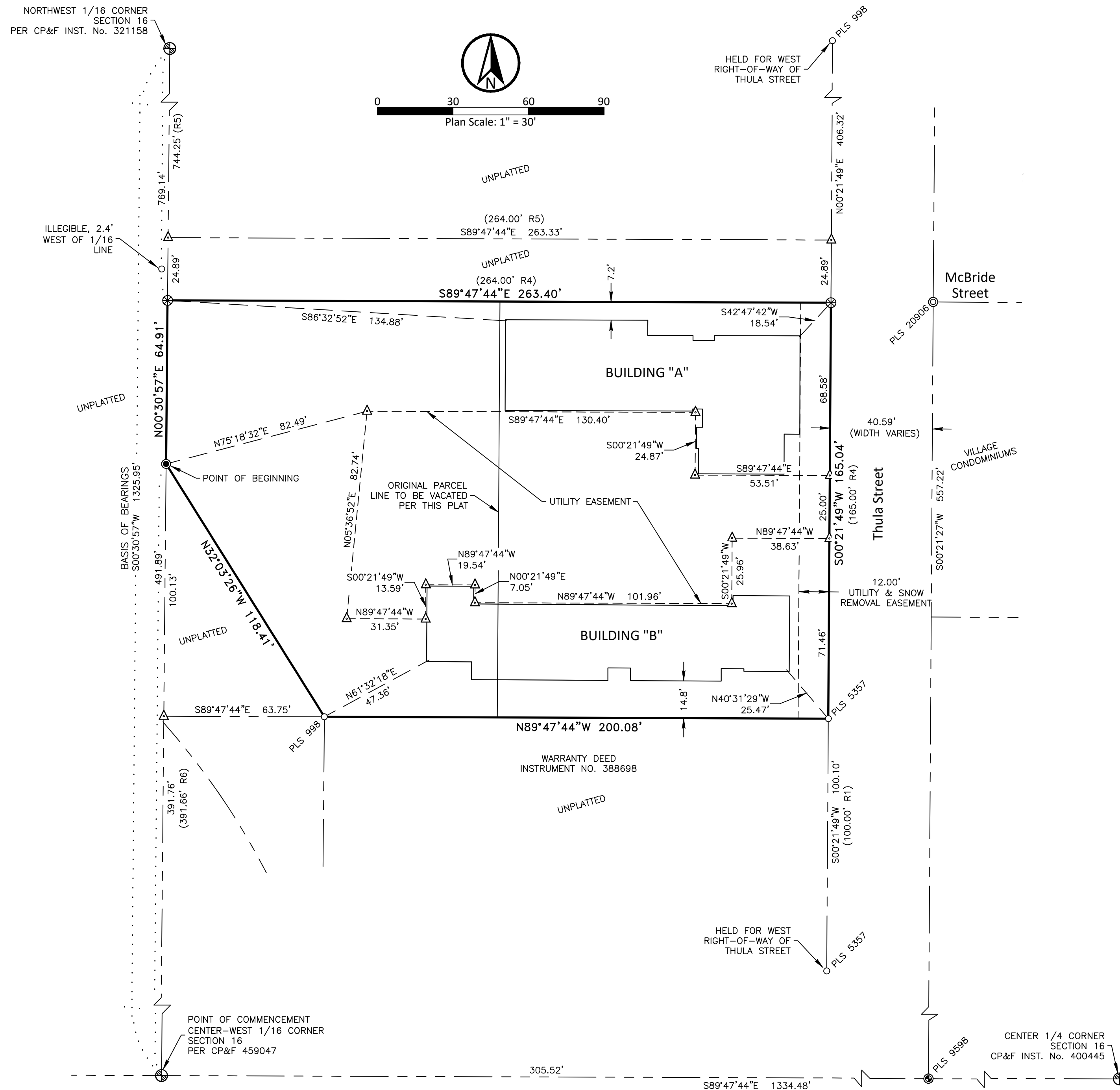


# PLAT OF BLACK BEAR CONDOMINIUMS

A PARCEL OF LAND SITUATED IN THE SE1/4 OF THE NW1/4 OF SECTION 16, TOWNSHIP 18  
NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO.  
2023

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



### LEGEND

- ⊙ FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "RLW 19630"
- FOUND 1/2" REBAR AS NOTED
- ⊗ FOUND SPIKE
- ⊙ FOUND BRASS PLUG AS NOTED
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT LINE AS NOTED
- BUILDING LINE
- - - \*SURVEY TIE LINE
- ⋯ DIMENSION TIE LINE
- PLS PROFESSIONAL LAND SURVEYOR
- R.O.W. RIGHT-OF-WAY
- EUCA EXCLUSIVE USE COMMON AREA
- CA COMMON AREA
- SU STORAGE UNIT
- W WINDOW WELL

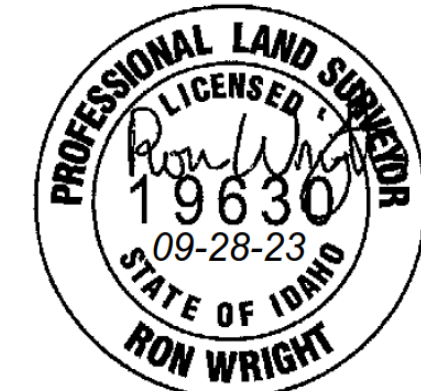
\* TIE LINES TO BUILDINGS IS TO INSIDE FACE OF WALL

