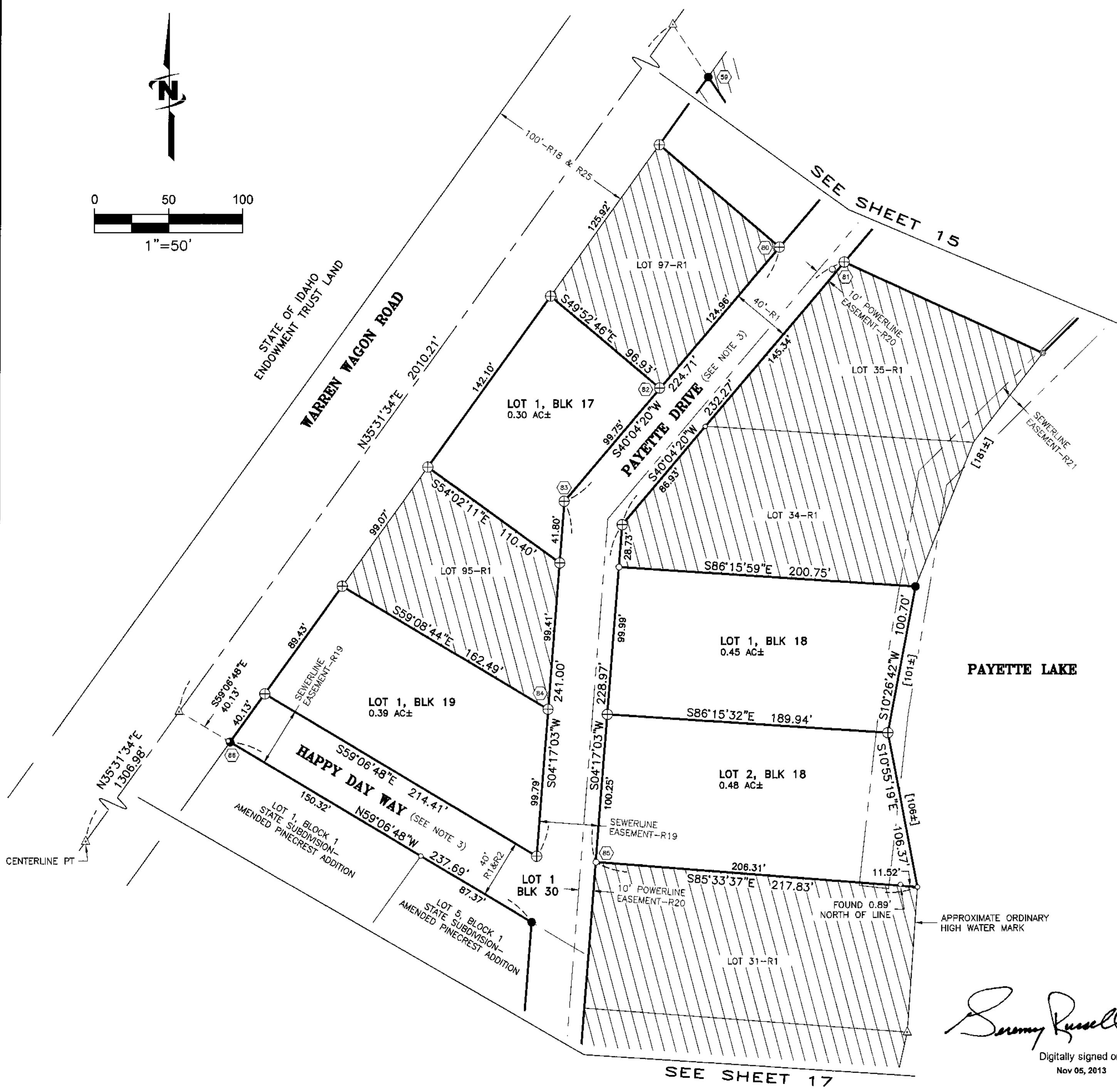
DATE: November 2013 PROJ. NO.: 20-11-036

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S50°39'05" W	30.30'
L14	S35°31'34" W	20.10'
L15	S57°25'08" E	41.76'
L16	S44°54'25" E	61.73'
L17	S49°59'41" E	46.81'

STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

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BOISE MERIDIAN, VALLEY COUNTY, IDAHO

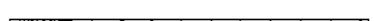
PLAT BOOK 13 PAGE 12
INST. NO. _____



LEGEND

SECTION CORNER-AS NOTED

 FOUND BRASS CAP
 FOUND ALUMINUM CAP
 FOUND IRON PIPE
 FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
 FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
 FOUND RIGHT-OF-WAY MONUMENT
 FOUND FRAMING SPIKE
 FOUND BOLT
 CALCULATED POINT, NOTHING FOUND OR SET
 SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP,
MARKED "JUB ENGINEERS PLS 13419"
 **NT** SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
 ROW RIGHT-OF-WAY
 P.O.B. POINT OF BEGINNING
 SEE SHEETS 22 THRU 26 FOR DETAILS

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Digitally signed
Nov 05, 2011

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
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WG NAME:20-11-036_SW Payette Cottage Sites

R. DFG CH. GJR / DRB SHEET 16 OF 26

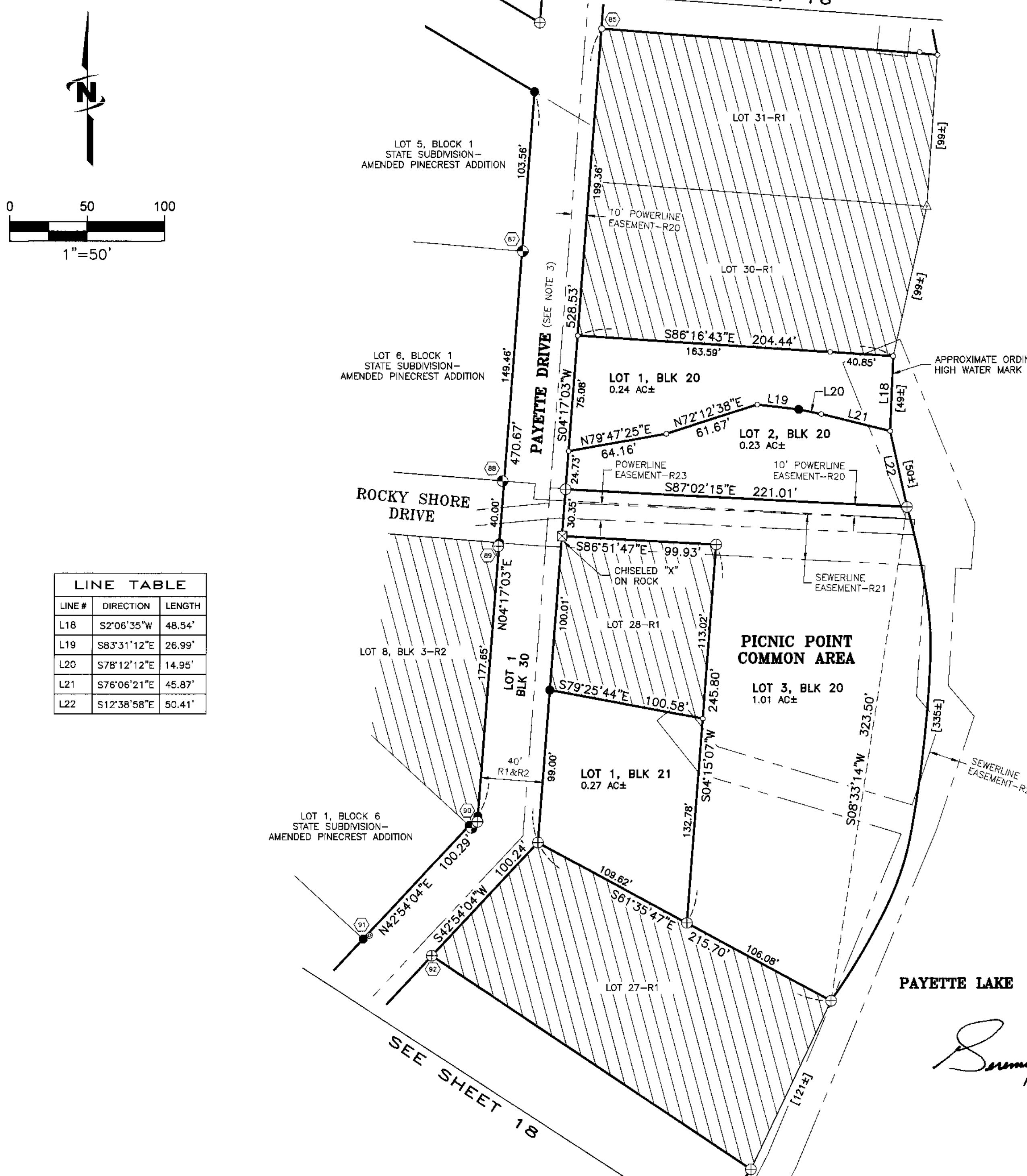
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A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____

SEE SHEET 16



LEGEND

SECTION CORNER-AS NOTED

- FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- ◎ FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
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- ◊ FOUND FRAMING SPIKE
- FOUND BOLT
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- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW
- P.O.B.
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- APPROXIMATE LOT FRONTEAGE ALONG ORDINARY HIGH WATER MARK

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

SURVEYOR'S NOTES

- SEE SHEET 22 FOR RECORD INFORMATION.
- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON. (0.71 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON. (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON. (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 AC±).

STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO

 J-U-B ENGINEERS, INC.		7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
		DWG NAME: 20-11-036_SW Payette Cottage Sites	PROJ. NO.: 20-11-036
DR. DFG	CH. GJR/DRB	SHEET 17	OF 26
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036	



Digitally signed on:
Nov 05, 2013


Jeremy J. Russell

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



LEGEND

SECTION CORNER-AS NOTED

- FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- ◎ FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- ◊ FOUND FRAMING SPIKE
- FOUND BOLT
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"

NT

ROW

P.O.B.

SEE SHEETS 22 THRU 26 FOR DETAILS

EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTEINANCES.

CALCULATED LINE OR MATHEMATICAL TIE LINE

PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)

APPROXIMATE LOT FRONTRAGE ALONG ORDINARY HIGH WATER MARK

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

LOT 3, BLOCK 7
STATE SUBDIVISION-
AMENDED PINCREST ADDITION

LOT 4, BLOCK 7
STATE SUBDIVISION-
AMENDED PINCREST ADDITION

STATE SUBDIVISION-
TRAPPER'S RENDEZVOUS
WILD ROSE STREET

SEE SHEET 19

LOT 1, BLOCK 7
STATE SUBDIVISION-
AMENDED PINCREST ADDITION

LOT 2, BLOCK 7
STATE SUBDIVISION-
AMENDED PINCREST ADDITION

LOT 1, BLOCK 6
STATE SUBDIVISION-
AMENDED PINCREST ADDITION

LOT 5, BLK 3-R2

LOT 1, BLK 22

LOT 2, BLK 22

LOT 24-R1

LOT 23-R1

LOT 22-R1

LOT 21-R1

LOT 1, BLK 23

LOT 1, BLK 22

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



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- FOUND BOLT
- △ CALCULATED POINT, NOTHING FOUND OR SET
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- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"

ROW

RIGHT-OF-WAY

P.O.B.

SEE SHEETS 22 THRU 26 FOR DETAILS

EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL
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CALCULATED LINE OR MATHEMATICAL TIE LINE

PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)

APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE
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SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES
ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	311.55'	5729.58'	3°05'56"	N37°05'02"E	311.51'
C10	538.41'	5729.58'	5°23'03"	N41°20'01"E	538.21'
C11	43.52'	5779.58'	0°25'53"	N39°04'00"E	43.52'
C12	129.09'	5779.58'	1°16'47"	N39°55'20"E	129.09'
C13	320.06'	5779.58'	3°10'22"	N42°08'54"E	320.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	S53°14'25"W	29.92'

SURVEYOR'S NOTES

- SEE SHEET 22 FOR RECORD INFORMATION.
- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS. IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HERON. (0.71 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HERON. (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HERON. (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HERON. (0.34 AC±).

SEE SHEET 20

LOT 10-R1

LOT 11-R1

LOT 12-R1

LOT 1-R1

LOT 10-R1

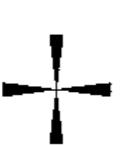
LOT 11-R1

LOT 12-R1

STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



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ROW
RIGHT-OF-WAY

P.O.B.
POINT OF BEGINNING

SEE SHEETS 22 THRU 26 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.

