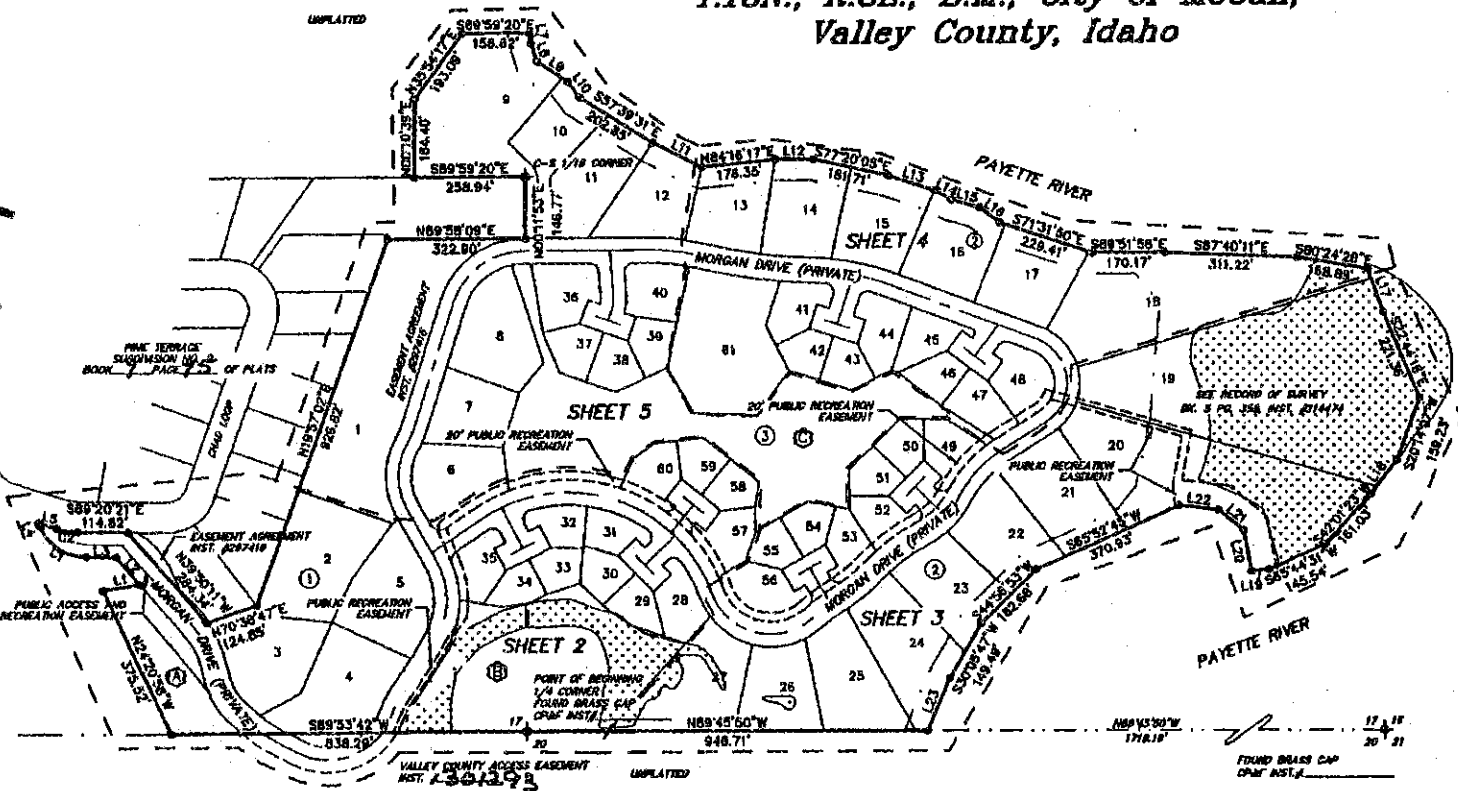


Instrument # 301294
 VALLEY COUNTY, CASCADE, IDAHO
 2005-10-07 11:56:11 No. of Pages: 6
 Recorded for: RALPH MILLER
 LELAND G. HEINRICH
 Ex-Officio Recorder Deputy
 Index to: PLAT

