

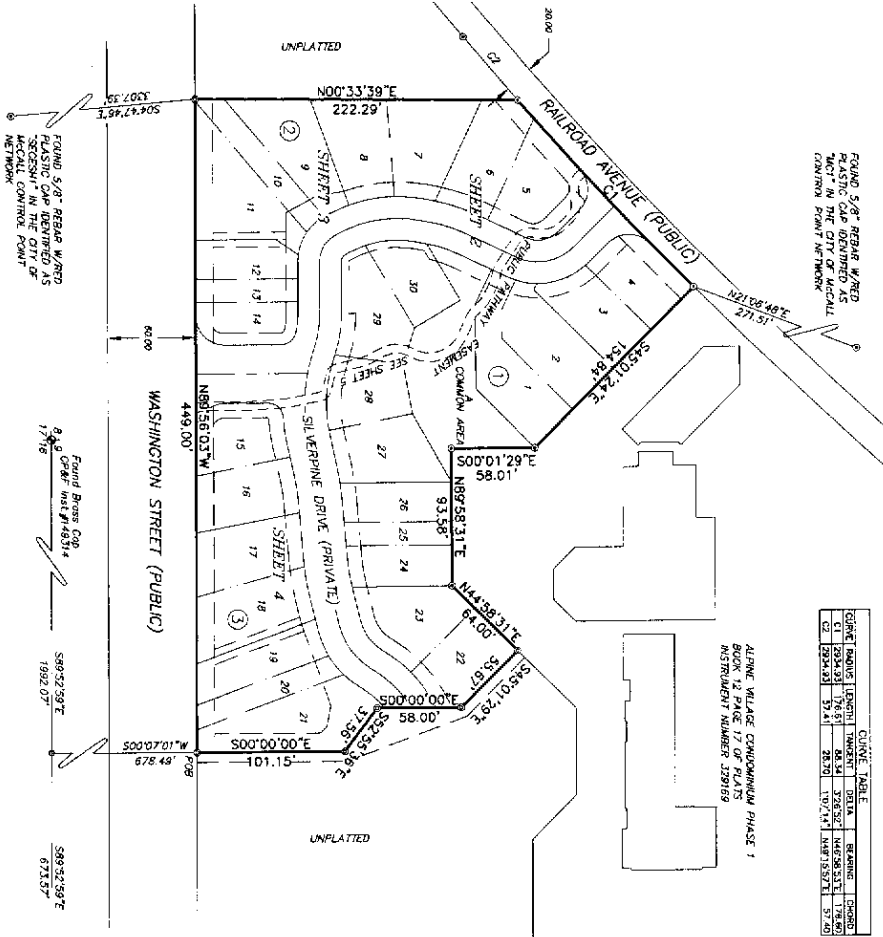
# SILVERPINE VILLAGE

A replat of portions of Blocks 2 and 6 of vacated Lakeport Addition  
 Located in the SW 1/4 of Section 9, T.18N., R.3E., B.M.  
 City of McCall, Valley County, Idaho

FOUND 5/8" REBAR W/REINFORCING CAP IDENTIFIED AS COMMON AREA PER LOCAL CONTROL POINT

SECTION	LENGTH	AREA	BEARING	COURSE
1	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
2	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
3	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
4	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
5	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
6	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
7	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
8	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
9	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
10	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
11	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
12	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
13	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
14	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
15	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
16	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
17	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
18	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
19	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
20	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
21	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
22	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
23	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
24	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
25	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
26	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
27	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
28	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
29	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
30	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
31	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
32	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
33	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
34	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
35	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
36	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
37	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
38	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
39	125.23	15.83	S 78° 32' E	N 62° 58' 31" W
40	125.23	15.83	S 78° 32' E	N 62° 58' 31" W

ALINE BRASS COMMON AREA PHASE 1  
 BLOCK 12 PAGE 17 OF 21 PAGES  
 INSTRUMENT NUMBER 129159



### LEGEND

- ◆ SUBDIVISION BOUNDARY
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- SET 5/8" REBAR W/NO L.S. 8577
- FOUND 1/2" IRON PIN
- CALCULATED POSITION - NOTHING SET
- ⊖ BLOCK NUMBER
- ⊖ EASEMENT LINE

