

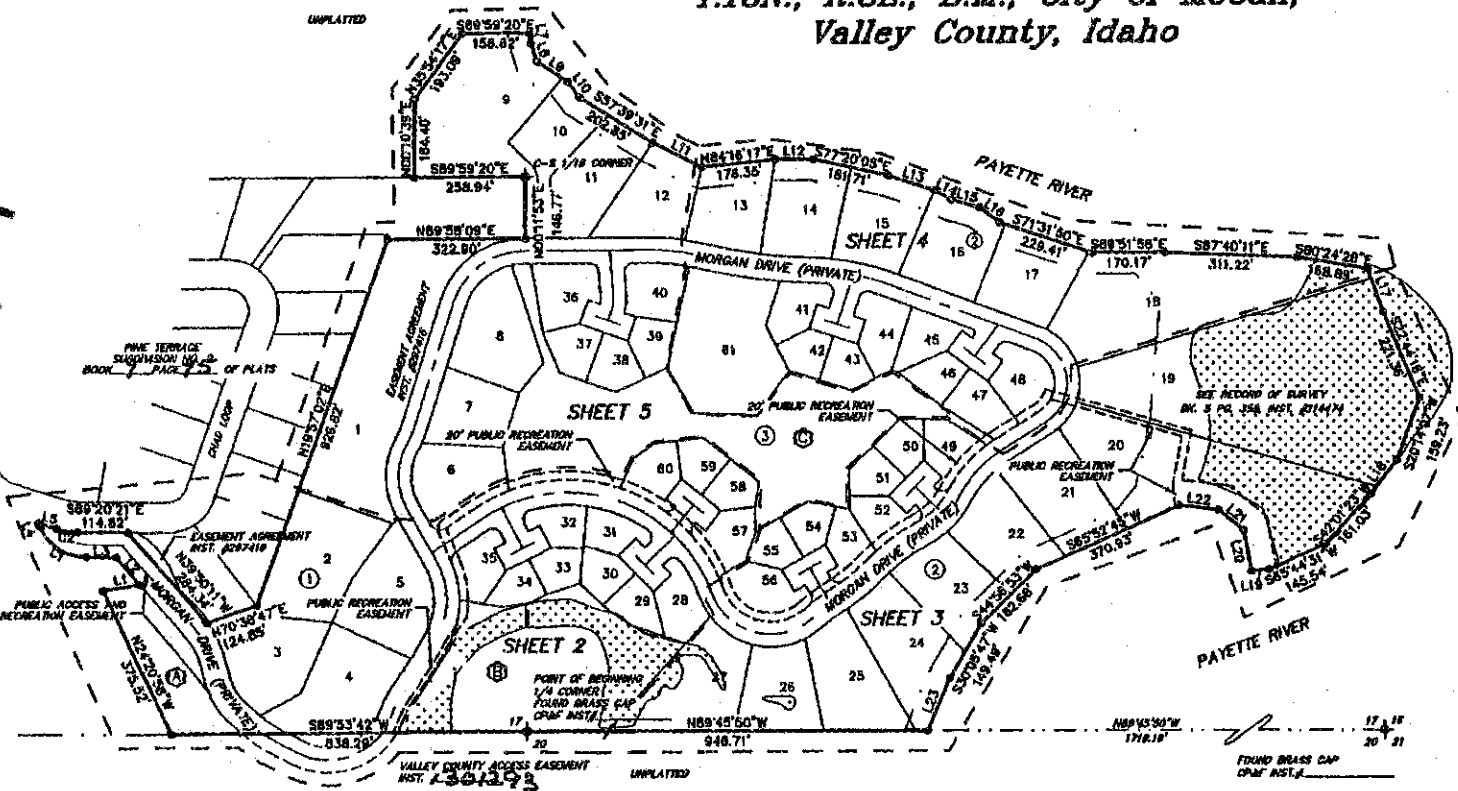


Instrument # 301294  
 VALLEY COUNTY, CASCADE, IDAHO  
 2005-10-07 11:56:11 No. of Pages: 6  
 Recorded for: RALPH MILLER  
 LELAND G. HEINRICH  
 Ex-Officio Recorder Deputy  
 Index to: PLAT

# RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,  
 T.18N., R.3E., B.M., City of McCall,  
 Valley County, Idaho

