



AmeriTitle

Plat Maps and/or CC&Rs

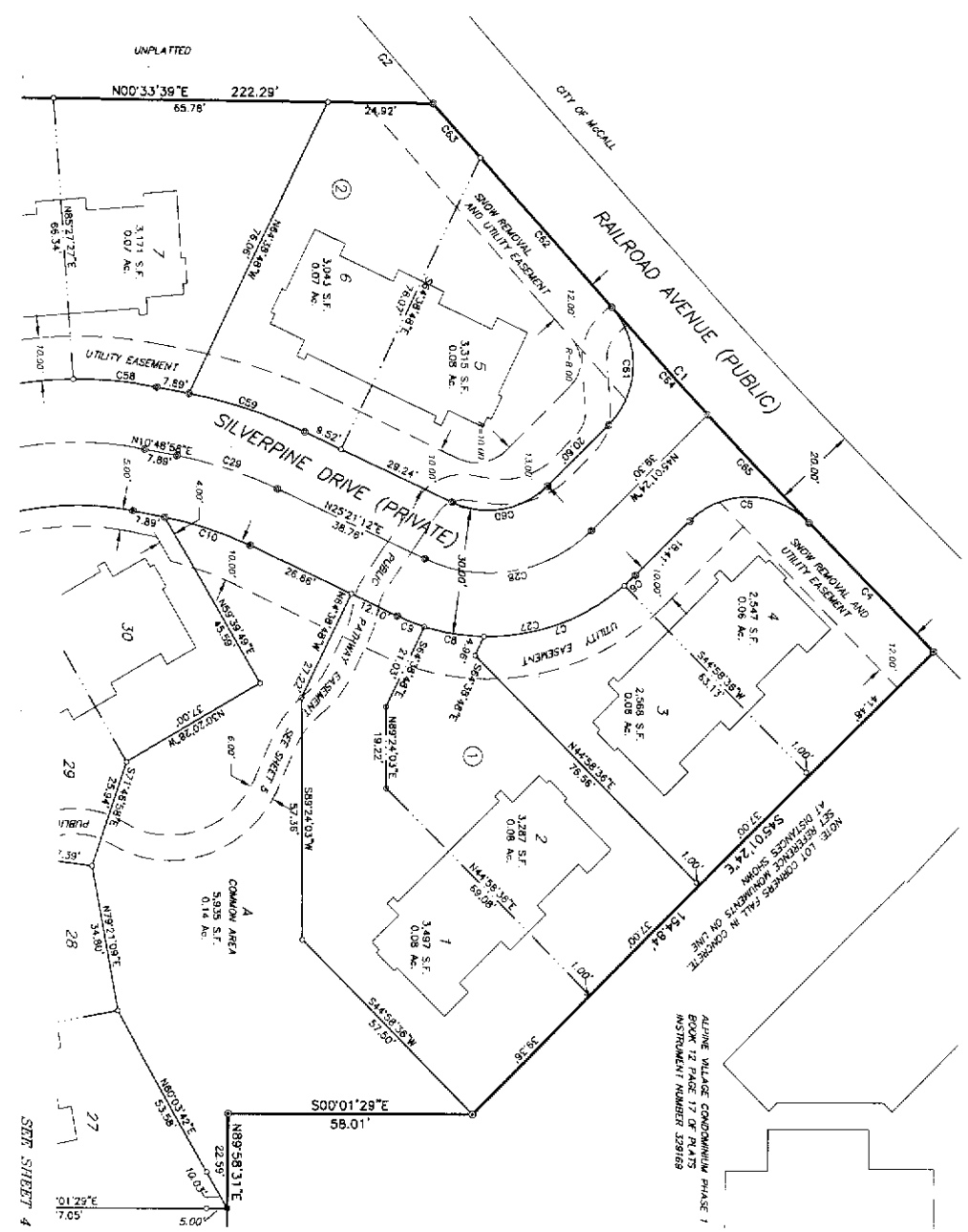
A complete list of our locations and contact information can be found at:

www.amerititle.com



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



NOTE: LOT CORNERS FALL IN CONCORDANCE WITH RECORD INSTRUMENTS ON FILE IN THE CLERK'S OFFICE.
 ALONG SILVERPINE DRIVE (PRIVATE) INSTRUMENT NUMBER 139169