### REFERENCES

- R1. RECORD OF SURVEY No. 05-480, RECORDS OF VALLEY COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 13-120, RECORDS OF VALLEY COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 14-351, RECORDS OF VALLEY COUNTY, IDAHO.
- R4. WARRANTY DEED INSTRUMENT No. 439349. (SUBJECT PARCEL, MARCH 2021)
- R5. WARRANTY DEED INSTRUMENT No. 166688. ( NORTH ADJOINER, MAY 1989)
- R6. WARRANTY DEED INSTRUMENT No. 388698. (SOUTH ADJOINER, DECEMBER 2014)
- R7. TITLE REPORT ISSUED THROUGH FIRST AMERICAN TITLE COMPANY, FILE NO. 968059-MC, DATED APRIL 16, 2021.
- R8. BLACK BEAR CONDOMINIUMS ARCHITECTURAL PLANS. PROJECT NO. T DAVIS BBC 22.1, DATED JUNE 30, 2023.

### SURVEY NARRATIVE

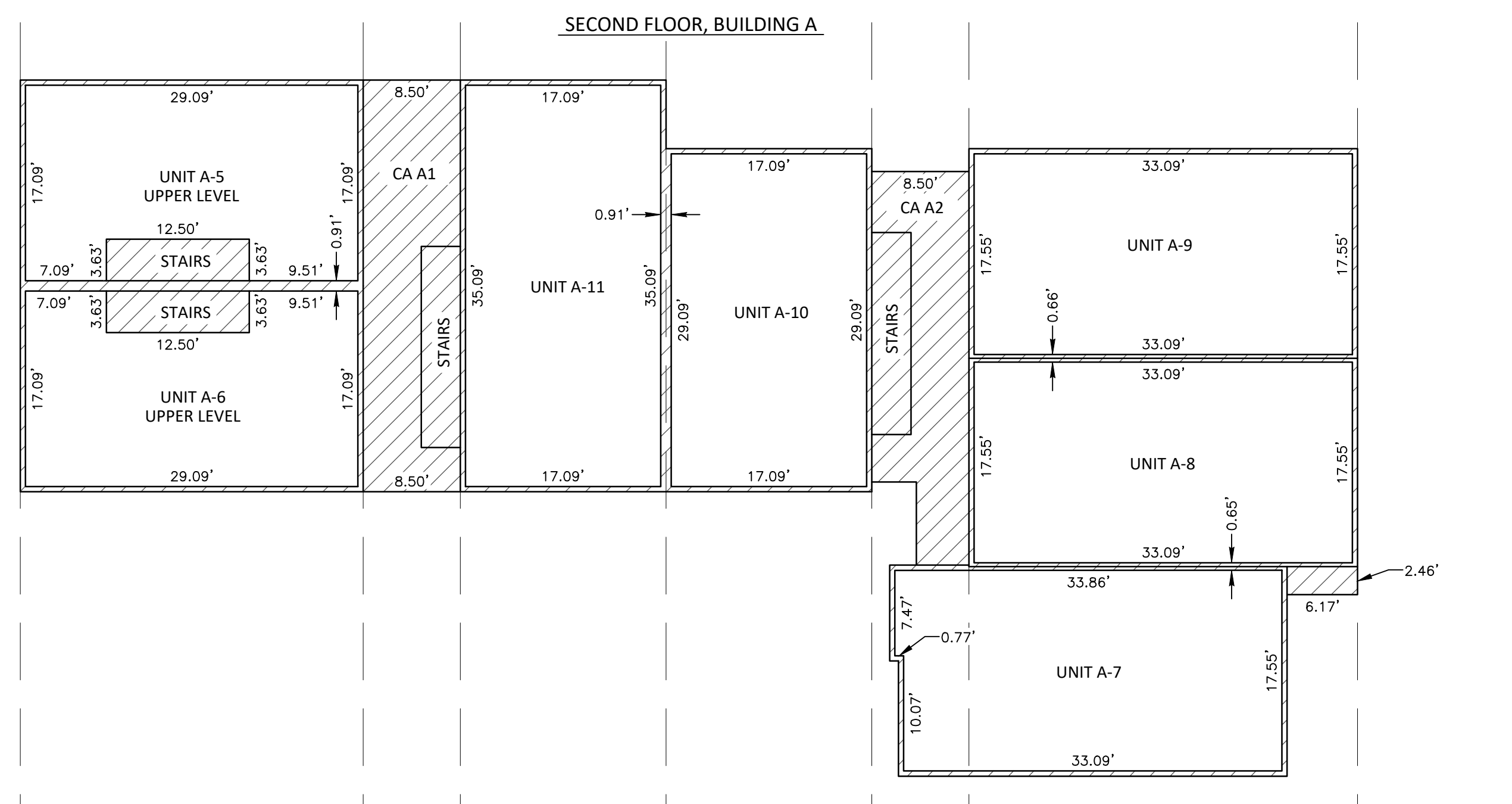
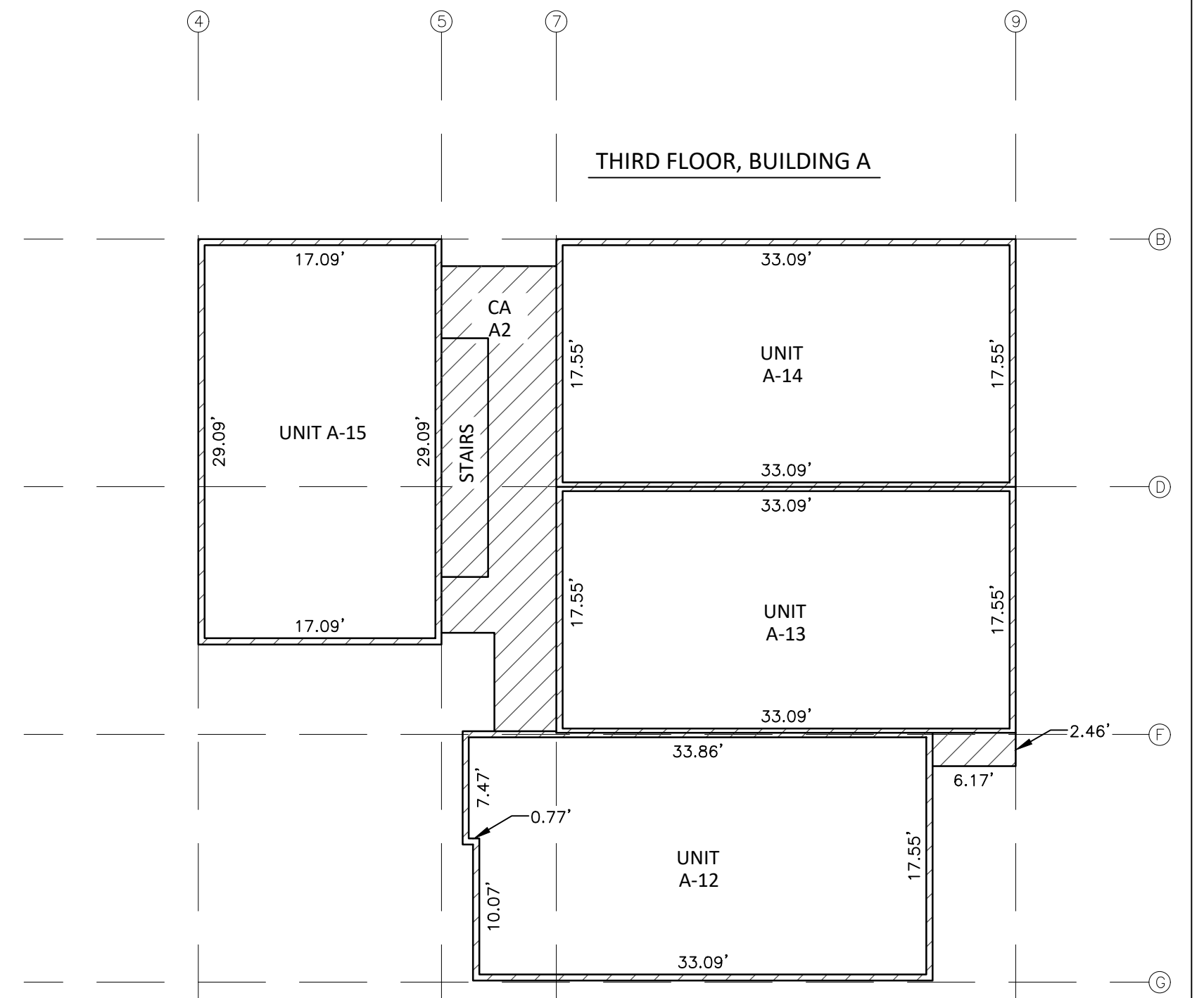
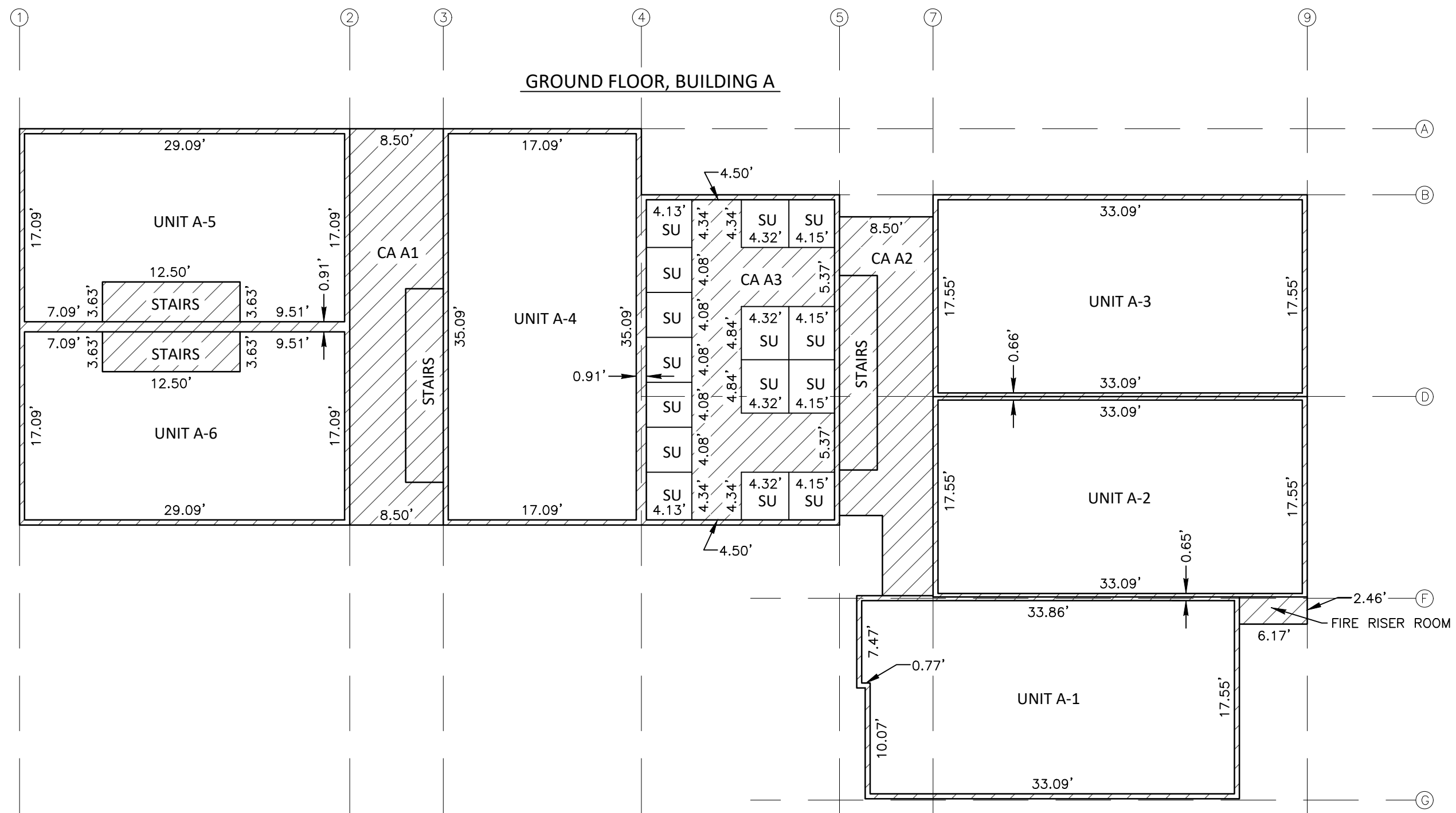
THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PROJECT ON THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS AND SURVEYS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. UNLESS OTHERWISE SHOWN, MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



