

STATE SUBDIVISION - WHITE PINE HEIGHTS

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

INST. NO. Instrument # 388230

VALLEY COUNTY, CASCADE, IDAHO
 11-3-2014 10:34:18 No. of Pages: 8
 Recorded for: STATE OF IDAHO
 DOUGLAS A. MILLER
 Ex-Officio Recorder Deputy
 Date: 06/25/2014
 Made by: 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 NEIGHBORHOODS 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.

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 THAT MAY NOT COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, RULES OR 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.

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, MEET APPLICABLE SNOW LOAD REQUIREMENTS, AND ARE INSTALLED ON A PERMANENT FOUNDATION, SHALL BE ALLOWED.

PEDESTRIAN/NON-MOTORIZED TRAIL CONNECTION

LOT 2, BLOCK 18 OF STATE SUBDIVISION-COVE REPLAT IS DESIGNATED FOR USE AS A PEDESTRIAN/NON-MOTORIZED TRAIL CONNECTION BETWEEN PILGRIM COVE AND COVE REPLAT LOTS AND THE ADJACENT ENDOWMENT TRUST LAND TO THE WEST. IDAHO DEPARTMENT OF LANDS SHALL BE CONTACTED REGARDING PERMITTING REQUIREMENTS FOR ANY ACTIVITIES ON ENDOWMENT TRUST LAND.

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.

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

EXISTING PILGRIM COVE ROAD, JOHN ALDEN ROAD AND LICK CREEK ROADS AS SHOWN HEREON.

PILGRIM COVE/COVE REPLAT ACCESS

AN ACCESS EASEMENT TO THE PILGRIM COVE/COVE REPLAT SUBDIVISIONS IS HEREBY GRANTED FOR THE USE OF JOHN ALDEN, MILES STANDISH, PILGRIM COVE, AND PLYMOUTH ROADS, SHADY LANE, LICK CREEK ROAD, AND WATER LILY LANE AS SHOWN HEREON.