NOTES

- All properties shown on this plat are owned and governed by the provisions of the General Declaration for Silverpine Village (hereafter "General Declaration"). The Articles of Incorporation for Silverpine Village Association, Inc. and the Bylaws of Silverpine Village Association, Inc. are attached to this plat and are hereby incorporated by reference into this plat. Any conflict shall be resolved in favor of the General Declaration.
- There is granted to and reserved to the Silverpine Village Association a Common Area easement to all property located outside of the boundaries of the lots shown on this plat and which are not included in the Deeds, the Drive Right-of-Ways, the Driveways, and property on which Common Area Improvements are constructed shall be considered and shall be maintained as Common Area Space, as described in the General Declaration.
- All properties shown on this plat are subject to and governed by the terms, conditions and provisions of the Findings of Fact, Conclusions of Law and Decision of the McCall City Council for SUB 16-04 and PUB-16-01 which are filed of record with the Office of Recorder of Valley County, Idaho on instrument Nos. 404658 and 404677, respectively.
- Buyer purchases of any lot depicted on this plat, the purchase of such lot grants to Deedee and Deedee's heirs, assigns, and assigns, the sole and undivided right, without the further consent of the purchaser, to amend this plat, or take such other action as is deemed necessary, in the Deedee's sole discretion, to conform the boundaries of the lots shown on this plat to the Deeds on file.
- Shirley Dorn and all utility easements and portions which are depicted on this plat are dedicated for the use and enjoyment of the members of the Silverpine Village Association, together with their heirs, assigns, and assigns, subject to the terms, conditions, and reserved easement rights which are contained in the General Declaration and are depicted on this plat.
- There is reserved to the Deedee and the Association an easement for ingress and egress into and through all lots for the purpose of the maintenance, repair, and replacement of utilities, and common facilities included in the Common Area Easement, as is further described in the General Declaration.
- Any and all changes to the Common Area Easement described in these notes shall require the approval of the City of McCall.
- No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Release.
- There shall be no further division of any lot depicted on this plat, except as permitted in the General Declaration, or without prior approval of the Health Authority.
- All utility easements shown on this plat are granted to Public Utilities.
- Fixed zones shown on this plat are per FEMA Flood Panel #160157 0002 A (Effective April 17, 1989) Flood Zone X, N/A Flood Panel Elevation, N/A Flood Zone subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

### HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 11 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO THE BOARD ON FILE WITH THE COUNTY RECORDER ON 03/18/2016. THE PROVISIONS OF IDAHO CODE 50-1311 THRU 50-1333 AND THAT ALL INTEREST MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

409439

### MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1311 THRU 50-1333 AND THAT ALL INTEREST MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

Instrument # 409438  
 VALLEY COUNTY, CASCADE, IDAHO  
 10-18-2017 04:51:34 PM No. of Pages: 6  
 Recorded for: RALPH MILLER  
 DOUGLAS A. MILLER  
 Ex-Officio Recorder Deputy  
 Index to: PLAT



