

KING'S PINES ESTATES II

BOOK 9 PAGE 8
OF PLATS
INST NO. 239501
4/12/99

situate in
Government Lot 2 and the SW4 NE4 of Section 1,
T. 18 N., R. 2 E., B.M.,
Valley County, Idaho

CURVE TABLE

No	Rad	Delta	Chd	Chd Brg	Len
C1	180.00	0922.15	298.99	78.24	289.25
C2	180.00	0922.15	184.77	47.85	184.77
C3	400.00	0457.57	34.66	34.66	34.67
C4	400.00	0457.57	228.20	45.25	231.41
C5	400.00	0457.57	17.31	0457.57	17.31
C6	300.00	0751.08	14.13	0751.08	14.13
C7	400.00	0457.57	82.29	12.55	82.48
C8	400.00	0457.57	13.14	18.38	12.88
C9	400.00	0722.12	12.85	0448.03	36.38
C10	100.00	2015.31	35.17	0648.51	70.34
C11	100.00	00758.16	250.58	0747.30	250.58
C12	180.00	0922.15	184.77	47.85	184.77
C13	180.00	0922.15	184.77	47.85	184.77
C14	180.00	0922.15	184.77	47.85	184.77
C15	180.00	0922.15	184.77	47.85	184.77
C16	180.00	0922.15	184.77	47.85	184.77
C17	180.00	0922.15	184.77	47.85	184.77
C18	180.00	0922.15	184.77	47.85	184.77
C19	180.00	0922.15	184.77	47.85	184.77
C20	180.00	0922.15	184.77	47.85	184.77
C21	180.00	0922.15	184.77	47.85	184.77
C22	180.00	0922.15	184.77	47.85	184.77
C23	180.00	0922.15	184.77	47.85	184.77
C24	180.00	0922.15	184.77	47.85	184.77
C25	180.00	0922.15	184.77	47.85	184.77
C26	180.00	0922.15	184.77	47.85	184.77
C27	180.00	0922.15	184.77	47.85	184.77
C28	180.00	0922.15	184.77	47.85	184.77
C29	180.00	0922.15	184.77	47.85	184.77
C30	180.00	0922.15	184.77	47.85	184.77
C31	180.00	0922.15	184.77	47.85	184.77
C32	180.00	0922.15	184.77	47.85	184.77
C33	180.00	0922.15	184.77	47.85	184.77
C34	180.00	0922.15	184.77	47.85	184.77
C35	180.00	0922.15	184.77	47.85	184.77
C36	180.00	0922.15	184.77	47.85	184.77
C37	180.00	0922.15	184.77	47.85	184.77
C38	180.00	0922.15	184.77	47.85	184.77
C39	180.00	0922.15	184.77	47.85	184.77
C40	180.00	0922.15	184.77	47.85	184.77
C41	180.00	0922.15	184.77	47.85	184.77
C42	180.00	0922.15	184.77	47.85	184.77
C43	180.00	0922.15	184.77	47.85	184.77
C44	180.00	0922.15	184.77	47.85	184.77
C45	180.00	0922.15	184.77	47.85	184.77
C46	180.00	0922.15	184.77	47.85	184.77
C47	180.00	0922.15	184.77	47.85	184.77
C48	180.00	0922.15	184.77	47.85	184.77
C49	180.00	0922.15	184.77	47.85	184.77
C50	180.00	0922.15	184.77	47.85	184.77
C51	180.00	0922.15	184.77	47.85	184.77
C52	180.00	0922.15	184.77	47.85	184.77
C53	180.00	0922.15	184.77	47.85	184.77
C54	180.00	0922.15	184.77	47.85	184.77
C55	180.00	0922.15	184.77	47.85	184.77

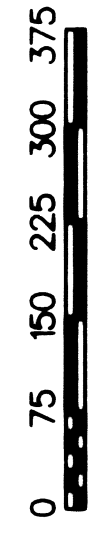
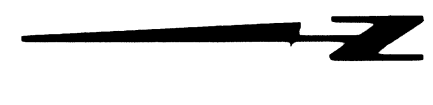
LINE TABLE