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 or Instrument Number 301294.
- 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, or Instrument No. 301294.
- 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 and shall also be recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, as authorized by the 301294-10-07-07 and 301294-10-07-07.
- 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 Recreation 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, bicyclist, and skater and the use of motorized equipment to include and include for the use of the same. The Association shall have the authority to promulgate such rules as it deems reasonably necessary to maintain the Public Recreation Easements, including motorized vehicles, snowmobiles, ATVs, and other vehicles.
- The Declarant reserves the right, without limitation, to assign its rights in any one of the easements which are depicted on this Plat, in whole or in part.
- Declarant shall have the right to construct, maintain and operate roads and other easements, for motorized and non-motorized use, subject to the terms and conditions contained in the General Declaration.
- The report and maintenance of all drainage facilities and improvements located within the Subdivision Easements depicted on this First Plat shall be the duty of the River's Crossing Association.
- The public is permitted to use the easements depicted on this Plat in the following manner: (a) for the purpose of the easements depicted on this Plat; (b) for the purpose of the easements depicted on this Plat; (c) for the purpose of the easements depicted on this Plat; (d) for the purpose of the easements depicted on this Plat; (e) for the purpose of the easements depicted on this Plat; (f) for the purpose of the easements depicted on this Plat; (g) for the purpose of the easements depicted on this Plat; (h) for the purpose of the easements depicted on this Plat; (i) for the purpose of the easements depicted on this Plat; (j) for the purpose of the easements depicted on this Plat; (k) for the purpose of the easements depicted on this Plat; (l) for the purpose of the easements depicted on this Plat; (m) for the purpose of the easements depicted on this Plat; (n) for the purpose of the easements depicted on this Plat; (o) for the purpose of the easements depicted on this Plat; (p) for the purpose of the easements depicted on this Plat; (q) for the purpose of the easements depicted on this Plat; (r) for the purpose of the easements depicted on this Plat; (s) for the purpose of the easements depicted on this Plat; (t) for the purpose of the easements depicted on this Plat; (u) for the purpose of the easements depicted on this Plat; (v) for the purpose of the easements depicted on this Plat; (w) for the purpose of the easements depicted on this Plat; (x) for the purpose of the easements depicted on this Plat; (y) for the purpose of the easements depicted on this Plat; (z) for the purpose of the easements depicted on this Plat.
- The Open Space Easements 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 1, 2, 3, 4, 5 and 6 may be further divided by Declarant for more dense single-family residential use or for multi-family residential use, as may be 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 in accordance with Section 30-1306, the provisions of a certificate of discharge, and its construction of any building or other requiring drinking water or sewer/water facilities shall be allowed.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	170.00	158.87	78.88	82°31'24"	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
1.1	65.52	S82°10'17"W
1.2	65.44	S38°20'12"E
1.3	89.74	S82°22'21"E
1.4	8.70	S17°38'24"E
1.5	44.80	S72°18'39"E
1.6	60.00	S82°18'21"E
1.7	25.42	S10°18'40"E
1.8	48.18	S17°38'24"E
1.9	87.28	S82°22'21"E
1.10	65.63	S38°20'12"E
1.11	135.85	S82°10'17"W
1.12	60.00	S82°18'21"E
1.13	114.00	S71°38'24"E
1.14	48.41	S60°22'28"E
1.15	67.81	S72°18'39"E
1.16	80.64	S82°22'21"E
1.17	108.99	S18°18'39"E
1.18	101.18	S72°18'39"E
1.19	72.63	S82°10'17"W
1.20	95.88	N68°27'08"W
1.21	77.60	N82°42'04"W
1.22	93.71	N81°07'18"W
1.23	134.43	S22°38'25"W

- LEGEND**
- SUBDIVISION BOUNDARY
 - SETBACK LINE WHERE GREATER THAN STANDARD
 - SHEET MATCH LINES
 - FOUND 3/8" IRON PIN
 - SET 4/8" 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 - NO IRON 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 30-1311 THRU 30-1313 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 39, Chapter 13 have been established based on the State of Idaho Department of Health (DOH) report of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. There is contained on this Plat an approved drinking water or sewer/water facilities were constructed. Building construction was allowed with appropriate building permits if drinking water or sewer/water facilities were 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 30-1306, the provisions of a certificate of discharge, and its construction of any building or other 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