SCALE: 1" = 20'

LEGEND

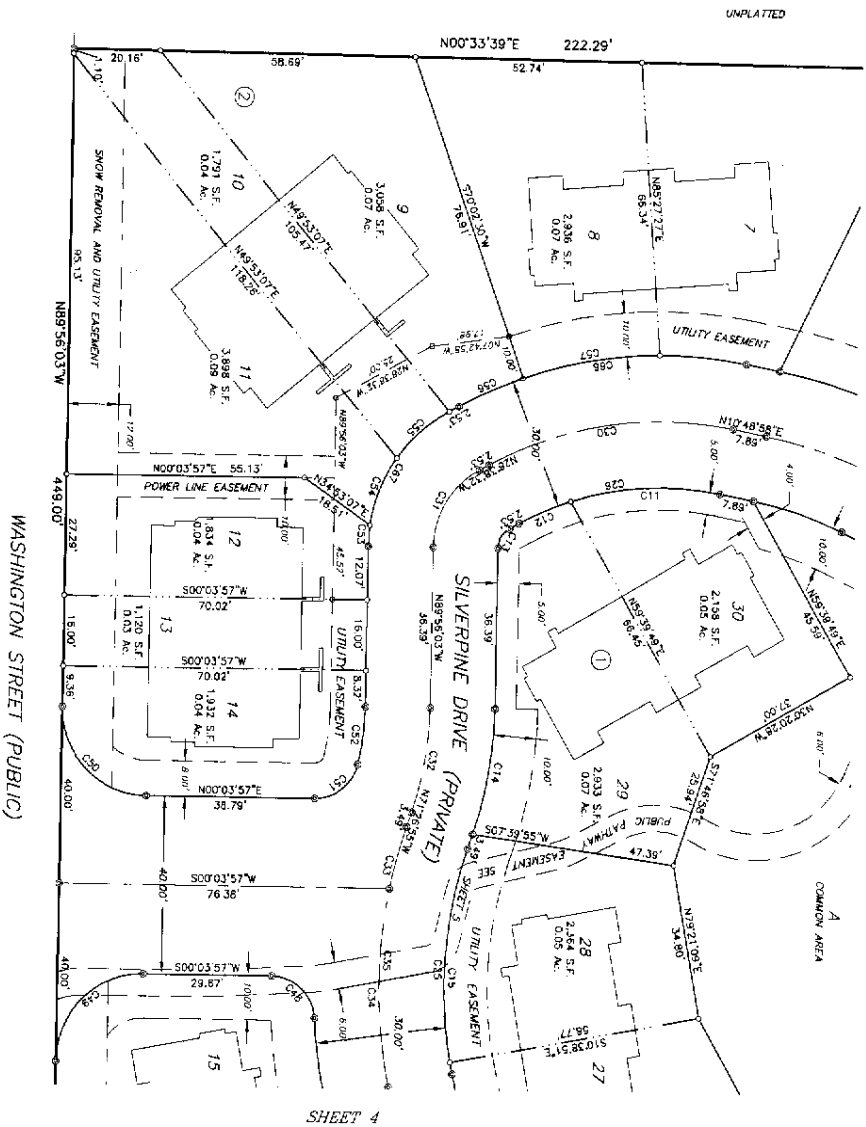
- SUBDIVISION BOUNDARY
- COMMON WALL LOT LINE
- EASEMENT LINE
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 3/8" X 30" REBAR AND LS 8577
- SET 1/2" X 24" REBAR AND LS 8577
- CALCULATED POSITION - NOTHING SET
- ② BLOCK NUMBER