DEVELOPER  
**RYWEST HOMES, INC.**  
BOISE, IDAHO

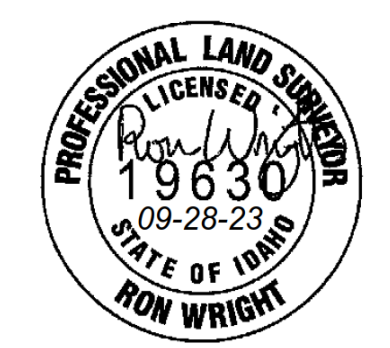
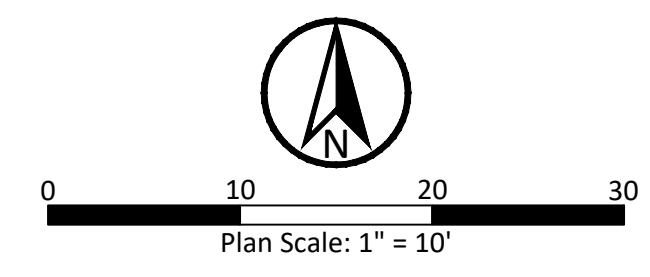
# PLAT OF BLACK BEAR CONDOMINIUMS

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



**LEGEND**

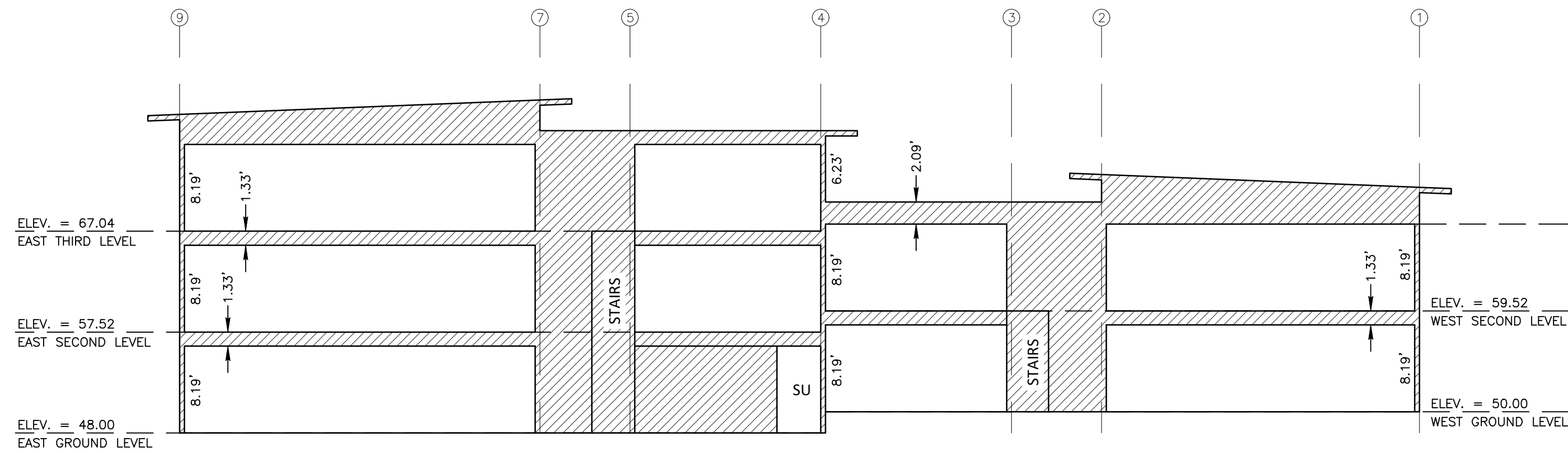
	UNIT BOUNDARY LINE
