

Plat Maps and/or CC&Rs

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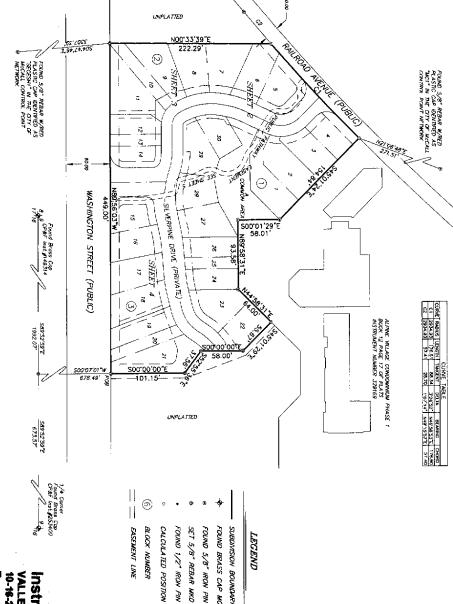






SILVERPINE VILLAGE

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



LEGEND

SUBDIVISION BOUNDARY

FOUND BRASS CAP MONUMENT FOUND 5/8" IRON PIN

SET 5/8" REBAR MKD LS 8577

CALCULATED POSITION - NOTHING SET

EASEMENT LINE BLOCK NUMBER

I. All properties shown on this first are subject to and growned by the provisions of the Central Department for Steepine (digger (breading Control Occidential This Articles of the Comparation for the Steepine Wildog Association, this article of the Comparation for the Steepine Wildog Association, this article of the Control of the Co

2. There is granted to add reserved to the Stivenire William Association is Common Area Examinant to all property located consisted or the frospirity of the Tourhannes, as districted in the General Declaration. All parties of the Fragarity which are so blacked to the Common Area Examinat and which are not included in the Driven, the Driven Right-or-High, the Drivening, and property on which Common Area Improvements are constructed shall be considered and and property on which Common Area Improvements are constructed shall be considered and shall be considered and the consid

3. All properties shown on this Flet are subject to and governed by the terms, constitutions and provisions of the Tellogian and Constitutions of the Tellogian of Tello

4. By purchase of any Lot depicted on this Pat, the purchase of such Lot grants to Decisions, and functional transfer year-set, the sake and unified reading right, while if the further consent or the purchaser, to amend this plot, or take such other action or in demend necessary, in this Decisions's sale discretion, to conform the operations of the Lots shown on this Pat to the fully as boilf, as provided in the General Decisions.

5. Siverpine Drive and all utility ecosenants and pathways which are depicted on this Pot selected to the use and enjoyment of the manches of the Siverpine Water several process. In the continued of the siverpine Water several process. In the continue conditions, regented bedwarms rights which are continued in the General Declaration and are februard for policie uses. otion. ond

6. There is received in the Declarant and the Association on external for Ingress and organs, into and through all clots for the purposes of the modernous, repair, and replacement of utilities, and common facilities located in the Common Area Essement, as is further described in the Central Declaration.

No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Release.

Any moterial changes to the Common Area Easement described in these Notes shall require the approval of the City of McColl."

There shall be no further division of any lot depicted on this Plot, except as permitted in the General Declaration, or without prior approval of the Health Authority.

All utility easements shown on this plot are granted to Public Utilities.

11. Flood zones shown on this plat are per FEMA FIRM panel \$160157 0002 A Effective APRIL 17, 1989

Bowe Flood Elevation: N/A
Flood Flood Elevation: N/A
Flood Flood Flood Flood Flood off land within a floodway or floodplain is
regulated by Title 9 and Title 11 of the Valley County Code.

VALLEY COUNTY, CASCADE, IDAHO 10-16-2017 04:51:34 PM No. of Pages: 6

Instrument # 409438

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROJECTIONS OF THAND CODE SO-1,331 THRU SO-13,33 AND THAT ALL INTERION MUCHURITATION WILL BE SET MITTON ONE YEAR FROM THE RECORDING ONTE OF THIS PLAT.