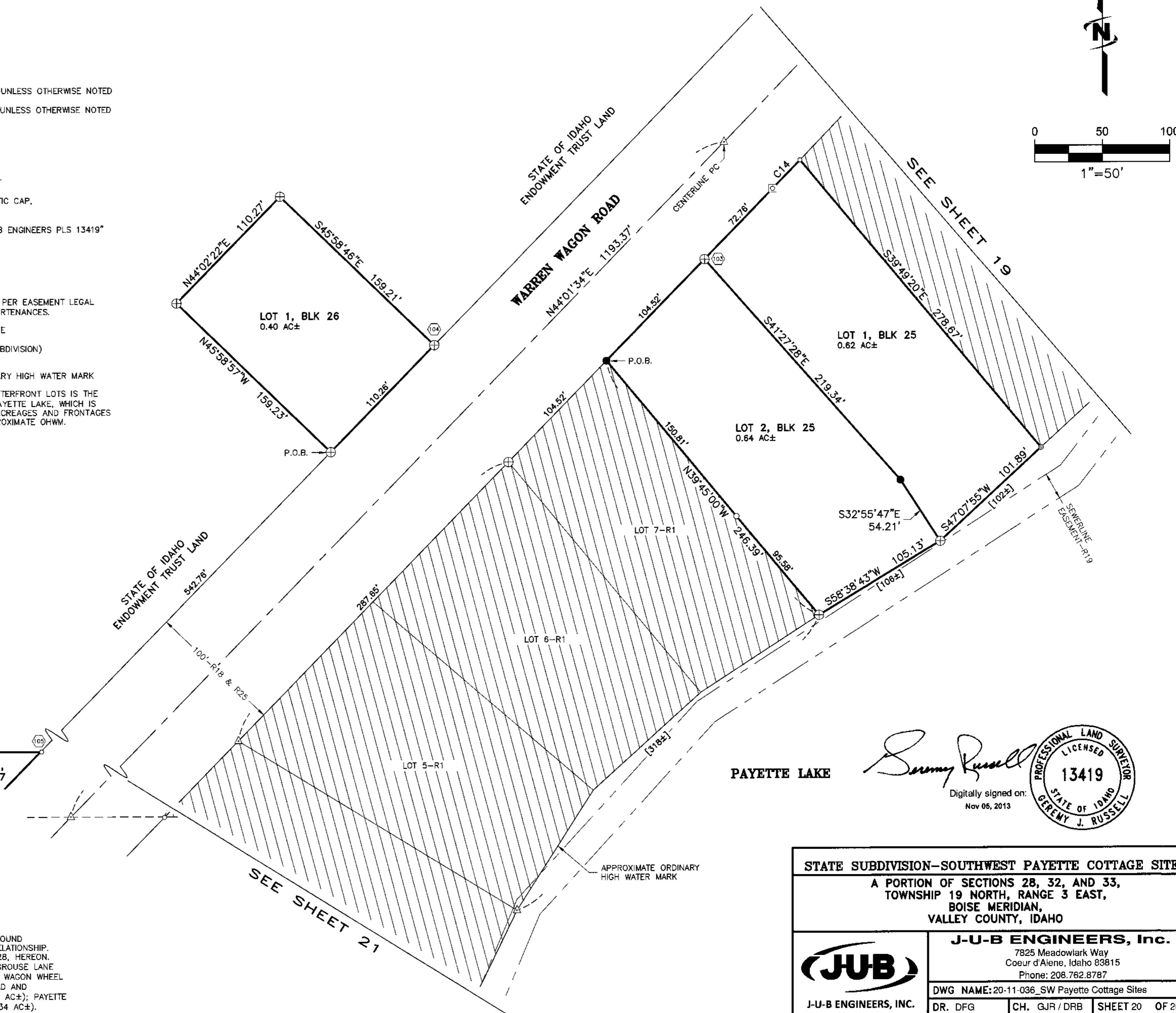
CALCULATED LINE OR MATHEMATICAL TIE LINE

PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)

APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

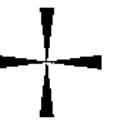
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	29.33'	5779.58'	0°17'27"	N43°52'49"E	29.33'



SURVEYOR'S NOTES

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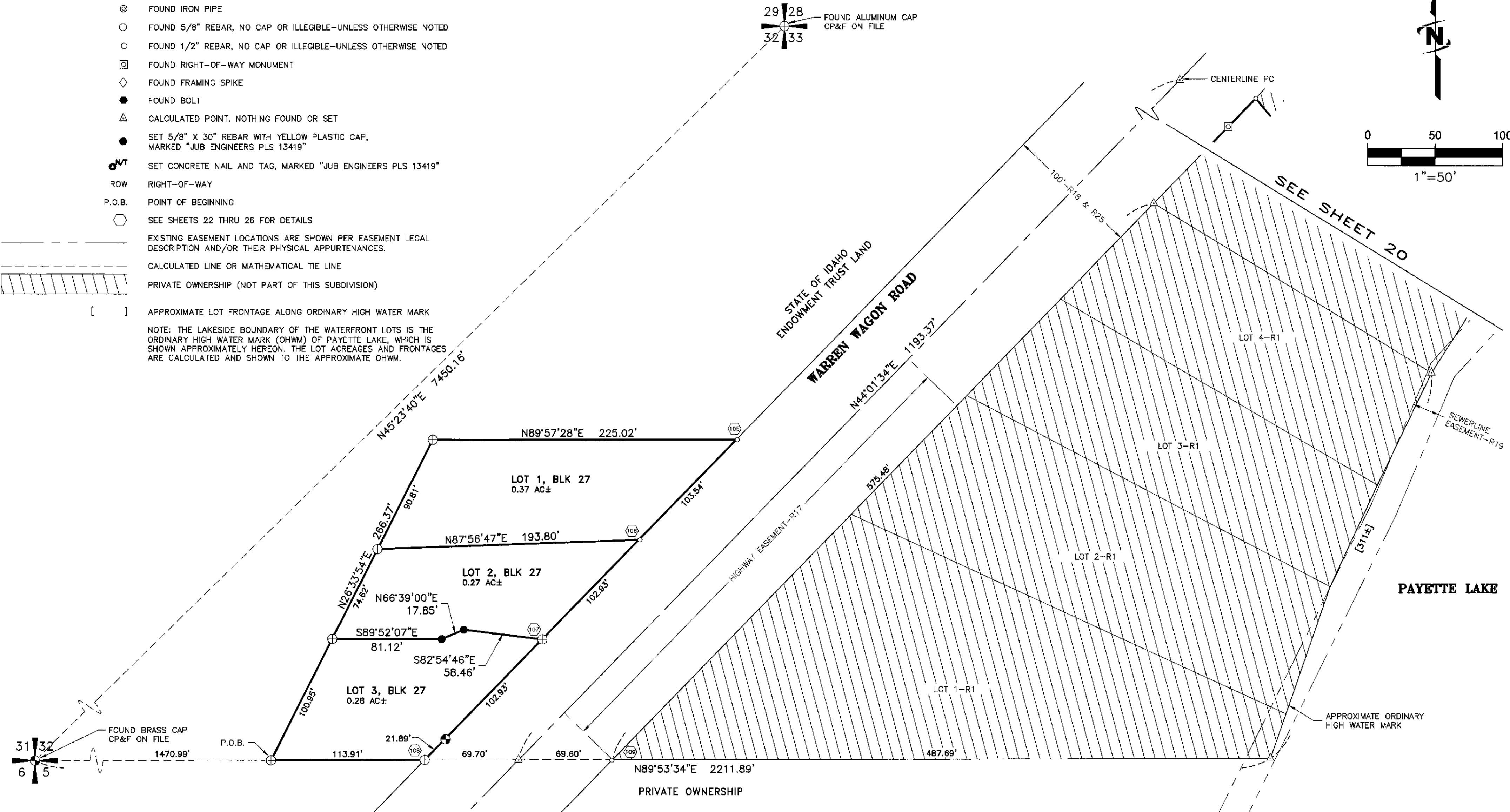


LEGEND

STATE SUBDIVISION - SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



SURVEYOR'S NOTES

1. SEE SHEET 22 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
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Digitally signed
Nov 05, 2013



Digitally signed
Nov 05, 2013

STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO



J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815

Phone: 208.762.8787

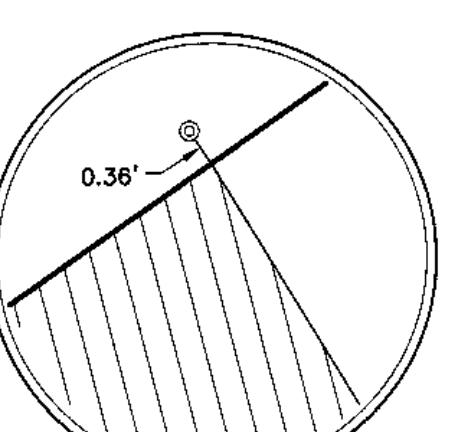
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SCALE: 1" = 50' DATE: November 2018 BBL NO.: 20-11-826

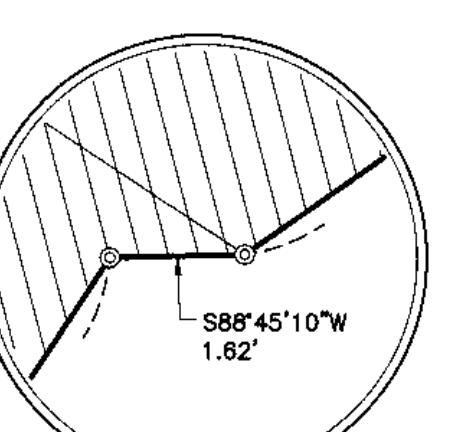
STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