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | DELTA | BEARING | CHORD |
|-------|---------|--------|---------|-----------|-------------|--------|
| C1 | 2934.93 | 176.92 | 88.34 | 728.57 | N46°58'53"E | 176.92 |
| C2 | 2934.93 | 57.42 | 28.70 | 107°14' | N46°58'53"E | 57.42 |
| C3 | 524.43 | 308.42 | 154.20 | 712.43 | N41°39'05"E | 308.42 |
| C4 | 524.43 | 31.60 | 20.80 | 108°55' | S05°40'24"E | 31.60 |
| C5 | 50.00 | 3.66 | 1.80 | 43°23' | N82°52'43"W | 3.66 |
| C6 | 50.00 | 36.48 | 18.10 | 41°48'57" | N18°59'51"W | 36.48 |
| C7 | 50.00 | 14.42 | 7.28 | 16°31'18" | N09°02'57"E | 14.42 |
| C8 | 50.00 | 6.92 | 3.46 | 7°55'35" | N21°23'24"E | 6.92 |
| C9 | 50.00 | 21.97 | 10.94 | 14°32'14" | S18°05'05"W | 21.97 |
| C10 | 50.00 | 61.42 | 28.28 | 70°22'35" | N02°50'06"W | 61.42 |
| C11 | 50.00 | 76.37 | 34.98 | 70°22'35" | N12°05'02"W | 76.37 |
| C12 | 100.00 | 20.31 | 10.19 | 11°38'10" | S12°05'05"W | 20.31 |
| C13 | 115.00 | 28.18 | 14.09 | 14°32'14" | S12°05'05"W | 28.18 |
| C14 | 20.00 | 24.57 | 12.10 | 37°31'45" | N07°50'06"W | 24.57 |
| C15 | 20.00 | 30.55 | 15.18 | 37°31'45" | N07°50'06"W | 30.55 |
| C16 | 2934.93 | 47.30 | 23.65 | 0°00'05" | N47°54'17"E | 47.30 |
| C17 | 2934.93 | 17.15 | 8.57 | 0°00'05" | N47°54'17"E | 17.15 |
| C18 | 2934.93 | 34.18 | 17.08 | 0°42'01" | N47°06'50"E | 34.18 |
| C19 | 2934.93 | 35.40 | 17.70 | 0°42'01" | N46°28'03"E | 35.40 |

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 2

SHEET 4

UNPLATTED

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

| CHORD | BEARING | DELTA | TANGENT | LENGTH | RADIUS |
|-------|---------|---------|---------|--------|--------|
| C01 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C02 | 70.00° | 179.51° | 28.48 | 15.75 | 32.15 |
| C03 | 5.00° | 92.56° | 0.41 | 2.36 | 10.41 |
| C04 | 5.00° | 104.11° | 0.41 | 2.36 | 10.41 |
| C05 | 90.00° | 29.54° | 14.55 | 18.76 | 33.00 |
| C06 | 95.00° | 48.71° | 24.90 | 29.22 | 50.00 |
| C07 | 95.00° | 51.29° | 26.34 | 30.59 | 53.16 |
| C08 | 70.00° | 48.23° | 25.10 | 29.22 | 50.00 |
| C09 | 95.00° | 50.54° | 26.49 | 30.22 | 51.77 |
| C10 | 95.00° | 51.75° | 27.20 | 31.17 | 53.84 |
| C11 | 70.00° | 179.51° | 28.48 | 15.75 | 32.15 |
| C12 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C13 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C14 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C15 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C16 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C17 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C18 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C19 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C20 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C21 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C22 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C23 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C24 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C25 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C26 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C27 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C28 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C29 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C30 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C31 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C32 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C33 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C34 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C35 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C36 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C37 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C38 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C39 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C40 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C41 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C42 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C43 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C44 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C45 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C46 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C47 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C48 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C49 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C50 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C51 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C52 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C53 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C54 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C55 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C56 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C57 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C58 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C59 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C60 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C61 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C62 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C63 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C64 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C65 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C66 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C67 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C68 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C69 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C70 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C71 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C72 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C73 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C74 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C75 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C76 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C77 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C78 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C79 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C80 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C81 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C82 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C83 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C84 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C85 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C86 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C87 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C88 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C89 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C90 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C91 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C92 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C93 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C94 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C95 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C96 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C97 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C98 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C99 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |
| C100 | 110.00° | 110.00° | 0.00 | 0.00 | 0.00 |