ROADS, COMMON AREAS AND BEACH USE AUTHORIZATION

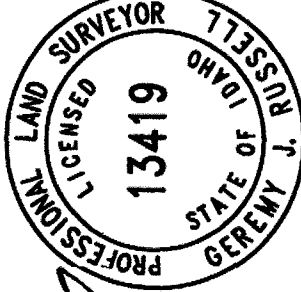
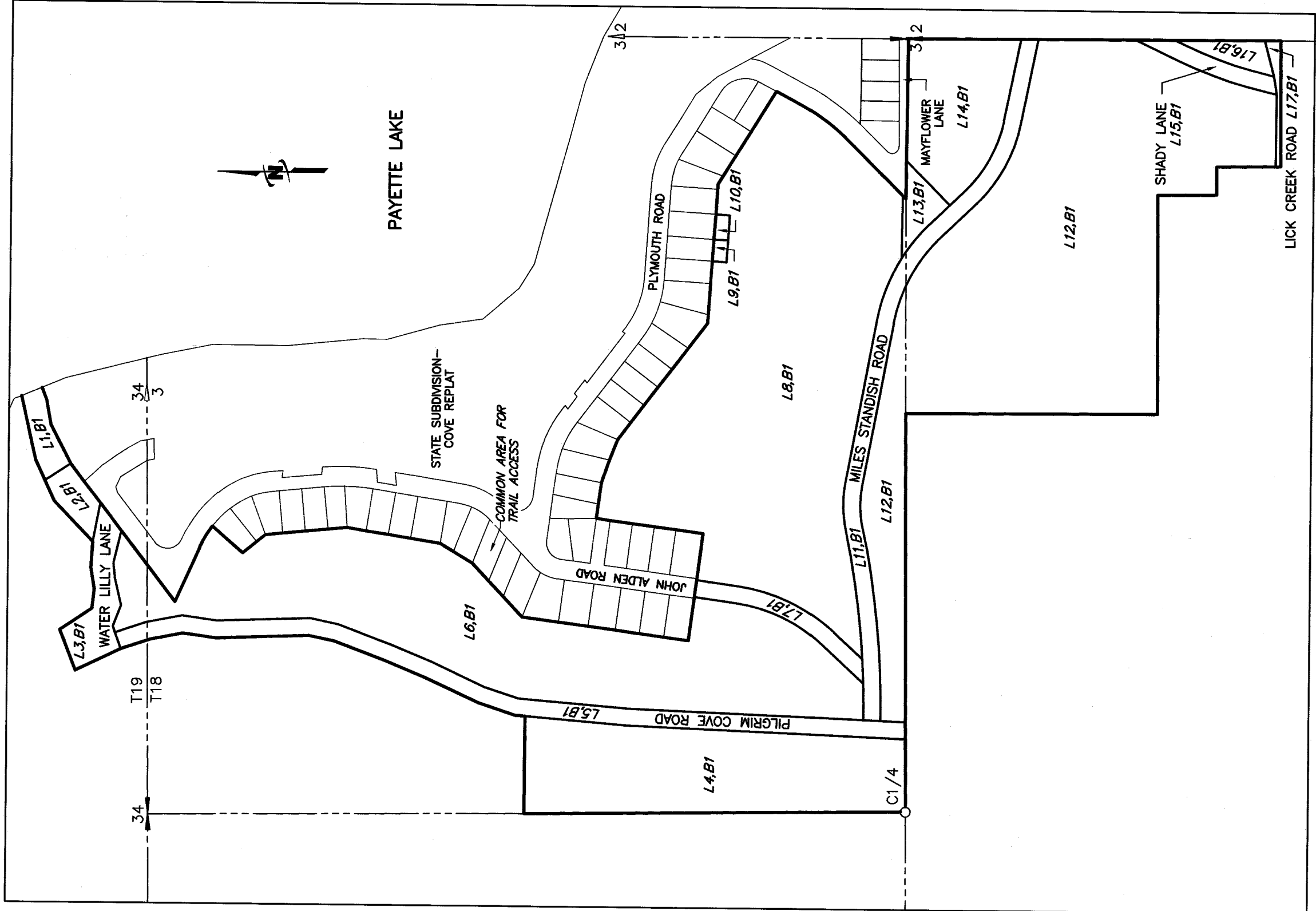
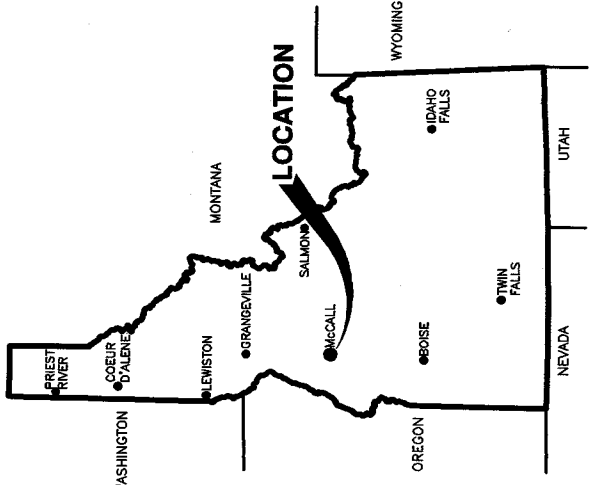
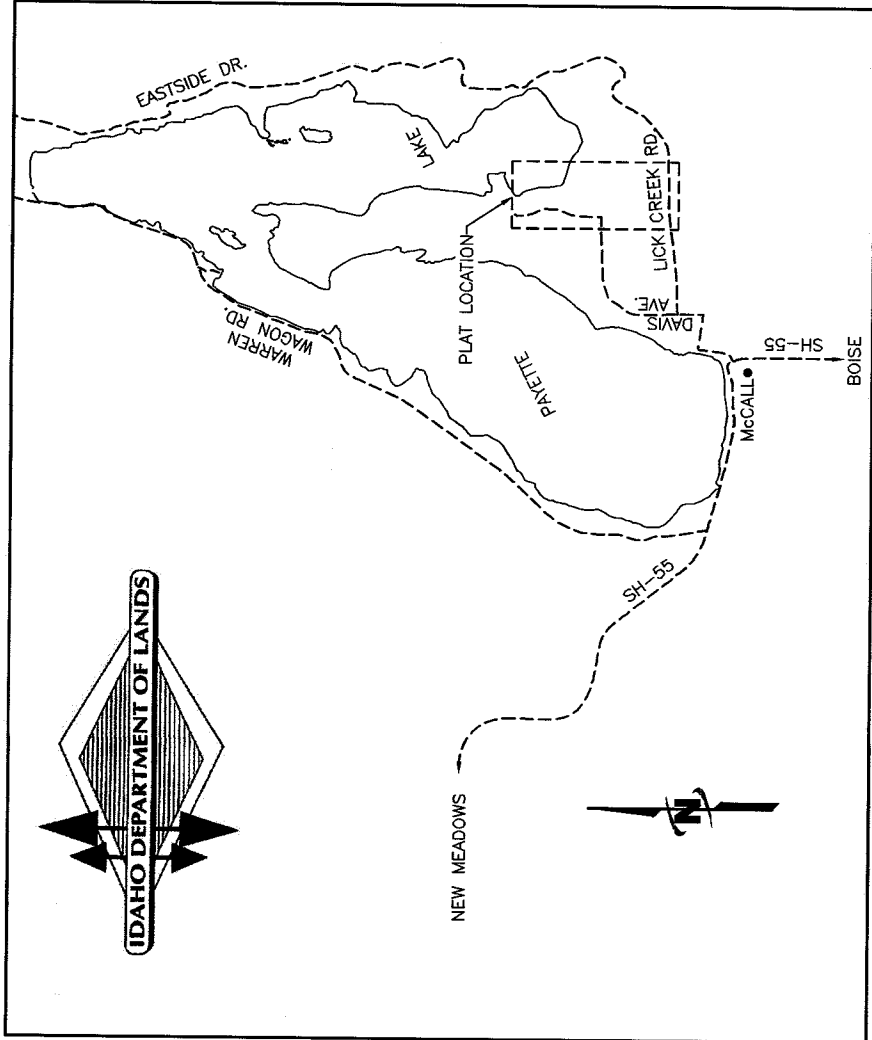
A MAXIMUM OF TWENTY-FIVE (25) SINGLE FAMILY RESIDENTIAL LOTS ("PREMIUM LOTS"), TO BE LOCATED WITHIN THE PLAT BOUNDARY OF WHITE PINE HEIGHTS SUBDIVISION, WILL BE ALLOWED THE USE OF AND ACCESS TO THE ROADS, COMMON AREAS AND THE BEACH WITHIN THE ADJACENT PILGRIM COVE/COVE REPLAT SUBDIVISIONS. THE OWNERS OF THESE 25 "PREMIUM LOTS" (THOSE LOTS WITH THE ALLOWANCE TO USE AND ACCESS TO THE ROADS, COMMON AREAS AND THE BEACH IN THE PILGRIM COVE/COVE REPLAT SUBDIVISIONS), WILL BE REQUIRED TO BE MEMBERS OF THE COVE ASSOCIATION IN ADDITION TO MEMBERSHIP IN ANY FUTURE ASSOCIATION THAT MAY BE FORMED WITH THE DEVELOPMENT OF THE ENDOWMENT TRUST LAND IN THE WHITE PINE HEIGHTS SUBDIVISION.