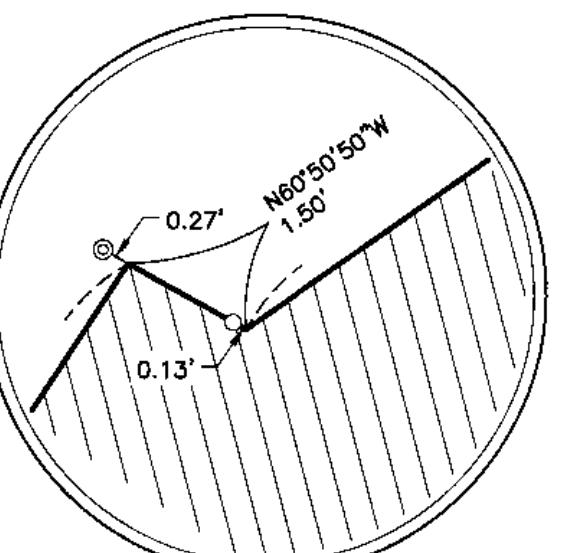
PLAT BOOK 13 PAGE 12
INST. NO. _____



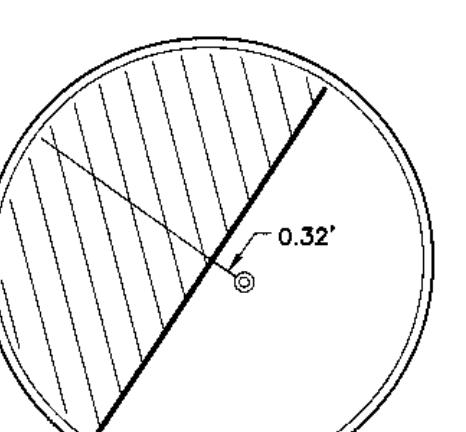
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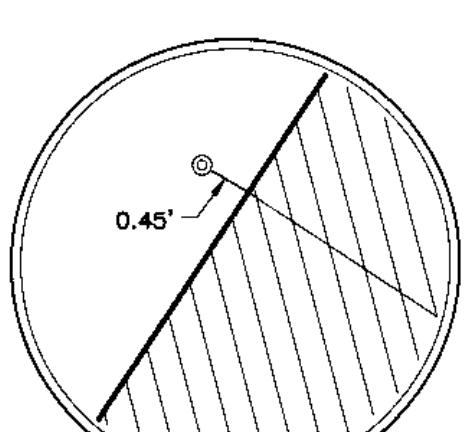
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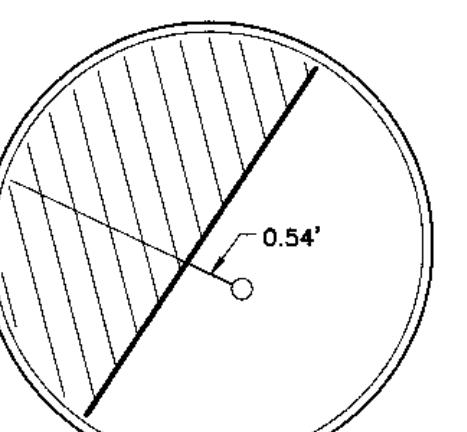
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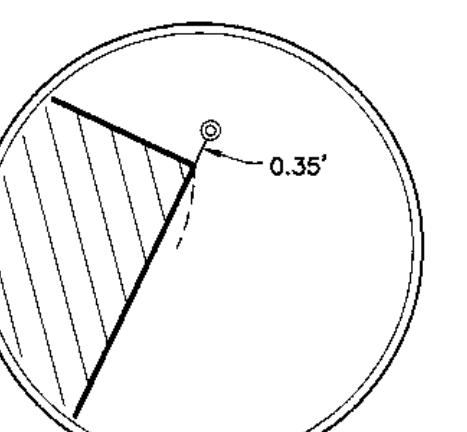
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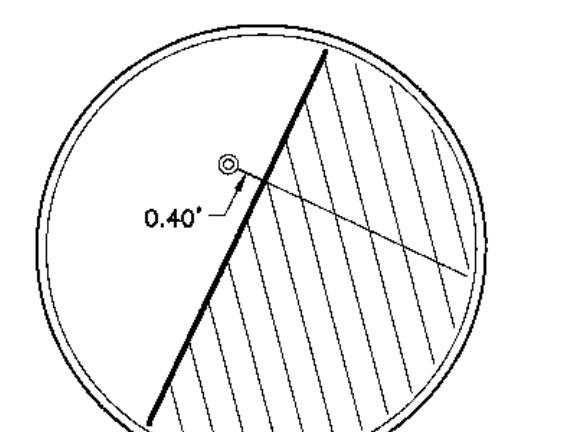
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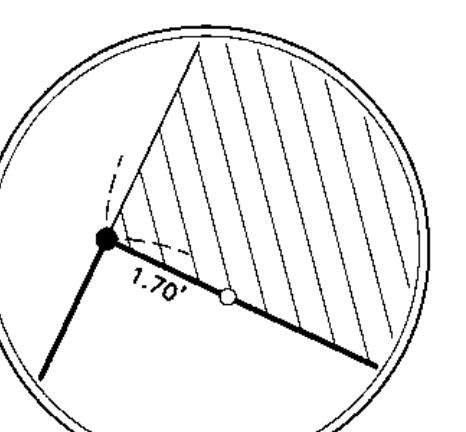
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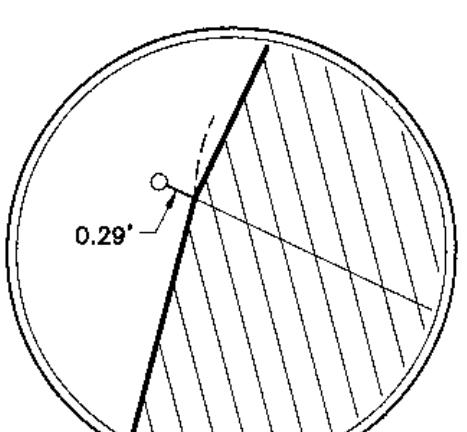
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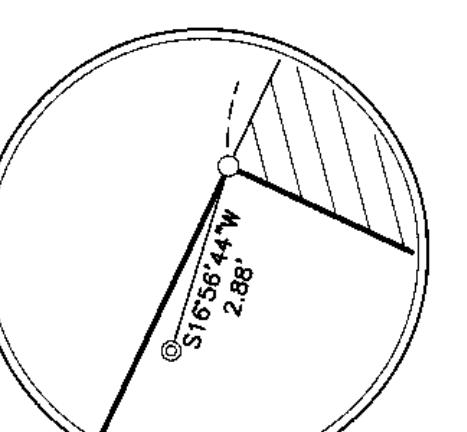
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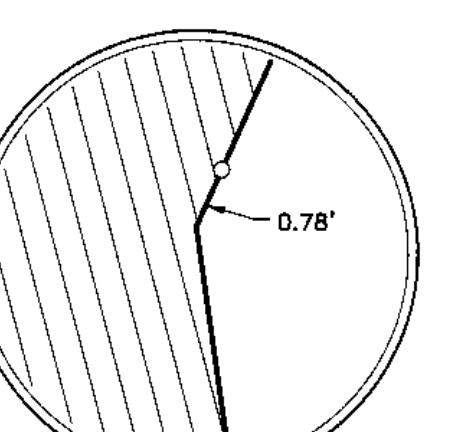
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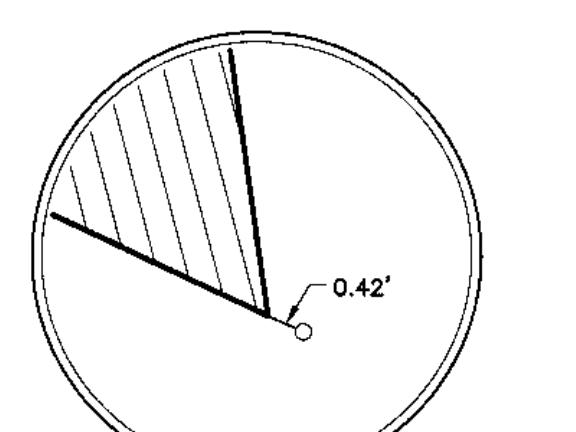
DETAIL 10
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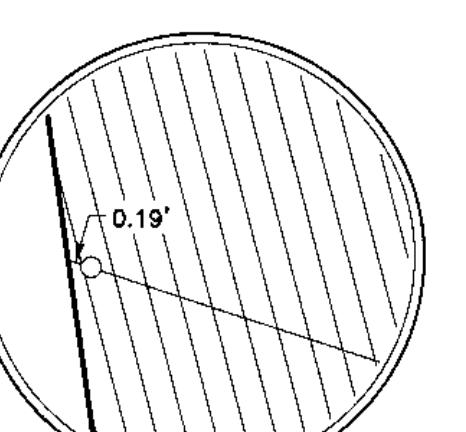
DETAIL 11
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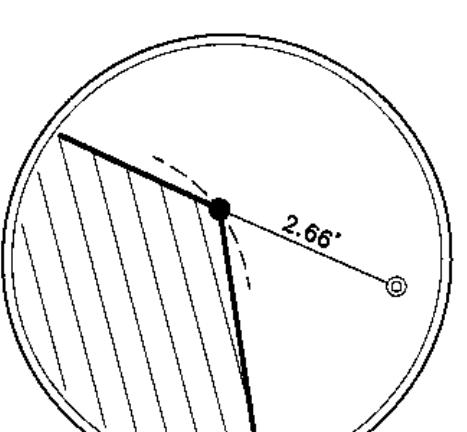
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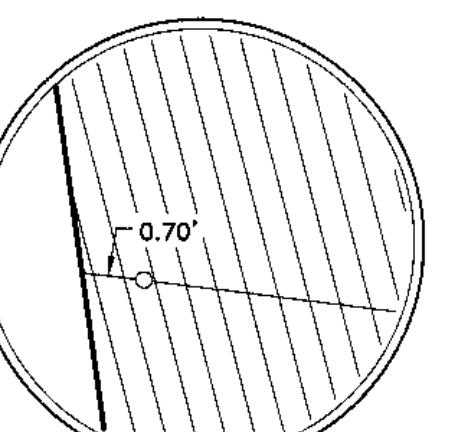
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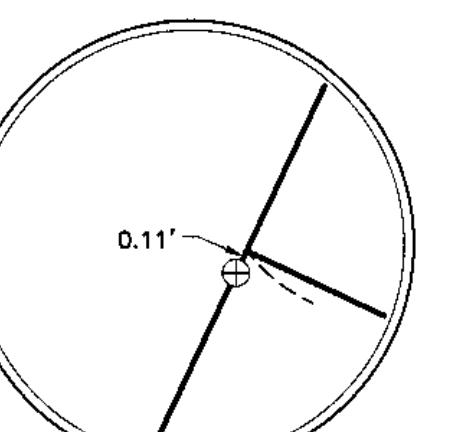
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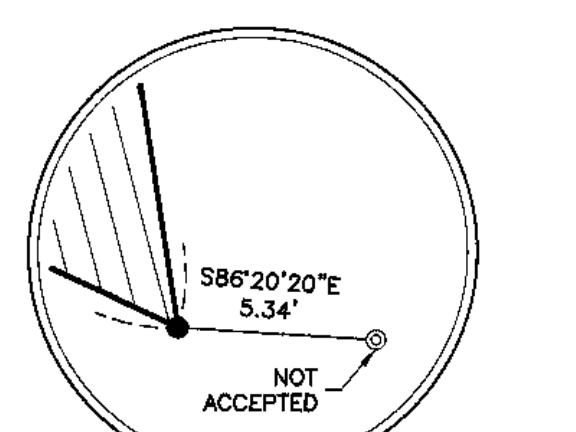
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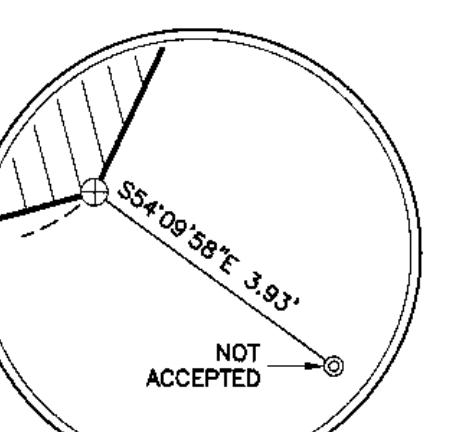
DETAIL 16
NOT TO SCALE



DETAIL 17
NOT TO SCALE



DETAIL 18
NOT TO SCALE



DETAIL 19
NOT TO SCALE

Seremy Russell
Digitally signed on:
Nov 05, 2013

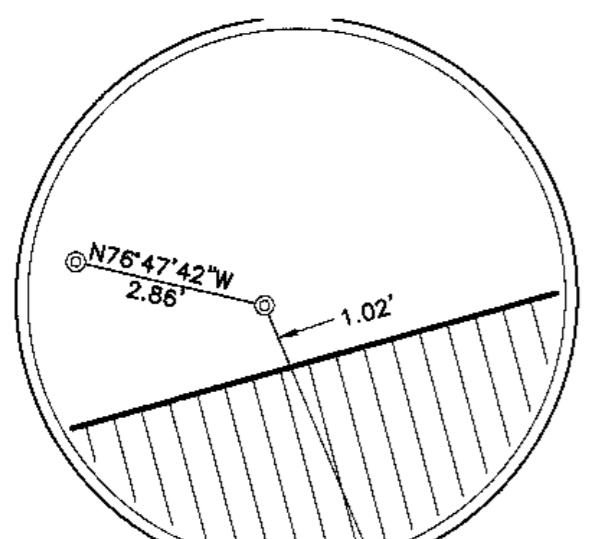


STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-036_SW Payette Cottage Sites	PROJ. NO.: 20-11-036
DR. DFG	CH. GJR / DRB
SCALE: NONE	DATE: November 2013

STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

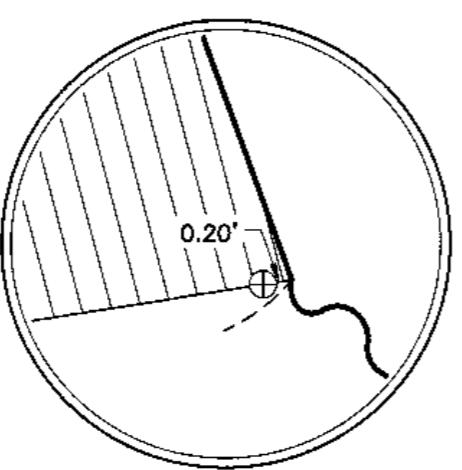
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



