

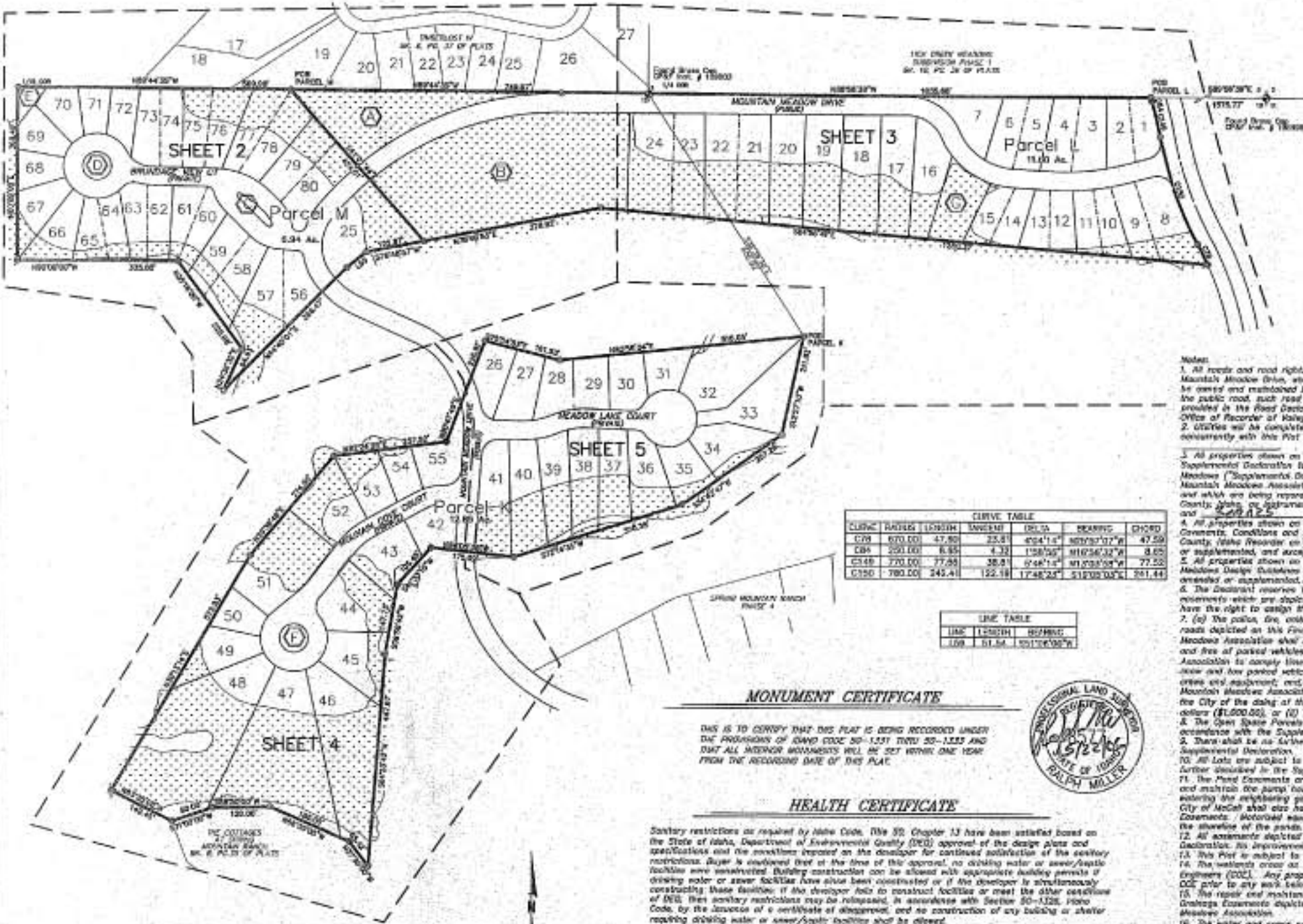
SPRING MOUNTAIN MEADOWS SUBDIVISION

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

Instrument # 309021
VALLEY COUNTY, IDAHO
2005-02 07:32:14 Sheet Page 5
Revised by: SECESH INC.
LELAND G. SECESH
Professional Engineer
No. 100041
Exp. 12/03

LEGEND

- SUBDIVISION BOUNDARY
- - - EASEMENT LINE
- COMMON WALL LOT LINE
- NOT MONUMENTED
- FOUND 3/8" IRON PIN
- SET 3/8" X 30" REBAR AND LS BOTT
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR AND LS BOTT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ OPEN SPACE PARCEL
- RETAINERS



CURVE	BACKSIGHT	TOUCH	INSIDE	PIVOT	BEARINGS	CHORD
C179	670.00	47.80	23.81	424°14'	N07°30'07"W	47.59
C84	250.00	8.85	4.32	1°58'55"	N10°26'32"W	8.85
C148	770.00	77.88	38.81	0°48'14"	N17°03'04"W	77.22
C150	780.00	245.41	122.18	17°48'24"	S18°02'03"W	251.44

LINE	LENGTH	BEARING
109	11.54	S01°04'00"W

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THRU 50-1333 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 Environmental Quality (DEQ) approval of the design plans and specifications and the provisions imposed on the developer for continued satisfaction of the sanitary restrictions. It is certified that at the time of this approval, no drinking water or sewer/sanitary 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 these facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be relaxed, in accordance with Section 50-1328, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or other facility requiring drinking water or sewer/sanitary facilities shall be allowed.