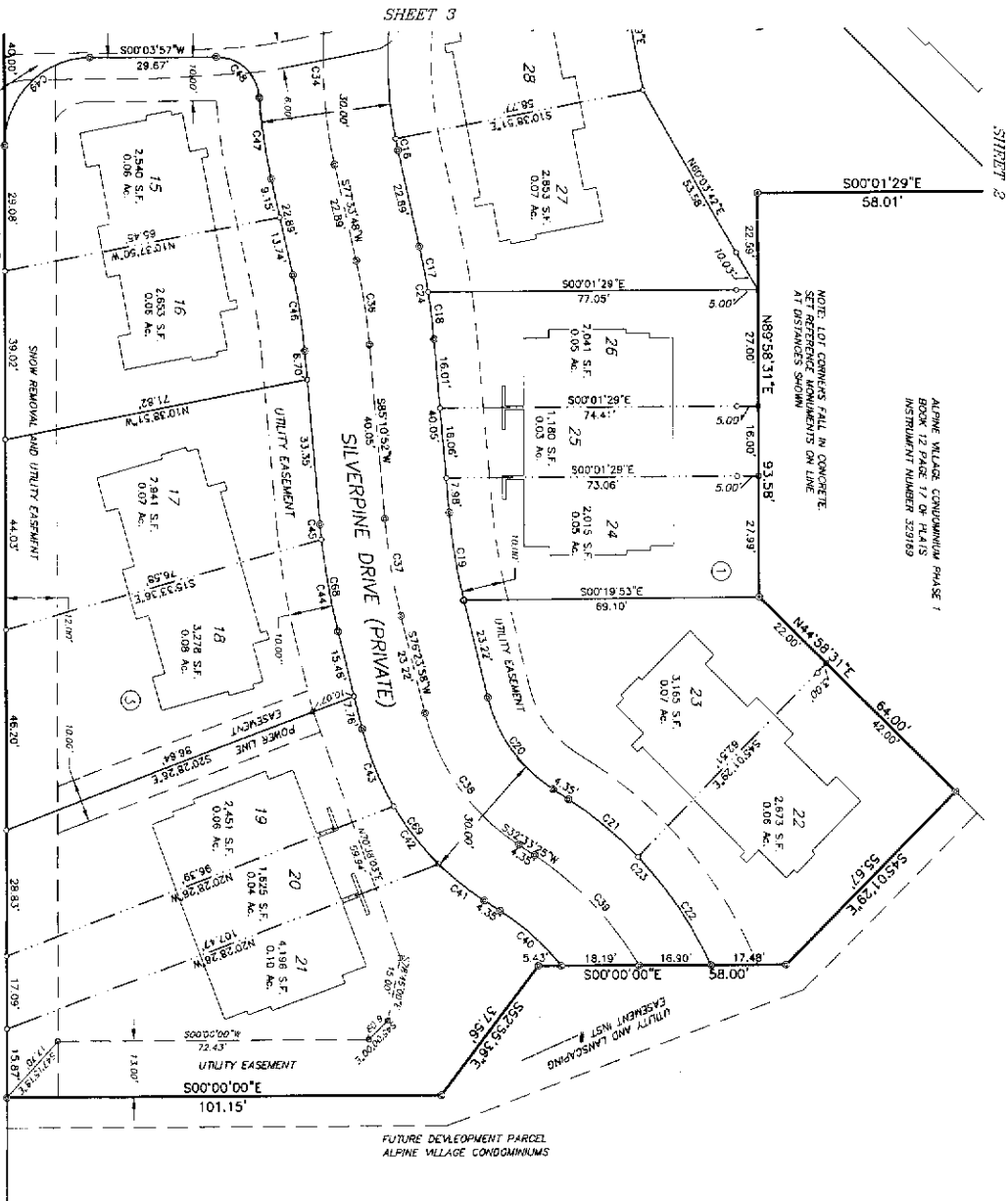
SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 3 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