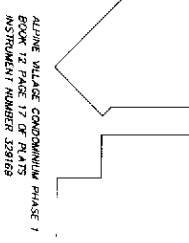
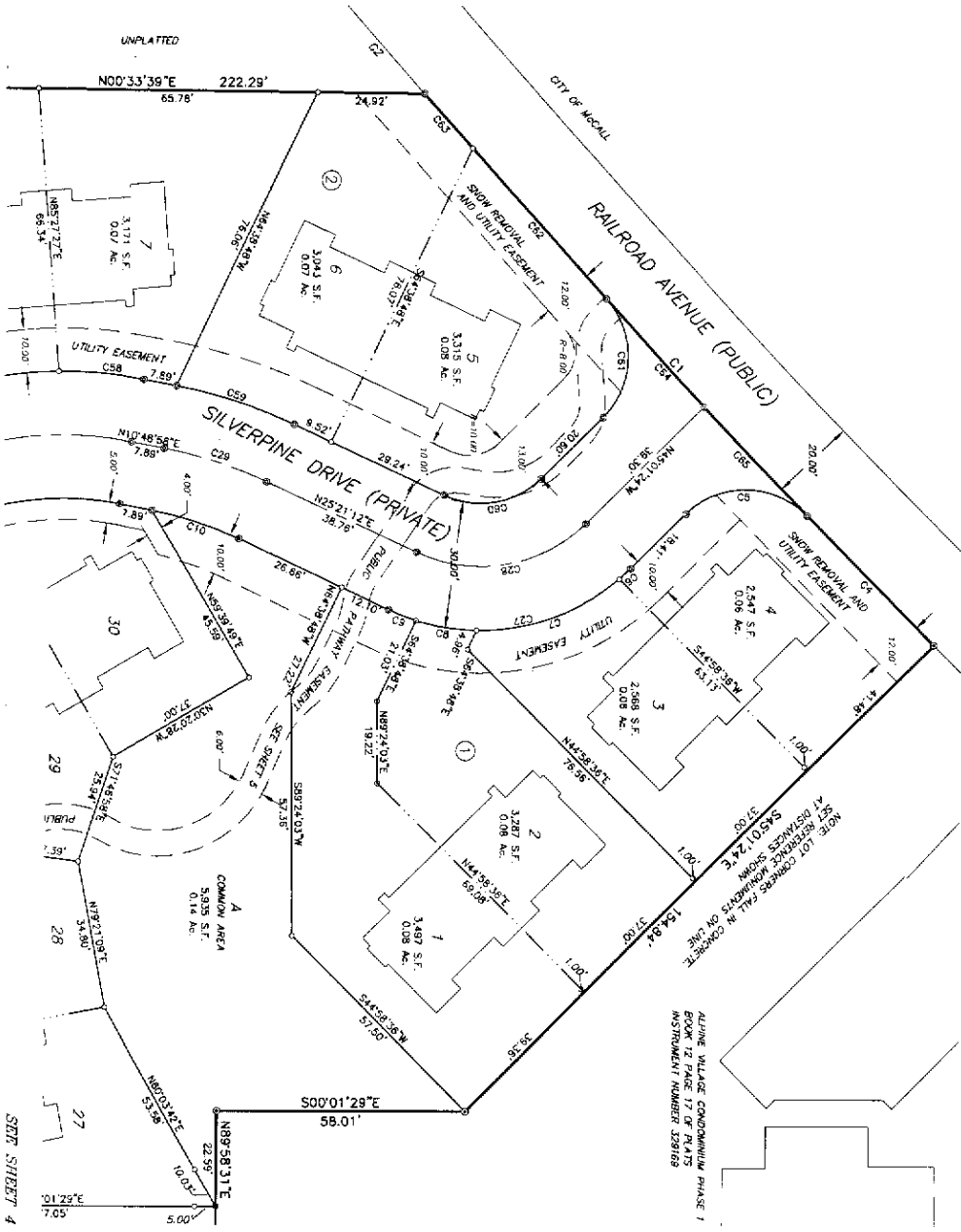
SCALE: 1" = 60'

REMARKS BASED ON CITY OF McCALL ADOPTED GRID COORDINATE SYSTEM  
 DIMENSIONS ARE MEASURED ON THE GROUND

SECESH ENGINEERING, INC.  
 McCall, Idaho

# SILVERPINE VILLAGE

A replat of portions of Blocks 2 and 6 of vacated Lakeport Addition  
 Located in the SW 1/4 of Section 9, T.18N., R.3E., B.M.  
 City of McCall, Valley County, Idaho



SCALE: 1" = 20'

- LEGEND**
- SUBDIVISION BOUNDARY
  - COMMON WALL LOT LINE
  - EASEMENT LINE
  - FOUND 5/8" IRON PIN
  - FOUND 1/2" IRON PIN
  - SET 5/8" X 30" REBAR AND LS 8577
  - SET 1/2" X 24" REBAR AND LS 8577
  - CALCULATED POSITION - NOTHING SET
  - ② BLOCK NUMBER