	EXTERIOR BUILDING LINE
	COMMON AREA
	EXCLUSIVE USE COMMON AREA
	WINDOW WELL
	STORAGE UNIT
	COMMON AREA
	BUILDING GRIDLINES



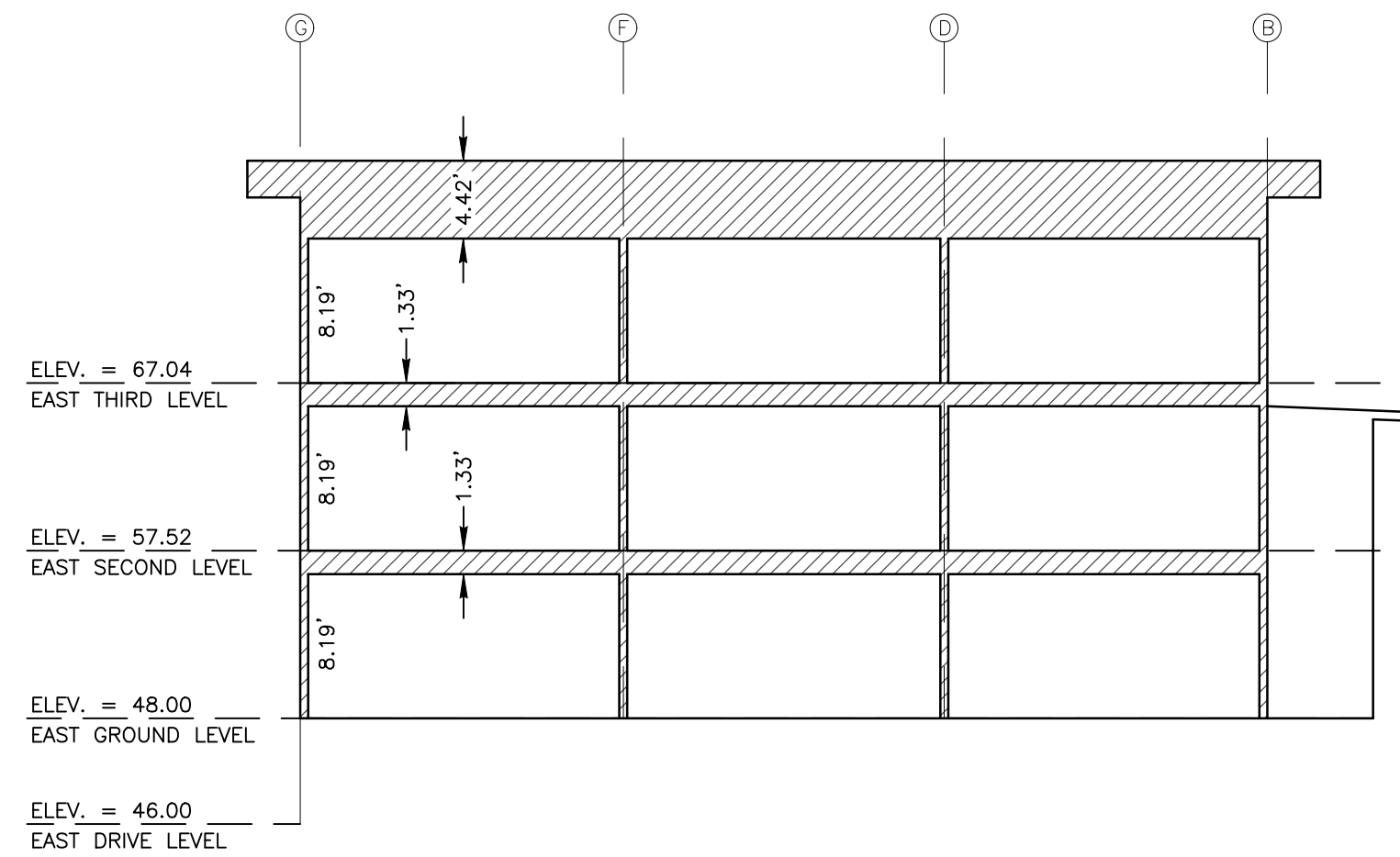
# PLAT OF BLACK BEAR CONDOMINIUMS

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A-A SECTION BUILDING "A" EXTERIOR ELEVATION