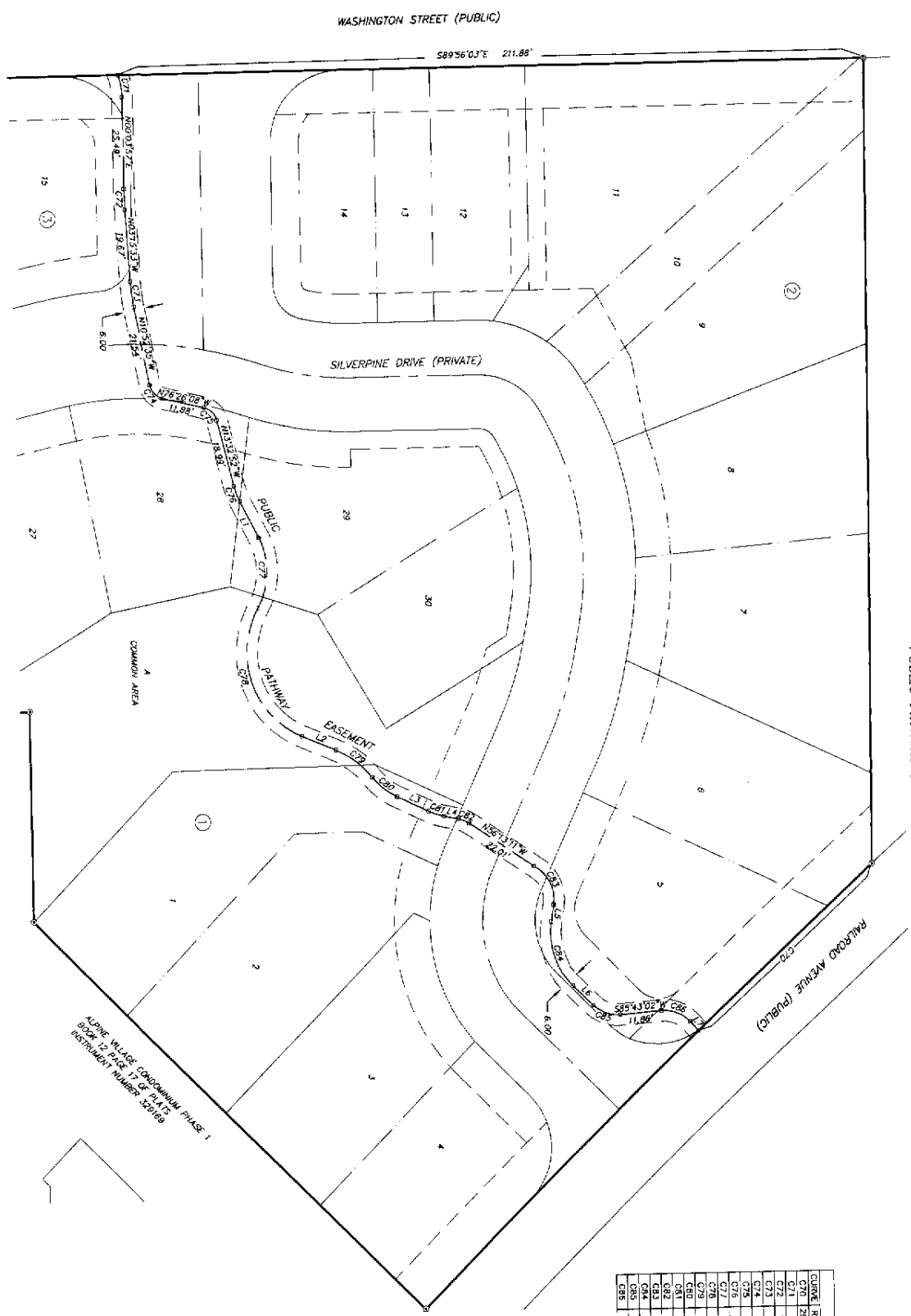
- LEGEND**
- SUBDIVISION BOUNDARY
 - COMMON WALL LOT LINE
 - EASEMENT LINE
 - FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - SET 5/8" X 30" REBAR AND LS 8877
 - SET 1/2" X 24" REBAR AND LS 8577
 - CALCULATED POSITION - NOTHING SET
 - ② BLOCK NUMBER