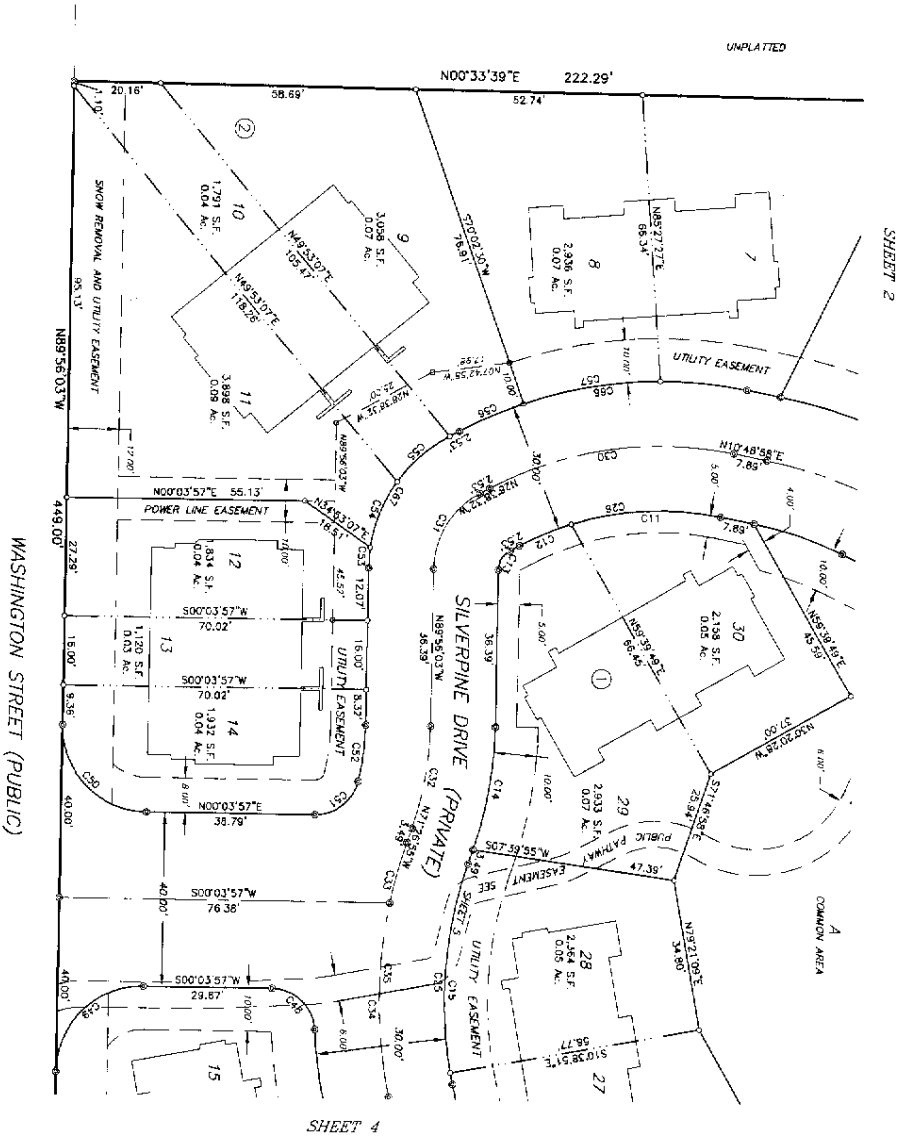
**CURVE TABLE**

CURVE	RD/US	LENGTH	DELTA	BEARING	CHORD
C1	2934.93	176.82	88.34	728°53'	146.96
C2	2924.83	57.41	28.70	107°14'	146.15
C3	2874.83	368.42	184.59	712°43'	141.89
C4	2874.83	31.80	15.90	69°58'	505.41
C5	267.00	31.80	15.90	43°27'	187.66
C6	50.00	3.60	1.80	43°27'	187.66
C7	50.00	36.48	18.10	41°48'	187.66
C8	50.00	14.42	7.28	65°31'	187.66
C9	50.00	6.92	3.46	75°55'	187.66
C10	85.00	21.97	10.94	43°27'	187.66
C11	50.00	61.42	30.78	72°23'	187.66
C12	50.00	25.37	12.68	72°23'	187.66
C13	100.00	20.31	10.19	11°38'	187.66
C14	115.00	28.18	14.09	14°32'	187.66
C15	20.00	24.57	12.28	87°21'	187.66
C16	20.00	30.55	15.27	87°21'	187.66
C17	2934.93	47.30	23.65	65°31'	187.66
C18	2934.93	17.15	8.57	65°31'	187.66
C19	2934.93	34.18	17.08	65°31'	187.66
C20	2934.93	35.40	17.70	65°31'	187.66

# SILVERPINE VILLAGE

A replat of portions of Blocks 2 and 6 of vacated Lakeport Addition  
 Located in the SW 1/4 of Section 9, T.18N., R.3E., B.M.  
 City of McCall, Valley County, Idaho

Book 13 Page 39 of Plans, Inst # 40913



SHEET 2

SHEET 4

SCALE: 1" = 20'

### LEGEND

- SUBDIVISION BOUNDARY
- COMMON WALL LOT LINE
- EASEMENT LINE
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR AND LS 8577
- SET 1/2" X 24" REBAR AND LS 8577
- CALCULATED POSITION - NOTHING SET
- ② BLOCK NUMBER