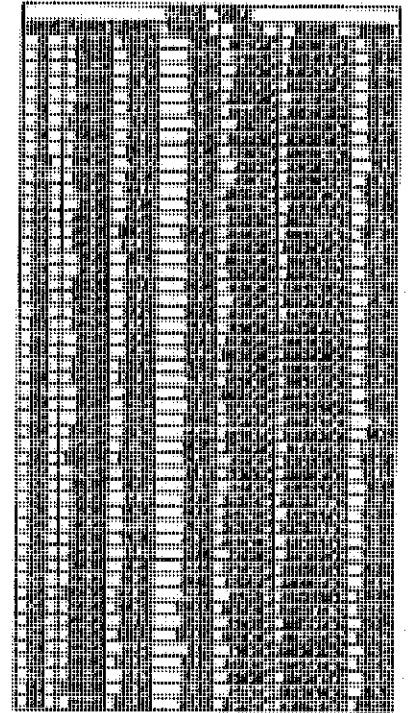
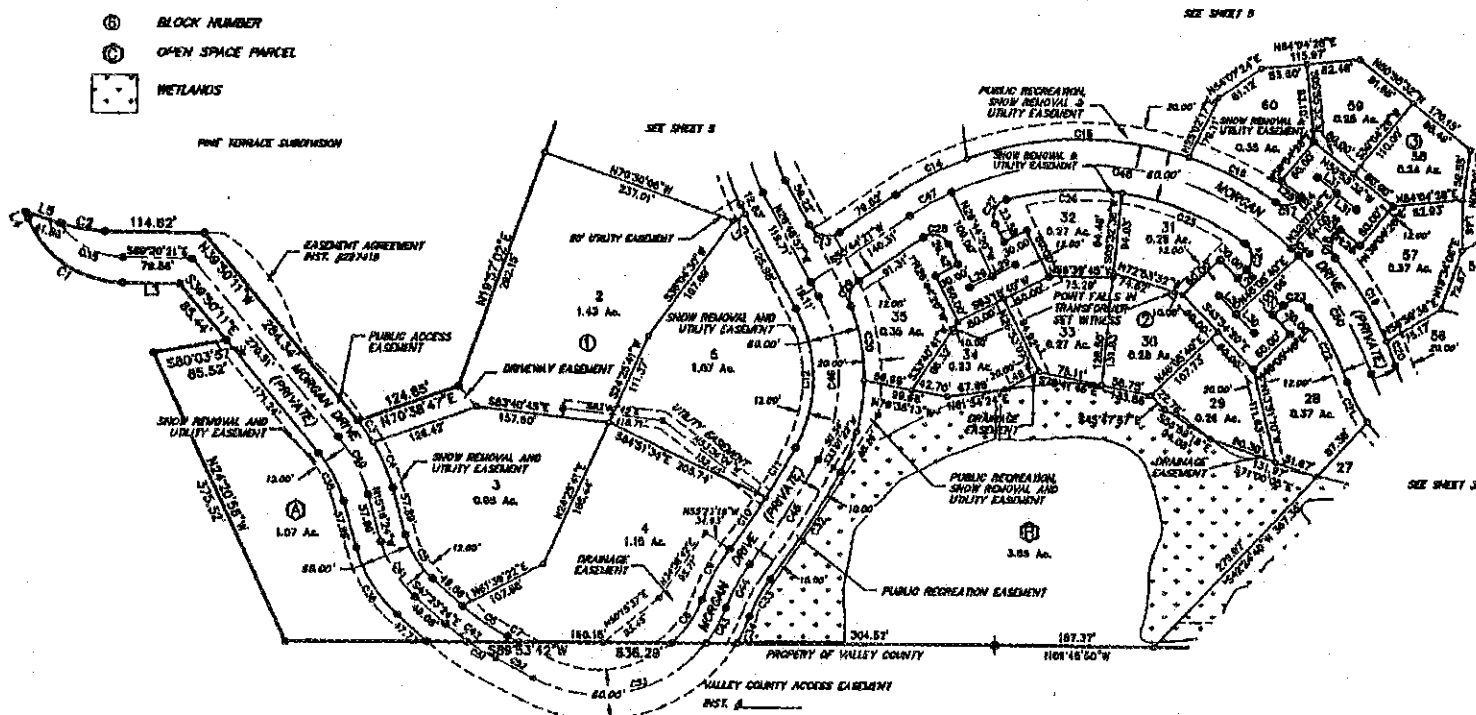
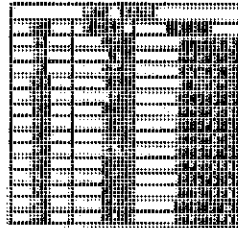
RIVER'S CROSSING SUBDIVISION