City of McCall (City) Resolution 06-08 established a new wastewater policy that controls the issuance of sewer connection permits through their building permit process. As a result, 100% sanitary restrictions is not a guarantee that sewer service will be provided to lots in the approved project. Availability of individual sewer service connections is contingent upon obtaining building permits under the City's wastewater policy.

309022
Inst. #

Leland G. Secesh
Professional Engineer
DATE: 05/22/2006

- Notes:
- All roads and road rights of way depicted on this Plat are private, with the exception of Mountain Meadow Drive, which is public. After completion of the private roads, such roads will be owned and maintained by the Spring Mountain Meadows Association, and after completion of the public road, such road will be owned and maintained by the City of McCall, as further provided in the Road Declaration, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, on instrument number 309022.
 - Utilities will be completed as provided in the Development Agreement, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, on instrument No. 309023.
 - All properties shown on this Plat are subject to and governed by the provisions of the Supplemental Declaration to the Spring Mountain Meadows Declaration for Spring Mountain Meadows ("Supplemental Declaration"), and the Articles of Incorporation and Bylaws for Spring Mountain Meadows Association, as these three documents may be amended and supplemented, and which are being recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, on instrument Nos. 309024, 309025, and 309026.
 - All properties shown on this Plat are subject to and governed by the Master Declaration of Covenants, Conditions and Restrictions for Spring Mountain Meadows, recorded with the Valley County, Idaho Recorder on September 23, 1983 as instrument No. 100041, as may be amended or supplemented, and except as provided in the Supplemental Declaration.
 - All properties shown on this Plat are subject to and governed by the Spring Mountain Meadows Design Guidelines and the Spring Mountain Meadows Rules and Regulations, as may be amended or supplemented.
 - The Declarant reserves the right, without limitation, to assign its right 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 parties or entities in such easements.
 - (a) The police, fire, ambulance and other emergency services shall have full access to private roads depicted on this Plat except as to those roads which are not public roads. (b) The Spring Mountain Meadows Association shall maintain a lot frontage (20') with the line of accumulation of snow and ice of parked vehicles. (c) In the event of the failure of the Spring Mountain Meadows Association to comply timely with subsection (b) immediately above, the City of McCall may allow snow and ice parked vehicles other than its own snow and equipment, or with specially hired crews and equipment, and, (d) in the event of either or both such City actions, the Spring Mountain Meadows 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: (i) One thousand dollars (\$1,000.00), or (ii) 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 Supplemental Declaration.
 - There shall be no further division of any Lot depicted on this Plat, as provided in the Supplemental Declaration.
 - All Lots are subject to a Landscape, Maintenance, Repair and Replacement Covenant, as further provided in the Supplemental Declaration.
 - The Flood Easements are dedicated for use by the City of McCall to assess, repair, replace and maintain the pump houses and related equipment located on Lots 31-34 and Lot 48, for entering the neighboring golf course, and for use of the water in the ponds for the same. The City of McCall shall also have the right to maintain the shoreline of ponds within the Flood Easements. Material equipment may be utilized in the extent necessary to properly maintain the shoreline of the ponds.
 - All easements depicted on this Plat are further defined and described in the Supplemental Declaration. No improvements shall be constructed in any easement.
 - This Plat is subject to compliance with Idaho Code Section 31-3605.
 - The wetlands occur 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.
 - The repair and maintenance of all drainage facilities and improvements located within the Flood Easements depicted on this Plat shall be the obligation of the Spring Mountain Meadows Association.
 - The water and sewer systems in Spring Mountain Meadows ("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 Spring Mountain Meadows 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.
 - All building setbacks are defined in section 7.3 of the Supplemental Declaration.
 - Declarant reserves the right for itself and the Meadows Association to install and maintain landscaping within the Utility Easements adjacent to Spring Mountain Meadows on Lots 1 and 2, and adjacent to Mountain Meadows Drive for Lots 25, 26, 42, 43, 55, 56, and 57, subject to space for a driveway in a location reasonably approved by the Meadows Association on Lots 25, 26 and 43.

SECESH ENGINEERING, INC.
McCall, Idaho

SCALE: 1" = 150'