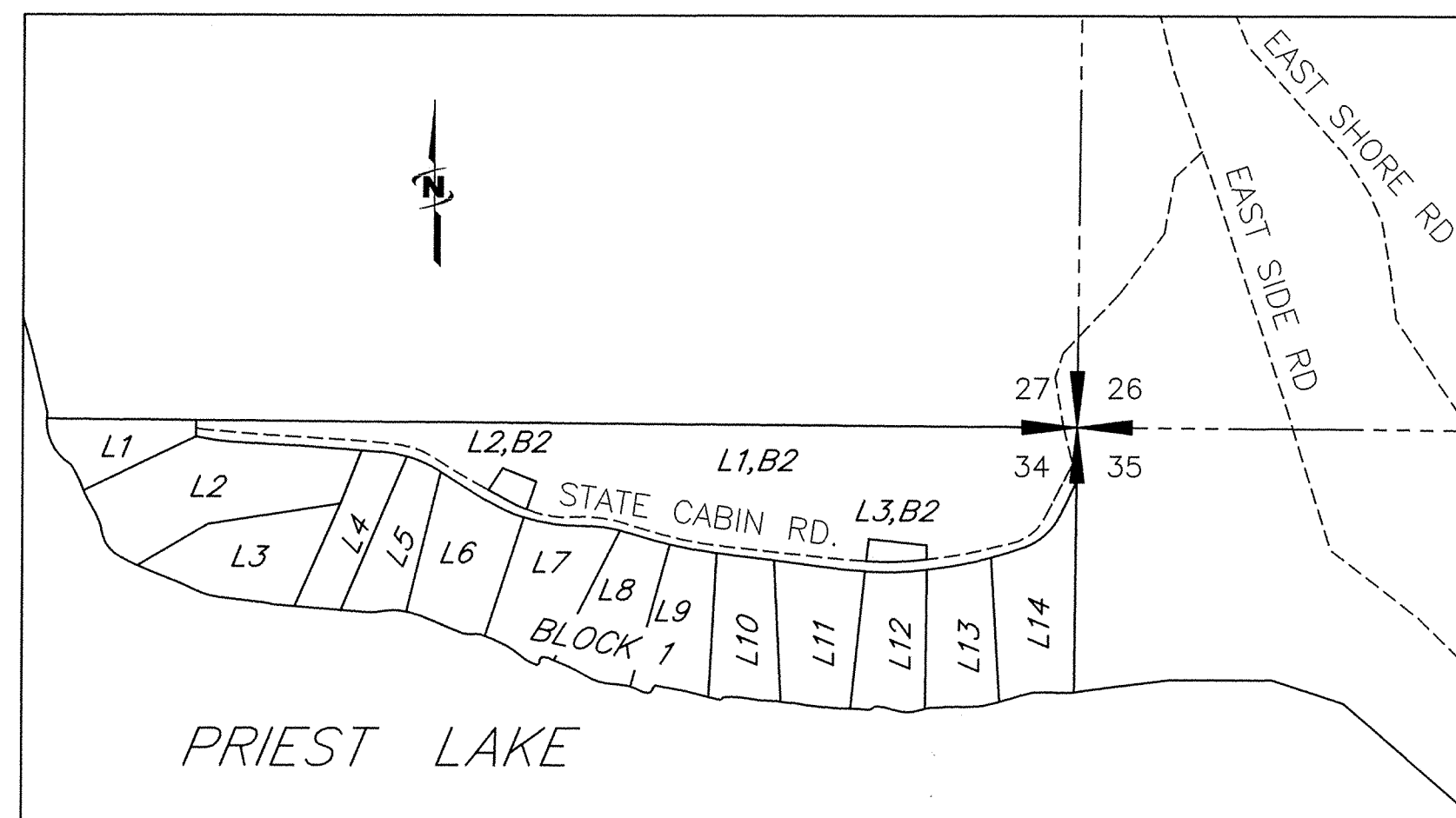
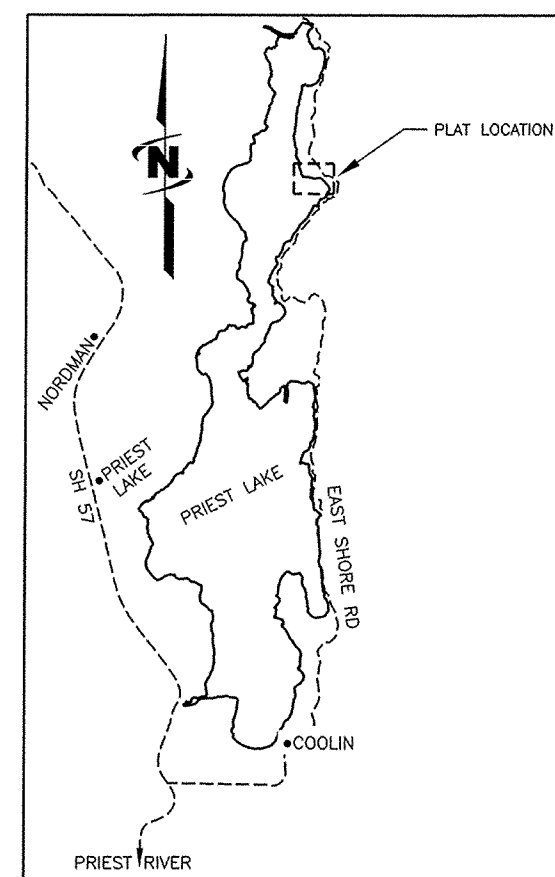
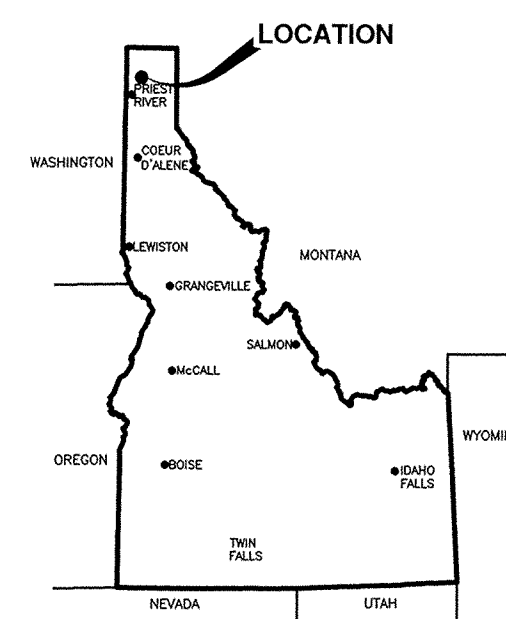


