

SPRING MOUNTAIN RANCH SUBDIVISION

No. 5

132
Book _____ Page _____ of Plats

Instrument # 377512

VALLEY COUNTY, CASCADE, IDAHO

5-16-2013 04:06:45 No. of Pages: 1

Recorded for : SECESH ENGINEERING INC

ARCHIE N. BANBURY

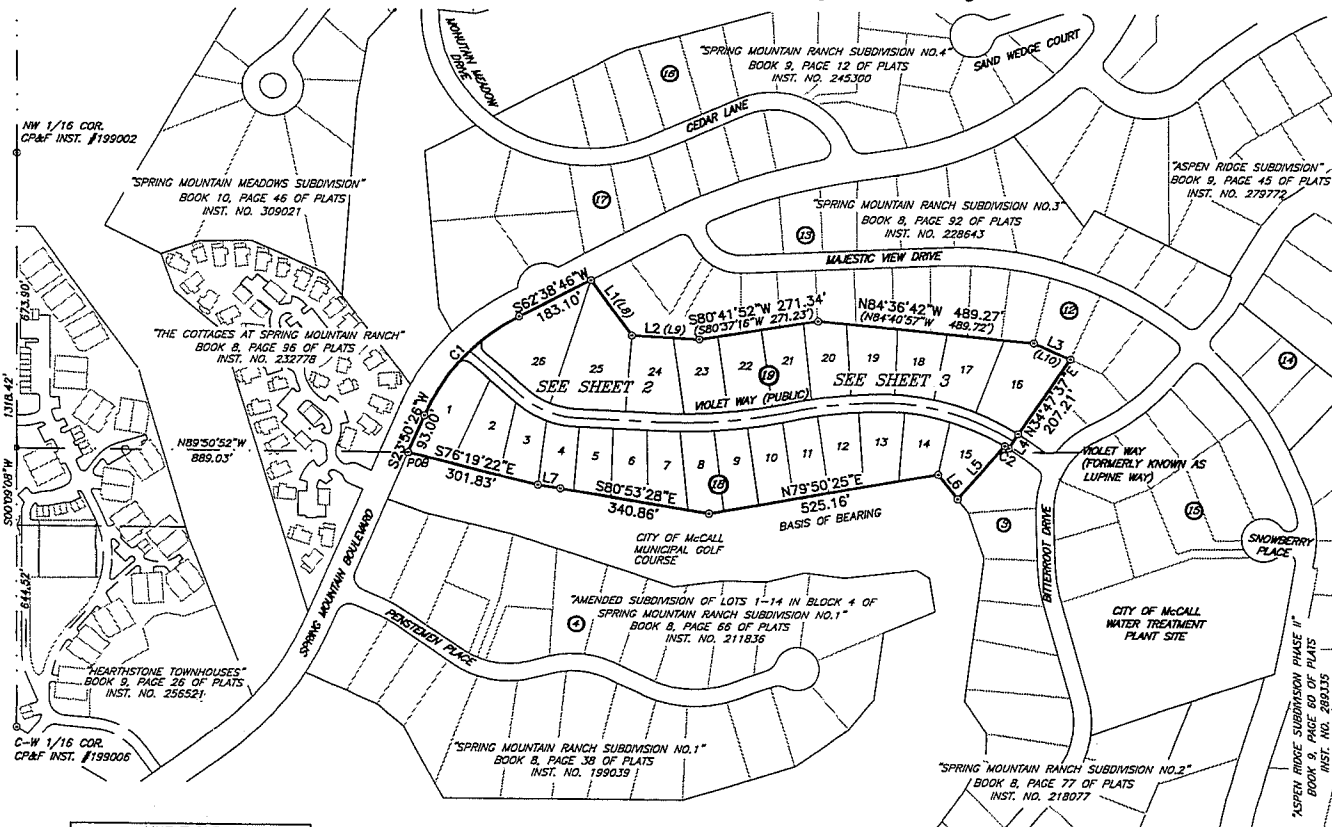
Fee: 11.00

Ex-Officio Recorder Deputy

Alpa Mauson

Index to: PLAT

Located in
the N 1/2 of Section 10, T.18N., R.3E., B.M
City of McCall
Valley County, Idaho