SCIENCES! 8577

> Fee: 11.00 SCALE: 1" = 60"

Ex-Officio Recorder Deputy DOUGLAS A. MILLER Recorded for : RALPH MILLER

ndex to: PLAT

BEARMAS BASED ON CITY OF MCCALL MODIFIED GRID COORDINATE SYSTEM DISTANCES ARE MEASURED ON THE GROUND

SECESH ENGINEERING, INC.

McCall, Idaho

UNSTABLE HEALTH DEPARTMENT, EHS

409439

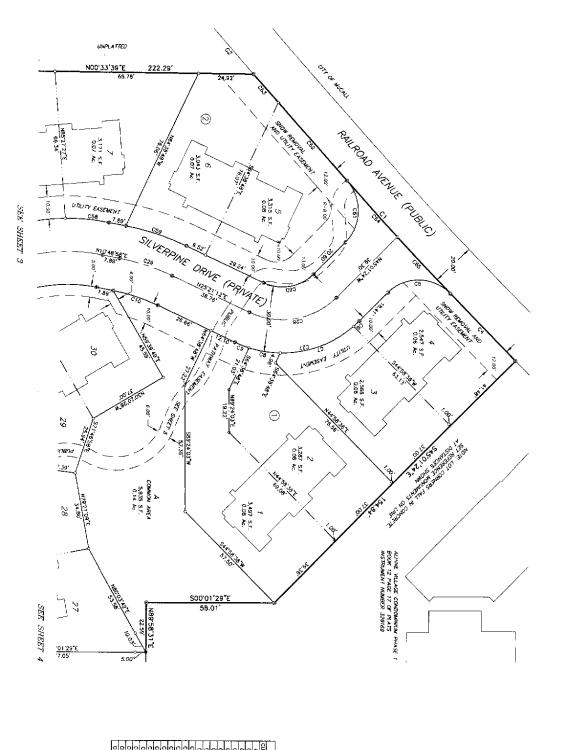
WHITEN PERMETONS AS REQUERED BY BANKS COLD. THE SA, CHAPTER 1,1 MAE REPO SATISFED COMMING TO THE LETTER TO BE READ ON THE WHIT THE COUNTY RECORDED OF AS AGENT ISSTIME TO MEDIAN OF ABOUND OTHER THE STEVENIES BAY BE RE-MAPSED IN ACCORDANCE WITH THE STEVENIES OF A SERVICE PROPAGAL.