STATE SUBDIVISION-TWO MOUTH CREEK

A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 153
INST. NO. 839531



TITLE

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

ADJACENT ENDOWMENT TRUST LANDS

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

ENCROACHMENT PERMITS

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

DOMESTIC WATER

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

SANITARY SEWER

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

SINGLE-FAMILY RESIDENTIAL USE

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

MOBILE HOMES

MOBILE HOMES SHALL NOT BE PLACED ON THE PROPERTY.

MANUFACTURED OR MODULAR HOMES

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

FIRE HAZARDS

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

ROAD REPAIR AND MAINTENANCE

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

PROTECTION OF FOREST RESOURCES

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

PERMITS REQUIRED

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

ACCESS

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

EXISTING UTILITIES

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

DISCLAIMER

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

Instrument # 839531
BONNER COUNTY, SANDPOINT, IDAHO
2-8-2013 09:17:45 No. of Pages: 5
Recorded for: STATE OF IDAHO BK 10 PG 153 TWO
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy
Index to: PLATS

Sammy Russell
Digitally signed on:
12/19/2012

STATE SUBDIVISION-TWO MOUTH CREEK		
A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO		
 J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7925 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-035_Two Mouth Creek_Cover	
SCALE: NONE	DATE: December 2012	PROJ. NO.: 20-11-035