B-B SECTION BUILDING "A" EXTERIOR ELEVATION



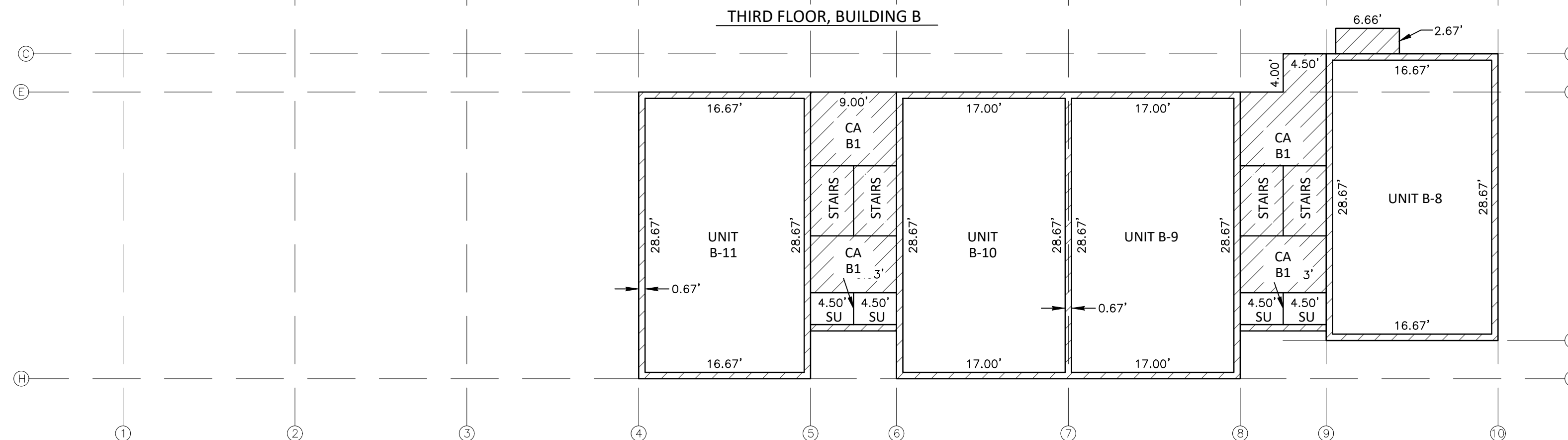
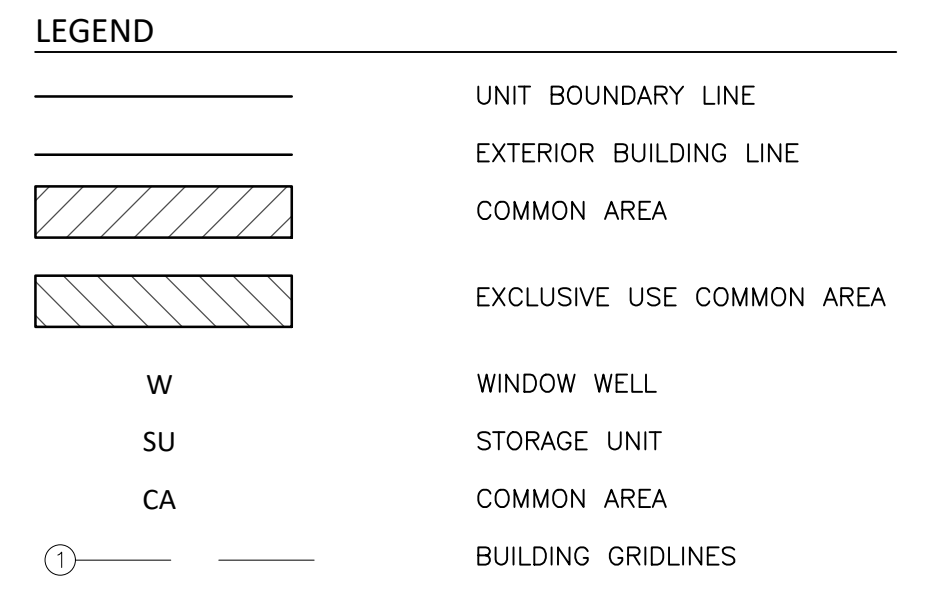
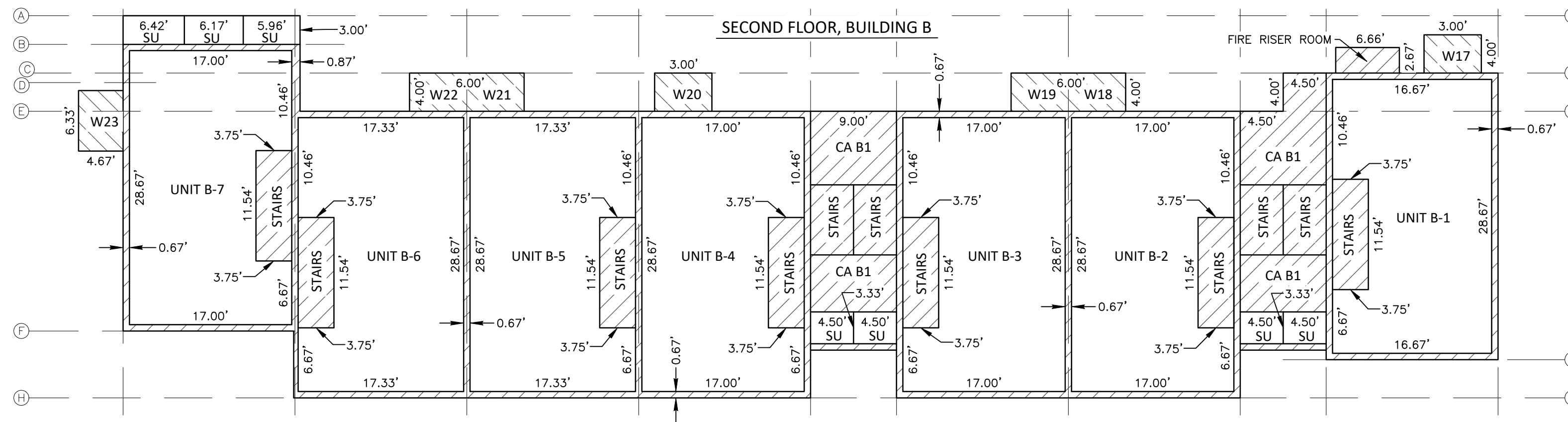
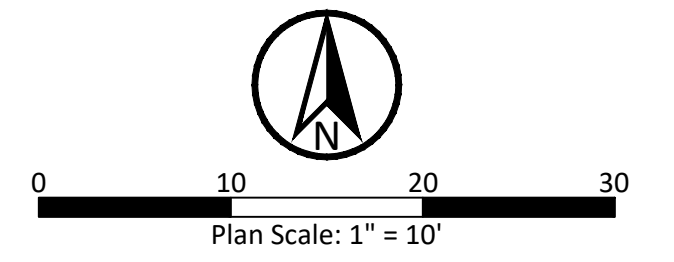