Bk. 10, Pg. 24  
 301294



**NOTES:**

- All roads and road rights of way depicted on this Plat are private, with the exception of the Valley County Access Easement for Valley County, Idaho and recorded as Instrument No. 301294.
- Additionally that portion of Morgan Drive between Chad Loop and the Valley County Access Easement as depicted on this Plat is the subject of a Public Access Easement. After completion of the platting process including the Public Access Easement, such roads will be owned and maintained by the River's Crossing Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County as Instrument Number 301295.
- Utilities will be completed as provided in the Declaration of Allocation of Utilities, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County Idaho, as Instrument No. 301296.
- All properties shown on this Plat are subject to and governed by the provisions of the General Declaration for River's Crossing ("General Declaration") and the Articles of Incorporation and Bylaws for River's Crossing Association, or those three documents may be amended and supplements or shall also be recorded concurrently with this Plat with the Office of Recorder of Valley County Idaho, as Instrument No. 301297 and 301298.
- All properties shown on this Plat are subject to and governed by the River's Crossing Design Guidelines and the River's Crossing Rules and Regulations, as may be amended or supplemented.
- The Public Access Easement depicted on this First Plat is dedicated to the public, including but not limited to the members of the River's Crossing Association, for motorized and non-motorized use, subject to the terms and conditions contained in the General Declaration. The Association shall maintain and repair the Public Access Easement and the Valley County Access Easement for its own use.
- The Public Access Easements depicted on this First Plat are dedicated to the public, including but not limited to the members of the River's Crossing Association, for motorized and non-motorized use, subject to the terms and conditions contained in the General Declaration. Public Recreation Easements may be used by the public for non-motorized uses, to include pedestrian, bicycling, and equestrian use, and the use of motorized equipment to include and include, but not limited to, snowmobiles, ATVs, and motorcycles, and other motorized vehicles, subject to the terms and conditions contained in the General Declaration. The Association shall have the authority to promulgate such rules as it deems reasonably necessary to maintain the Public Recreation Easements, including motorized uses, snowmobiles, ATVs, and motorcycles, and other motorized vehicles, subject to the terms and conditions contained in the General Declaration.
- The Declarant reserves the right, without limitation, to assign its rights in any one or more of the parcels depicted on this Plat, in whole or in part.
- Declarant shall have the right to construct, maintain and operate, and to use for such recreational uses as the Declarant shall designate, including but not limited to the following uses: pedestrian, bicycling, and equestrian, subject to the terms and conditions contained in the General Declaration and improvements located within the Private Access Easements depicted on this First Plat shall be the sole responsibility of the River's Crossing Association.
- The public is permitted to use the easements depicted on this Plat in the blocks 2 and 3.
- (a) The public, fire, ambulance and other emergency services shall have full access to parcels shown depicted on this First Plat except as to their own public roads; (b) The River's Crossing Association shall maintain a full twenty foot (20') wide fire access easement and fire of parked vehicles; (c) In the event of the failure of the River's Crossing Association to comply directly with subsection (b) of this note, the City of McCall may clear snow and fire parked vehicles either with its own crew and equipment, or with specially hired crew and equipment; and (d) In the event of either or both such City actions, the River's Crossing Association shall be liable to the City of McCall in the amount of the cost to the City of the doing of the work, plus a civil penalty of the greater of: (1) One thousand dollars (\$1,000.00), or (2) the amount of the cost to the City of the doing of the work.
- The Open Space Parcels depicted on this Plat shall be used, managed and maintained in accordance with the General Declaration.
- There shall be no further division of any lot depicted on this Plat as provided in the General Declaration, except that Lots 2, 4, 7 and 8 may be further divided by Declarant for more dense single-family residential use or for multi-family residential use, so long as approved by the City of McCall.
- All easements depicted on this Plat are further defined and described in the General Declaration.
- This Plat is subject to compliance with Idaho Code Section 39-5005.
- The wetlands area 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 on the wetlands.
- The Public Access Easement as depicted on this Plat is for that portion of Morgan Drive located between Chad Loop and the boundary of the Valley County Access Easement.
- All easements shown on this plat are perpetual and permanent and are subject to the terms and conditions of the General Declaration of River's Crossing.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	170.00	158.87	78.88	82°31'21"	S88°58'40"W	131.93
C2	170.00	50.61	26.53	17°04'21"	S80°48'37"E	50.43

**LINE TABLE**

LINE	LENGTH	BEARING
L1	65.52	S82°10'17"W
L2	65.44	S38°20'12"E
L3	89.74	S82°22'21"E
L4	8.70	N12°38'30"E
L5	44.80	S72°14'39"E
L6	60.00	S82°12'21"E
L7	25.42	S10°16'40"E
L8	48.18	S17°28'54"E
L9	87.28	S82°24'43"E
L10	65.63	S38°17'41"E
L11	135.85	S83°12'41"E
L12	92.00	S82°12'21"E
L13	114.00	S71°50'14"E
L14	48.41	S60°22'48"E
L15	67.81	S73°08'21"E
L16	80.64	S82°37'57"E
L17	102.99	S18°13'43"E
L18	101.10	S72°12'30"E
L19	72.63	S84°01'18"W
L20	95.90	N68°27'08"W
L21	77.60	N82°42'04"W
L22	93.71	N81°07'18"W
L23	134.43	S22°38'25"W

- LEGEND**
- SUBDIVISION BOUNDARY
  - SETBACK LINE WHERE GREATER THAN STANDARD
  - SHEET MATCH LINES
  - FOUND 3/8" IRON PIN
  - SET 5/8" X 30" REBAR AND LS 8577
  - FOUND 1/2" IRON PIN
  - SET 1/2" X 24" REBAR AND LS 8577
  - ◆ FOUND BRASS CAP MONUMENT
  - ◆ FOUND ALUMINUM CAP MONUMENT
  - ▲ ANGLE POINT - NOTHING SET
  - EASEMENT LINE
  - Ⓞ BLOCK NUMBER
  - Ⓢ OPEN SPACE PARCEL
  - WETLANDS

SCALE: 1" = 200'

**MONUMENT CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1531 THRU 50-1533 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the State of Idaho, Department of Health (DOH) 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 of the time of this approval, no drinking water or sewer/water facilities were constructed. Building construction was allowed with appropriate building permits if drinking water or sewer facilities have been constructed or if the developer is simultaneously constructing these facilities. If the developer fails to construct facilities or meet the other conditions of DOH, then sanitary restrictions may be reimposed in accordance with Section 50-1326, in the instance of a certificate of Disapproval and the construction of any building or structure requiring drinking water or sewer/water facilities shall be allowed.