CHURN TABLE

STONE	WEIGHT	LENGTH	THICKNESS	DELTA	BEARING	CORNER
C1	70.00	32.75	17.95	28248.19'	503.54.10"E	34.78
C12	50.00	5.35	2.50	10414.14'	522.17.55"E	13.04
C13	50.00	28.94	14.85	18730.08'	48.41.73"E	5.10
C14	90.00	48.71	24.50	28222.53'	588.08.11"E	48.18
C15	95.00	48.71	26.34	30291.07'	586.56.33"E	50.76
C16	70.00	48.21	29.10	39777.90'	508.54.47"E	47.26
C17	65.00	58.54	30.48	39277.90'	508.54.47"E	57.38
C18	65.00	58.54	30.48	39277.90'	508.54.47"E	57.38
C19	75.00	24.20	11.50	8172.31'	558.11.77"E	20.39
C20	75.00	24.20	11.50	8172.31'	558.11.77"E	20.39
C21	110.00	14.42	7.22	18230.96'	890.41.78"W	24.09
C22	110.00	14.42	7.22	18230.96'	890.41.78"W	24.09
C23	110.00	48.07	22.88	42791.50'	109.81.83"E	44.71
C24	110.00	48.07	22.88	42791.50'	109.81.83"E	44.71
C25	110.00	18.04	9.35	8509.02'	543.06.20"W	13.66
C26	20.00	31.42	20.00	9070.00'	544.58.03"E	28.28
C27	10.00	13.42	6.70	2715.92'	108.33.34"W	13.48
C28	60.00	13.35	6.70	2715.92'	108.33.34"W	13.48
C29	60.00	13.35	6.70	2715.92'	108.33.34"W	13.48
C30	35.00	4.67	2.34	738.96'	58.03.28"W	11.52
C31	35.00	18.18	8.47	2712.37'	588.41.06"E	16.67
C32	100.00	18.18	8.47	2624.18'	541.51.41"E	16.61
C33	100.00	18.18	8.47	2624.18'	541.51.41"E	16.61
C34	100.00	18.18	8.47	2624.18'	541.51.41"E	16.61
C35	100.00	18.18	8.47	2624.18'	541.51.41"E	16.61
C36	100.00	18.18	8.47	2624.18'	541.51.41"E	16.61
C37	35.00	3.44	20.74	8872.30'	510.95.44"E	32.24
C38	35.00	3.44	20.74	8872.30'	510.95.44"E	32.24
C39	35.00	3.44	20.74	8872.30'	510.95.44"E	32.24
C40	35.00	3.44	20.74	8872.30'	510.95.44"E	32.24

SECRESH ENGINEERING, INC.  
 McCall, Idaho

SHEET NO. 3 OF 6

# SILVERPINE VILLAGE

A replat of portions of Blocks 2 and 6 of vacated Lakeport Addition  
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 City of McCall, Valley County, Idaho

ALPINE VILLAGE CONDOMINIUM PHASE 1  
 BOOK 12 PAGE 17 OF PLATS  
 INSTRUMENT NUMBER 329169

NOTE: LOT CORNERS FALL IN CONCRETE  
 SET REFERENCE MONUMENTS ON LINE  
 AT DISTANCES SHOWN

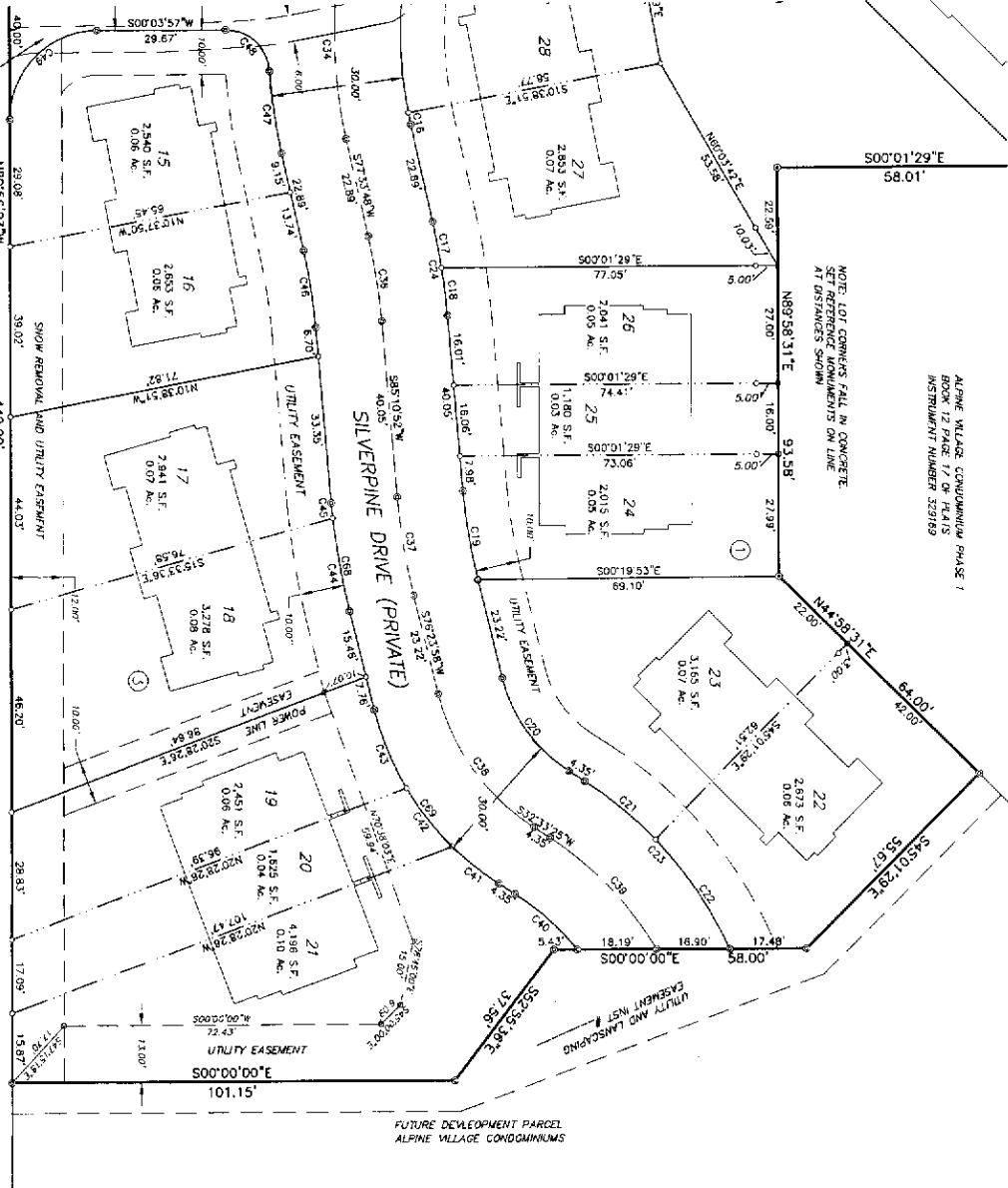
SCALE: 1" = 20'