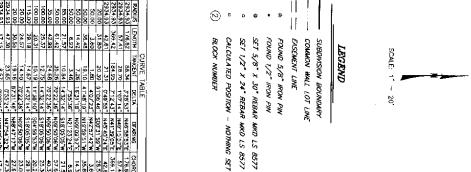
HEALTH CERTIFICATE

SHEET NO. 1 OF 6

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

City of McCall, Valley County, Idaho

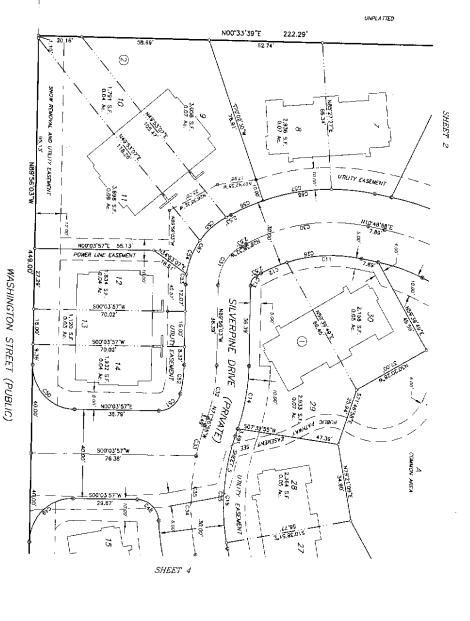


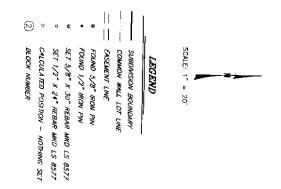


l			0747	AGLE		
7	RADIUS	FISH	TANCENT	DELTA	BEARING	CHORD
2	2934.93	1 / 6.62	88.34	3'28'53"	N46'58'53"E	176,80
ន	2934.93	57.41	28.70	1.07.14	149"15"57"E	57.40
۵	2934.93	369.42	184.95	71243	N#1.39,02,E	369.18
2	2934.93	42.61	21.31	0'49'55"	N45'40'24"E	42.61
ြ	20.00	31.80	20.39	91'06'46"	S00-31-59 W	28.56
ဒ	50.00	3,60	1.80	4'07'23"	W42-57'42"W	3.60
ខ	50.00	36.48	19.10	41'48'19"	N19759751 W	35.65
8	50.00	14.42	7.26	16.31,18	N09'09'57'E	14.37
3	50.00	6.92	3.46	755'36"	N21.23.24 E	П
ĕ	85.00	21,57	10.84	14.32.14	M_50,50.81S	21.51
27	50.00	61.42	35.26	70 22 35	M,90,05.80N	57.63
8	35.00	42.99	24.68	70.22.36	N09:50:067W	40.34
2	100.00	25.37	12.75	14'32'14"	W.50,50.815	25.30
5	100.00	20.31	10.19	11'38'10"	504'59'53"W	20.27
ğ	115.00	29.18	14.67	14'32'14"	S18'05'057W	29.10
ë	20.00	24.57	14.10	70 22 38	M.90,05.60N	23.05
6	20.00	30.55	19.16	B7-31 46*	W-21,44.89N	27.67
82	2934.93	47.30	23.65	0"55'24"	N4754'32'E	47.30
ĕ	2934.93	17.15	8.57	0'20'05"	N48'32'17"E	17.15
5	2934.93	34.16	17.08	040'01"	N4706 50 E	34.16
65	2934.93	35.40	17.70	0"41"28"	N46'26'05'E	35.40