301295 301295  
 DISTRICT HEALTH DEPARTMENT, IDAHO

**SEGESCH ENGINEERING, INC.**  
 McCall, Idaho  
 SHEET NO. 1 OF 6

# RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,  
T.18N., R.3E., BM, City of McCall,  
Valley County, Idaho

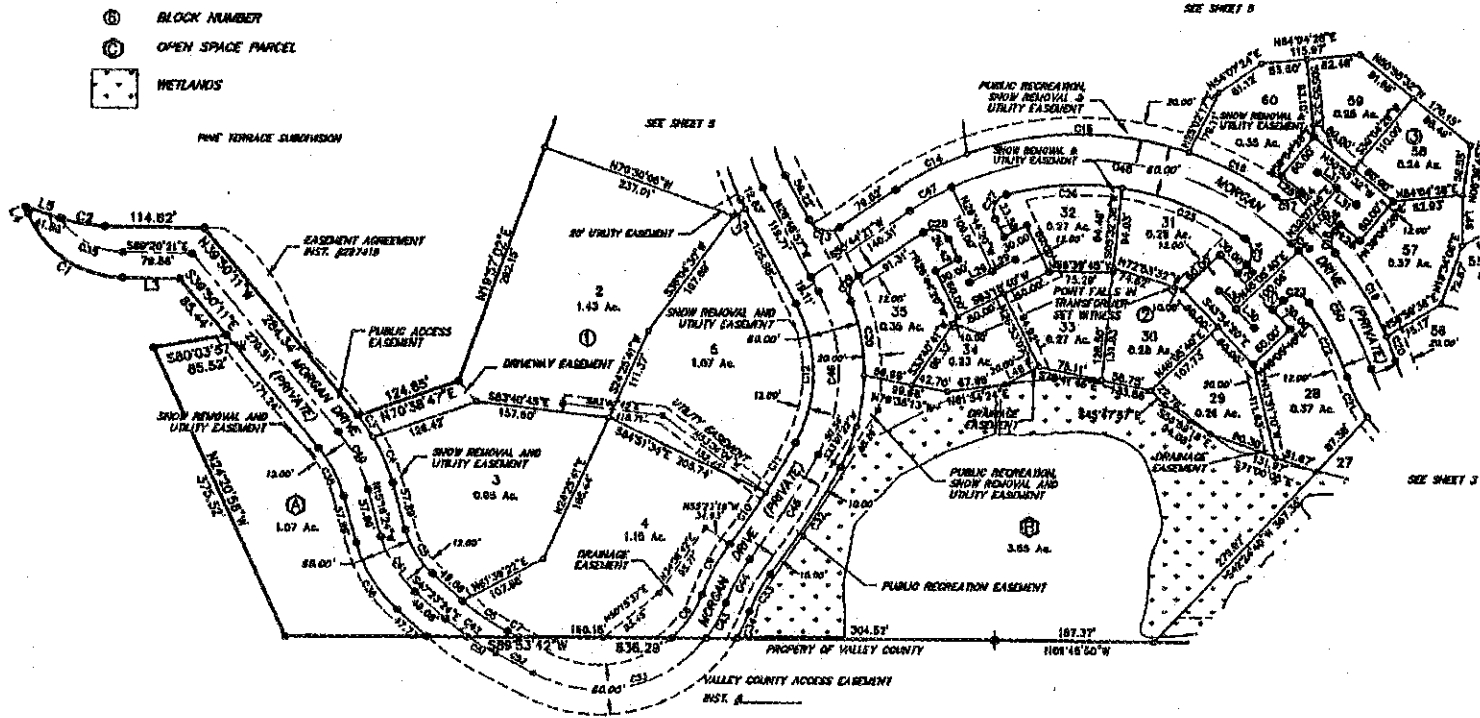
### LEGEND

- SUBDIVISION BOUNDARY
- SETBACK LINES WHERE GREATER THAN STANDARD
- FOUND 5/8" IRON PIN
- SET 3/8" X 30" REBAR MKD LS 8577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR MKD LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- == EASEMENT LINE
- Ⓢ BLOCK NUMBER
- Ⓢ OPEN SPACE PARCEL
- ☐ WETLANDS

SCALE: 1" = 100'

LINE	LENGTH	BEARING
L1	68.68	S82°23'21"E
L2	8.78	S24°38'56"E
L3	44.60	S72°12'38"E
L4	18.59	N41°11'33"E
L5	3.03	N59°52'28"E
L6	30.00	S45°45'11"E
L7	19.02	N38°24'28"E
L8	17.28	N48°25'40"E
L9	14.73	N48°25'40"E
L10	30.00	N83°04'31"E
L11	30.00	S42°12'20"E
L12	30.00	S80°52'52"E
L13	30.00	N83°04'31"E
L14	28.63	N83°04'31"E
L15	43.82	N83°04'31"E