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 3/8" IRON PIN
- SET 3/8" X 30" REBAR AND LS 8577
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- Ⓢ BLOCK NUMBER
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- Ⓢ WETLANDS

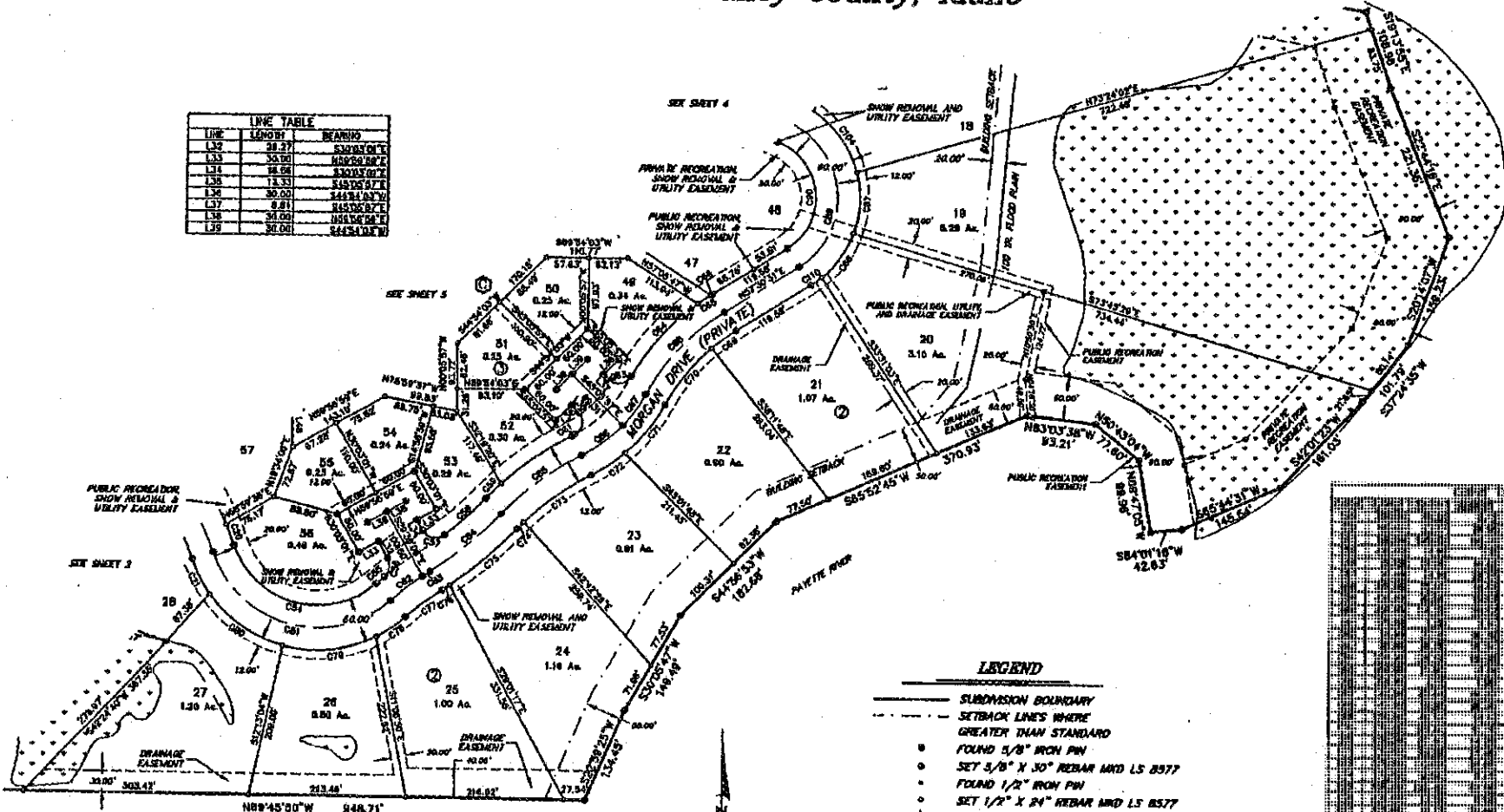
SCALE: 1" = 100'