No	Brg	Len
L1	S 0947.30	36.32
L2	W 0947.30	18.48
L3	E 0947.30	175.82
L4	N 3824.00	44.91
L5	N 8123.00	20.06
L6	N 0902.00	75.84
L7	N 0902.00	88.94
L8	N 2838.00	33.23
L9	N 4732.00	58.45
L10	N 4741.32	78.00
L11	S 5244.00	142.83
L12	S 4500.00	102.78
L13	S 3038.00	154.99
L14	S 0923.00	158.47
L15	S 0923.00	100.00
L16	N 1500.00	58.00
L17	N 0942.00	197.37
L18	S 2500.00	
L19	S 6500.00	
L20	S 6500.00	

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restrictions are satisfied. #239501

[Signature] Date 4/16/99
Department, EHS



SCALE 1" = 150 FT

BEARINGS BASED ON STATE PLANE GRID

LEGEND

- set 1/2" rebar w/ plastic cap
- set 5/8" rebar w/ plastic cap
- set aluminum cap
- found cap as noted



12 FT UTILITY EASEMENT ALONG ALL ROADS

FOR BUILDING SETBACKS SEE RESTRICTIVE COVENANTS AND LOCAL ZONING ORDINANCE
MIN. SIDE SETBACKS = 20 FT.

SEE RESTRICTIVE COVENANTS FILED INST. NO. _____

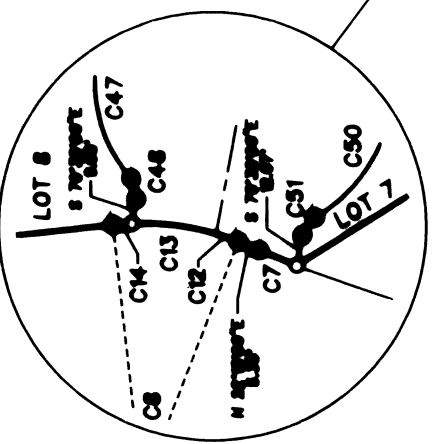
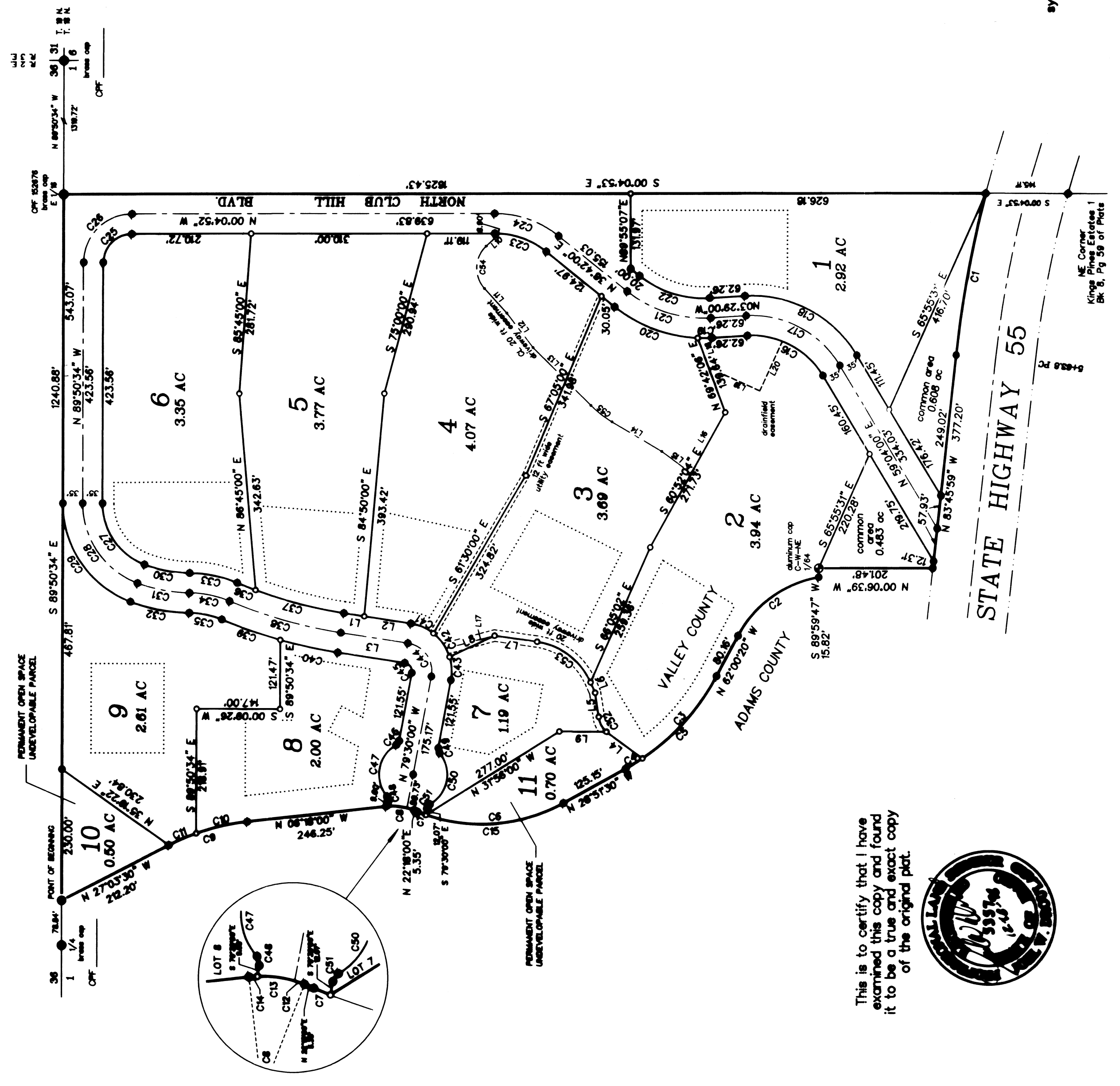
KERR SURVEYING 1998