- Notes:
1. Violet Way, as depicted on this Plat is public. Violet Way is hereby dedicated to the public for the public's use forever. Such street shall be owned and maintained by the City of McCall.
 2. All properties shown on this Plat are subject to and governed by the provisions of the Spring Mountain Ranch Phase 5 Amended and Restated Sixth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Spring Mountain Ranch ("Supplemental Declaration"), which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, as Instrument No. 377513.
 3. All properties shown on this Plat are subject to and governed by the Master Declaration of Covenants, Conditions and Restrictions for Spring Mountain Ranch, recorded with the Valley County, Idaho Recorder on September 23, 1993 as Instrument No. 199041, as may be amended or supplemented, and except as provided in the Supplemental Declaration.
 4. The Declarant reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Plat, in whole or in part. Declarant shall not, however, have the right to assign the rights of other people or entities in such easements.
 5. There shall be no further division of any Lot depicted on this Plat, as provided in the Supplemental Declaration.
 6. All easements depicted on this Plat are further defined and described in the Supplemental Declaration.
 7. This Plat is subject to compliance with Idaho Code Section 31-3805.
 8. The wetlands areas as identified on this Plat are subject to regulation by the Corps of Engineers (COE). Any proposed change must be submitted and reviewed and approved by the COE prior to any work being done.
 9. The repair and maintenance of all drainage facilities and improvements located within the Golf Drainage Easement depicted on this Final Plat shall be the obligation of the City of McCall. The repair and maintenance of bike path / cart path and improvements located within the Recreation Easement depicted on this Final Plat shall be the obligation of the City of McCall.
 10. The water and sewer systems in Spring Mountain Ranch ("Water and Sewer Systems") are an extension of the City of McCall water and sewer systems. All portions of the Water and Sewer Systems will be located within Utility Easements shown on this Plat. All water lines, sewer lines and other facilities within SMR Phase 5 which are a part of the Water and Sewer Systems are hereby dedicated to the City of McCall, and a permanent and perpetual easement is hereby granted to the City of McCall to access, repair and maintain the same.
 11. Rear yard setbacks for Lots 1 through 15, which abut the golf course, shall be twenty five feet (25').
 12. A five foot (5') native vegetation buffer is located along the exterior boundaries of the subdivision, as further described in the Supplemental Declaration.
 13. The setbacks from wetlands as provided in the Spring Mountain Ranch Design Guidelines, and as further described in the Supplemental Declaration shall apply.

LEGEND

- SUBDIVISION BOUNDARY
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- ◻ ANGLE POINT - NOTHING SET
- Ⓢ BLOCK NUMBER
- (N84°40'57"W) RECORD DATA PER INST. #228643

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been designed based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

377512
INST

DISTRICT HEALTH DEPARTMENT, EHS

The City of McCall (City) has limited capacity in both the drinking water system and the wastewater system. To address the capacity issues, the City established a wastewater policy (currently Resolution 08-7) that controls the issuance of building permits. As a result, utility sanitary restrictions is not a guarantee that drinking water or sewer service will be provided to all lots in the approved project. Availability of individual drinking water and sewer service connections is contingent upon obtaining building permits under the City's wastewater policy.

SCALE: 1" = 200'