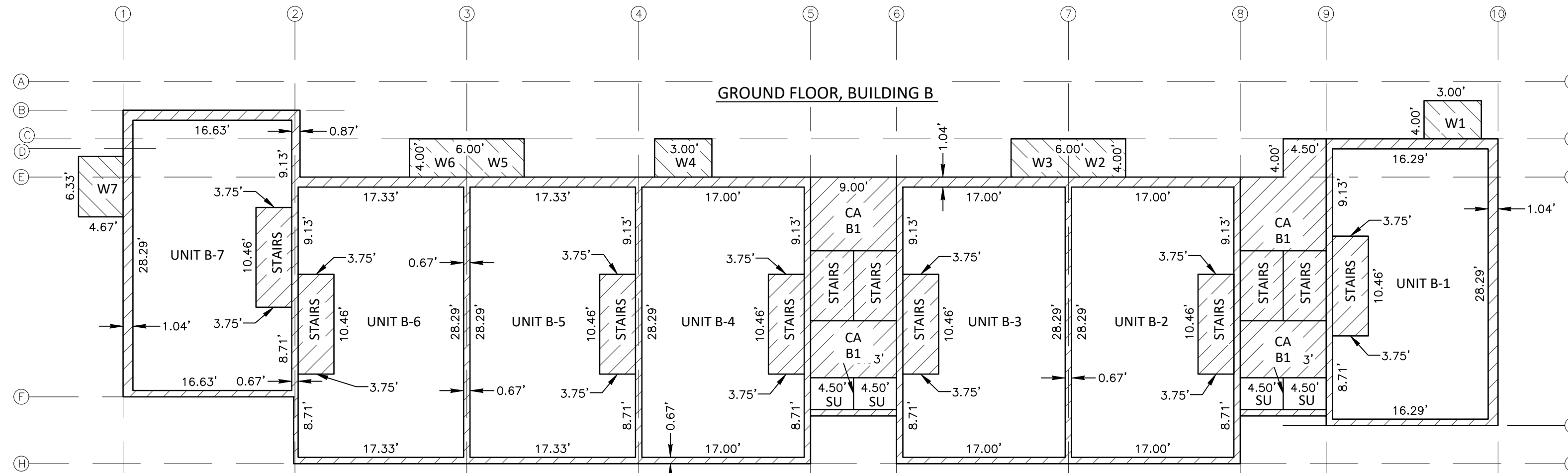
**LEGEND**

	UNIT BOUNDARY LINE
	EXTERIOR BUILDING LINE
	COMMON AREA
	EXCLUSIVE USE COMMON AREA
W	WINDOW WELL
SU	STORAGE UNIT
CA	COMMON AREA
①	BUILDING GRIDLINES