| CLONE | RADIUS | LENGTH | TANGENT | DELTA | BEARINGS | CHORD |
|-------|--------|--------|---------|---------|--------------|-------|
| C16 | 95.00 | 4.67 | 1.34 | 136.44° | N78°27'10"E | 2.67 |
| C17 | 165.00 | 10.82 | 3.41 | 124.62° | S78°27'31"W | 10.83 |
| C18 | 155.00 | 11.12 | 3.36 | 121.42° | S83°15'01"W | 11.12 |
| C19 | 145.00 | 10.99 | 3.29 | 118.22° | S87°27'51"W | 10.99 |
| C20 | 135.00 | 10.82 | 3.24 | 115.02° | S91°52'04"W | 10.82 |
| C21 | 125.00 | 10.61 | 3.18 | 111.82° | S96°27'04"W | 10.61 |
| C22 | 115.00 | 10.39 | 3.12 | 108.62° | S100°52'04"W | 10.39 |
| C23 | 105.00 | 10.17 | 3.06 | 105.42° | S105°27'04"W | 10.17 |
| C24 | 95.00 | 9.95 | 3.00 | 102.22° | S109°52'04"W | 9.95 |
| C25 | 85.00 | 9.73 | 2.94 | 99.02° | S114°27'04"W | 9.73 |
| C26 | 75.00 | 9.51 | 2.88 | 95.82° | S118°52'04"W | 9.51 |
| C27 | 65.00 | 9.29 | 2.82 | 92.62° | S123°27'04"W | 9.29 |
| C28 | 55.00 | 9.07 | 2.76 | 89.42° | S127°52'04"W | 9.07 |
| C29 | 45.00 | 8.85 | 2.70 | 86.22° | S132°27'04"W | 8.85 |
| C30 | 35.00 | 8.63 | 2.64 | 83.02° | S136°52'04"W | 8.63 |
| C31 | 25.00 | 8.41 | 2.58 | 79.82° | S141°27'04"W | 8.41 |
| C32 | 15.00 | 8.19 | 2.52 | 76.62° | S145°52'04"W | 8.19 |
| C33 | 5.00 | 7.97 | 2.46 | 73.42° | S150°27'04"W | 7.97 |
| C34 | 0.00 | 7.75 | 2.40 | 70.22° | S154°52'04"W | 7.75 |