RESIDENTIAL USE ONLY

LOTS 1 AND 2, BLOCK 1, AS SHOWN HEREIN, SHALL BE DEVELOPED FOR SINGLE FAMILY RESIDENTIAL USE ONLY.

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.



Sammy Russell
 Digitally signed on:
 Jun 25, 2014

STATE SUBDIVISION - WHITE PINE HEIGHTS
 A PORTION OF SEC. 3, T. 18N, R. 3E AND
 A PORTION OF SEC. 34, T. 19N, R. 3E,
 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_White Pine Heights Cover

DR. DFG CH. GJR/DRB SHEET 1 OF 8

DATE: June 2014 PROJ. NO.: 20-11-036

SCALE: NONE

STATE SUBDIVISION—WHITE PINE HEIGHTS

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

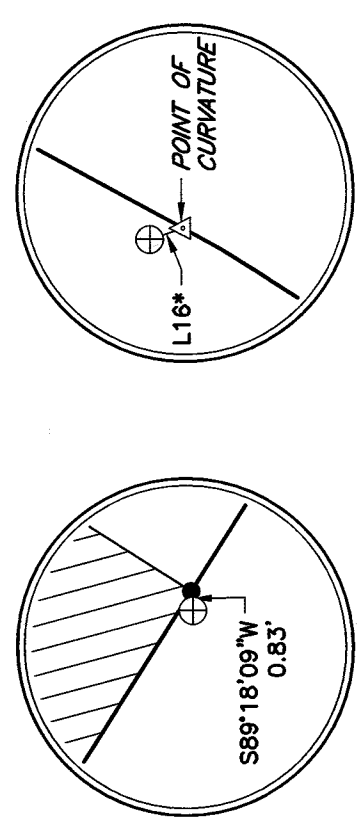
LEGEND

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

- SECTION LINE OR SUBDIVISIONAL LINE
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- 1/4 SECTION CORNER—AS NOTED
- FOUND MEANDER CORNER—AS NOTED
- FOUND 3 1/4" BRASS CAP—MARKED AS NOTED
- FOUND 2" ALUMINUM CAP IN CONCRETE
- FOUND IRON PIPE
- FOUND DRILL STEEL
- FOUND 5/8" REBAR WITH CAP, MARKED "CRM 6901"
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE, UNLESS OTHERWISE NOTED
- FOUND 4" GRANITE BOULDER WITH CHISELED "X"
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JOB ENGINEERS PLS 13419"
- SET NAIL AND TAG, MARKED "JOB ENGINEERS PLS 13419"
- P.O.B. POINT OF BEGINNING

SURVEYOR'S NOTES

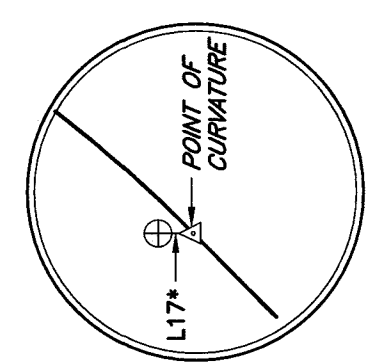
- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SEE OTHER SHEETS FOR RECORD INFORMATION.
- LOT 9, BLOCK 1 IS AN ACCESSORY AREA TO LOT 1, BLOCK 13 OF STATE SUBDIVISION—COVE REPLAT ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 381368. IT IS NON-BUILDABLE AS A STAND-ALONE LOT AND IS INTENDED TO BE BOUND TO SAID LOT 1 AS A SINGLE PARCEL.
- LOT 10, BLOCK 13 IS AN ACCESSORY AREA REPEATING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 381368. IT IS NON-BUILDABLE AS A STAND-ALONE LOT AND IS INTENDED TO BE BOUND TO SAID LOT 2 AS A SINGLE PARCEL.