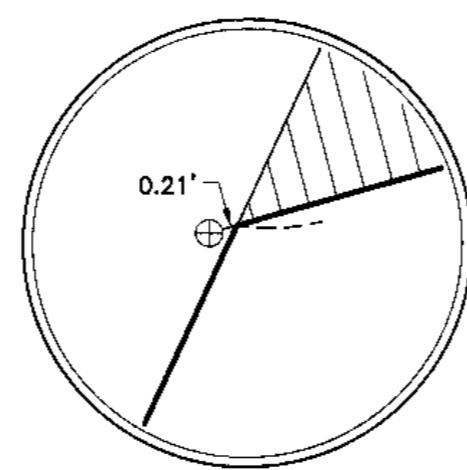
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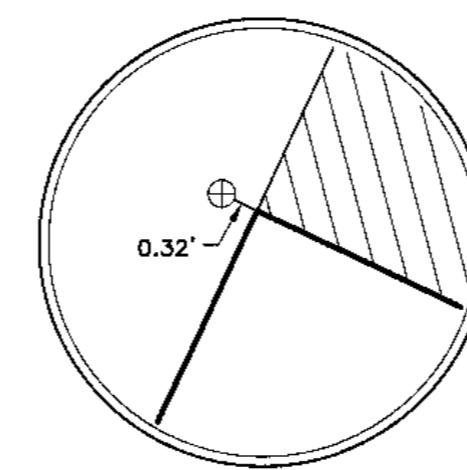
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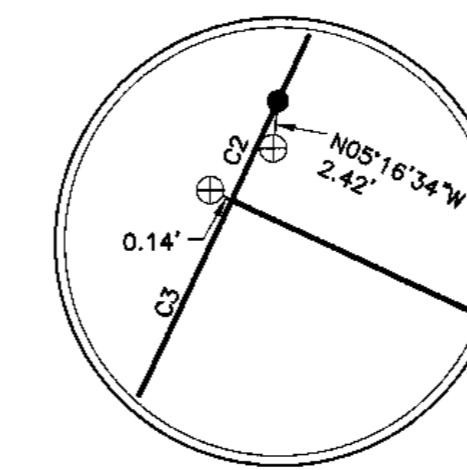
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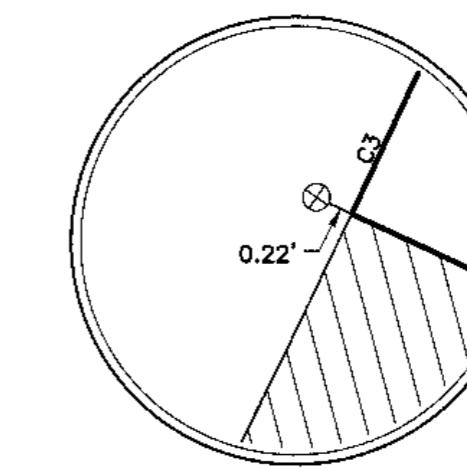
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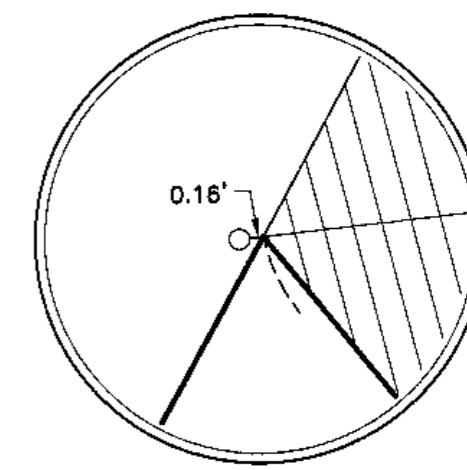
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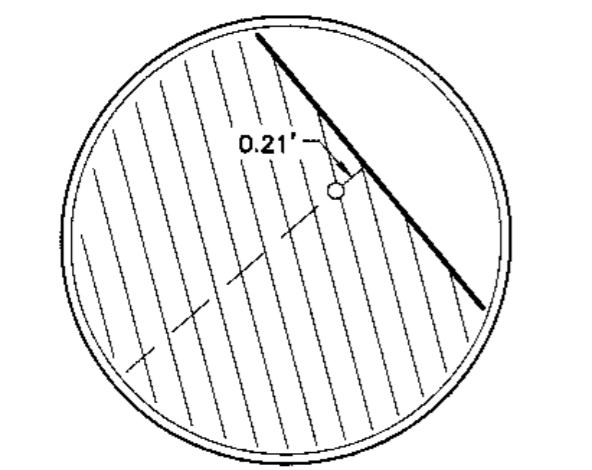
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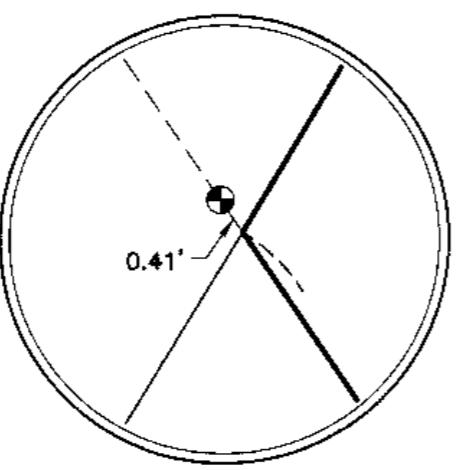
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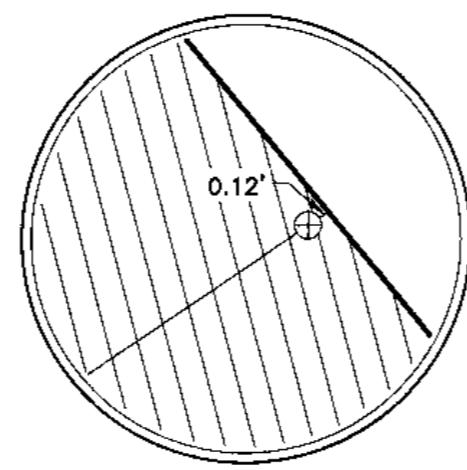
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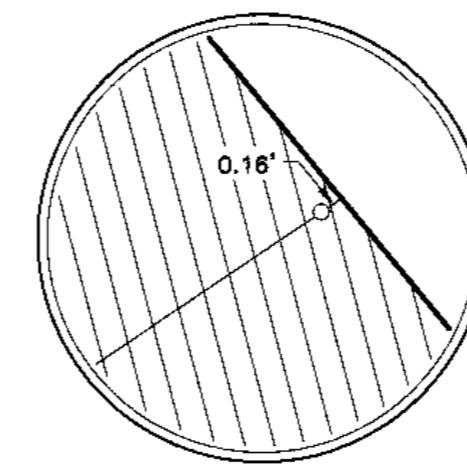
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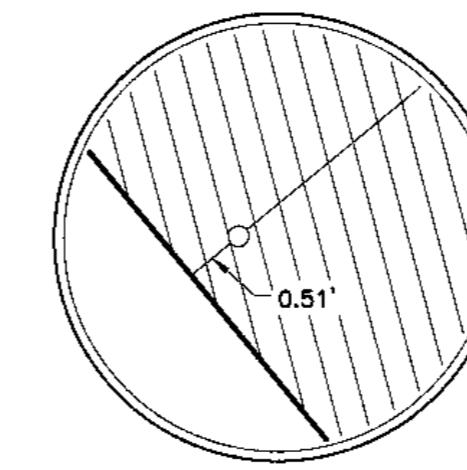
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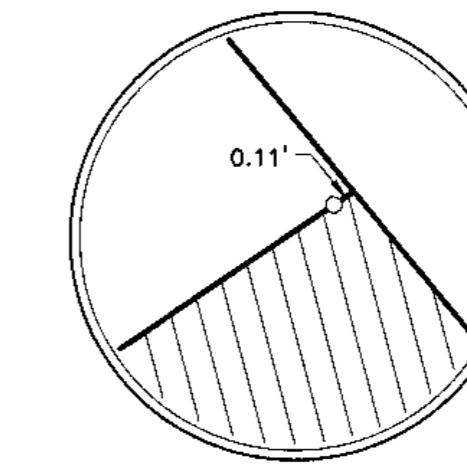
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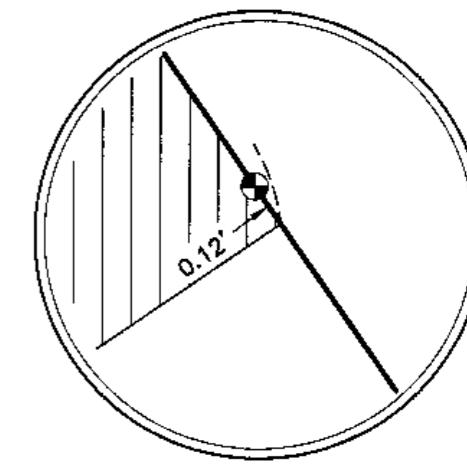
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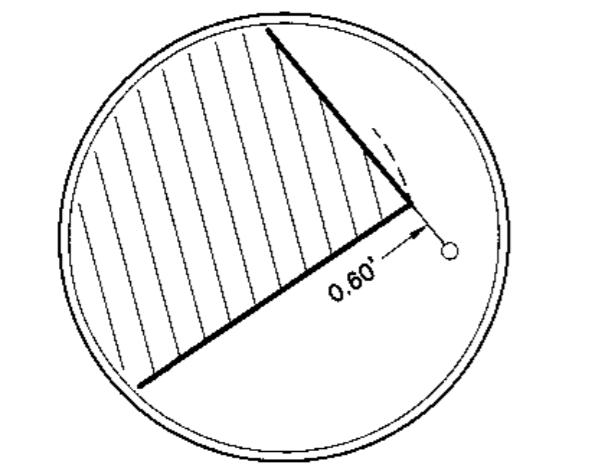
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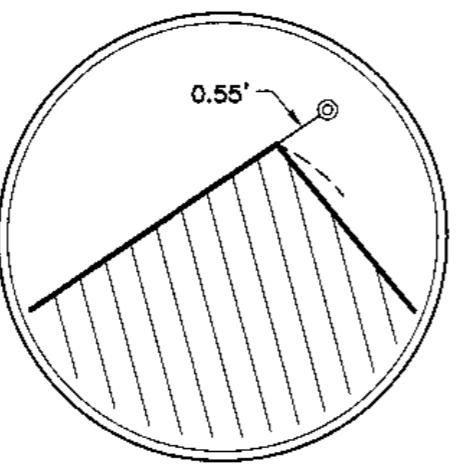
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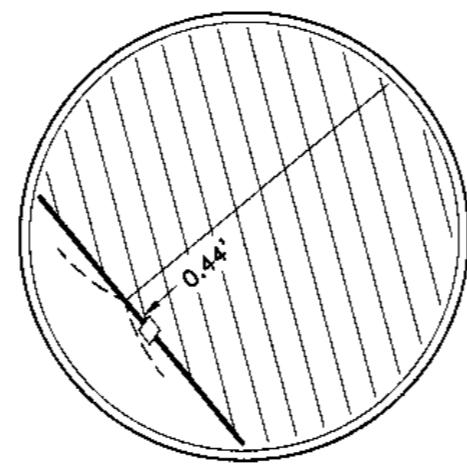
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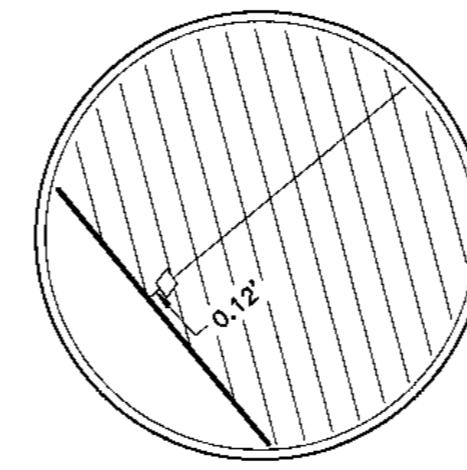
DETAIL 35

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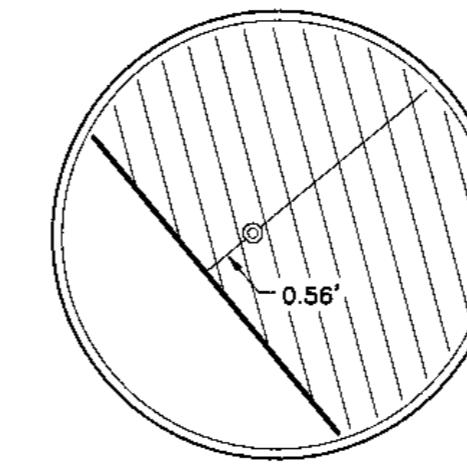
DETAIL 36