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health, by its administrator or his delegate approving plans and specifications either for public water and/or sewage facilities or individual parcel water and/or sewage facilities

This plat is subject to compliance with I.C. Section 31-3805. No irrigation water shall be supplied to any lot hereon.

This plat is subject to compliance with I.C. Section 50-1334. Lots will not be served by any water system common to (1) or more lots, but will be served by individual wells.

No lots shall be subdivided.



This is to certify that I have examined this copy and found it to be a true and exact copy of the original plat.



KING'S PINES ESTATES II

BOOK 9 PAGE 8
OF PLATS
NST NO. 239501
4/12/19

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS; that the undersigned are the owners of a parcel of land situate in Government Lot 2 and the SW1/4 of the NE1/4 of Section 1, T. 18 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the 1/4 Corner common to Section 1, T. 18 N., R. 2 E., and Section 36, T. 19 N., R. 2 E., B.M., Adams County, Idaho, thence, S. 89° 50' 34" E., 78.84 feet along the northerly boundary of said Section 1 to its intersection with the boundary between Adams and Valley County, Idaho, marked by an aluminum cap, the REAL POINT OF BEGINNING;

Thence, continuing S. 89° 50' 34" E., 1240.88 feet to a brass cap marking the E 1/16 Corner common to said Sections 1 and 36;
thence, S. 00° 04' 53" E., 1625.43 feet along the easterly boundary of said SW4 NE4 and Government Lot 2 to its intersection with the northerly right-of-way of State Highway 55, a 5/8" rebar,
thence, 289.25 feet along a non-tangent curve to the left whose long chord bears N. 79° 34' 54" W., 288.99 feet, whose radius is 1,980.00 and delta angle is 8° 22' 12", along said right-of-way to a 5/8" rebar,
thence, N. 83° 45' 59" W., 377.20 feet along said right-of-way to a 5/8" rebar,
thence, N. 00° 06' 39" W., 201.48 feet to an aluminum cap marking the C-W-NE 1/64 corner of said Section 1;
thence, S. 89° 59' 47" W., 15.82 feet to a 5/8" rebar on the boundary between Adams and Valley County,
thence, northerly along said County Line;
182.13 feet along a non-tangent curve to the left whose long chord bears N. 35° 55' 03" W., 175.90 feet, whose radius is 200.00 feet and delta angle is 52° 10' 35" to a 5/8" rebar; N. 62° 00' 20" W., 80.16 feet to a 5/8" rebar; 231.41 feet along a curve to the right whose radius is 400.00 feet and delta angle is 33° 08' 50" to a 5/8" rebar; N. 28° 51' 30" W., 125.15 feet to a 5/8" rebar; 267.86 feet along a curve to the right whose radius is 300.00 feet and delta angle is 51° 09' 30" to a 5/8" rebar; N. 22° 18' 00" E., 3.35 feet to a 5/8" rebar; 49.92 feet along a curve to the left whose radius is 100.00 feet and delta angle is 28° 36' 00" to a 5/8" rebar; N. 06° 18' 00" W., 246.25 feet to a 5/8" rebar; 144.92 feet along a curve to the left whose radius is 400.00 feet and delta angle is 20° 45' 30" to a 5/8" rebar; N. 27° 03' 30" W., 212.20 feet to the Point of Beginning, containing 35.41 acres, more or less.

