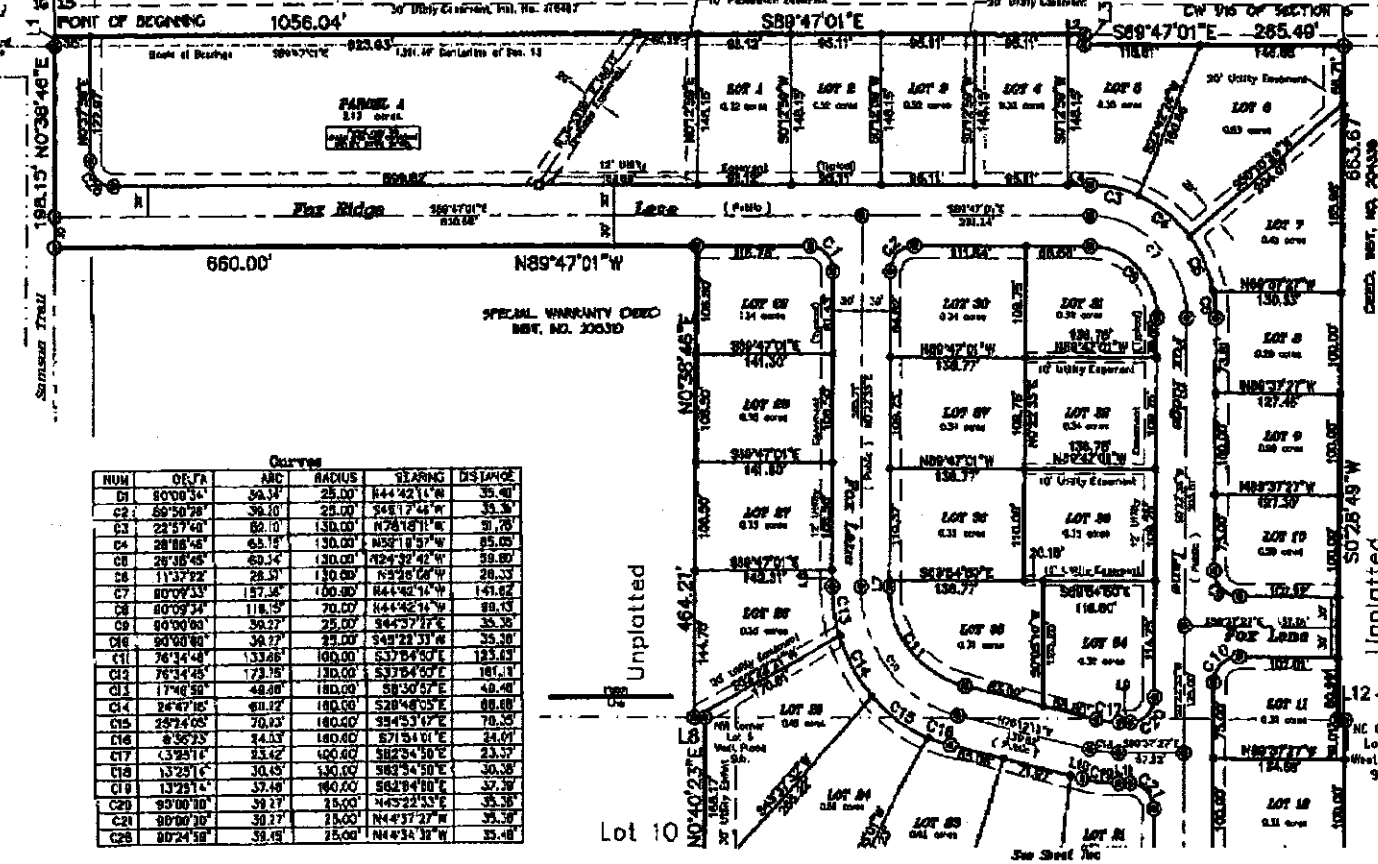


Book 10 Page 21 of Plat
300270

FOX RIDGE

A subdivision of unplatted land and the replating of a portion of Lot 4, Block 2, West Plaza Subdivision, Situated in the SW 1/4 of Section 28, T. 18 N., R. 3 E., S. 4 E., City of McCall, Valley County, Idaho