SECESH ENGINEERING, INC.
McCall, Idaho

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





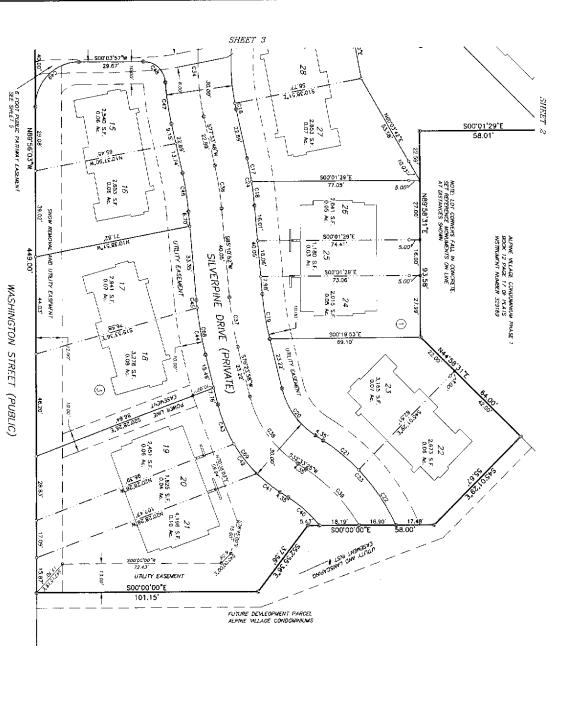
12. Maulus (1801) Marcine (1821) Section (1821) Marcine (1821) Section (1821) Sec				2		3	2
12. MANUS (1800H) MACHINE DELIA. BEANNO (17.10) (17.10	87.51	S08'54'47 F	38.27.30	35.86	68.87	100.00	66
12. Maulus (1801) MARCINT DELIA BECANGO (1802) MARCINT DELIA BECANGO (1802) MARCINT DELIA BECANGO (1802) MARCINT DELIA BECANGO (1802) MARCINTO MARC	32.24	\$10.05,44	18.33.04	16.33	32.38	00.00	157
MODINE MARCH MARCH MELAN REARNO MELAN REARNO MELAN REARNO MELAN REARNO MELAN REARNO MELAN	6	3.74.UXJ.24.25	9.16,16	8.11	16.18	00.00	056
MANUS LINOTH MAKENY OELNA BECANNO		54 51 41	26.25,18	8.22	16.15	35.00	C55
	18.47	100	27 12 37	8.47	16.62	35.00	054
MOMOS LINOTH MAKEN' OELNA BECANNO OZO	467	CAR'OR'AR'T	7.38.36	2.34	4.67	35.00	8
	17.00	W.V., LLABIN	12'44'58"	6.70	13.35	90,00	25
MODIS LINOTH MAKEN TOELNA TRANSO TOELNA TRANSO TOELNA TRANSO TOELNA TRANSO TOELNA TOE	3	M.Pt. 11.82 N	77'15'02"	7.99	13,48	10.00	557
	200	N45.0 4.57	90,00	20.00	31.42	20.00	050
MANUS LINOTH MAKENY CELNA BECANNO CO TOO AST TO SE Res F SUN'TO TO CELNA BECANNO CO TOO AST TO SE TO S	28	344'58'D1"F	90'00'00	20.00	31.42	20.00	C49
MANUS LINGTH MAKEN TOELAN BEARNO TO		S4308'29 W	20,60,98	9.35	15.04	10.00	36
MONOS LINOTH MAKEN' CELNA BECKING CO	58.77	S86'56'33'F	30.29,18.	30.49	59.49	110.00	C35
	44 7	N89*18'03'F	23 28 30	22.86	45.07	110.00	Ş
MONOS LINOTH MAKEN' CELNA REARNO CO 700 33.18 F55 REARNO CO 17.55 REARNO CO 700 33.16 F55 REARNO CO 700 33.16 F55 REARNO CO 700	1	575"12"18"F	7.30.47	7.22	14.42	10.00	23
	24.00	W.62,14.09N	18.29,08.	12.20	24.20	75,00	223
MONDES LINGTH MAKEN' DELIAN BECKNING CO. TOO 35.15 T.955 ZB8-175 SD2-1710 T. TOO 35.15 T.955 ZB8-175 SD2-1710 T. TOO 35.15 T.955 ZB8-175 SD2-175 T. SOO 5.15 T.955 T.9	ı	37,17,17,65	61.1/31	11.85	21.39	20.00	C31
	1	508.54,47.15	39.27.30	30.48	58.54	8	CJO
MODINE LINGTH MAKENF DELIA		S08'54'47"F	39'77'30"	25.10	48.21	70.00	C26
WANDES LENGTH MAKENT DELIAN BECKNON TO	5	3.11.95.985	30.59 18	26.34	51.38	95.00	C25
CAUSE ENGIH HANGING DELIA REARMO CI	48.17	3,11,80,9ES	29.22.33	24.90	48.71	95.00	015
TANDUS LENGTH TANGENT DELTA BEARNG CH	28.0	W. DC, 17-USN	18729,08	14.65	29.04	90.00	5
70.00 35.15 17.95 28'46'16' 503'34'10'E 70.00 13.06 6.55 10'41'14' \$23'17'55'E	٥,	359 17 17 E	61'17'31"	2.96	5.35	5.00	CF3
70.00 35.15 17.95 28'46'16" 503'34'10'E	ا ا	523 1755°F	10.41,14	6.55	13.06	70.00	C12
PAOIUS LENGTH TANGENT DELTA BEARING		303.34.10%	28'46'16"	17.95	35,15	70.00	CII
	CHORD	BEARING	DELIA	TANGENT	LENGIH	RADIUS	CURVE

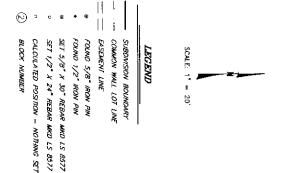
SECESH ENGINEERING, INC.