NOT TO SCALE



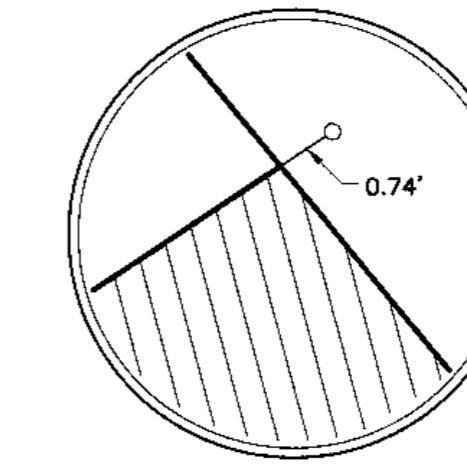
DETAIL 37

NOT TO SCALE



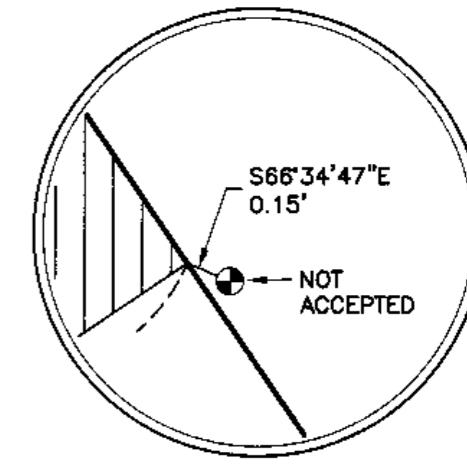
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NOT TO SCALE



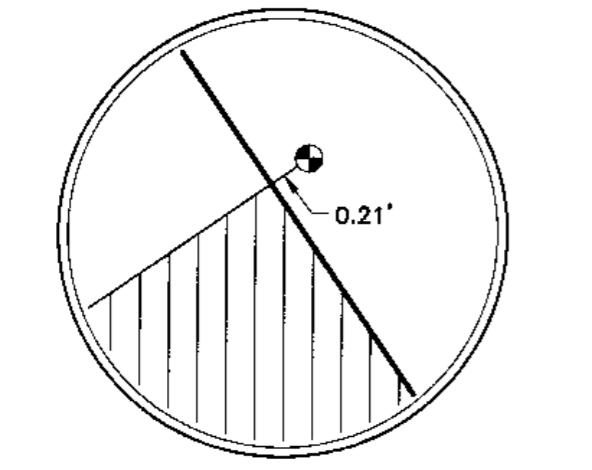
DETAIL 39

NOT TO SCALE



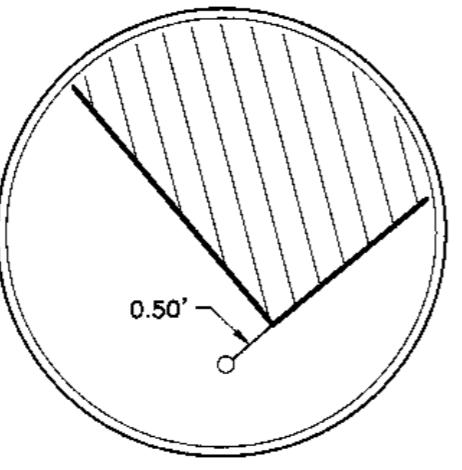
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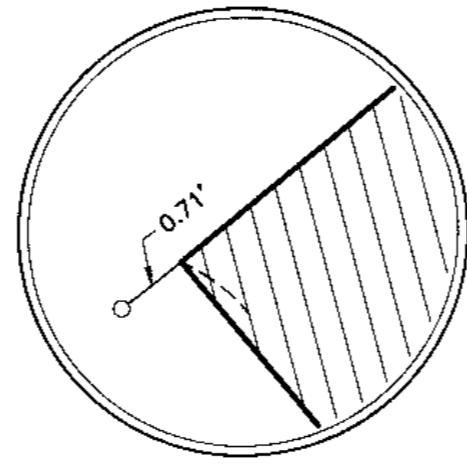
DETAIL 41

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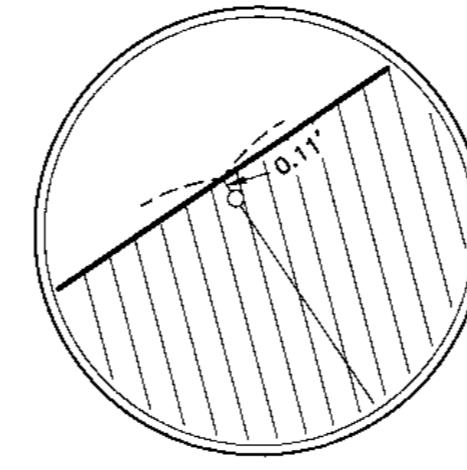
DETAIL 42

NOT TO SCALE



DETAIL 43

NOT TO SCALE



DETAIL 44

NOT TO SCALE



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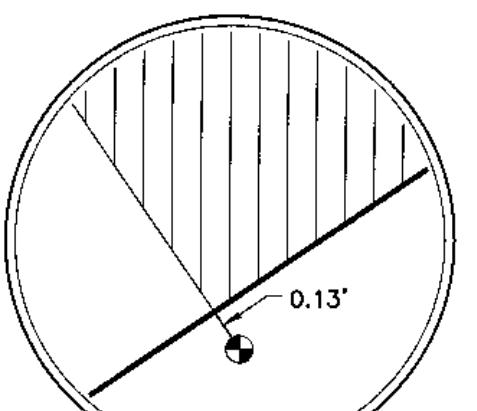


STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
 J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
DWG NAME: 20-11-036_SW Payette Cottage Sites		
DR. DFG	CH. GJR / DRB	SHEET 23 OF 26
SCALE: NONE		
DATE: November 2013 PROJ. NO.: 20-11-036		

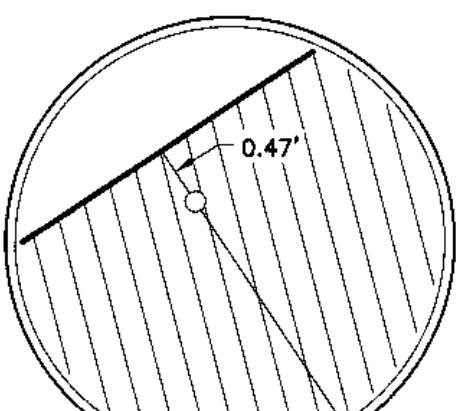
STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