### LEGEND

- SUBDIVISION BOUNDARY
- COMMON WALL LOT LINE
- EASEMENT LINE
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ⊙ SET 5/8" X 30" REBAR AND LS 8877
- SET 1/2" X 24" REBAR AND LS 8577
- ⊙ CALCULATED POSITION - NOTHING SET
- ② BLOCK NUMBER

SHEET 3

SHEET 2



FUTURE DEVELOPMENT PARCEL  
 ALPINE VILLAGE CONDOMINIUMS

CURVE TABLE

CURVE POINTS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C16	95.00	2.67	1.34	N78°22'10"E	2.67
C17	165.00	10.82	5.41	S78°26'38"W	10.82
C18	185.00	11.72	5.86	S81°15'01"W	11.72
C19	132.00	20.99	10.50	S80°12'25"E	20.97
C20	182.00	20.31	10.20	S78°18'48"W	20.31
C21	90.00	30.49	15.24	S65°30'41"W	30.15
C22	90.00	31.90	15.95	S48°51'17"W	30.31
C23	185.00	21.94	10.96	S81°22'20"W	21.97
C24	60.00	19.24	9.70	S41°44'21"W	19.15
C25	65.00	13.83	6.79	N88°21'02"E	13.50
C26	65.00	16.84	8.42	N58°23'58"E	16.29
C27	165.00	21.75	10.88	N87°30'37"E	21.72
C28	165.00	3.34	1.77	N113°48'58"W	3.34
C29	135.00	17.25	8.62	S81°22'20"W	17.94
C30	175.00	18.88	9.46	S78°17'28"E	18.88
C31	20.00	31.42	15.71	S44°59'07"E	31.42
C32	20.00	28.29	14.15	N80°17'25"E	28.29
C33	60.00	29.74	14.87	S42°50'32"E	29.74

SREESH ENGINEERING, INC.