MCCALL-CONNELLY SCHOOL
CASE 421
WARRANTY DEED
REV. NO. 9666



Curves

NUM	DEG/A	ARC	RADIUS	BEARING	DISTANCE
C1	80°00'34"	39.34'	25.00'	S44°42'11"W	35.40'
C2	89°50'28"	39.30'	25.00'	S48°17'48"W	35.38'
C3	22°57'48"	82.10'	130.00'	N78°18'11"W	31.78'
C4	28°18'46"	65.18'	130.00'	N59°18'37"W	85.09'
C5	28°36'45"	60.34'	130.00'	N24°32'42"W	99.80'
C6	11°37'22"	28.31'	130.00'	N52°26'28"W	28.33'
C7	80°09'33"	157.34'	100.00'	S44°42'11"W	141.62'
C8	80°09'34"	118.15'	70.00'	S44°42'11"W	89.13'
C9	80°00'00"	39.27'	25.00'	S44°57'17"E	35.38'
C10	90°00'00"	39.27'	25.00'	S45°22'33"E	35.38'
C11	76°34'48"	133.86'	100.00'	S37°54'50"E	123.63'
C12	76°34'48"	173.75'	100.00'	S37°54'50"E	161.11'
C13	17°46'50"	48.80'	180.00'	S30°50'57"E	48.48'
C14	24°47'05"	60.12'	180.00'	S28°48'05"E	60.68'
C15	25°24'05"	70.13'	180.00'	S24°53'17"E	70.35'
C16	8°56'23"	14.33'	180.00'	S71°51'01"E	24.01'
C17	13°29'14"	23.42'	180.00'	S82°54'50"E	23.57'
C18	13°29'14"	30.45'	130.00'	S82°54'50"E	30.38'
C19	13°29'14"	37.48'	180.00'	S62°18'40"E	37.39'
C20	95°00'00"	39.27'	25.00'	N45°22'33"E	35.38'
C21	90°00'00"	39.27'	25.00'	N44°37'27"E	35.38'
C22	80°24'58"	38.18'	25.00'	N44°34'32"E	35.48'

Lines

NUM	DISTANCE	BEARING
L1	10.00'	S0°21'36"E
L2	16.88'	S89°47'31"E
L3	10.00'	S0°38'48"W
L4	23.22'	N60°47'01"W
L5	6.12'	S0°22'33"E
L6	9.92'	N8°22'33"E
L7	11.14'	N89°37'30"W
L8	12.52'	S89°37'27"E
L9	12.75'	S76°12'13"E
L10	12.52'	S89°37'27"E
L11	1.91'	S89°40'13"E

RESTRICTIVE COVENANTS

WARRANTY DEED 300270

Lot development and building occupancy shall be subject to the conditions established by the restrictive covenants or deed in force of the Recorder of Valley County Idaho

Building and lot line setbacks will conform to City of McCall Ordinance

This plat is subject to compliance with ID Statute 45-4004. Lots will be served by McCall City Water System.

No lot shall be further subdivided.

This subdivision is subject to the provisions of Idaho Code Sections 20-2005 regarding the delivery of subdivision water.

HEALTH CERTIFICATE

300270

Sanitary restrictions imposed by the

Sanitary restrictions as required by Idaho Code, Title 20, Chapter 20 have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer by the continued collection of the sanitary restrictions. Signs to enclosed shed at the time of this approval, an existing sewer or septic/septic facilities were constructed. Building construction can be allowed with appropriate building permits if building water or sewer facilities have also been constructed or if the developer is absolutely certain that the developer shall be responsible to construct facilities to meet the state conditions of DEQ. Other sanitary restrictions may be imposed in accordance with Section 20-2004, Idaho Code, by the issuance of a certificate of approval, and no construction of any building or shelter requiring drinking water or septic/septic facilities shall be allowed.