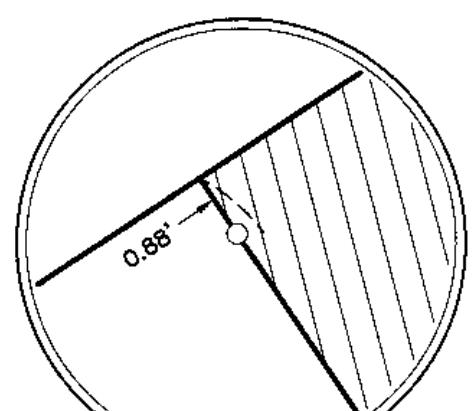
PLAT BOOK 13 PAGE 12
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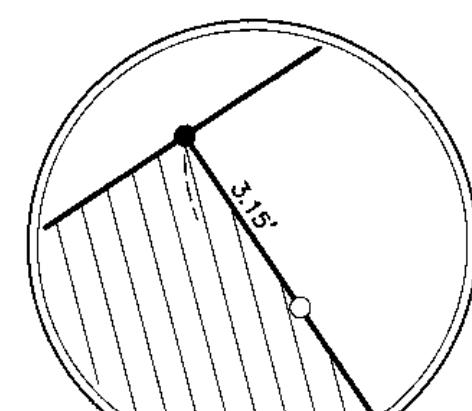
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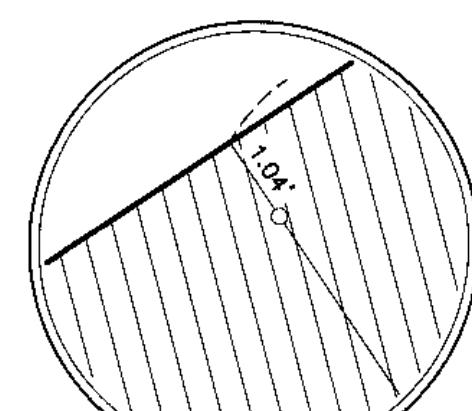
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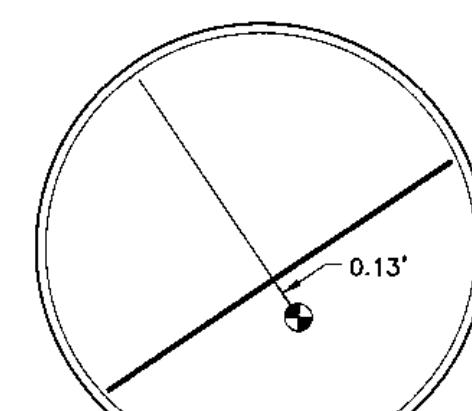
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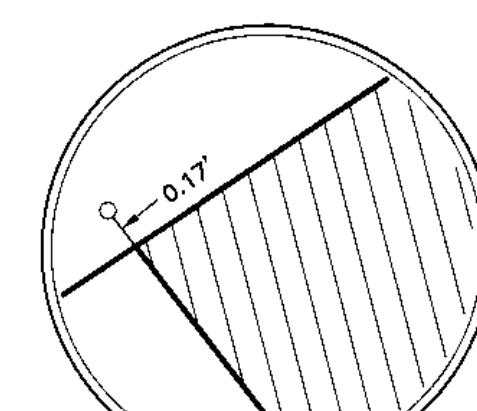
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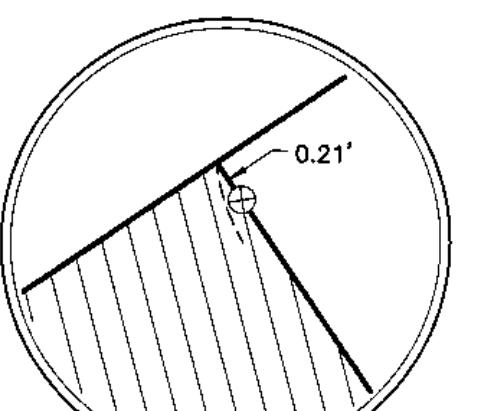
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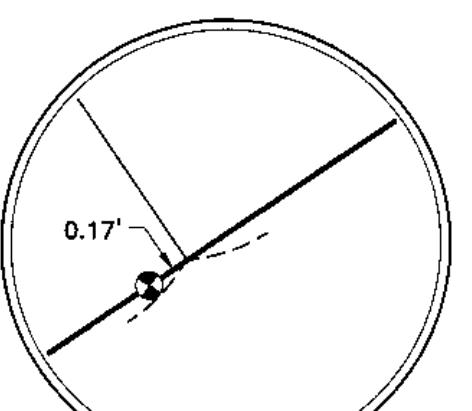
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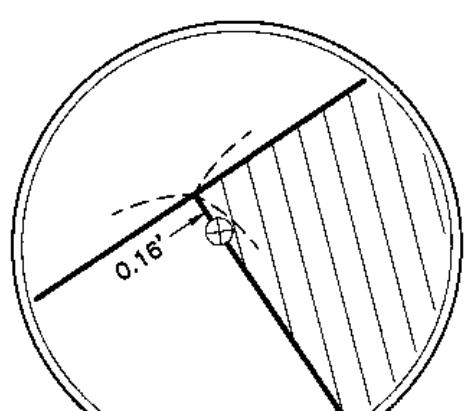
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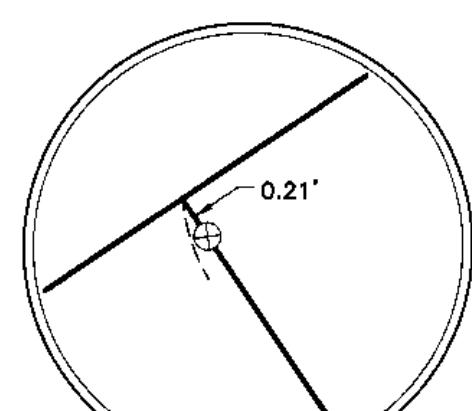
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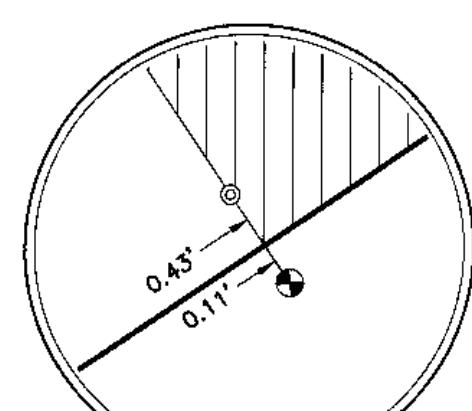
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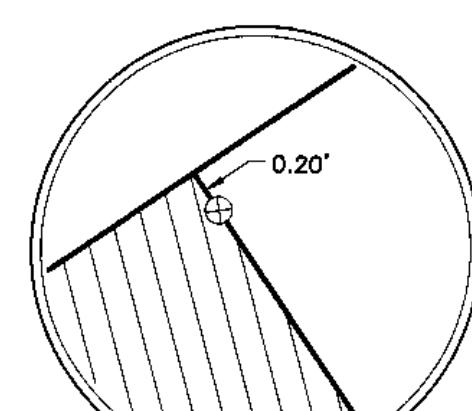
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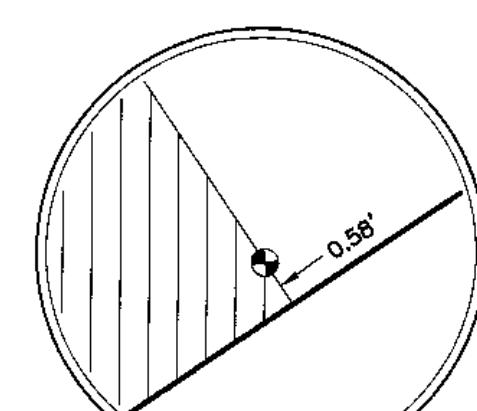
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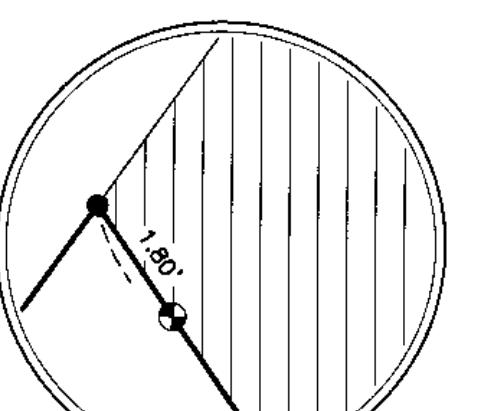
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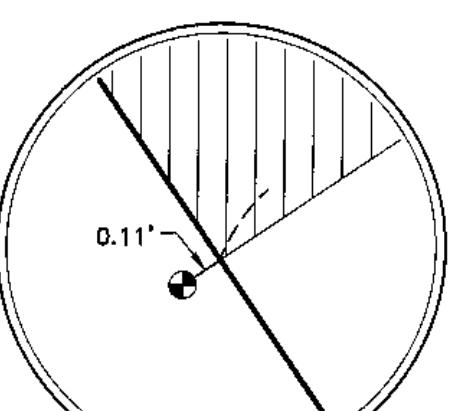
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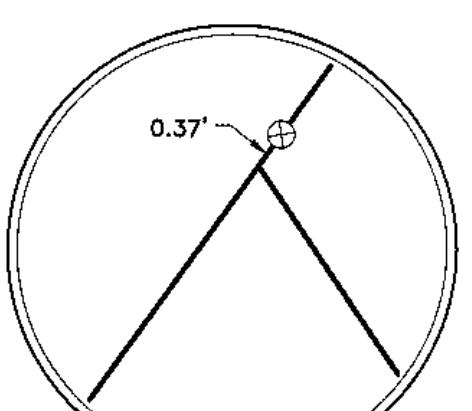
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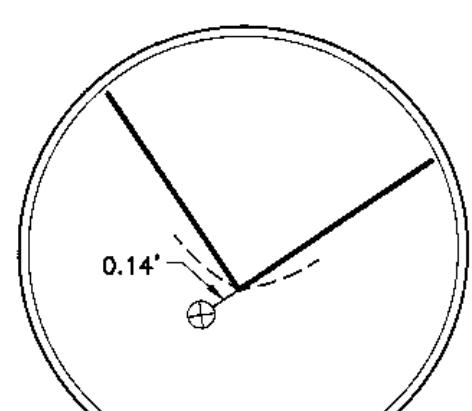
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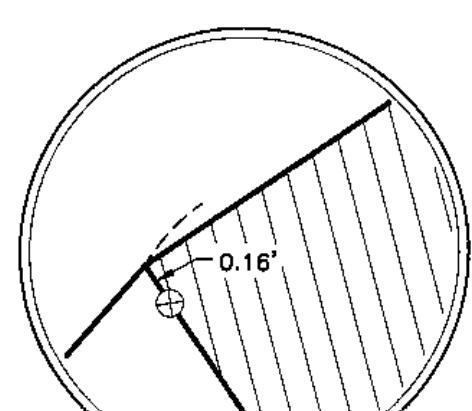
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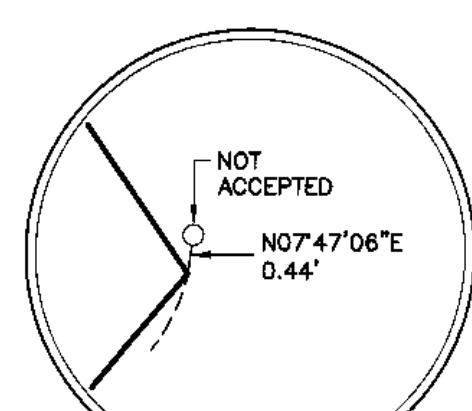
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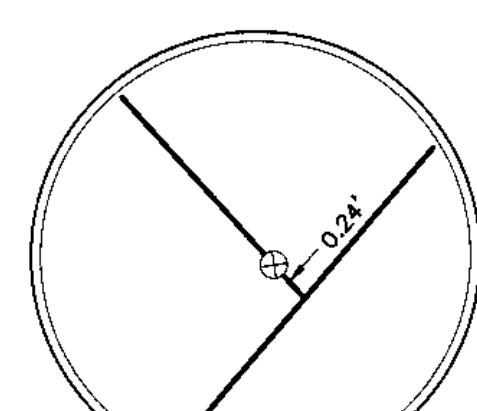
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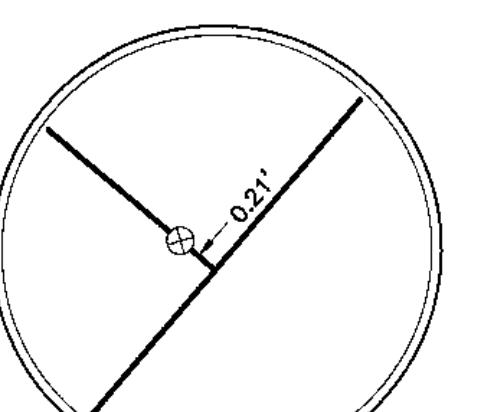
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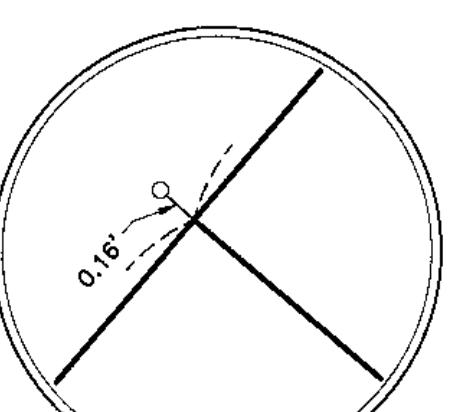
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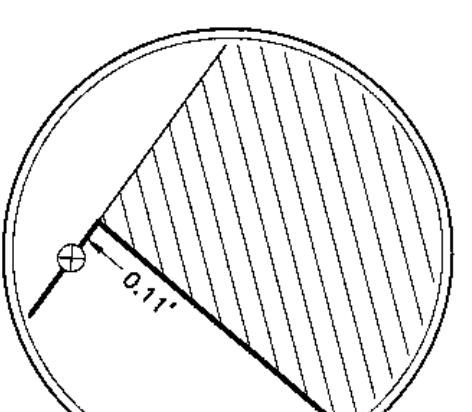
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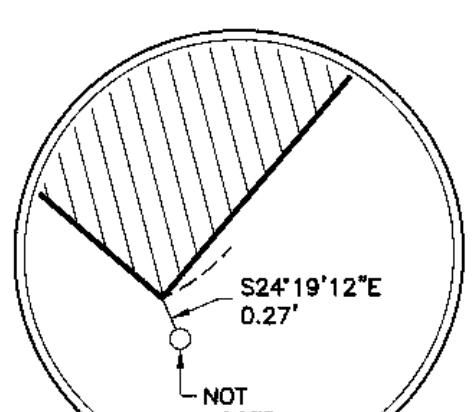
DETAIL 66
NOT TO SCALE



DETAIL 67
NOT TO SCALE



DETAIL 68
NOT TO SCALE



DETAIL 69
NOT TO SCALE

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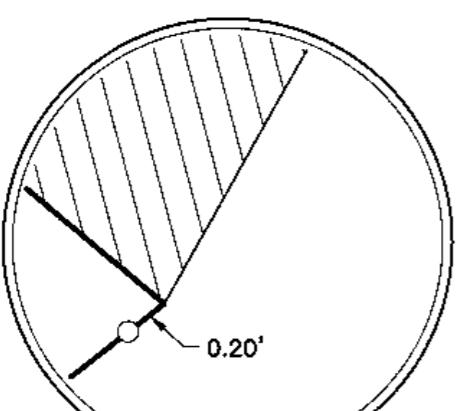
STATE SUBDIVISION—SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	DR. DFG CH. GJR / DRB SHEET 24 OF 26
J-U-B ENGINEERS, INC.	SCALE: NONE
DATE: November 2013	
PROJ. NO.: 20-11-036	

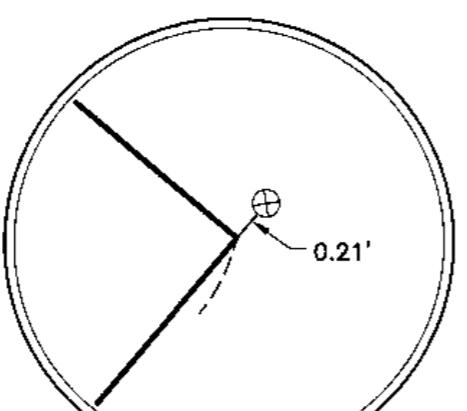
STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

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BOISE MERIDIAN, VALLEY COUNTY, IDAHO