STATE SUBDIVISION-TWO MOUTH CREEK

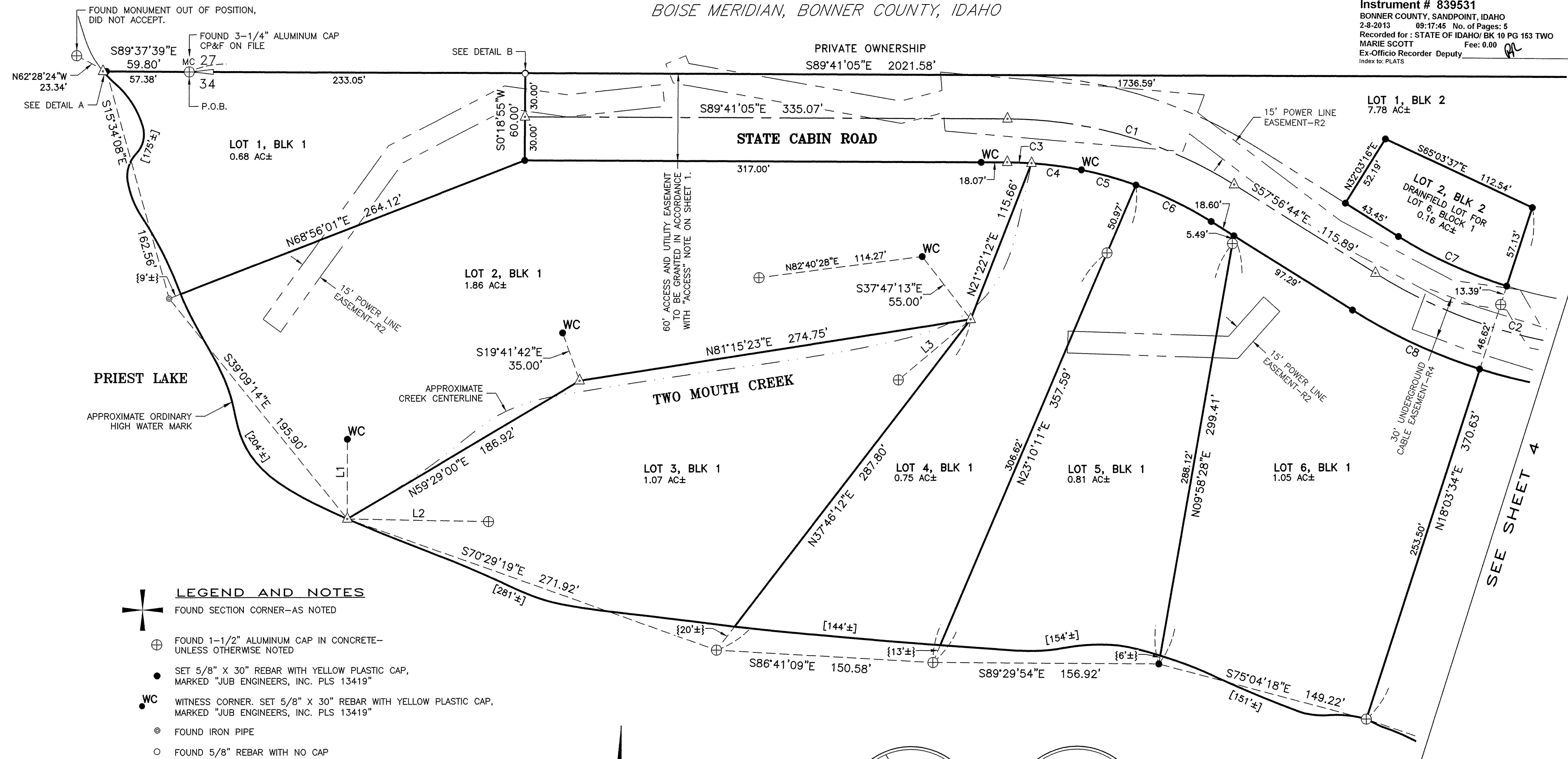
A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 153

INST. NO. 839531

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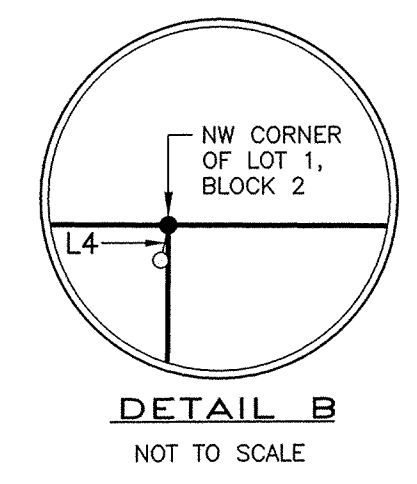
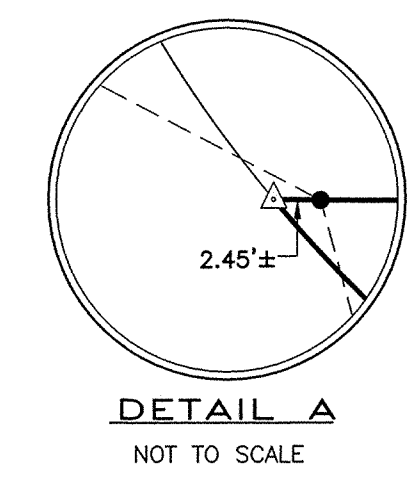
LEGEND AND NOTES