DETAIL D
NOT TO SCALE

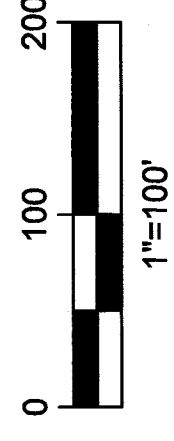
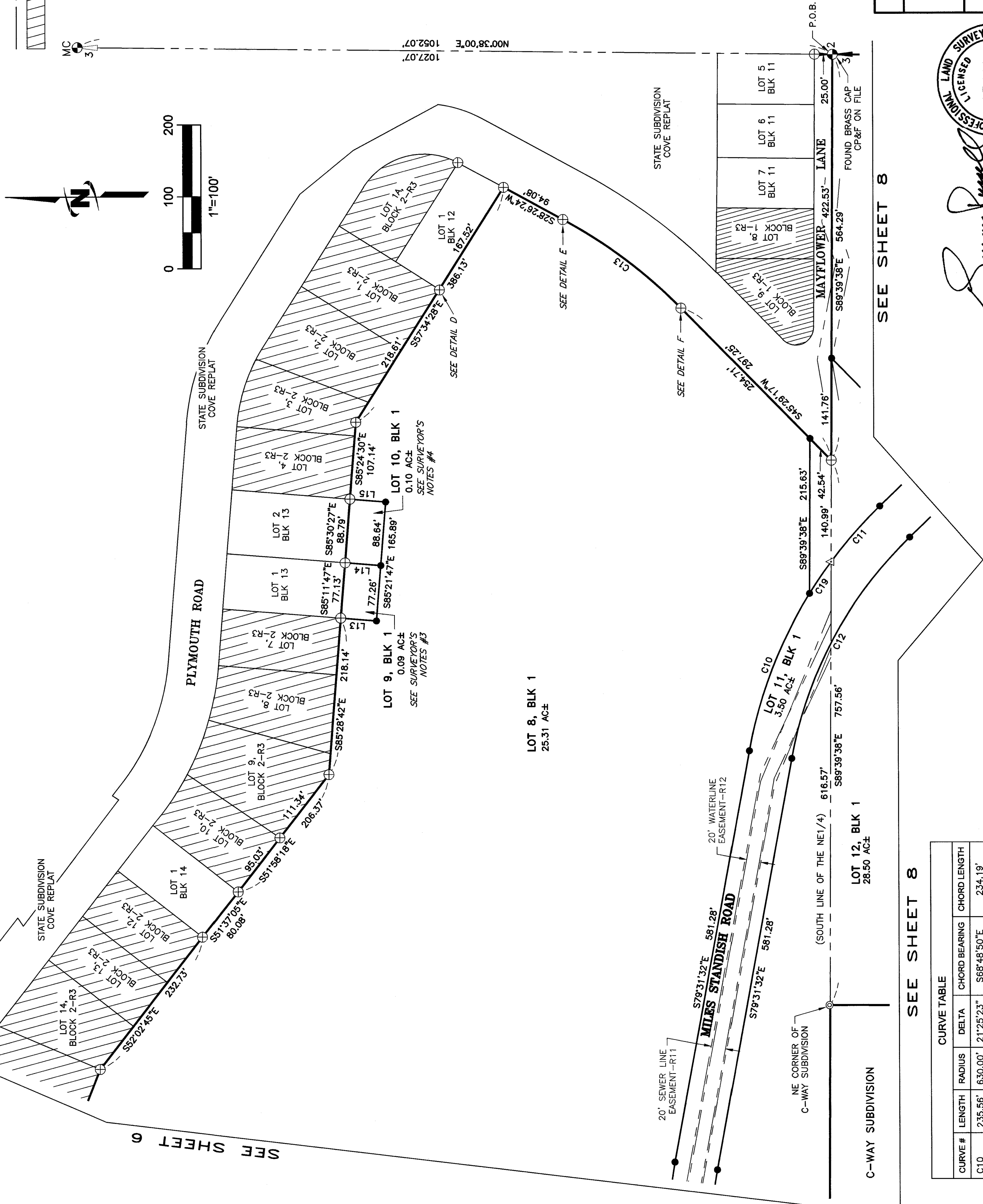
LINE #	DIRECTION	LENGTH
L13	S04°38'27"W	50.00'
L14	N04°29'52"E	49.78'
L15	N04°41'04"E	50.00'
L16	N18°22'34"W	0.12'
L17	N00°58'21"W	0.20'

DETAIL E
NOT TO SCALE



DETAIL E
NOT TO SCALE

*FOUND MONUMENT OUT OF POSITION, REFERENCE TO TRUE CORNER POSITION.