BEARINGS BASED ON SPRING MOUNTAIN RANCH
SUBDIVISION NO. 3 BOOK 8 PAGE 92 OF PLATS

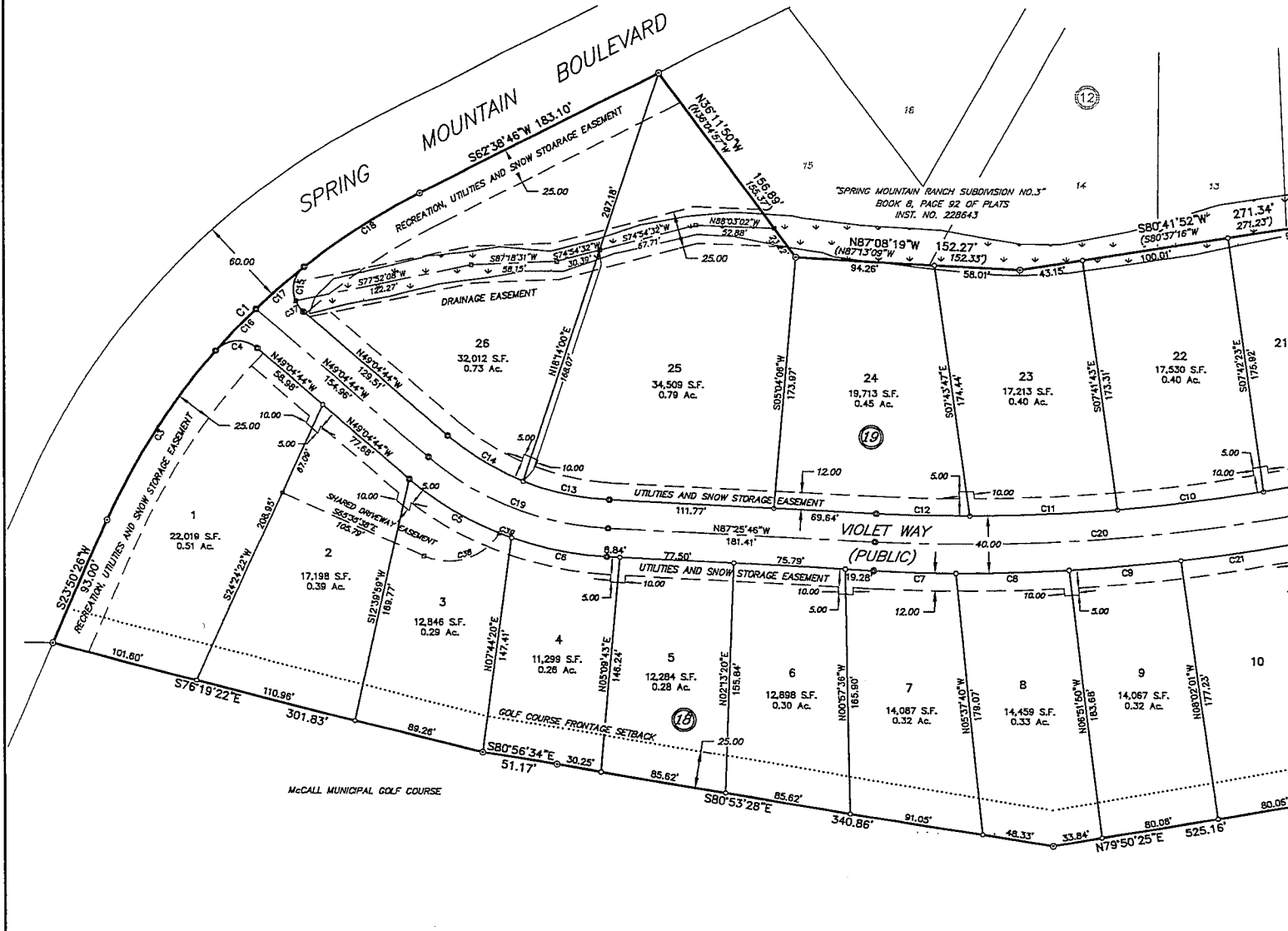
SECESH ENGINEERING, INC.
McCall, Idaho

LINE	LENGTH	BEARING
L1	156.89	N36°11'50"W
L2	152.27	N87°08'19"W
L3	80.23	S66°14'13"E
L4	40.00	N32°11'17"E
L5	161.66	N41°25'26"E
L6	70.38	S38°30'11"E
L7	51.17	S80°58'34"E
(L8)	155.37	N35°04'57"W
(L9)	152.33	N87°13'09"W
(L10)	91.79	N65°11'28"W

CURVE	RADIUS	LENGTH	TANGENT		DELTA	BEARING	CHORD
			TO POINT	FROM POINT			
C1	470.00	318.32	165.54	3848.20'	S43°14'36"W	312.27	
C2	530.00	10.27	5.13	106.39'	N58°22'01"W	10.27	