RIVER'S CROSSING SUBDIVISION

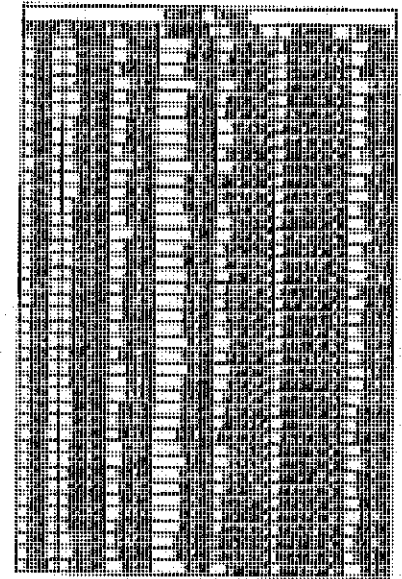
Located in the South 1/2 of Section 17,
T.18N., R.3E., BM, City of McCall,
Valley County, Idaho

LINE	LENGTH	BEARING
L32	28.23	S30°03'01"E
L33	30.10	S80°00'00"E
L34	18.08	S10°00'00"E
L35	13.33	S45°00'00"E
L36	30.00	S44°00'00"W
L37	8.81	S45°00'00"E
L38	24.00	S44°00'00"E
L39	25.00	S44°00'00"W



LEGEND

- SUBDIVISION BOUNDARY
- - - SETBACK LINES WHERE GREATER THAN STANDARD
- FOUND 5/8" IRON PIN
- SET 3/8" X 30" REBAR MKD LS B577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR MKD LS B577
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- ◆ FOUND ALUMINUM CAP MONUMENT
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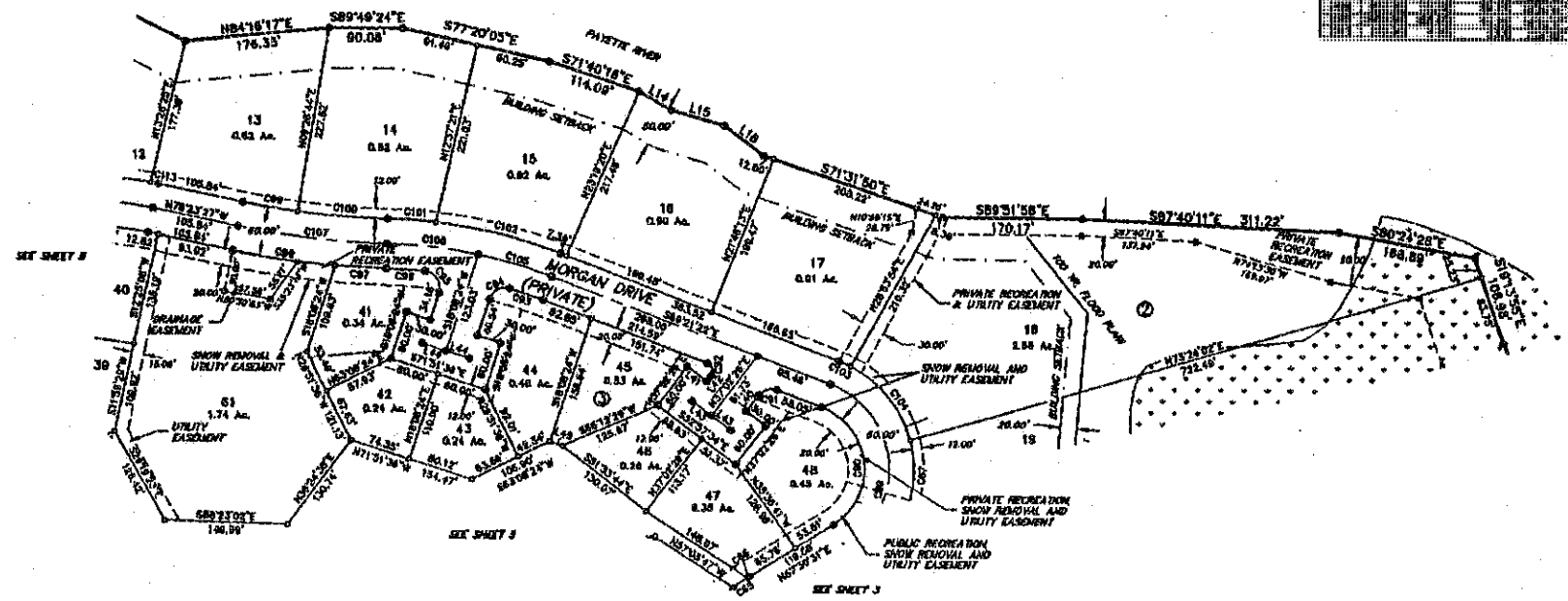
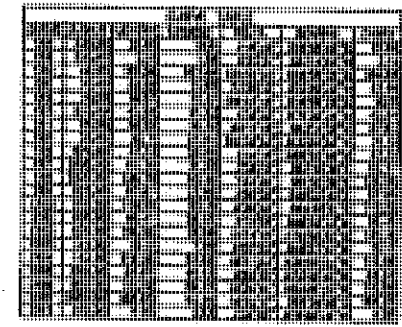
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Valley County, Idaho