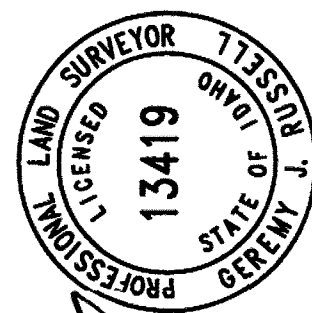


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	235.56'	630.00'	21°25'23"	S88°48'50"E	234.19'
C11	103.12'	630.00'	9°22'42"	N48°31'57"W	103.01'
C12	354.98'	570.00'	35°40'56"	N61°41'04"W	349.27'
C13	206.28'	693.30'	17°02'52"	S36°57'51"W	205.52'
C19	53.67'	630.00'	4°52'51"	N55°39'43"W	53.65'

SEE SHEET 8

SEE SHEET 8



Digitally signed on:
Jun 25, 2014

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A PORTION OF SEC. 34, T 19N, R 3E,
BOISE MERIDIAN,
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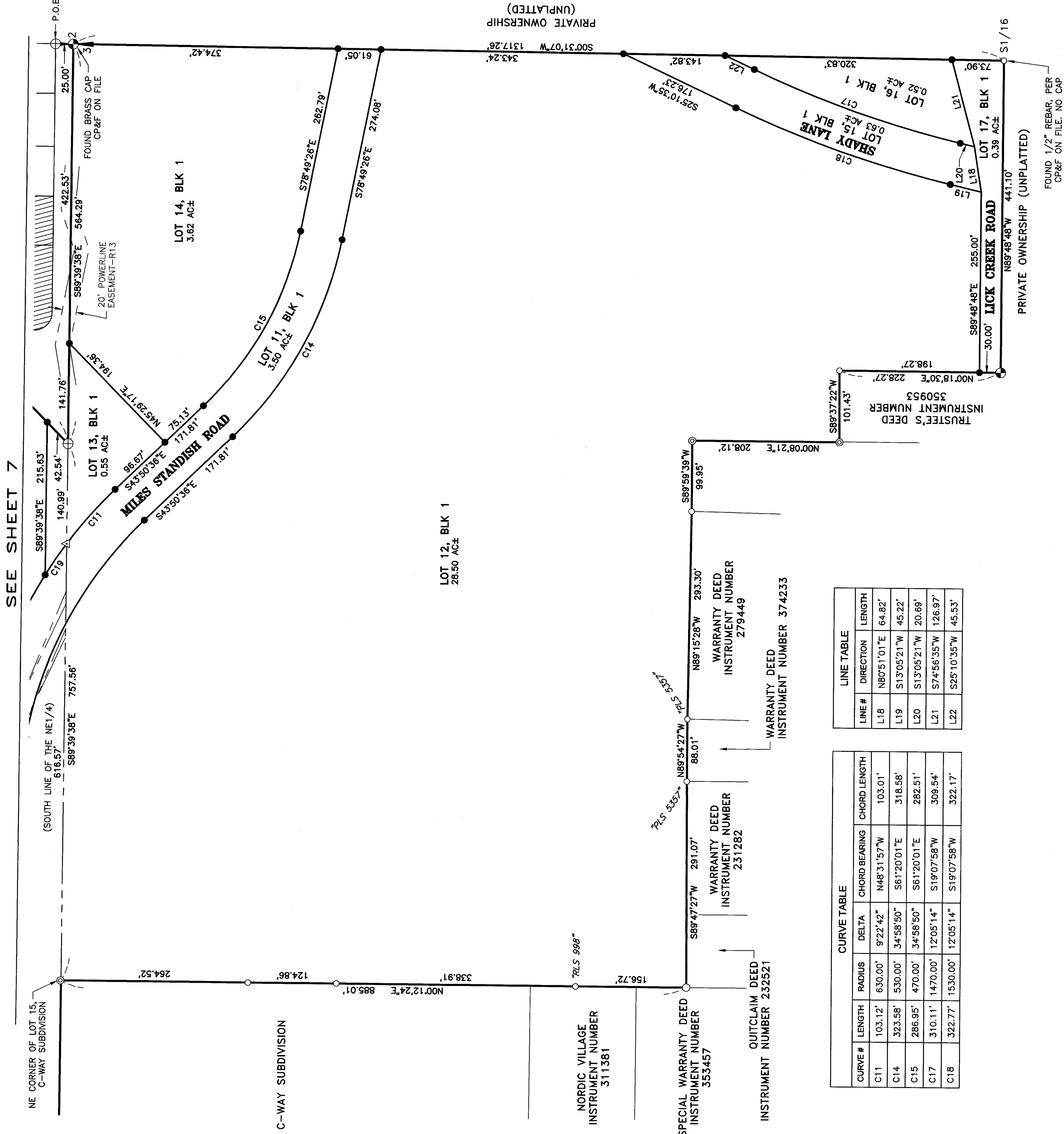
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DWG. NAME: 20-11-036_White Pine Heights
DR. DFG CH. GJR/DRB SHEET 7 OF 8
DATE: June 2014 PROJ. NO.: 20-11-036