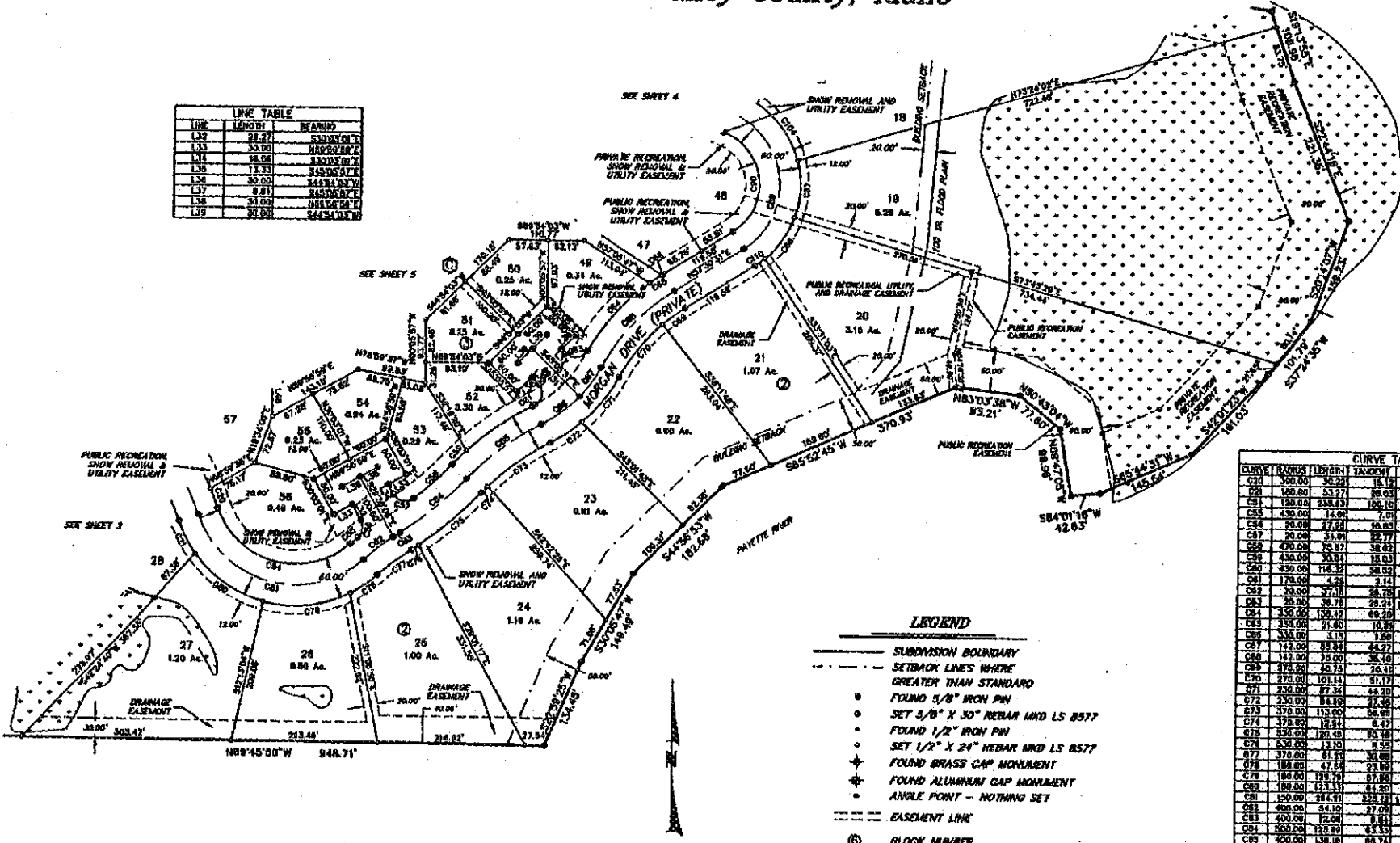
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARINGS	CHORD
C1	120.00	132.67	74.84	88°41'24"	S88°38'48"E	131.92
C2	170.00	50.60	23.23	173°34'38"	S88°41'17"E	23.49
C3	210.00	31.87	15.66	83°15'48"	N58°24'31"E	31.24
C4	210.00	38.70	28.57	167°16'11"	N23°17'18"W	38.68
C5	110.00	81.45	31.88	220°25'06"	S81°28'42"E	80.88
C6	230.00	61.15	32.39	18°22'07"	N88°44'38"E	63.90
C7	180.00	15.83	7.87	83°31'11"	N58°38'58"E	15.84
C8	150.00	63.12	33.28	288°31'11"	N38°38'48"E	64.65
C9	250.00	68.28	34.58	170°01'17"	S88°21'04"W	68.00
C10	870.00	78.13	37.99	124°17'17"	N24°26'13"E	75.11
C11	370.00	88.48	34.78	150°14'14"	N30°04'47"E	88.47
C12	170.00	188.81	82.17	58°25'57"	N80°11'38"E	183.06
C13	35.00	41.65	27.85	84°28'42"	S74°28'18"E	34.88
C14	100.00	43.89	47.97	134°53'42"	S82°37'17"W	93.47
C15	300.00	288.44	136.65	318°32'48"	S88°21'17"E	291.78
C16	300.00	114.53	57.87	184°43'28"	N24°24'32"E	114.10
C17	30.00	30.18	18.78	88°23'48"	N62°38'21"E	27.58
C18	20.00	27.77	16.65	79°19'19"	S89°42'37"E	25.60
C19	300.00	115.81	62.88	183°24'28"	N24°24'32"E	114.89
C20	300.00	34.22	15.12	172°21'17"	S73°44'33"E	33.88
C21	150.00	63.87	28.83	162°21'17"	N24°24'32"E	62.78
C22	330.00	87.62	48.17	162°21'17"	N24°24'32"E	87.08
C23	20.00	34.18	22.84	87°28'48"	N84°18'04"E	30.18
C24	50.00	35.18	24.14	180°42'00"	N84°18'04"E	30.80
C25	130.00	168.87	78.91	77°12'37"	N85°45'06"E	168.78
C26	330.00	138.70	70.13	303°18'28"	S84°18'04"E	137.18
C27	20.00	38.23	24.23	182°03'48"	S84°18'04"E	38.84
C28	20.00	34.64	22.81	87°12'37"	N82°24'32"E	30.68
C29	25.00	33.64	20.08	77°43'17"	S88°27'44"W	31.31
C30	230.00	88.78	44.94	220°44'48"	N102°45'06"E	88.28
C31	230.00	111.88	58.95	274°48'58"	N142°12'18"E	110.57
C32	100.00	153.96	78.80	82°22'58"	N122°13'58"E	153.42
C33	170.00	26.45	13.41	119°21'17"	S84°18'04"E	26.37
C34	180.00	36.87	18.39	110°13'17"	N84°18'04"E	36.81
C35	150.00	64.31	32.65	213°14'47"	N27°31'17"W	63.81
C36	170.00	85.28	48.83	320°25'06"	S111°18'54"W	84.08
C37	180.00	77.17	39.19	215°44'47"	N27°31'17"W	78.58
C38	140.00	78.48	40.50	320°25'06"	S111°18'54"W	77.48
C39	220.00	55.71	28.49	73°29'27"	S111°18'54"W	55.88
C40	180.00	48.48	24.83	173°24'28"	N84°18'04"E	48.20
C41	200.00	66.35	28.80	170°11'17"	S88°21'17"E	66.14
C42	1000.00	149.08	74.88	82°21'51"	N32°25'06"E	148.65
C43	300.00	148.72	108.43	165°55'48"	N80°11'38"E	148.85
C44	300.00	38.83	20.02	84°28'42"	S80°11'38"E	38.80
C45	320.00	189.11	284.10	88°18'48"	N111°18'54"W	404.07
C46	340.00	12.54	6.12	183°54'38"	N168°28'28"E	12.84
C47	340.00	163.17	83.17	283°54'38"	N168°28'28"E	162.07
C48	250.00	39.17	19.43	88°28'28"	S80°24'12"E	39.13
C49	1000.00	30.76	14.89	210°14'17"	N82°38'58"W	48.76
C50	180.00	221.50	127.81	81°24'41"	N122°13'58"E	208.68



# RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,  
T.18N., R.3E., BM, City of McCall,  
Valley County, Idaho

LINE	LENGTH	BEARING
L32	28.21	S30°03'01"E
L33	30.10	S80°00'00"E
L34	18.66	S105°00'00"E
L35	13.33	S45°00'00"E
L36	30.00	S44°00'00"E
L37	8.81	S45°00'00"E
L38	34.00	S44°00'00"E
L39	35.00	S44°00'00"E



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C01	300.00	36.28	15.12	47.82°	N70°00'00"W	23.91
C02	160.00	53.77	26.03	49.72°	S71°00'00"E	53.08
C03	120.00	73.63	36.10	48.36°	S72°00'00"E	69.73
C04	430.00	12.80	7.01	152.00°	S48°00'00"W	14.01
C05	20.00	27.92	10.83	88.78°	N105°00'00"E	25.73
C06	20.00	3.90	22.71	87.28°	S78°00'00"E	30.66
C07	470.00	73.82	38.22	47.57°	S47°00'00"E	75.73
C08	430.00	50.34	15.03	49.81°	S41°00'00"E	33.00
C09	430.00	118.32	30.92	182.28°	S85°00'00"E	115.67
C10	170.00	4.28	2.14	128.42°	N42°00'00"E	4.28
C11	20.00	37.10	28.78	106.28°	N85°00'00"E	32.04
C12	20.00	38.78	29.24	105.22°	N41°00'00"E	31.81
C13	350.00	138.42	68.20	23.41°	S41°00'00"E	135.48
C14	350.00	11.80	15.78	242.00°	S68°00'00"W	21.03
C15	330.00	4.15	1.98	103.11°	S71°00'00"W	4.15
C16	142.00	25.84	24.27	34.58°	N82°00'00"E	25.84
C17	142.00	70.00	36.60	30.84°	N31°00'00"E	74.13
C18	370.00	42.73	20.41	23.17°	S83°00'00"W	48.71
C19	370.00	101.14	51.17	21.27°	S89°00'00"W	100.83
C20	830.00	87.25	44.20	21.52°	N41°00'00"E	88.81
C21	230.00	54.89	27.48	22.46°	N83°00'00"E	54.89
C22	370.00	112.00	56.89	17.24°	S41°00'00"W	112.01
C23	370.00	12.84	6.47	120.14°	S44°00'00"E	12.84
C24	830.00	120.48	60.48	13.70°	N41°00'00"E	120.18
C25	370.00	61.77	30.88	12.00°	N87°00'00"E	131.01
C26	370.00	61.77	30.88	12.00°	N87°00'00"E	131.01
C27	370.00	61.77	30.88	12.00°	N87°00'00"E	131.01
C28	180.00	47.81	23.90	18.00°	N83°00'00"E	47.81
C29	180.00	125.75	62.86	17.88°	N83°00'00"E	125.75
C30	180.00	133.33	66.66	18.00°	N83°00'00"E	133.33
C31	150.00	24.81	12.40	112.58°	S72°00'00"E	24.81
C32	400.00	54.19	27.09	7.44°	S82°00'00"W	54.04
C33	400.00	12.00	1.91	13.57°	S83°00'00"W	12.07
C34	500.00	122.89	61.33	12.78°	N82°00'00"E	122.89
C35	400.00	136.18	68.74	12.30°	S83°00'00"W	136.08
C36	200.00	28.98	14.49	100.24°	N51°00'00"E	28.92
C37	200.00	33.23	16.61	107.04°	N50°00'00"E	33.27
C38	200.00	137.18	68.59	100.30°	S42°00'00"E	135.86
C39	112.00	217.80	108.90	103.81°	N83°00'00"W	220.35
C40	87.00	181.58	90.79	124.51°	N83°00'00"W	181.58
C41	142.00	18.95	9.47	7.86°	N51°00'00"E	18.94

- LEGEND**
- SUBDIVISION BOUNDARY
  - - - SETBACK LINES WHERE GREATER THAN STANDARD
  - FOUND 5/8" IRON PIN
  - SET 3/8" X 30" REBAR MTD LS B577
  - FOUND 1/2" IRON PIN
  - SET 1/2" X 24" REBAR MTD LS B577
  - ◆ FOUND BRASS CAP MONUMENT
  - ◆ FOUND ALUMINUM CAP MONUMENT
  - ANGLE POINT - NOTHING SET
  - - - EASEMENT LINE
  - ⊙ BLOCK NUMBER
  - ⊙ OPEN SPACE PARCEL
  - ◻ WETLANDS

# RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,  
T.18N., R.3E., BM, City of McCall,  
Valley County, Idaho

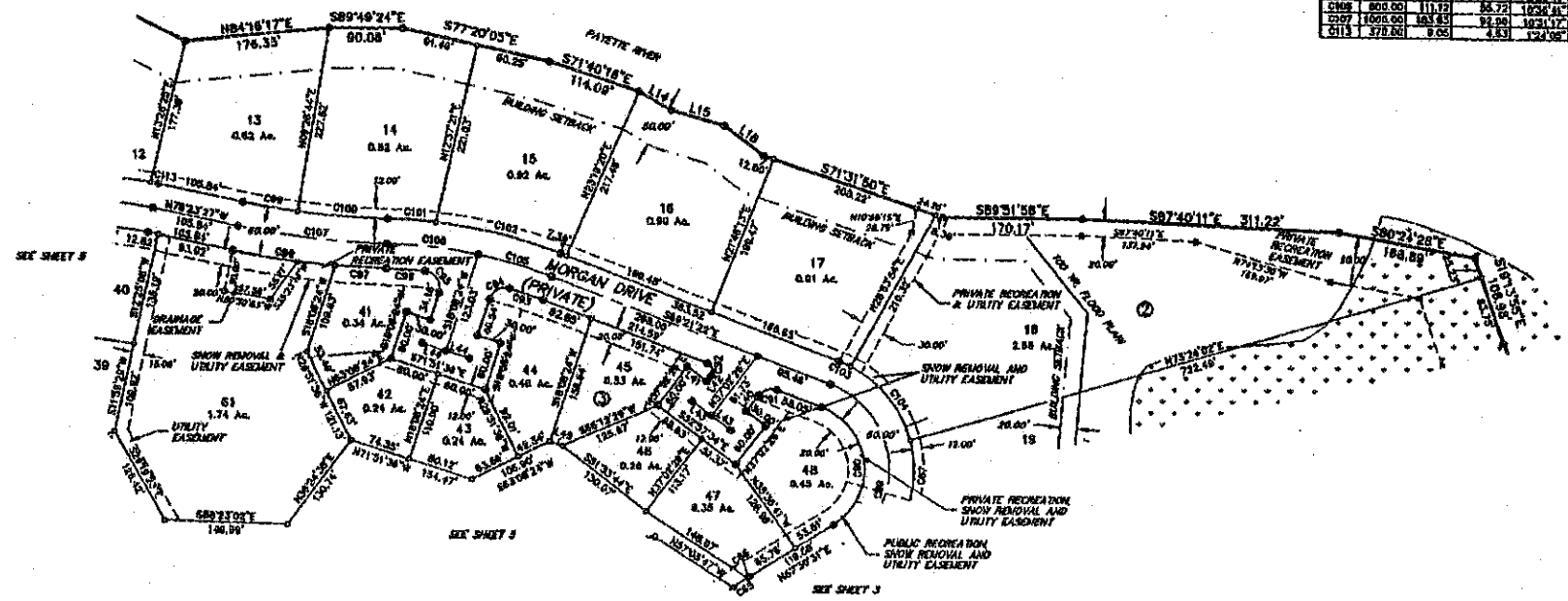
### LEGEND

- SUBDIVISION BOUNDARY
- - - SETBACK LINES WHERE GREATER THAN STANDARD
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR MKD LS 8577
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊕ ANGLE POINT - NOTHING SET
- EASEMENT LINE
- Ⓟ BLOCK NUMBER
- Ⓞ OPEN SPACE PARCEL
- ⊙ WETLANDS

SCALE: 1" = 100'

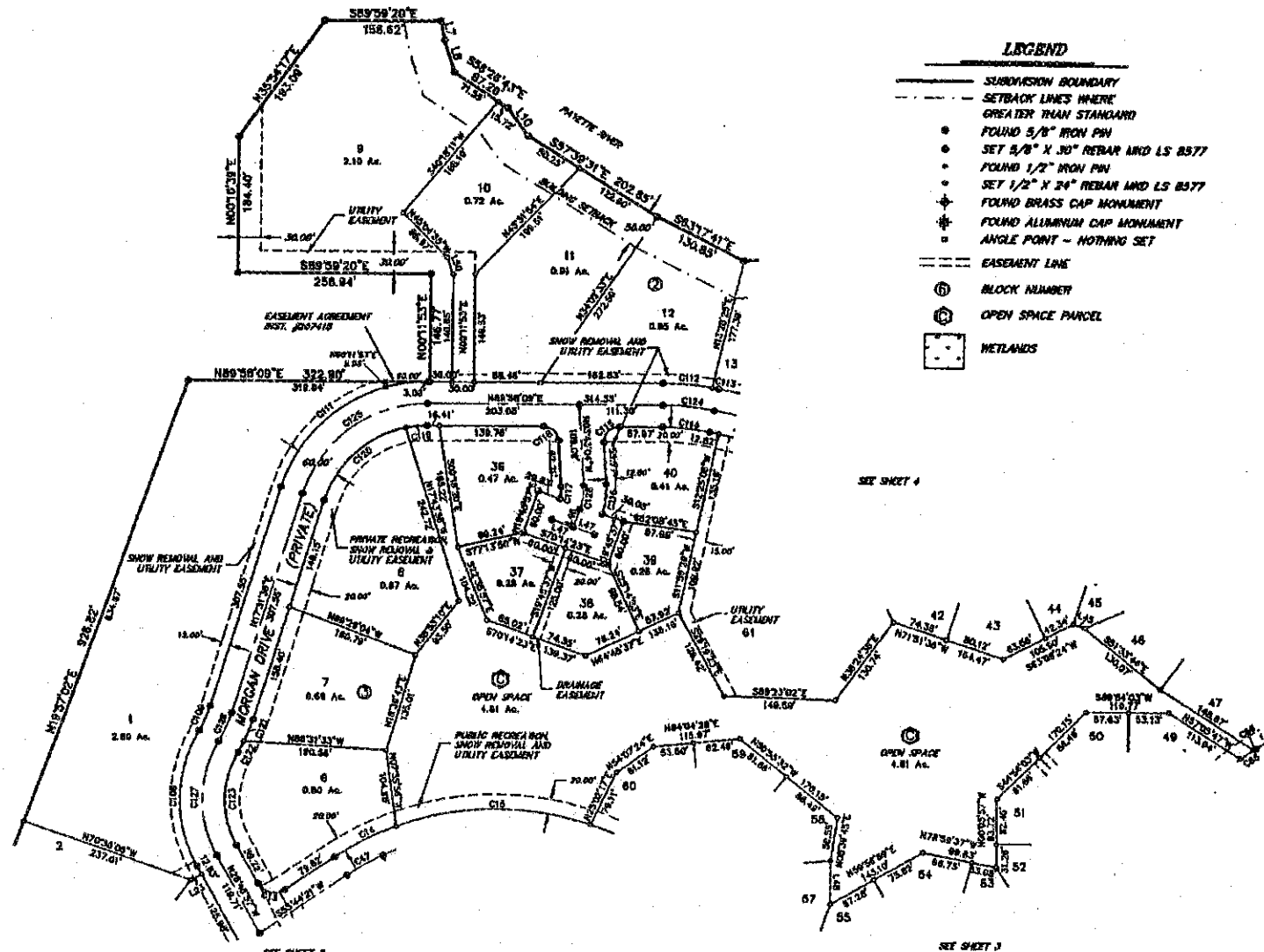
LINE	LENGTH	BEARING
L40	21.32	N312°28'E
L41	30.00	S32°27'34"E
L42	5.50	N41°32'40"E
L43	30.00	S42°32'31"E
L44	30.00	S71°1'36"E
L45	18.48	S70°37'17"E