SPRING MOUNTAIN RANCH SUBDIVISION No. 5

Located in
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City of McCall
Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	470.00	318.32	165.54	38°48'20"	S43°14'35"W	312.27
C2	530.00	10.27	5.13	1°08'35"	N58°24'01"W	10.27
C3	470.00	140.01	70.53	17°04'04"	S32°22'28"W	139.49
C4	20.00	31.42	20.00	90°00'45"	S85°54'53"W	28.29
C5	220.00	80.86	40.89	21°03'35"	S59°38'31"E	80.41
C6	220.00	66.39	33.45	17°17'28"	S78°47'02"E	66.14
C7	1220.00	55.88	27.94	2°37'26"	S89°44'29"E	55.87
C8	1220.00	76.69	38.35	3°36'06"	N89°08'44"E	76.68
C9	1220.00	76.34	38.18	3°35'07"	N84°32'07"E	76.33
C10	1180.00	100.03	50.05	4°31'22"	N87°11'11"E	100.00
C11	1180.00	100.43	50.24	4°32'34"	N87°03'11"E	100.40
C12	1180.00	63.42	31.72	3°04'46"	S88°58'09"E	63.42
C13	180.00	80.24	30.40	18°10'31"	S77°50'30"E	59.96
C14	180.00	60.24	30.40	18°10'31"	S58°40'00"E	59.96
C15	20.00	34.99	23.93	100°13'38"	S01°02'08"W	30.69
C16	470.00	40.05	20.04	4°32'57"	S42°20'59"W	40.04
C17	470.00	43.95	21.99	5°21'27"	S48°28'11"W	43.93
C18	470.00	94.32	47.32	11°22'51"	S58°33'50"W	94.16
C19	200.00	133.87	66.55	38°21'01"	S68°15'15"E	131.39
C20	1200.00	295.68	148.59	14°07'04"	N85°30'42"E	294.94
C21	1220.00	80.03	40.03	3°45'30"	N80°52'49"E	80.01
C37	20.00	9.08	4.82	26°01'24"	S36°04'02"E	9.01
C38	40.00	58.93	36.28	84°24'32"	N72°12'07"E	53.74
C39	220.00	8.86	4.43	21°8'30"	S66°58'03"E	8.86

- LEGEND**
- SUBDIVISION BOUNDARY
 - FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - SET 5/8" X 30" REBAR MKD LS 8577
 - SET 1/2" X 24" REBAR MKD LS 8577
 - ◊ ANGLE POINT - NOTHING SET
 - (N84°40'57"W) RECORD DATA PER INST. #228643
 - Ⓛ BLOCK NUMBER
 - EASEMENT LINE
 - ◻ WETLANDS