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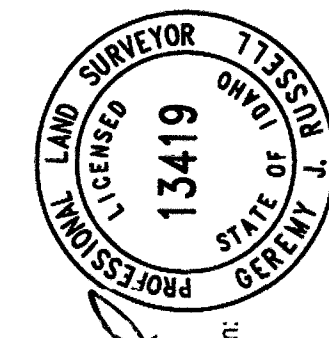
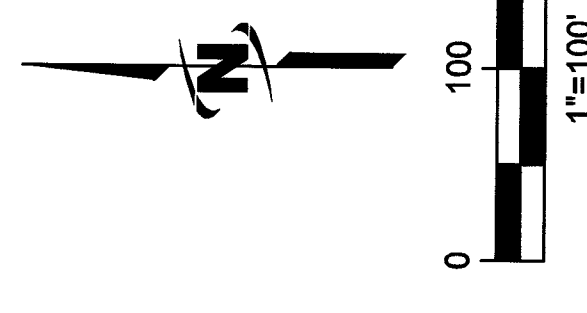
SEE SHEET 7



- LEGEND**
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SURVEYOR'S NOTES

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2. SEE OTHER SHEETS FOR RECORD INFORMATION



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Jun 25, 2014

LINE TABLE

LINE #	DIRECTION	LENGTH
L18	N80°51'01"E	64.82'
L19	S13°05'21"W	45.22'
L20	S13°05'21"W	20.88'
L21	S74°56'35"W	126.97'
L22	S25°10'35"W	45.53'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	103.12'	630.00'	9°22'42"	N48°31'57"W	103.01'
C14	323.58'	530.00'	34°58'50"	S61°20'01"E	318.58'
C15	286.95'	470.00'	34°58'50"	S61°20'01"E	282.51'
C17	310.11'	1470.00'	12°05'14"	S19°07'58"W	309.54'
C18	322.77'	1530.00'	12°05'14"	S19°07'58"W	322.17'

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DWG. NAME: 20-11-036_White Pine Heights
DR. DFG CH. GJR/DRB SHEET 8 OF 8
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JUB
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