- ⊕ FOUND SECTION CORNER-AS NOTED
 - ⊕ FOUND 1-1/2" ALUMINUM CAP IN CONCRETE-UNLESS OTHERWISE NOTED
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
 - WC WITNESS CORNER. SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
 - ⊙ FOUND IRON PIPE
 - FOUND 5/8" REBAR WITH NO CAP
 - △ CALCULATED POINT, NOTHING FOUND OR SET
 - ⊕ FOUND MEANDER CORNER-AS NOTED
 - EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
 - - - CALCULATED LINE OR MATHEMATICAL TIE LINE
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 - P.O.B. POINT OF BEGINNING
- NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PRIEST LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

RECORD INFORMATION

- R1: RECORD OF SURVEY BY THOMAS G. BLUMENSTEIN, PLS 5288, DATED JUNE 20, 1987, RECORDING NUMBER 336788, RECORDS OF BONNER COUNTY.
- R2: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED MAY 15, 1999, RECORDED UNDER EASEMENT NUMBER 6049.
- R3: AN EASEMENT IN FAVOR OF JOHN AND DAWNELDA EACHO, DATED OCTOBER 29, 1987, RECORDED UNDER EASEMENT NUMBER 5348.
- R4: AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE NORTHWEST, DATED APRIL 8, 1992, RECORDED UNDER EASEMENT NUMBER 5634.

LINE #	DIRECTION	LENGTH
L1	N00°00'00"E	55.00'
L2	S88°46'48"E	97.93'
L3	S50°23'19"W	65.12'
L4	N12°18'01"E	0.37'



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	166.19'	300.00'	31°44'21"	S73°48'55"E	164.07'
C2	200.00'	350.00'	32°44'26"	S74°18'57"E	197.29'
C3	16.90'	270.00'	3°35'14"	S87°53'28"E	16.90'
C4	35.05'	270.00'	7°26'13"	S82°22'44"E	35.02'
C5	39.36'	270.00'	8°21'09"	S74°29'03"E	39.33'
C6	58.26'	270.00'	12°21'44"	S64°07'37"E	58.14'
C7	82.97'	320.00'	14°51'19"	S65°22'24"E	82.74'
C8	97.62'	380.00'	14°43'10"	N65°18'19"W	97.35'

Sermy Russell
Digitally signed on: 12/19/2012



STATE SUBDIVISION-TWO MOUTH CREEK			
A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
JUB ENGINEERS, Inc.		7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-035_Two Mouth Creek		DR. DFG CH. GJR / DRB SHEET 3 OF 5	
SCALE: 1"=50'		DATE: December 2012 PROJ. NO.: 20-11-035	