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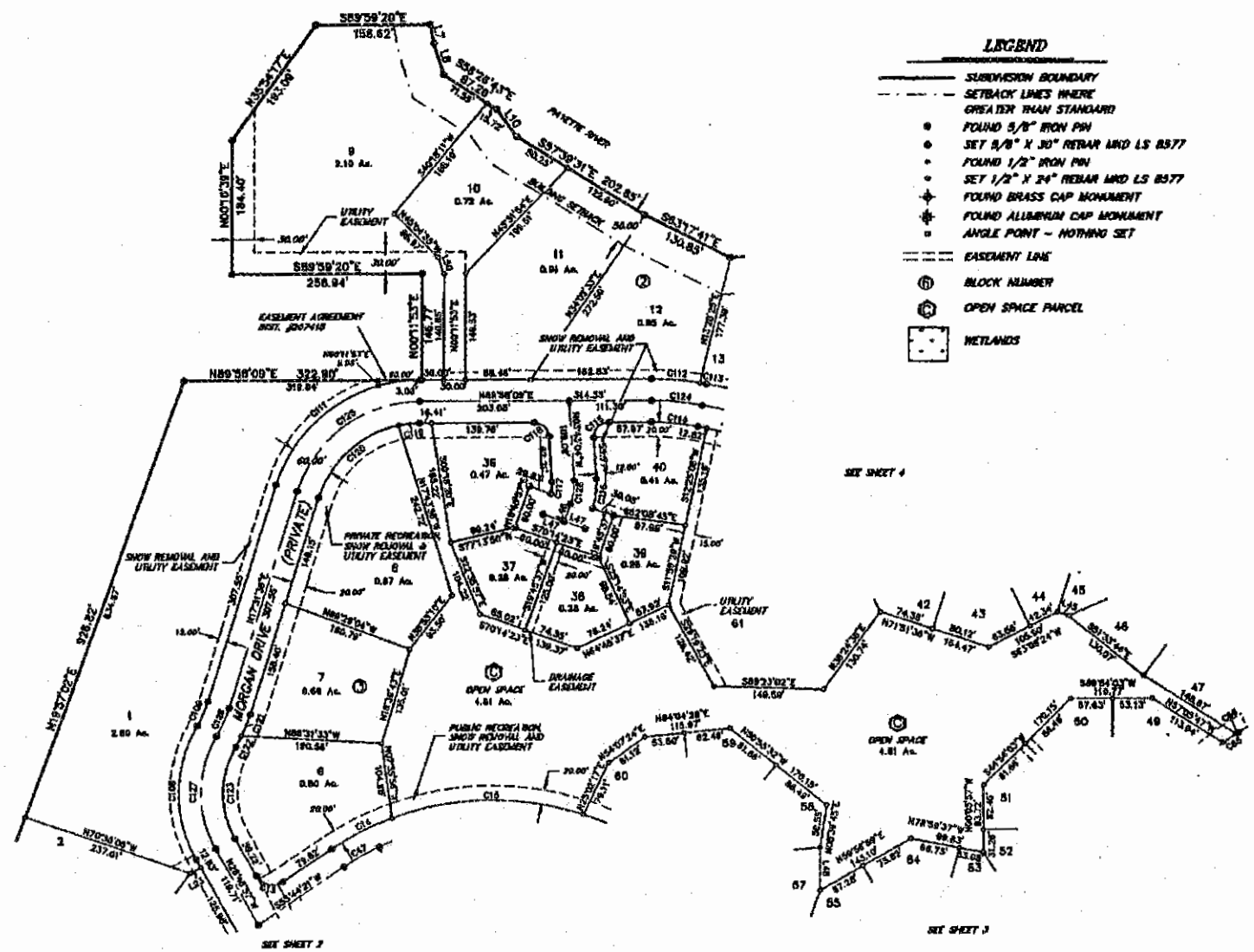