CURVE	RADIUS (FEET)	TANGENT	DELTA	MARKING	CHORD
C85	336.80	21.80	17.81	S45°00'W	21.80
C86	530.00	31.0	17.30	S37°31'W	33.25
C87	22.50	18.58	103.80	N11°11'43"W	144.88
C88	70.00	24.18	15.91	N72°15'00"W	23.98
C89	10.00	18.87	17.57	N07°03'40"W	18.07
C90	970.00	43.89	21.43	S10°28'W	43.84
C91	28.00	30.78	18.30	S81°11'W	32.84
C92	26.00	25.71	24.84	N0°15'33"W	31.15
C93	870.00	47.13	25.60	N88°22'00"W	47.12
C94	1030.00	63.30	32.20	N78°12'W	63.27
C95	1030.00	63.30	32.20	S71°31'W	63.27
C96	970.00	47.13	25.60	S80°22'43"W	47.55
C97	870.00	47.13	25.60	S85°38'21"W	47.70
C98	830.00	48.47	28.25	S79°03'W	48.40
C99	830.00	48.47	28.25	N78°28'37"W	48.40
C100	142.00	15.17	7.98	S72°27'41"W	15.17
C101	142.00	15.17	7.98	N60°00'00"W	15.17
C102	800.00	53.47	26.83	N75°00'00"W	53.52
C103	800.00	53.47	26.83	S62°24'23"W	53.52
C104	1000.00	68.43	34.90	N62°11'17"W	68.87
C105	370.00	9.65	4.83	N78°28'21"W	9.65



# RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,  
T.18N., R.3E., BM, City of McCall,  
Valley County, Idaho



### LEGEND

- SUBDIVISION BOUNDARY
- - - SETBACK LINES WHERE GREATER THAN STANDARD
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" REBAR AND LS B577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR AND LS B577
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- Ⓢ BLOCK NUMBER
- Ⓞ OPEN SPACE PARCEL
- ▨ WETLANDS



SCALE: 1" = 100'

CURVE #	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C13	25.84	41.89	37.90	82°28'42"	S78°32'16"W	34.89
C14	385.00	4.88	47.81	13°48'52"	S82°17'17"W	84.47
C15	390.00	388.44	128.85	38°56'55"	S82°42'17"W	291.79
C16	330.00	21.80	19.81	7°45'02"	S84°00'00"W	21.80
C17	330.00	3.18	1.88	8°24'41"	S87°49'55"W	3.18
C18	185.00	184.87	108.98	88°28'49"	S88°34'47"W	184.44
C19	175.00	36.88	18.90	12°15'18"	N82°44'17"E	36.79
C20	175.00	288.18	190.18	12°28'32"	S83°44'48"W	242.73
C21	370.00	86.13	53.18	10°12'11"	N81°44'47"E	84.93
C22	370.00	8.85	4.85	12°45'00"	N78°28'24"W	8.85
C23	310.00	62.81	31.80	11°38'42"	N81°23'00"W	62.87
C24	280.00	32.70	21.33	8°41'11"	S43°07'31"W	28.18
C25	118.80	40.88	20.72	21°20'11"	N86°37'01"E	40.73
C26	64.80	18.37	8.98	18°35'14"	N84°39'47"E	18.30
C27	20.00	28.18	18.70	68°26'48"	S88°34'27"E	27.82
C28	148.00	38.21	14.81	11°38'21"	S81°15'15"W	38.18
C29	148.00	184.13	85.21	88°41'01"	S17°28'24"W	148.87
C30	230.00	32.48	18.93	8°14'17"	S41°15'44"E	32.37
C31	230.00	17.48	8.75	4°22'88"	N27°48'22"E	17.48
C32	158.00	133.33	73.20	68°48'49"	S88°38'17"W	137.66
C33	148.80	81.97	34.66	11°38'22"	N81°27'28"W	81.83
C34	175.00	51.34	18.18	12°28'32"	S83°44'48"W	50.82
C35	200.00	43.34	21.74	12°28'32"	S83°44'48"W	43.27
C36	168.00	184.10	80.98	88°41'01"	S89°33'17"W	187.00
C37	80.00	30.78	16.82	21°28'41"	N82°18'14"E	30.85

LINE #	LENGTH	BEARING
17	28.42	S10°48'48"E
18	48.83	S88°21'00"W
110	48.83	S88°21'00"W
123	16.58	N81°15'03"E
145	19.41	S78°57'17"E
148	25.89	N18°44'37"E
147	32.00	S89°14'21"W
148	25.83	N89°37'31"E
150	22.92	S18°47'47"E

# RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,  
T.18N., R.3E., BM, 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 south 1/2 of Section 17, T.18N., R.3 E., B.M., Valley County, Idaho, more particularly described as:

BEGINNING at the south 1/4 corner of said Section 17; thence, along the south line of said Section 17;

- 1.) S.89°53'42"W, 836.30 feet; thence, departing said section line.
- 2.) N.24°20'58"W, 378.52 feet; thence,
- 3.) N.80°03'57"E, 65.52 feet; thence,
- 4.) N.39°50'11"W, 85.43 feet; thence,
- 5.) N.89°20'21"W, 88.05 feet to the beginning of a tangent curve; thence,
- 6.) Northwesterly along said curve to the right having a radius of 120.00 feet, an arc length of 138.87 feet, through a central angle of 65°41'22", and a chord bearing and distance of N.55°50'40"W, 131.92 feet; thence, tangent from said curve,
- 7.) N.22°38'58"W, 8.78 feet to a point on the southerly Right-of-Way line for Chad Loop; thence, along said Right-of-Way,
- 8.) S.72°16'39"E, 44.60 feet to the beginning of a tangent curve; thence,
- 9.) Southeasterly along said curve to the left having a radius of 170.00 feet, an arc length of 50.68 feet, through a central angle of 17°04'51", and a chord bearing and distance of S.80°48'37"E, 50.49 feet; thence, tangent from said curve,
- 10.) S.89°20'21"E, 114.82 feet; thence, departing said Right-of-Way along the boundary of Pine Terrace Subdivision No. 2,
- 11.) S.39°50'11"E, 284.34 feet; thence,
- 12.) N.70°38'47"E, 124.85 feet; thence,
- 13.) N.18°37'02"E, 926.82 feet; thence, departing said subdivision boundary,
- 14.) N.89°58'09"E, 322.90 feet; thence,
- 15.) N.01°11'33"E, 146.77 feet; thence,
- 16.) N.89°59'20"W, 258.84 feet; thence,
- 17.) N.01°01'39"E, 184.48 feet; thence,
- 18.) N.35°41'17"E, 193.09 feet; thence,
- 19.) S.89°59'20"E, 156.62 feet to a point on the mean high water line of the Payette River; thence, along said high water line through the following courses:
- 20.) S.10°48'49"E, 28.42 feet; thence,
- 21.) S.17°35'54"E, 45.16 feet; thence,
- 22.) S.66°26'43"E, 87.28 feet; thence,
- 23.) S.35°57'41"E, 43.95 feet; thence,
- 24.) S.57°39'31"E, 202.85 feet; thence,
- 25.) S.63°17'41"E, 130.85 feet; thence,
- 26.) N.84°16'17"E, 176.35 feet; thence,
- 27.) S.89°49'24"E, 80.06 feet; thence,
- 28.) S.77°20'05"E, 181.71 feet; thence,
- 29.) S.71°40'16"E, 114.09 feet; thence,
- 30.) S.60°32'38"E, 45.84 feet; thence,
- 31.) S.74°08'57"E, 67.84 feet; thence,
- 32.) S.92°57'53"E, 80.04 feet; thence,
- 33.) S.71°31'58"E, 229.40 feet; thence,
- 34.) S.89°31'58"E, 170.17 feet; thence,
- 35.) S.87°40'11"E, 311.22 feet; thence,
- 36.) S.80°24'28"E, 168.89 feet; thence,
- 37.) S.19°13'55"E, 108.88 feet; thence,
- 38.) S.22°44'16"E, 221.36 feet; thence,
- 39.) S.29°14'07"W, 159.23 feet; thence,
- 40.) S.37°24'35"W, 101.79 feet; thence,
- 41.) S.49°01'32"W, 161.03 feet; thence,
- 42.) S.65°44'31"W, 148.84 feet; thence,
- 43.) S.84°01'18"W, 42.82 feet; thence,
- 44.) N.8°47'05"W, 89.98 feet; thence,
- 45.) N.50°43'04"W, 77.60 feet; thence,
- 46.) N.83°03'38"W, 93.21 feet; thence,
- 47.) S.86°52'45"W, 370.94 feet; thence,
- 48.) S.44°56'53"W, 182.68 feet; thence,
- 49.) S.30°05'47"W, 149.49 feet; thence,
- 50.) S.22°59'25"W, 134.45 feet to a point on the south line of said Section 17; thence, along said section line,
- 51.) N.89°45'50"W, 948.71 feet to the POINT OF BEGINNING.

CONTAINING 67.58 Acres, more or less.  
SUBJECT TO all Covenants, Rights-of-Way and Easements of Record.

The Public Access Easement and the Public Recreation Easements are hereby dedicated to the public, including but not limited to the members of the River's Crossing Association, subject to the terms and conditions on the first page of this Final Plat and in the General Declaration. All roads and road rights of way, all easements, and all Open Space Parcels which are depicted on this Plat are dedicated for the use and enjoyment of the members of the River's Crossing Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration.

RIVER'S CROSSING, LLC

By: Robert A. Hunt, Manager

## ACKNOWLEDGMENT

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT A. HUNT, known or identified to me to be the Manager of RIVER'S CROSSING LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company 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 PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, 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 "RIVERS CROSSING SUBDIVISION".

\_\_\_\_\_  
CITY ENGINEER -- McCall, IDAHO

## APPROVAL OF THE CITY PUBLIC WORKS DIRECTOR

I, THE UNDERSIGNED CITY WORKS SUPERINTENDENT IN AND FOR THE CITY OF McCall, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "RIVERS CROSSING SUBDIVISION".

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR -- McCall, IDAHO

## 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 \_\_\_\_\_, 2005, THIS PLAT OF "RIVERS CROSSING SUBDIVISION" WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
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. 50-1308, 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

SECESH ENGINEERING, INC.  
McCall, Idaho