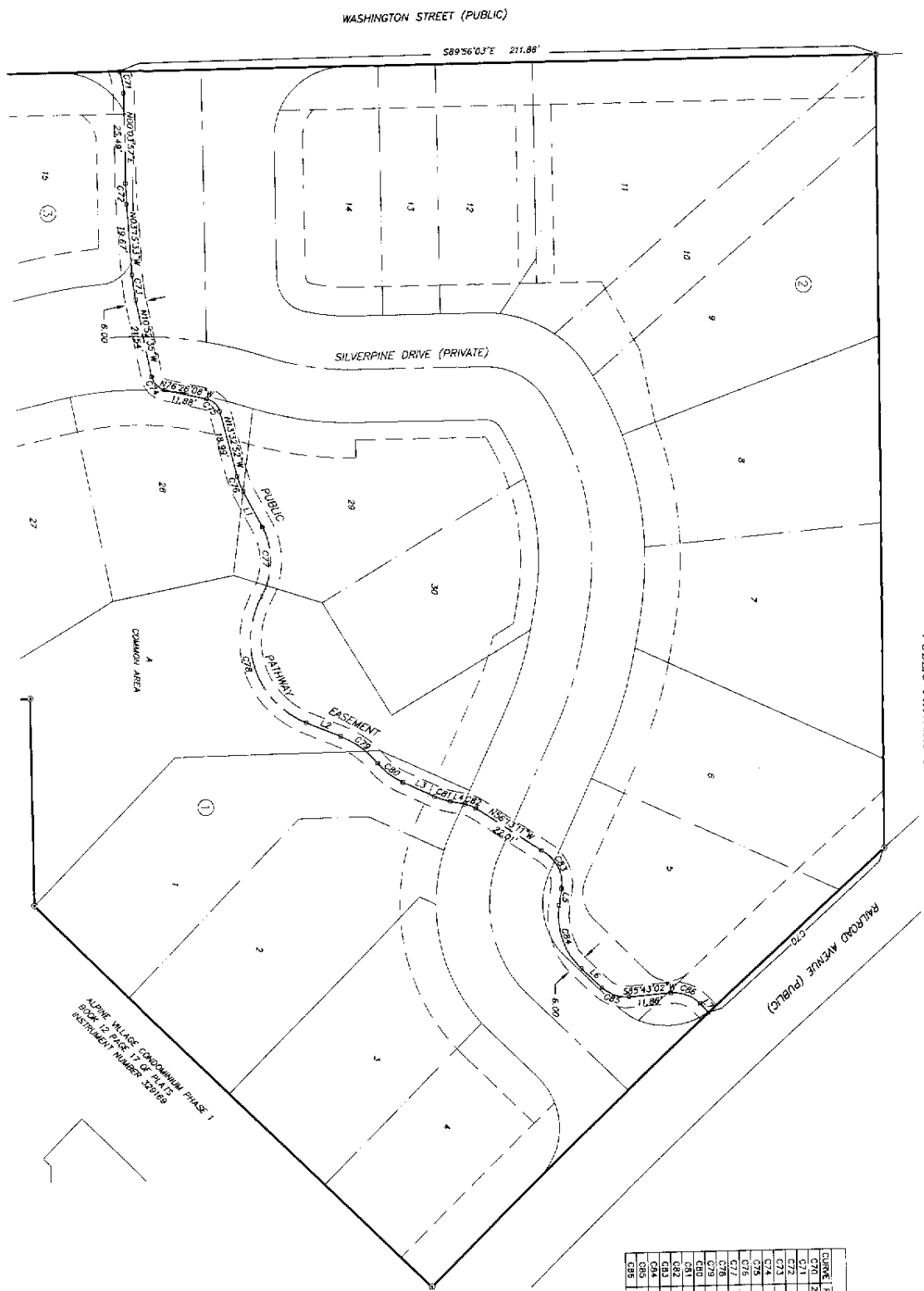
McCall, Idaho

SHEET NO. 4 OF 6

# SILVERPINE VILLAGE

A replat of portions of Blocks 2 and 6 of vacated Lakeport Addition  
 Located in the SW 1/4 of Section 9, T.18N., R.3E., B.M.  
 City of McCall, Valley County, Idaho

PUBLIC PATHWAY EASEMENT



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C70	2847.39	66.30	3.34	1803.107	S88.5747E	66.30
C71	107.00	5.80	2.90	319.211	N01.4548W	5.80
C72	53.00	7.05	3.53	73.011	N07.0404W	7.04
C73	5.00	5.72	3.22	65.3754	N43.3941W	5.41
C74	5.00	5.48	3.06	62.5516	S44.9920E	5.21
C75	20.00	4.71	2.31	15.9109	S60.7758W	15.28
C76	20.00	20.08	10.54	21.5306	N01.1642W	37.02
C77	20.00	18.22	9.24	26.0045	S35.0032E	17.10
C78	20.00	8.93	4.54	25.8518	N91.5109W	6.86
C79	20.00	4.63	2.33	15.1611	N71.1833W	4.02
C80	10.00	3.33	1.68	19.0323	S68.2317E	3.21
C81	10.00	11.42	6.42	65.2607	S43.4028E	10.27
C82	20.00	18.32	10.49	42.5038	N02.1144W	18.07
C83	10.00	8.91	4.54	25.8518	N91.5109W	6.86
C84	10.00	8.91	4.54	25.8518	N91.5109W	6.86
C85	10.00	8.91	4.54	25.8518	N91.5109W	6.86