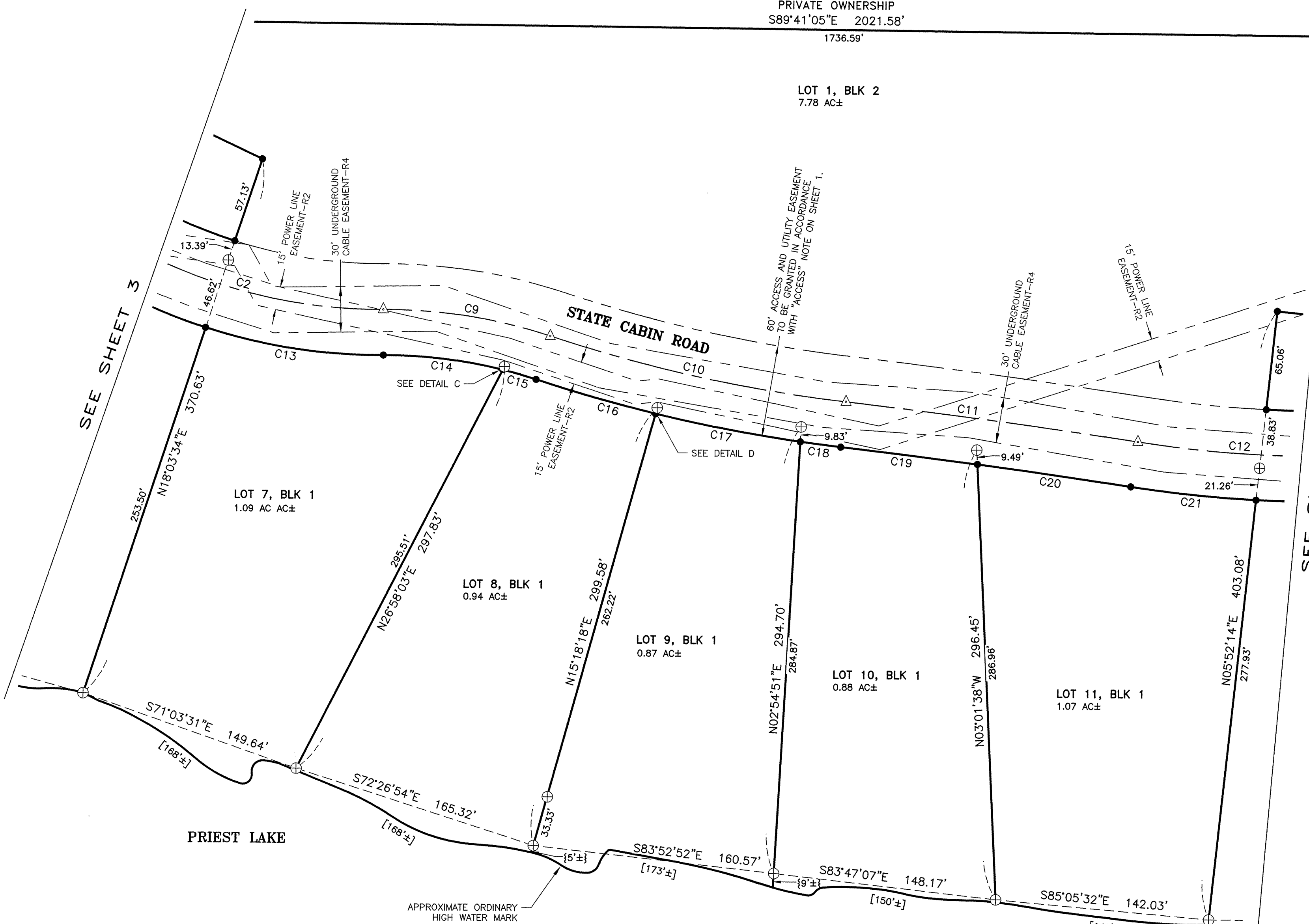
STATE SUBDIVISION-TWO MOUTH CREEK

A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PRIVATE OWNERSHIP
S89°41'05"E 2021.58'

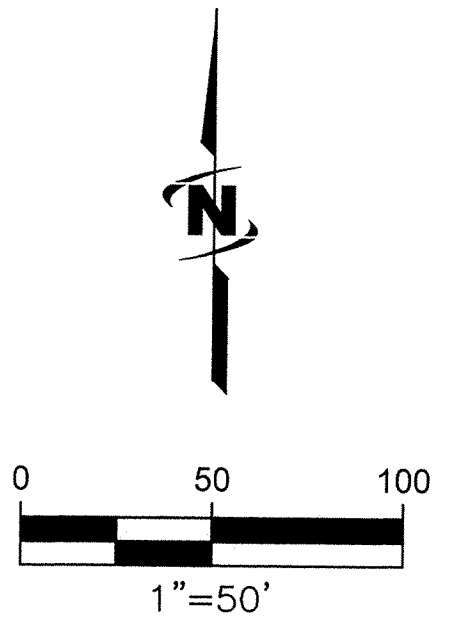
1736.59'

LOT 1, BLK 2
7.78 AC±



PLAT BOOK 10 PAGE 153
INST. NO. 839631

Instrument # 839631
 BONNER COUNTY, SANDPOINT, IDAHO
 Recorded for: STATE of IDAHO, No. of Pages: 5
 MARE SCOTT, No. of Pages: 10 to Pg 183 TWO
 E-Office Recorder Deputy
 Date: 12/19/2012