Bearings based on State Plane Grid Azimuth.

THAT THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS AND PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE FOREGOING PLAT. PUBLIC UTILITY EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND THE USE OF THE PUBLIC UTILITY EASEMENTS REQUIRED TO SERVE ALL LOTS AND PARCELS WITHIN THIS PLATING IS PERPETUALLY RESERVED.

THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS SHOWN IN THE PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH DAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

THAT THE UNDERSIGNED HEREBY DECLARE THEIR INTENT TO INCLUDE THE ABOVE DESCRIBED TRACT IN THE PLAT OF KING'S PINES ESTATES I.

BY: William J. Stone
WILLIAM J. STONE

BY: Louisa A. Stone
LOUISA ANNE STONE

ACKNOWLEDGEMENT

STATE OF DAHO }
COUNTY OF ADA } S. S.

ON THIS 22 DAY OF JANUARY, 19 99 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM J. STONE AND LOUISA ANNE STONE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 9/10/2000
William J. Stone
NOTARY PUBLIC FOR THE STATE OF DAHO



CERTIFICATE OF SURVEYOR

I, JOEL W. DROLLARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DAHO, 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 DAHO CODE RELATING TO PLATS AND SURVEYS.



Joel W. Drollard
JOEL W. DROLLARD
DAHO NO. 5357

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS FOR THIS PLATTING ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER LISTING THE CONDITIONS OF APPROVAL.

INSTRUMENT NO. _____

HEALTH OFFICER _____

APPROVAL OF THE COUNTY SURVEYOR

I, LESLIE L. ANKENMAN, PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, DAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF DAHO CODE RELATING TO PLATS AND SURVEYS.

Leslie L. Ankenman
VALLEY COUNTY SURVEYOR 4.1.19

APPROVAL OF THE CITY OF McCALL AREA OF IMPACT PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 9th DAY OF December, 19 98, BY THE CITY OF McCALL AREA OF IMPACT PLANNING AND ZONING COMMISSION.

Quinn L. ...
CHAIRMAN

APPROVAL OF THE McCALL CITY COUNCIL

ACCEPTED AND APPROVED THIS 5th DAY OF December, 19 98, BY THE McCALL CITY COUNCIL.

Kirk H. ...
CHAIRMAN

APPROVAL OF THE COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 12 DAY OF April, 19 99, BY THE VALLEY COUNTY COMMISSIONERS.

Joseph Z. ...
CHAIRMAN

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF DAHO, PER THE REQUIREMENTS OF IC 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. RP 184 025 01 1206
RP 184 025 01 0605

April 9, 1999
DATE

Christy ...
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NUMBER _____

STATE OF DAHO }
COUNTY OF VALLEY } S. S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, 19 _____, AND DULY RECORDED IN BOOK _____ OF PLATS ON PAGE _____

DEPUTY _____

EX-OFFICIO RECORDER _____