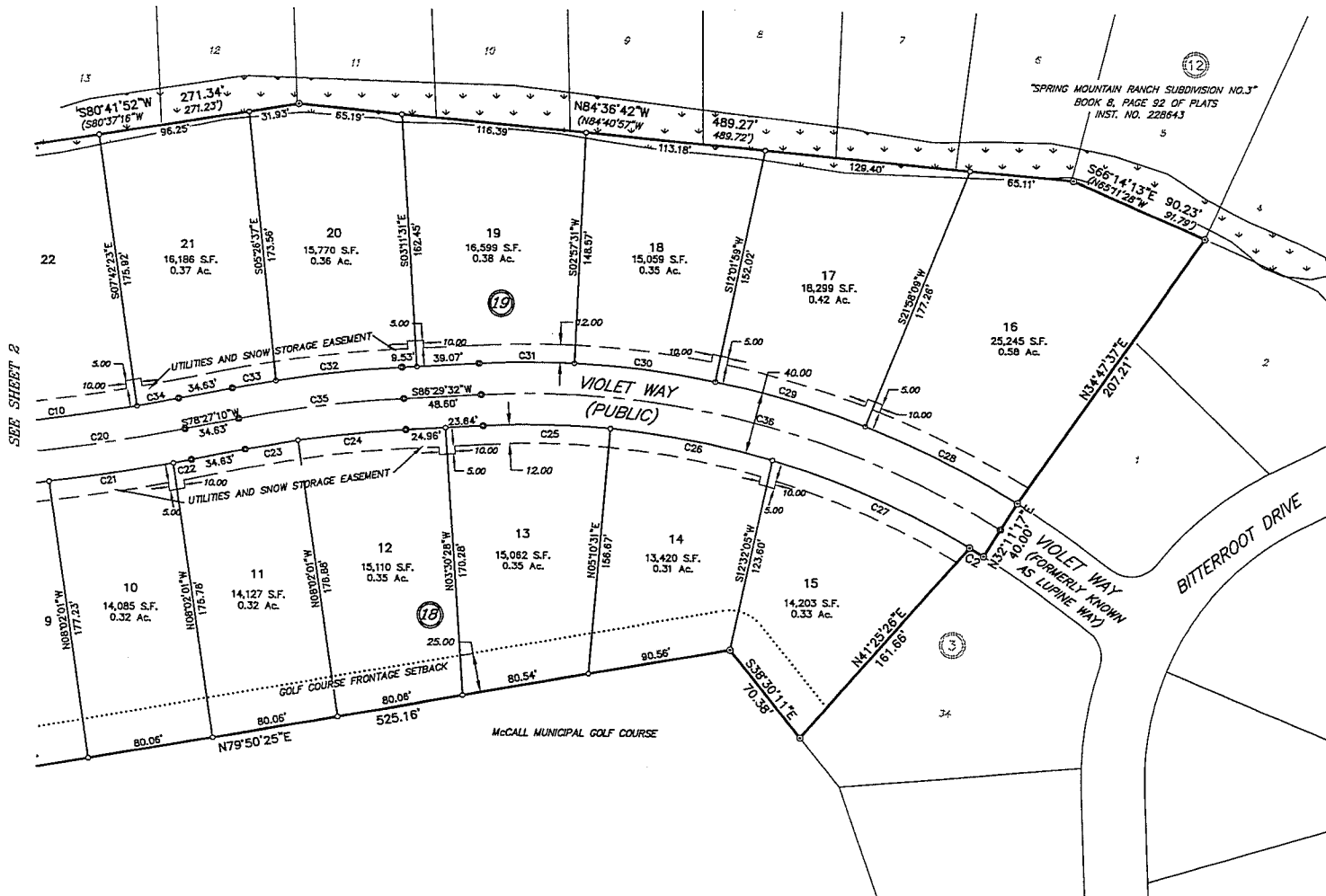
SEE SHEET 3

SCALE: 1" = 50'

SECESH ENGINEERING, INC.
McCall, Idaho

SPRING MOUNTAIN RANCH SUBDIVISION No. 5

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C2	530.00	10.27	5.13	1°05'35"	N89°22'01"W	10.27
C10	1180.00	100.03	50.05	4°51'25"	N87°11'11"E	100.00
C20	1200.00	295.68	148.59	14°07'04"	N85°30'42"E	294.94
C21	1220.00	80.03	40.03	3°45'30"	N80°52'49"E	80.01
C22	1220.00	11.67	5.84	0°32'53"	N78°43'37"E	11.67
C23	730.00	33.81	16.91	2°39'14"	S78°46'47"W	33.81
C24	730.00	68.62	34.33	5°23'08"	S83°47'58"W	68.59
C25	530.00	80.32	40.24	8°41'00"	N89°09'59"W	80.25
C26	530.00	103.63	52.08	11°32'7"	N79°12'45"W	103.56
C27	530.00	135.78	68.26	14°40'44"	N69°15'40"W	135.41
C28	570.00	107.14	53.73	10°46'09"	N63°11'48"W	106.98
C29	570.00	98.37	49.31	9°53'15"	N73°31'30"W	98.24
C30	570.00	89.42	44.80	8°59'17"	N82°57'46"W	89.32
C31	570.00	60.20	30.13	6°03'04"	S89°31'04"W	60.17
C32	770.00	80.03	40.05	5°57'19"	S83°30'52"W	80.00
C33	770.00	28.01	14.01	2°05'03"	S79°28'41"W	28.01
C34	1180.00	26.88	13.44	1°18'18"	N79°08'19"E	26.87
C35	750.00	105.24	52.70	8°02'22"	S82°28'21"W	105.15
C36	550.00	342.66	177.09	35°41'45"	N75°39'36"W	337.14

- LEGEND**
- SUBDIVISION BOUNDARY
 - FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - ◊ SET 5/8" X 30" REBAR MKD LS 8577
 - ◊ SET 1/2" X 24" REBAR MKD LS 8577
 - ◊ ANGLE POINT - NOTHING SET
 - (N84°40'57"W) RECORD DATA PER INST. #228643
 - ⓑ BLOCK NUMBER
 - == EASEMENT LINE
 - ☒ WETLANDS



SECESH ENGINEERING, INC.
McCall, Idaho

SPRING MOUNTAIN RANCH SUBDIVISION No. 5

Book 13 Page 2 of Plats
Inst. # _____

Located in
the N 1/2 of Section 10, T.18N., R.3E., B.M.
City of McCall
Valley County, Idaho

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY HEREINAFTER DESCRIBED:

A parcel of land, located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 10, T.18N., R.3 E., B.M., City of McCall, Valley County, Idaho, more particularly described as:

COMMENCING at the northwest 1/16 corner of said Section 10, as shown on the plat of Spring Mountain Ranch Subdivision Phase 1, recorded in Book 8 at Page 38 of Plats, as Instrument No. 199039, Records of Valley County, Idaho; thence,

A.) S.0°09'08"W., 673.90 feet to a point from which the C-W 1/16 corner of said Section 10 bears S.0°09'08"W., 644.52 feet; thence,

B.) S.89°50'52"E., 889.03 feet to a point on the southeasterly Right-of-Way line for Spring Mountain Boulevard, the POINT OF BEGINNING; thence, along said Right-of-Way,

1.) N.23°50'26"E., 93.00 feet to the beginning of a tangent curve; thence,

2.) Northeasterly along said curve to the right having a radius of 470.00 feet, an arc length of 318.32 feet, through a central angle of 38°48'20", and a chord bearing and distance of N.43°14'36"E., 312.27 feet; thence, tangent from said curve,

3.) N.62°38'46"E., 183.10 feet to a point on the Boundary of Spring Mountain Ranch Phase 3; thence, departing said Right-of-Way, along said subdivision boundary,

4.) S.36°11'50"E., 156.89 feet; thence,

5.) S.87°08'19"E., 152.27 feet; thence,

6.) N.80°41'52"E., 271.34 feet; thence,

7.) S.84°36'42"E., 489.27 feet; thence,

8.) S.66°14'13"E., 90.23 feet; thence,

9.) S.34°47'37"W., 207.21 feet; thence,

10.) S.32°11'17"W., 40.00 feet to the beginning of a non-tangent curve; thence,

11.) Northwesterly along said curve to the left having a radius of 530.00 feet, an arc length of 10.27 feet, through a central angle of 1°06'35", and a chord bearing and distance of N.58°22'01"W., 10.27 feet; thence,

12.) S.41°25'26"W., 161.66 feet; thence, departing said subdivision boundary,

13.) N.38°30'11"W., 70.38 feet; thence,

14.) S.79°50'25"W., 525.16 feet; thence,

15.) N.80°53'28"W., 340.86 feet; thence,

16.) N.80°56'34"W., 51.17 feet; thence,

17.) N.76°19'22"W., 301.83 feet to the POINT OF BEGINNING,

CONTAINING 11.45 Acres, more or less.

The undersigned does hereby include said land in the Final Plat.

THREE G COMPANY,
an Idaho Limited Liability Partnership

By: ROBERT Y. KOPF, JR., Managing Partner

APPROVAL OF THE CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 1st DAY OF SEPTEMBER, 2009, BY THE CITY OF McCALL 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 "SPRING MOUNTAIN RANCH SUBDIVISION NO. 5".

CITY ENGINEER ~ McCALL, IDAHO

COMMUNITY DEVELOPMENT DIRECTOR

I, THE UNDERSIGNED COMMUNITY DEVELOPMENT IN AN FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "SPRING MOUNTAIN RANCH SUBDIVISION NO. 5".

COMMUNITY DEVELOPMENT DIRECTOR ~ McCALL, IDAHO

APPROVAL OF THE PUBLIC WORKS DIRECTOR

I, THE UNDERSIGNED PUBLIC WORKS DIRECTOR IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "SPRING MOUNTAIN RANCH SUBDIVISION NO. 5".

PUBLIC WORKS DIRECTOR ~ McCALL, IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO,)
) ss.
County of Valley)

On this _____ day of _____, 2013, before me, _____, a Notary Public in and for said State, personally appeared Robert Y Kopf, Jr., known or identified to me to be the Managing Partner of Three G Company, the Idaho Limited Liability Partnership that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Partnership, and acknowledged to me that such Limited Liability Partnership 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 19 DAY OF NOVEMBER, 2009, THIS PLAT OF "SPRING MOUNTAIN RANCH SUBDIVISION NO. 5" WAS DULY ACCEPTED AND APPROVED.

MAYOR ~ McCALL, IDAHO

CITY CLERK ~ McCALL, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, JOHN RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A 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
IDAHO NO. 8577



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. 50-130B, 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.

COUNTY TREASURER

SECESH ENGINEERING, INC.
McCall, Idaho