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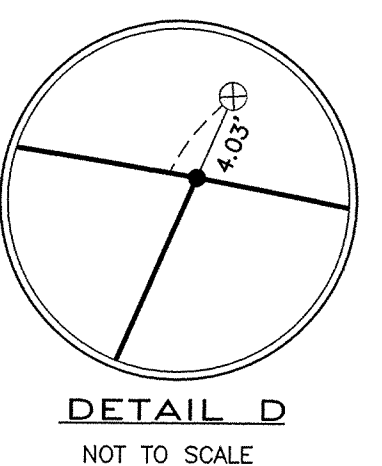
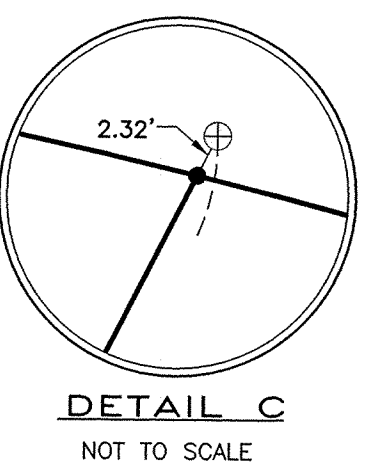
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	200.00'	350.00'	32°44'26"	S74°18'57"E	197.29'
C9	112.51'	350.00'	18°25'07"	S81°28'37"E	112.03'
C10	201.27'	1000.00'	11°31'54"	S78°02'01"E	200.93'
C11	195.53'	5000.00'	2°14'26"	S82°40'44"E	195.52'
C12	411.59'	820.00'	28°45'32"	N84°03'43"E	407.28'
C13	119.52'	380.00'	18°01'16"	N81°40'32"W	119.03'
C14	79.90'	320.00'	14°18'20"	S83°32'00"E	79.69'
C15	22.97'	320.00'	4°06'47"	S74°19'27"E	22.97'
C16	82.52'	1030.00'	4°35'25"	S74°33'46"E	82.50'
C17	97.77'	1030.00'	5°26'19"	S79°34'38"E	97.73'
C18	27.02'	1030.00'	1°30'10"	S83°02'52"E	27.02'
C19	91.47'	4970.00'	1°03'16"	S83°16'19"E	91.47'
C20	102.88'	4970.00'	1°11'10"	S82°09'06"E	102.88'
C21	83.61'	850.00'	5°38'09"	S84°22'36"E	83.58'

SEE SHEET 5

- #### LEGEND AND NOTES
- ⊕ FOUND SECTION CORNER-AS NOTED
 - ⊕ FOUND 1-1/2" ALUMINUM CAP IN CONCRETE-UNLESS OTHERWISE NOTED
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
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 - ⊙ FOUND IRON PIPE
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Shermy Russell
 Digitally signed on:
 12/19/2012