CERTIFICATE OF SURVEYOR

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Idaho, and that I am the author of the foregoing plat, and that the same is a true and correct copy of the original plat as shown to me by the person or persons who claim to be the owner or owners of the land shown thereon.



Instrument # 300270
 VALLEY COUNTY, CASCADE, IDAHO
 2005-09-19 01:46:20 No. of Pages: 1
 Recorded for : KERR
 LELAND G. HENRICH
 Ex-Officio Recorder Deputy
 Fee: 11.00

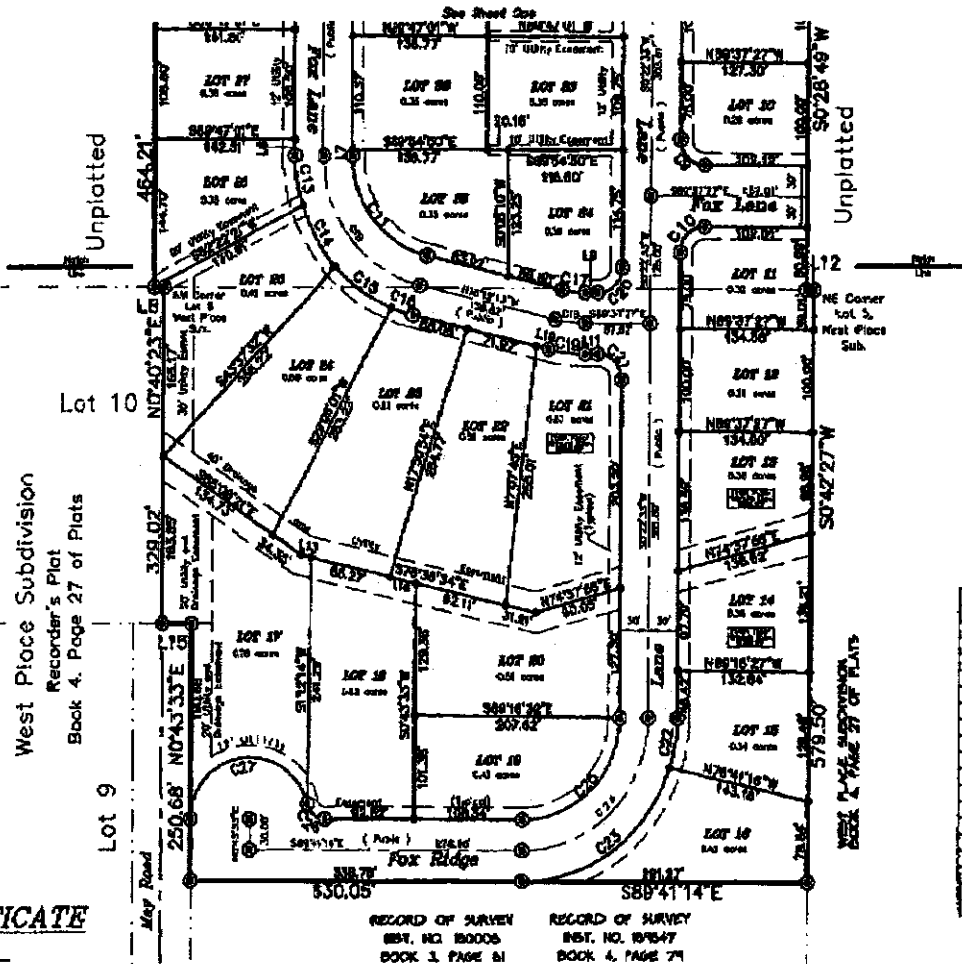
KERR SURVEYING, McCall, Idaho 2005

FOX RIDGE

A subdivision of unplatted lands and the replatting of a portion of Lot 4, Block 2, West Place Subdivision, Situated in the SW 1/4 of Section 13, T. 19 N., R. 3 E., S. 4 E., City of McCall, Valley County, Idaho