McCall, Idaho

au, Juano

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





į			CORVE	ABLE	77-17	2
CURVE	RADIUS	ENCTH	TANGENT	DELTA	BEARING	CHORD
C16	95.00	2.67	1.34	1'36'44"	N78 22 10 E	2.67
C17	165.00	10.82	5.41	345 22	579 26'29 W	10.81
C18	165.00	11.12	5.56	351.42	S83 15'01"W	11.12
C19	135.00	20.69	10.37	8'46'54	NBO 47 25 E	20.67
C20	35.00	87.35	14.08	43.50 32	N54 28 42 E	26.13
C21	90,00	20.91	10.50	131848*	S39 12'49 W	20.B7
C22	90.00	30.29	15.29	191656	S55 30 41 W	30_15
C23	90.00	51.20	26.31	3Z 35 43	S48 51 17 W	50.51
C24	165.00	21.94	10.98	737'04"	S81.22,30,M	21 92
040	60.00	19.24	9.70	18'22 12	S41.44.32 W	19.15
C41	65.00	13.53	6.79	11.55.18	N38 31 05 K	13.50
C42	65.00	16.84	8.47	14'50'23"	3.95, CC. LSN	16.79
C43	65.00	19.38	9.76	1704 50	N67-51 33 E	19.31
044	165.00	21.75	10.89	733'05"	NBO 10'30'E	21.73
C45	165,00	3.54	1.77	1'13'49"	NB4'33'57"E	3.54
046	135.00	17.95	8.99	737.04	\$81.22,50 M	17.94
C47	125.00	18.88	9.46	B'39'12"	NB1'53'24"E	18.66
C48	10.00	15.04	9.35	85 09 02*	S43 08 29 W	13.66
23	20.00	31.42	20.00	90'00'00'	544.56.03 E	28.28
C68	165.00	25.29	12.67	6'46'54"	N80'47'25"E	25 26
689	65.00	49.74	26.16	45'50'32"	N54 28 42 E	48.53