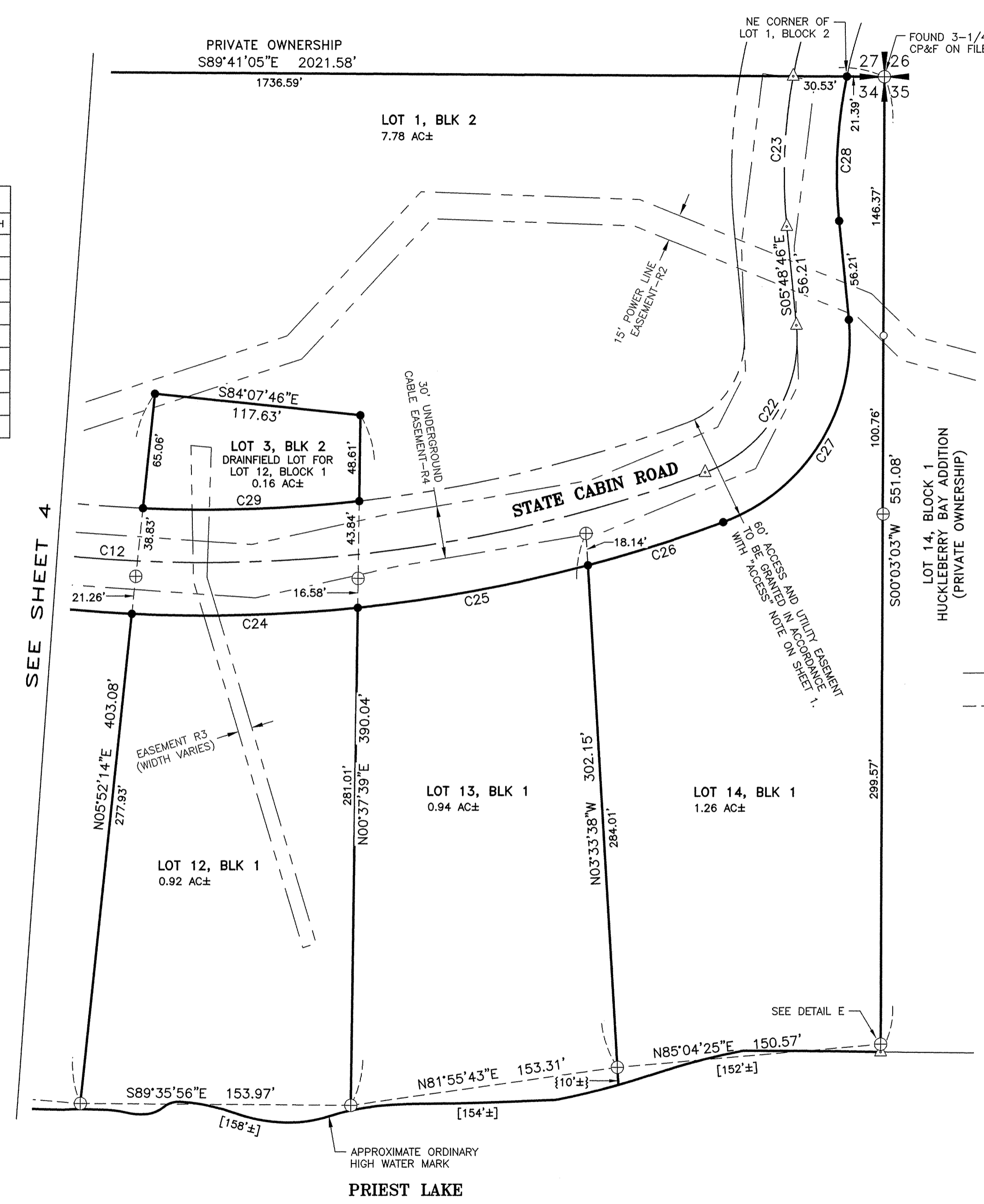
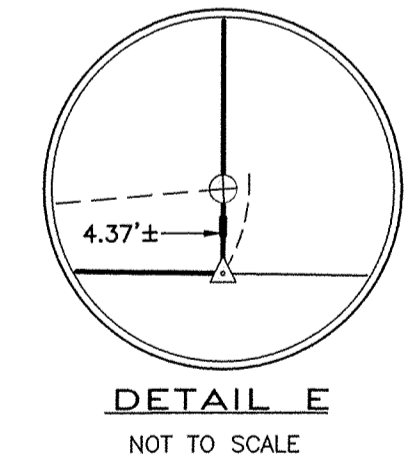
STATE SUBDIVISION-TWO MOUTH CREEK	
A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
 J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
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DR. DFG	CH. GJR / DRB SHEET 4 OF 5
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STATE SUBDIVISION-TWO MOUTH CREEK

A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 153
INST. NO. 839531

CURVE TABLE					
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C12	411.59'	820.00'	28°45'32"	N84°03'43"E	407.26'
C22	105.41'	80.00'	75°29'43"	N31°56'05"E	97.95'
C23	85.21'	300.00'	16°16'28"	S02°19'28"W	84.93'
C24	128.79'	850.00'	8°40'52"	N88°27'53"E	128.66'
C25	133.39'	850.00'	8°59'28"	N79°37'43"E	133.25'
C26	80.86'	850.00'	5°27'02"	N72°24'28"E	80.83'
C27	144.94'	110.00'	75°29'43"	N31°56'05"E	134.68'
C28	82.07'	270.00'	17°24'57"	S02°53'43"W	81.75'
C29	123.33'	790.00'	8°56'40"	N88°06'00"E	123.20'



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Jeremy Russell
Digitally signed on: 12/19/2012
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

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Instrument # 839531
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Recorded for : STATE OF IDAHO/ BK 10 PG 153 TWO
MARIE SCOTT Fee: 0.00
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SCALE: 1"=50'	DATE: December 2012	PROJ. NO.: 20-11-035	