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 | PERCENTAGE | BEARING | CHORD |
|-------|---------|--------|------------|-------------|-------|
| C70 | 2847.28 | 66.70 | 3.18 | S89°56'03"E | 56.98 |
| C71 | 100.00 | 5.80 | 2.60 | S10°00'00"W | 5.80 |
| C72 | 53.00 | 7.05 | 3.53 | S73°01'11"W | 7.04 |
| C73 | 5.00 | 5.72 | 3.22 | S52°54'47"W | 5.43 |
| C74 | 5.00 | 5.48 | 3.06 | S82°51'16"W | 5.22 |
| C75 | 20.00 | 4.74 | 2.22 | S7°30'09"W | 4.74 |
| C76 | 20.00 | 20.00 | 9.52 | S2°55'02"W | 18.28 |
| C77 | 20.00 | 12.22 | 6.24 | S2°55'02"W | 11.62 |
| C78 | 20.00 | 8.93 | 4.51 | S2°55'02"W | 8.66 |
| C79 | 20.00 | 5.93 | 2.83 | S2°55'02"W | 5.77 |
| C80 | 20.00 | 4.63 | 2.33 | S2°55'02"W | 4.52 |
| C81 | 20.00 | 3.33 | 1.68 | S2°55'02"W | 3.33 |
| C82 | 10.00 | 11.42 | 6.42 | S2°55'02"W | 10.81 |
| C83 | 10.00 | 18.32 | 10.49 | S2°55'02"W | 17.57 |
| C84 | 20.00 | 18.32 | 10.49 | S2°55'02"W | 17.57 |
| C85 | 10.00 | 9.01 | 4.84 | S17°17'19"W | 8.71 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 11.31 | N27°03'01"W |
| L2 | 10.20 | N87°04'15"W |
| L3 | 9.71 | N82°58'45"W |
| L4 | 4.95 | N08°14'32"E |
| L5 | 7.95 | N48°05'30"W |
| L7 | 3.45 | N47°39'39"W |

- LEGEND**
- SUBDIVISION BOUNDARY
 - FOUND BRASS CAP MONUMENT
 - FOUND 5/8" IRON PIN
 - SET 5/8" REBAR AND LS BS77
 - CALCULATED POSITION - NOTHING SET
 - Ⓟ BLOCK NUMBER
 - == EASEMENT LINE

SCALE: 1" = 20'

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**

CERTIFICATE OF OWNERS

OF THE PROPERTY HERINAFTER 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°52'59"E., 1992.07 feet; thence, departing said section line
- B.) N.0°07'01"E., 678.49 feet to a point on the northerly Right-of-Way for Washington Street, the Point of Beginning; thence, along said Right-of-Way,
- 1.) N.89°56'03"W., 449.00 feet; thence, departing said Right-of-Way,
- 2.) N.0°33'39"E., 222.29 feet to a point on the southwesterly Right-of-Way Line for Railroad Avenue; thence, along said Right-of-Way,
- 3.) Northeasterly along a non-tangent curve to the left having a radius of 2934.93 feet, an arc length of 176.61 feet, through a central angle of 326°53', and a chord bearing and distance of N.46°54'51"E., 176.60 feet to the westerly corner of Alpine Village Condominium Phase 1; thence, along the boundary of said subdivision,
- 4.) S.45°01'24"E., 154.84 feet; thence,
- 5.) S.0°01'29"E., 58.01 feet; thence,
- 6.) N.89°58'31"E., 93.58 feet; thence,
- 7.) N.44°58'31"E., 64.00 feet; thence, departing the boundary of said Alpine Village Condominium Phase 1,
- 8.) S.45°01'29"E., 55.67 feet; thence,
- 9.) S.0°00'00"E., 58.00 feet; thence,
- 10.) S.52°55'36"E., 37.56 feet; thence,
- 11.) S.0°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, Silverpine Drive and all utility easements and pathways which are depicted on this Plat are 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 Declaration rights which are contained in the General Declaration for the Silverpine Village and are also dedicated for public use.

SILVERPINE PARTNERS, LLC

By: _____
William F. Gallagher, Managing Member

ACKNOWLEDGMENT

STATE OF _____)
(ss.
County of _____)

On this ____ day of _____, 2017, before me, _____ a Notary Public in and for said State, personally appeared William F. Gallagher, known or identified to me to be the Managing Member of SILVERPINE PARTNERS, LLC that executed the instrument or 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 IV 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.

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. 50-1308, 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

McCall, Idaho