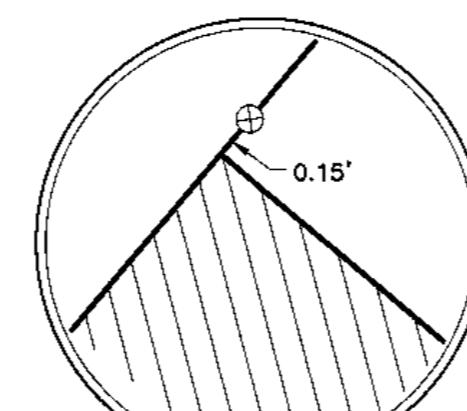
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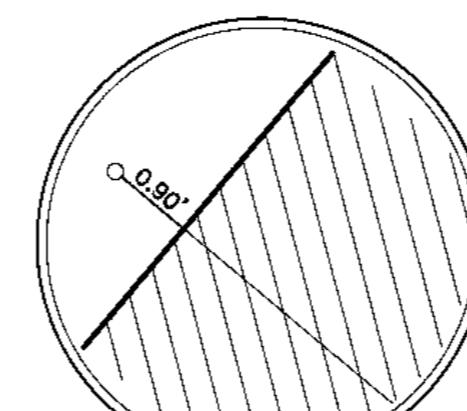
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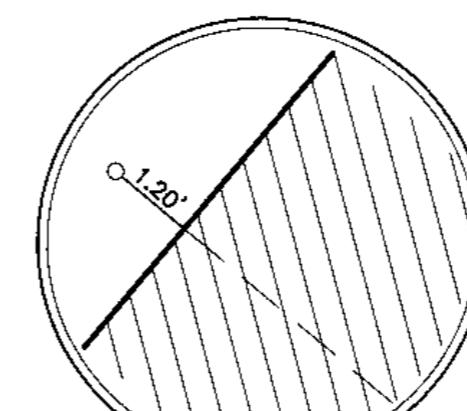
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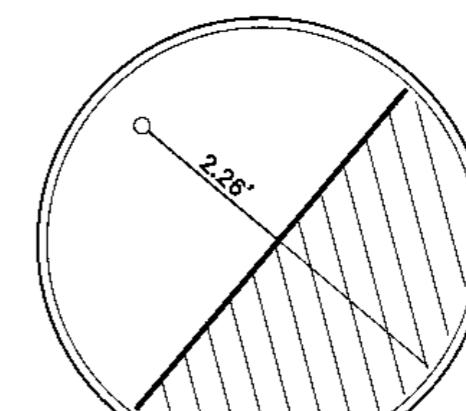
DETAIL 72
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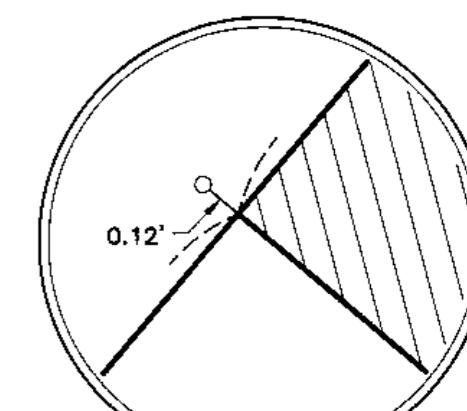
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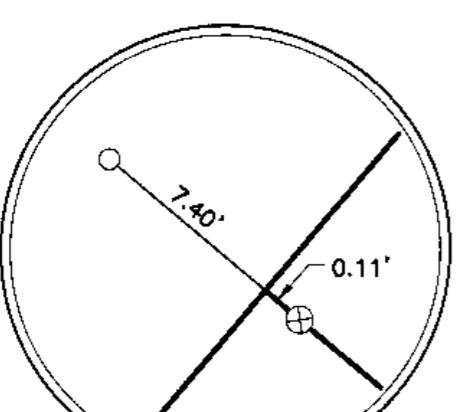
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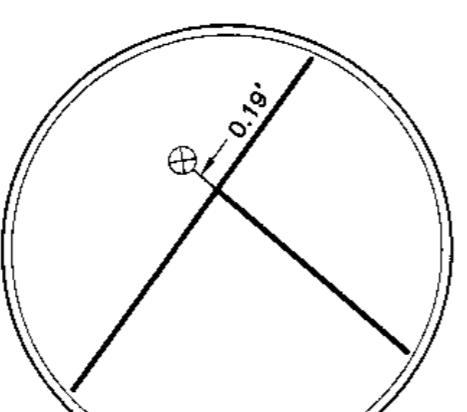
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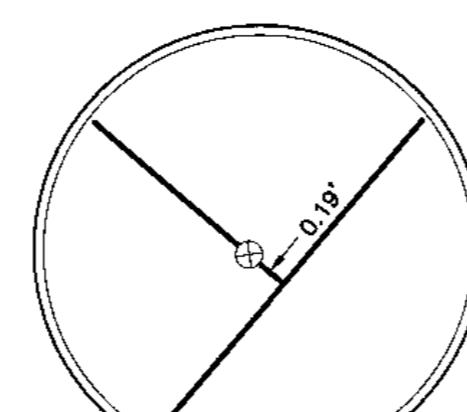
DETAIL 76
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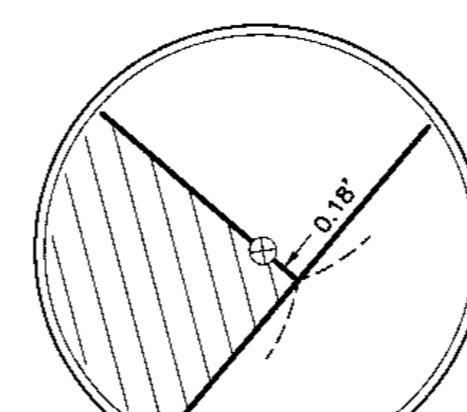
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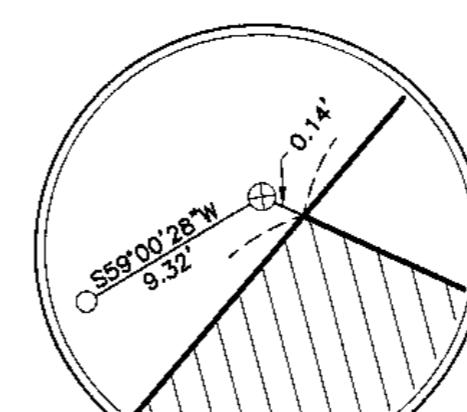
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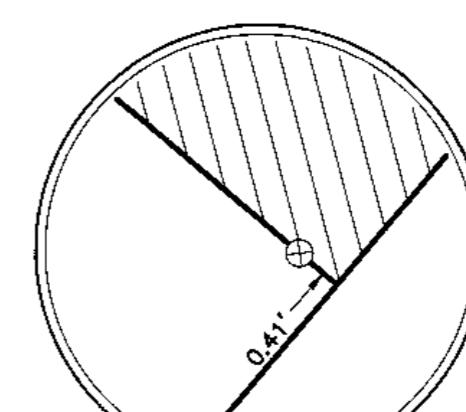
DETAIL 79
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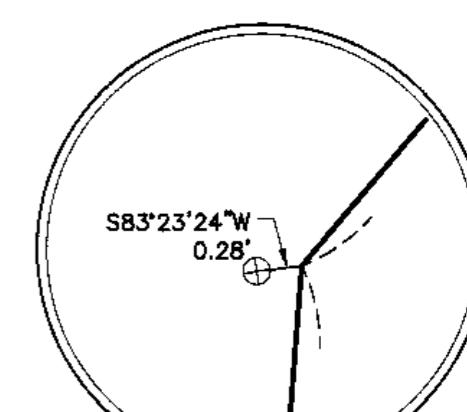
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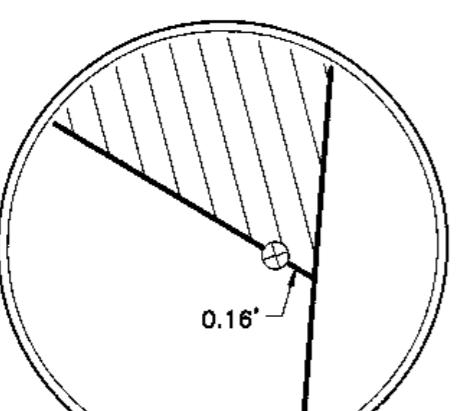
DETAIL 81
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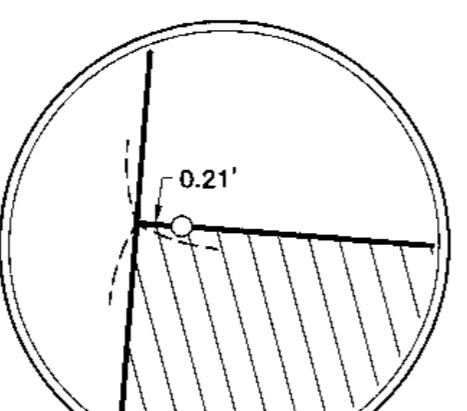
DETAIL 82
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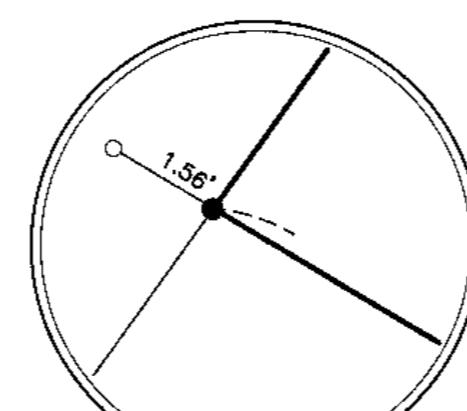
DETAIL 83
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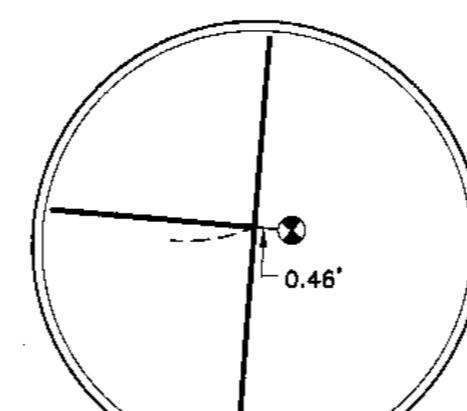
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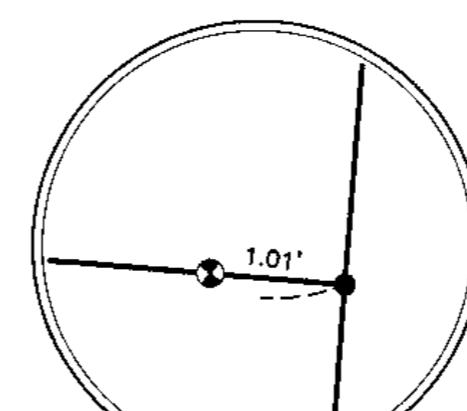
DETAIL 85
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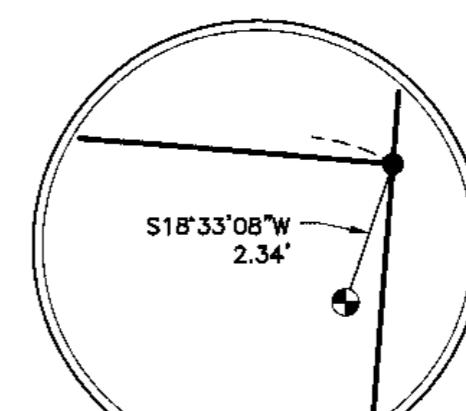
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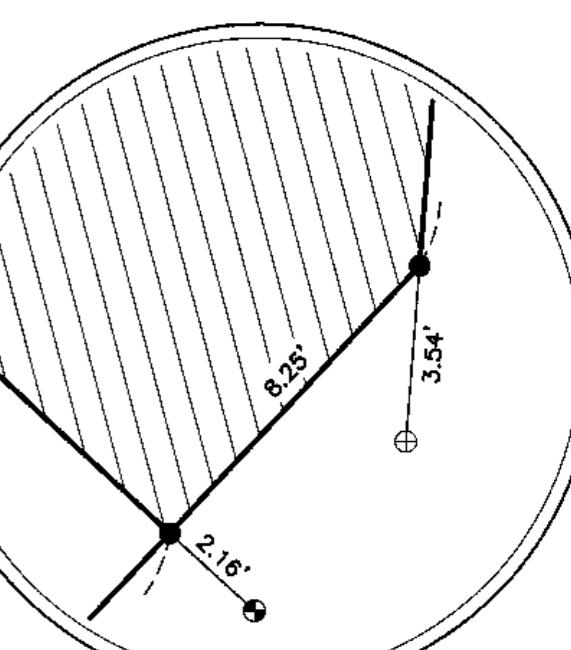
DETAIL 87
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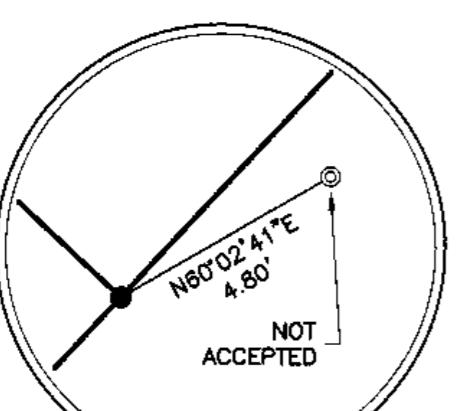
DETAIL 88
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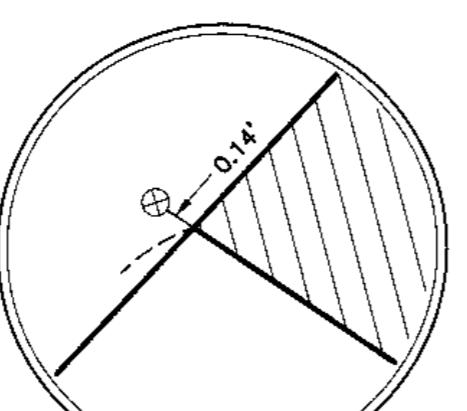
DETAIL 89
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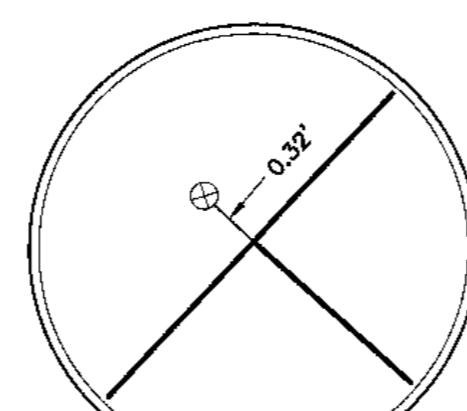
DETAIL 90
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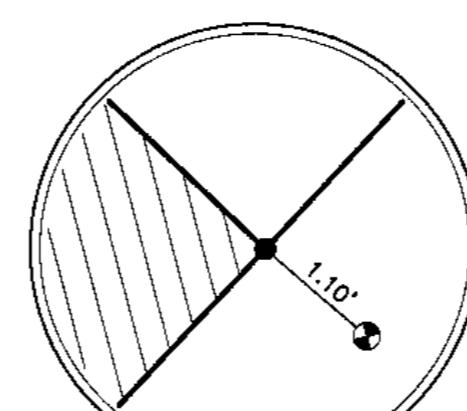
DETAIL 91
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DETAIL 92
NOT TO SCALE