LINE	LENGTH	BEARING
L40	21.32	N31°24'28"E
L41	30.00	S22°27'31"E
L42	5.29	N41°24'00"E
L43	30.00	S42°27'31"E
L44	30.00	S11°51'56"E
L45	18.48	S70°27'17"E

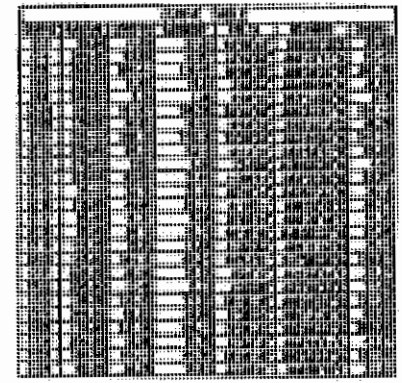


RIVER'S CROSSING SUBDIVISION

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



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 - Ⓢ BLOCK NUMBER
 - Ⓢ OPEN SPACE PARCEL
 - Ⓢ WETLANDS



LINE	LENGTH	BEARING
17	25.47	S10°58'48" E
18	48.10	S17°36'41" E
19	48.83	S33°37'41" E
20	18.83	N111°19'31" W
43	18.11	S70°17'17" E
44	31.89	N18°45'57" E
47	30.00	S70°14'27" E
48	59.83	N00°04'31" W
49	22.92	S19°47'47" E

RIVER'S CROSSING SUBDIVISION

Located in the South 1/2 of Section 17,
T.18N., R.9E., 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.9 E., BM, 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, 68.05 feet to the beginning of a tangent curve; thence,
- 6.) Northwestwardly 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 68°41'22", and a chord bearing and distance of N.53°50'40"W, 131.93 feet; thence, tangent from said curve,
- 7.) N.22°38'56"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°18'39"E, 44.60 feet to the beginning of a tangent curve; thence,
- 9.) Southeastwardly along said curve to the left having a radius of 170.00 feet, an arc length of 52.68 feet, through a central angle of 17°04'01", 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, 134.85 feet; thence,
- 13.) N.18°57'02"E, 028.82 feet; thence, departing said subdivision boundary,
- 14.) N.89°58'09"E, 322.80 feet; thence,
- 15.) N.071°53"E, 146.77 feet; thence,
- 16.) N.89°59'20"W, 258.94 feet; thence,
- 17.) N.070°39"E, 184.40 feet; thence,
- 18.) N.35°54'17"E, 193.09 feet; thence,
- 19.) S.88°59'20"E, 156.82 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, 25.42 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.43°17'41"E, 130.85 feet; thence,
- 26.) N.84°18'12"E, 178.35 feet; thence,
- 27.) S.09°49'24"E, 80.08 feet; thence,
- 28.) S.77°20'03"E, 181.71 feet; thence,
- 29.) S.71°40'18"E, 114.09 feet; thence,
- 30.) S.60°32'39"E, 45.84 feet; thence,
- 31.) S.74°08'57"E, 67.84 feet; thence,
- 32.) S.42°57'53"E, 80.04 feet; thence,
- 33.) S.71°31'59"E, 239.40 feet; thence,
- 34.) S.89°51'58"E, 170.17 feet; thence,
- 35.) S.87°40'11"E, 311.82 feet; thence,
- 36.) S.80°44'20"E, 168.89 feet; thence,
- 37.) S.19°13'05"E, 108.99 feet; thence,
- 38.) S.22°44'16"E, 221.34 feet; thence,
- 39.) S.28°44'07"W, 159.23 feet; thence,
- 40.) S.37°24'35"W, 101.79 feet; thence,
- 41.) S.42°01'23"W, 181.03 feet; thence,
- 42.) S.65°44'31"W, 148.54 feet; thence,
- 43.) S.84°01'18"W, 42.83 feet; thence,
- 44.) N.9°47'05"W, 88.98 feet; thence,
- 45.) N.50°43'04"W, 77.80 feet; thence,
- 46.) N.83°03'38"W, 93.21 feet; thence,
- 47.) S.66°52'45"W, 370.94 feet; thence,
- 48.) S.44°56'53"W, 182.88 feet; thence,
- 49.) S.30°05'47"W, 149.49 feet; thence,
- 50.) S.22°58'25"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 87.58 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 "RIVER'S 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 "RIVER'S 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 "RIVER'S 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

SEGES ENGINEERING, INC.
McCall, Idaho