LINE	LENGTH	BEARING
L1	11.31	N27.0301W
L2	10.20	N57.0415W
L3	9.71	N64.2848W
L4	4.92	N90.1433E
L5	7.59	N48.0530W
L7	3.48	N42.9838W

- LEGEND**
- SUBDIVISION BOUNDARY
  - FOUND BRASS CAP MONUMENT
  - FOUND 5/8" IRON PIN
  - SET 5/8" REBAR AND LS 8577
  - CALCULATED POSITION - NOTHING SET
  - ⊙ BLOCK NUMBER
  - EASEMENT LINE

SCALE: 1" = 20'

SPECTER ENGINEERING, INC.  
 McCall, Idaho

# SILVERPINE VILLAGE

## A replat of portions of Blocks 2 and 6 of vacated Lakeport Addition Located in the SW 1/4 of Section 9, T.18N., R.3E., B.M. City of McCall, Valley County, Idaho

### CERTIFICATE OF OWNERS

OF THE PROPERTY HEREIN DESCRIBED:  
A parcel of land, a part of Blocks 2 and 6, vacated Lakeport Addition, located in the SW 1/4 of Section 9, T.18N., R.3 E., B.M., City of McCall, Valley County, Idaho, more particularly described as:

COMMENCING at the southwest corner of said Section 9, thence, along the south line of said Section 9,

- A) S.89°32'58"E., 1992.07 feet; thence, departing said section line
- B) N.00°07'01"E., 678.49 feet to a point on the westerly right-of-way for Washington Street, the Point of Beginning; thence, along said right-of-way,
- 1) N.89°59'03"W., 443.00 feet; thence, departing said right-of-way,
- 2) N.01°33'37"E., 222.29 feet to a point on the southwestern right-of-way for Railroad Avenue, thence, along said right-of-way,
- 3) Northwestward along a non-tangent curve to the left having a radius of 2934.83 feet, an arc length of 176.61 feet, through a central angle of 336°53', and a chord bearing and distance of N.46°54'53"E., 176.80 feet to the westerly corner of Alpha Village Condominium Phase 1; thence, along the boundary of said subdivision,
- 4) S.45°01'24"E., 154.84 feet; thence,
- 5) S.00°12'29"E., 56.01 feet; thence,
- 6) N.89°59'03"W., 83.59 feet; thence,
- 7) N.44°58'31"E., 84.00 feet; thence, departing the boundary of said Alpha Village Condominium Phase 1,
- 8) S.45°01'24"E., 55.67 feet; thence,
- 9) S.00°00'00"E., 58.00 feet; thence,
- 10) S.82°35'34"E., 37.56 feet; thence,
- 11) S.00°00'00"E., 101.15 feet to the POINT OF BEGINNING CONTAINING 2.41 Acres, more or less.

That it is the intent of the undersigned to and they do hereby include said land in this Plat, Sheween Drive, and all utility easements and pathways which are depicted on this Plat are intended for the use and enjoyment of the members of the Silverpine Village Association, together with the precise interests and easements depicted thereon, and the same are hereby conveyed to the members of the Silverpine Village Association and are also dedicated for public use.

SILVERPINE PARTNERS, LLC  
By \_\_\_\_\_  
William F. Collogher, Managing Member

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_  
County of \_\_\_\_\_ (ss.)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, William F. Collogher, Notary Public in and for said State, personally appeared SILVERPINE PARTNERS, LLC that executed the instrument of the person who executed the instrument on behalf of said LLC, and acknowledged to me that such LLC executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO  
My Commission Expires: \_\_\_\_\_

### APPROVAL OF THE CITY OF MCCALL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, THIS "SILVERPINE VILLAGE" WAS DULY ACCEPTED AND APPROVED.

MAYOR ~ MCCALL, IDAHO  
CITY CLERK ~ MCCALL, IDAHO

### APPROVAL OF MCCALL AREA PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE MCCALL AREA PLANNING AND ZONING COMMISSION

CHAIRMAN

### APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MCCALL, VALLEY COUNTY IDAHO, HEREBY APPROVE THIS PLAT OF "SILVERPINE VILLAGE".  
CITY ENGINEER ~ MCCALL, IDAHO

### CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE J. BOWERS, JR. REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER



### CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1208, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE \_\_\_\_\_  
COUNTY TREASURER \_\_\_\_\_

McCall, Idaho