DETAIL 93
NOT TO SCALE



DETAIL 94
NOT TO SCALE

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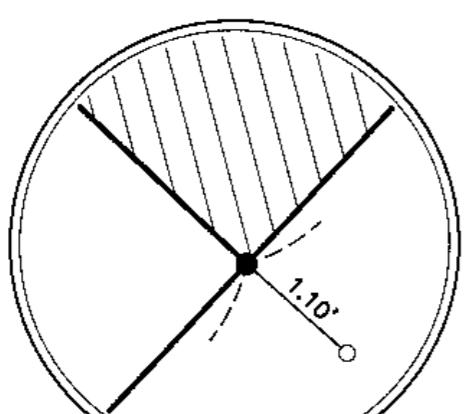


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J-U-B ENGINEERS, Inc.		
7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
DWG NAME: 20-11-036_SW Payette Cottage Sites		
DR. DFG	CH. GJR / DRB	SHEET 25 OF 26
SCALE: NONE		
DATE: November 2013 PROJ. NO.: 20-11-036		

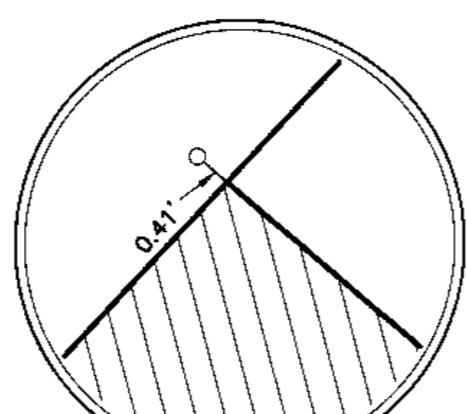
STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES

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BOISE MERIDIAN, VALLEY COUNTY, IDAHO

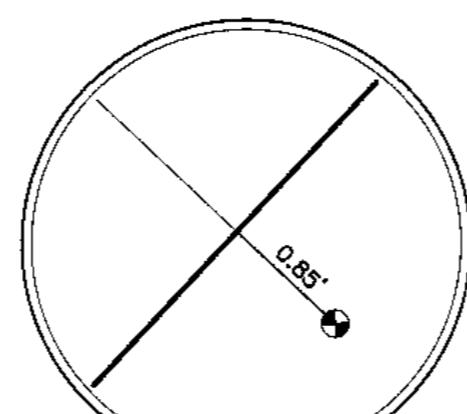
PLAT BOOK 13 PAGE 12
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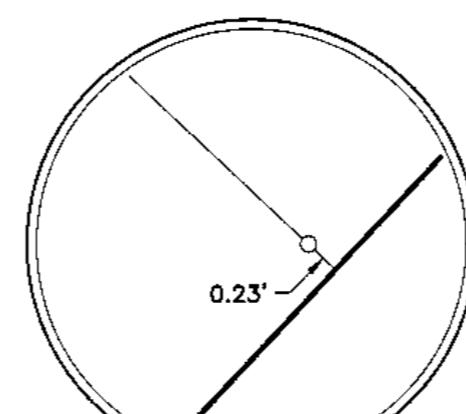
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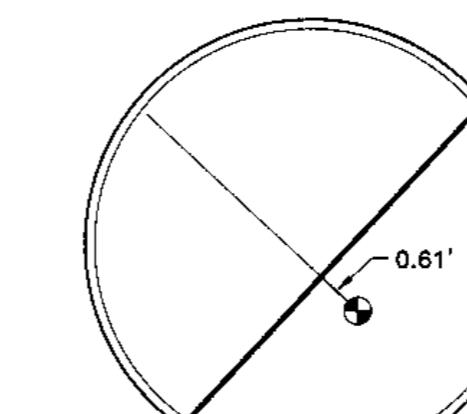
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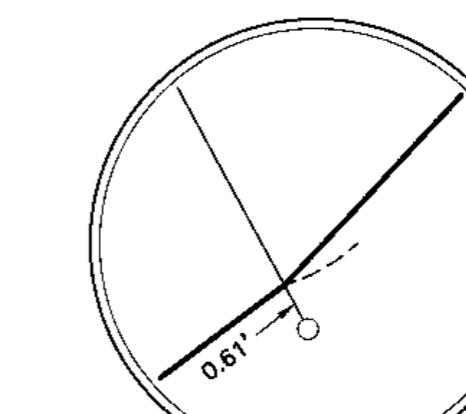
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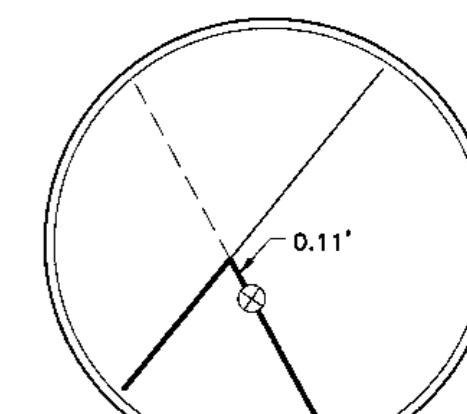
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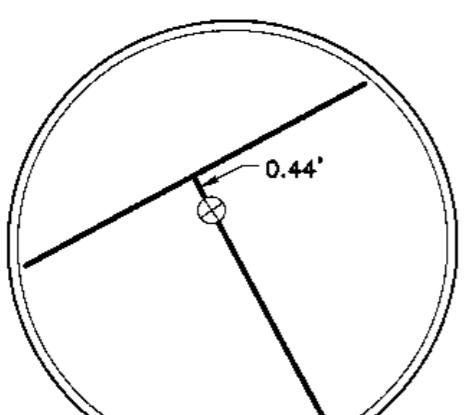
DETAIL 99
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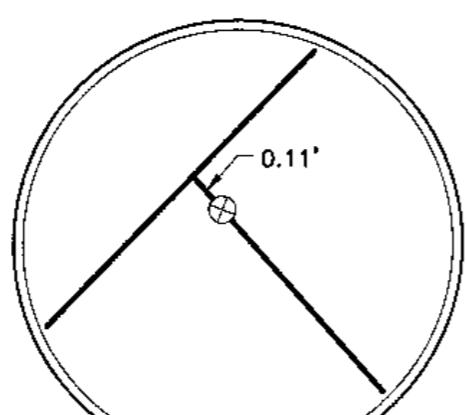
DETAIL 100
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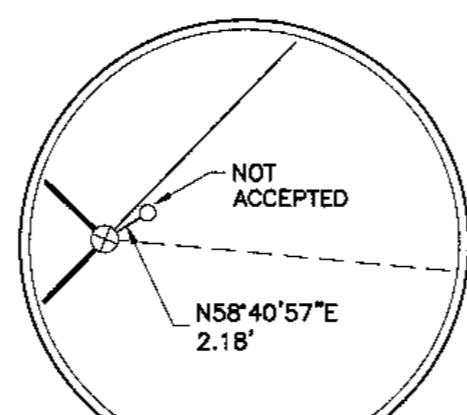
DETAIL 101
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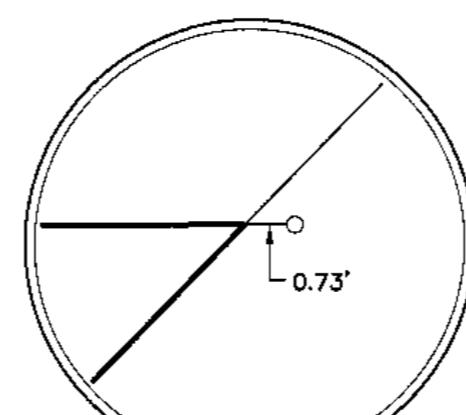
DETAIL 102
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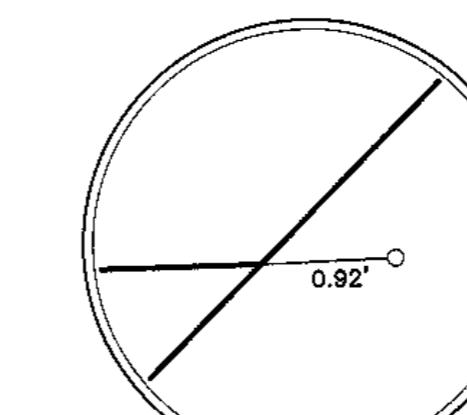
DETAIL 103
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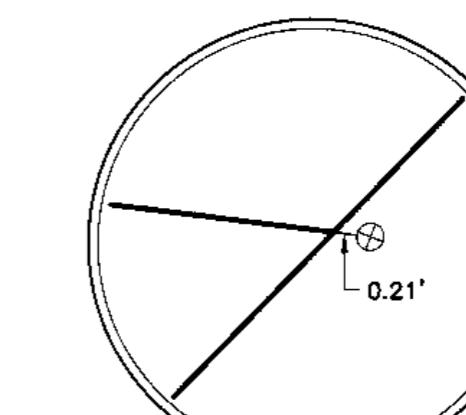
DETAIL 104
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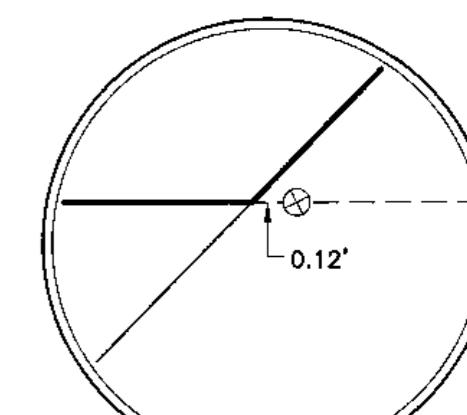
DETAIL 105
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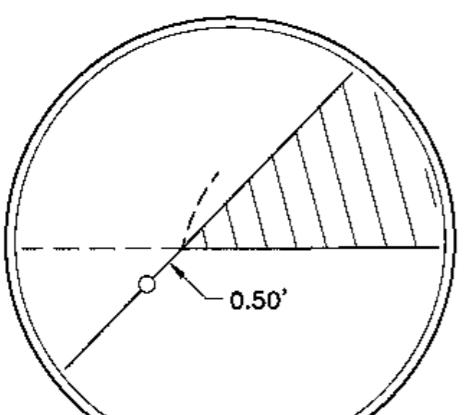
DETAIL 106
NOT TO SCALE



DETAIL 107
NOT TO SCALE



DETAIL 108
NOT TO SCALE



DETAIL 109
NOT TO SCALE



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STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-036_SW Payette Cottage Sites	
DR. DFG	CH. GJR / DRB
SCALE: NONE	DATE: November 2013
PROJ. NO.: 20-11-036	
SHEET 26 OF 26	