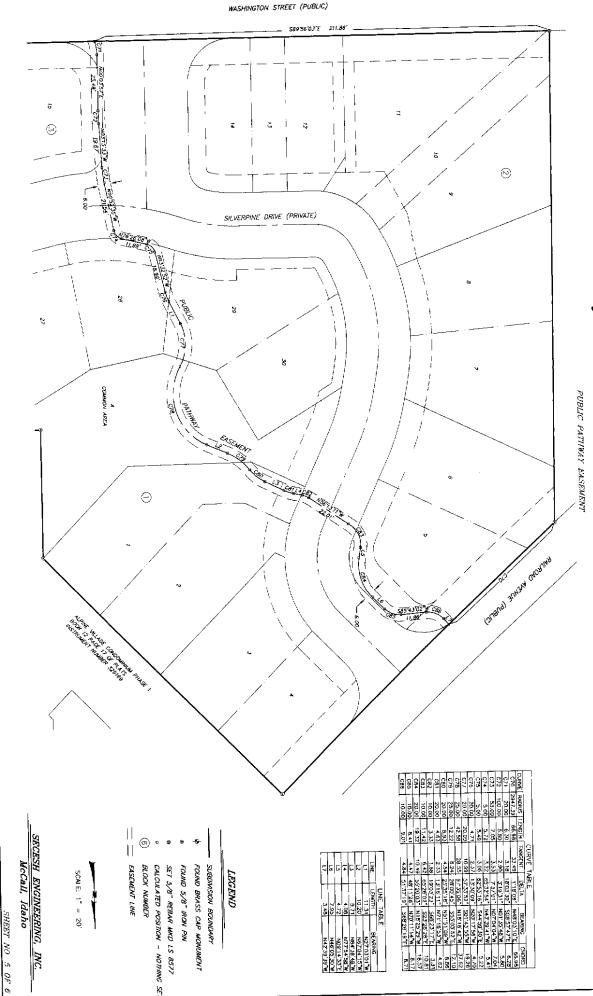
SECESH ENGINEERING, INC.
McCall, Idaho

Can, Juano

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



SHEET NO. 6 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

CERTIFICATE OF OWNERS

OF THE PROPERTY HEREINAFTER DESCRIBED:			
n parcel of land, a part of blocks 2 and 6, vecuted Lokepart Addition, lacated in the SW 1/4 if Section 9, T.IBN, R.3 E., B.M., City of McCall, Yalley County, Idaha, more particularly tearrhad as:			
COMMENCING at the southwest corner of said Section 9; thance, along the south line of said saction 9,			
L.) 5.89'52'59"E., 1992.07 teet; thence, departing said section line	APPROVAL OF THE CITY OF McCALL		
3) N.007'01'E., 678.49 test to a point on the martherly Right-of-Way for Washington Street, the Point of Reginning: thence, along said Hight-of-Way.	, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT AT A RECULAR MEETING OF THE CITY COUNCIL HELD ON THE	CERTIFICATE OF COUNTY SURVEYOR	
.) N.88'56'03"W., 449.00 feet; thence, departing sold Right-of-Way.	DAY OF, 2017. THIS "SILVERPINE VILLAGE" WAS DULY ACCEPTED AND	I, GEORGE J. BOWERS IV REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY. IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT II COMPLIES WITH	
 N.033'39"F., 222.29 feet to a point on the southwesterly Right—of—Way Line for Ralifood twente; thence, along said Right—of—Way. 	APPROVED.	THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.	
3.) Northeosterty along a non-tangent curve to the left having a ratius of 2934.93 feet, an arc length of 176.61 feet, through a central angle of 326.53°, and a chord bearing and listance of N.453451°E, 176.60 feet to the westerty corner of Alpine Village Condominium Phoses 1; thence, along the boundary of said subdivision.	MAYOR ~ McCALL, IDAHO		
k.) S.4501'24"E., 154.84 feel: Ihenca.	CITY CLERK ~ McCALL, IDAHO		
5.) 5.0'01'29"E., 58.01 leet; thence,	CHI DEENA - MICCALE, IDANO		
5.) N.895831°E., 93.58 feel; thence,			
 N.44'58'31'E., 54.00 feet; thence, departing the boundary of sold Alpine Village Condominium Phase 1, 			
8.) \$.45'01'29"E., 55.67 feet; thence,			
9.) S.0'00'00"E., 58.00 feet; thence,			
(0.) S.52'55'36"£., 37.56 feel; thence,	APPROVAL OF McCALL AREA PLANNING AND ZONING COMMISSION	CERTIFICATE OF SURVEYOR	
11.) S.0'00'00"E., 101.15 feet to the POINT OF BEGINNING.	ACCEPTED AND APPROVED THIS DAY OF , 2017, BY THE McCALL AREA	CERTIFICATE OF SURVETOR	
CONTAINING 2.41 Acres, more or less.	PLANNING AND ZONING COMMISSION.	I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYO	
that it is the intent of the undersigned to and they do hereby include said land in this Plat. Silverpine Drive and all utility essements and pathways which are depicted on this Plat ure dedicated for the use and enjoyment of the members of the Silverpine Village Association, together with their guests, invitees and assigns, according to the terms, conditions and reserved Declarant rights which are contained in the General Declaration for the Silverpine Village and are also dedicated for public use.	CHAIRMAN	IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "FERTIFICATE OF OWN WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER M DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, A IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. RALPH MILLER THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. RALPH MILLER	
SILVERPINE PARTNERS, LLC SY William F. Callagher, Managing Member		RALPH MILLER (8577)	
ACKNOWLEDGMENT			
SIATE OF)			
(ss. County of)	APPROVAL OF THE CITY ENGINEER	APPRIEIGIRE AT CAUNITY FORIGINED	
On this day of 2017, before me, a Nolary Public in and for said State, personally appeared	I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF McCALL, VALLEY COUNTY IDAHO. HEREBY APPROVE THIS PLAT OF "SILVERPINE VILLAGE".	CERTIFICATE OF COUNTY TREASURER 1, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDA	
William F. Gallogher, known or identified to me to be the Managing Member of SILVERPINE PARTNERS, LLC that executed the instrument or the person who		PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURREL	
SILVENTINE PARTIERS, 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.	CITY ENGINEER ~ McCALL, IDAHO	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 DNLY.	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seai,			
the day and year in this certificate first above written.		COUNTY TREASURER	
NOTARY PUBLIC FOR IDAHO My Commission Expires:			
		McCall, Idaho	