CERTIFICATE OF SURVEYOR

BEFORE ME, the undersigned authority, on this _____ day of _____, 2005, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Lines

NUM	DISTANCE	BEARING
L6	15.12'	S82°13'W
L7	5.82'	N92°23'W
L8	11.14'	N89°37'W
L9	12.40'	S83°37'W
L10	12.78'	S78°13'E
L11	12.82'	S89°37'W
L12	7.81'	S88°40'W
L13	10.48'	S78°38'W
L14	27.47'	S78°38'W
L15	33.00'	S89°42'W

Curves

INLN	DELTA	ARC	RADIUS	BEARING	DISTANCE
C0	0°00'00"	36.37'	25.00'	S44°37'27"E	38.36'
C1	0°00'00"	36.27'	25.00'	S45°22'35"W	38.36'
C11	76°34'48"	153.88'	100.00'	S37°54'50"E	123.03'
C12	76°34'48"	173.78'	130.00'	S37°54'50"E	161.11'
C13	7°48'50"	49.86'	160.00'	S53°30'37"E	49.48'
C14	24°47'18"	66.22'	160.00'	S57°48'03"E	68.48'
C15	16°24'58"	70.83'	160.00'	S51°13'47"E	70.35'
C16	6°36'23"	24.03'	160.00'	S71°54'01"E	24.01'
C17	13°26'14"	23.42'	160.00'	S63°54'00"E	23.37'
C18	13°26'14"	28.25'	130.00'	S63°54'00"E	30.36'
C19	13°26'14"	37.48'	160.00'	S63°54'00"E	37.39'
C20	90°00'00"	85.27'	25.00'	N83°22'33"E	38.36'
C21	90°00'00"	86.27'	25.00'	N44°57'27"W	38.36'
C22	17°15'24"	48.58'	160.00'	N81°14'15"E	48.33'
C23	78°40'40"	261.57'	160.00'	N57°32'11"E	268.50'
C24	88°26'13"	284.00'	130.00'	N45°20'34"E	163.75'
C25	88°26'13"	166.07'	100.00'	N45°20'34"E	141.34'
C26	79°38'13"	28.38'	20.00'	S37°57'59"E	24.32'
C27	165°31'24"	173.33'	80.00'	S83°04'28"W	178.04'

- LEGEND**
- found brass cap
 - ⊗ set 5/8" rebar w/ plastic cap
 - ⊙ set 1/2" rebar w/ plastic cap
 - oak point, no monument set
 - ⊕ found 5/8" rebar
 - found 1/2" rebar
- Bearings Based on Plat of the Woodside No. 2 Book 6, Page 38

HEALTH CERTIFICATE

Health Certificate submitted to Health Department on _____

Health certificate as required by Idaho Code Title 21, Chapter 16 have been obtained based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the certificate issued on the design for continued satisfaction of the sanitary restrictions. It is certified that at the time of this approval no drinking water or sewerage facilities were constructed. Building restrictions can be relaxed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is continuously constructing these facilities if the developer fails to construct facilities or meet the other conditions of DEQ then sanitary restrictions may be reimposed in accordance with Section 21-1506 Idaho Code. By the absence of a certificate of disapproval and in accordance of any building or other regulatory drinking water or sewerage facilities shall be enforced.

RESTRICTIVE COVENANTS

INDEMNIFYING NO. _____

Lot development and building occupancy shall be subject to the conditions established by the Restrictive Covenants as filed in Office of the Recorder of Valley County Idaho.

Building and lot lines within city limits to City of McCall Subdivision.

This plat is subject to compliance with ID Statute 20-1004. Lots will be served by McCall City Water System.

No lot shall be further subdivided.

This subdivision is subject to the provisions of Idaho Code Section 20-2008 regarding the delivery of drinking water.