**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

# PLAT OF BLACK BEAR CONDOMINIUMS

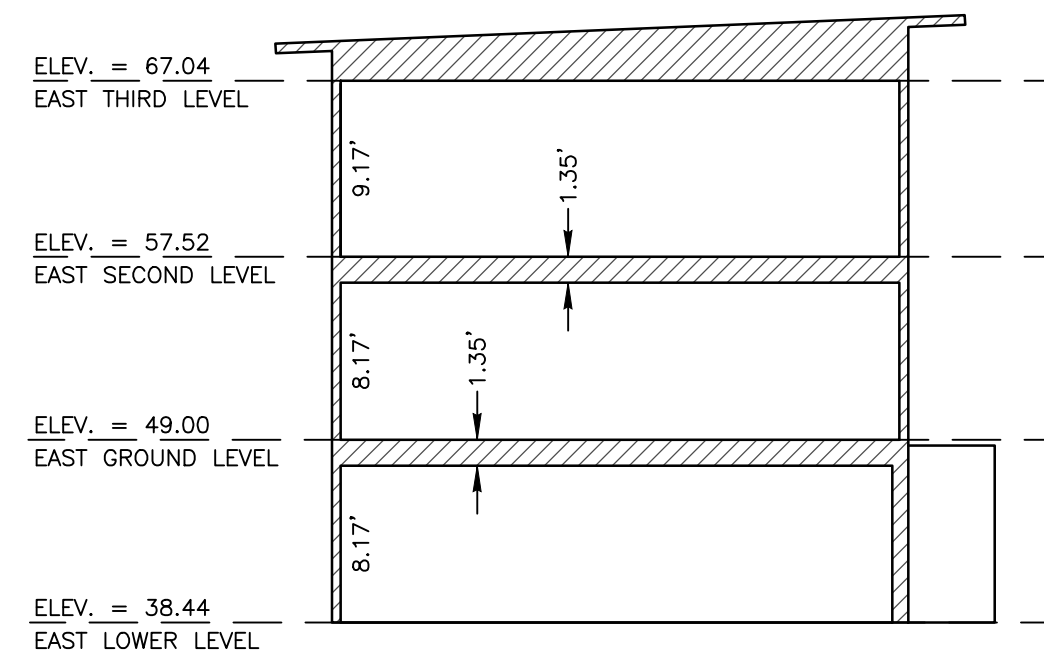




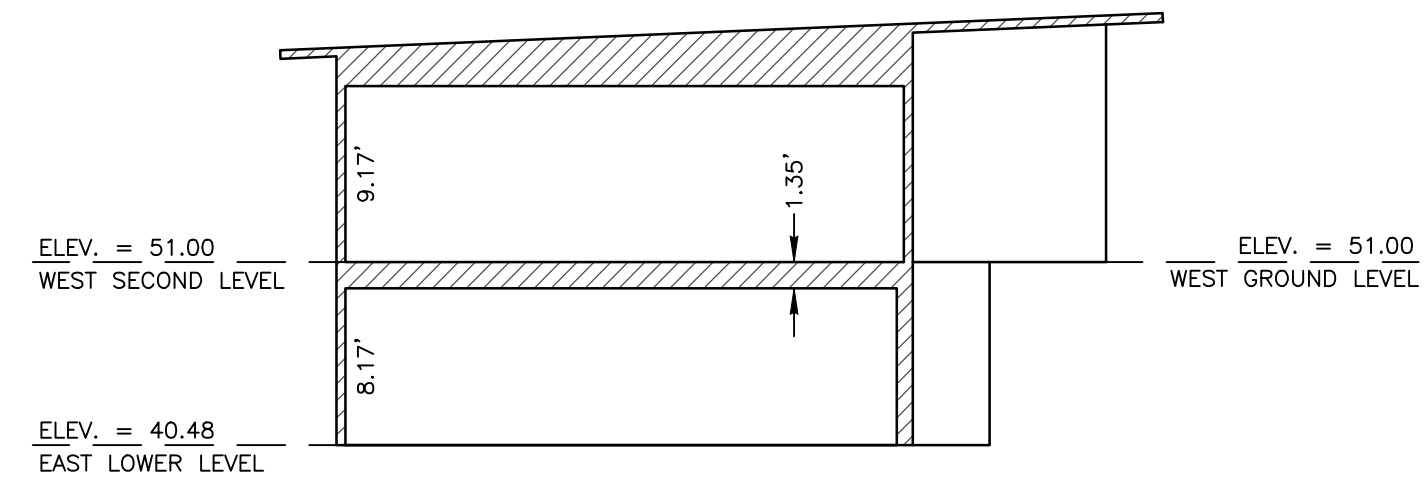
# PLAT OF BLACK BEAR CONDOMINIUMS

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



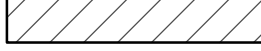
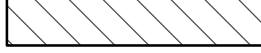
B-B SECTION BUILDING "B" EXTERIOR ELEVATION



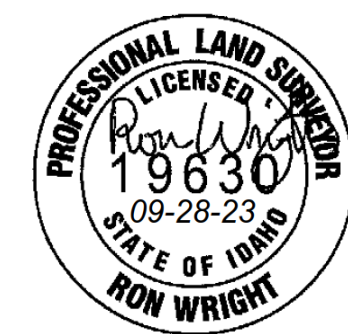
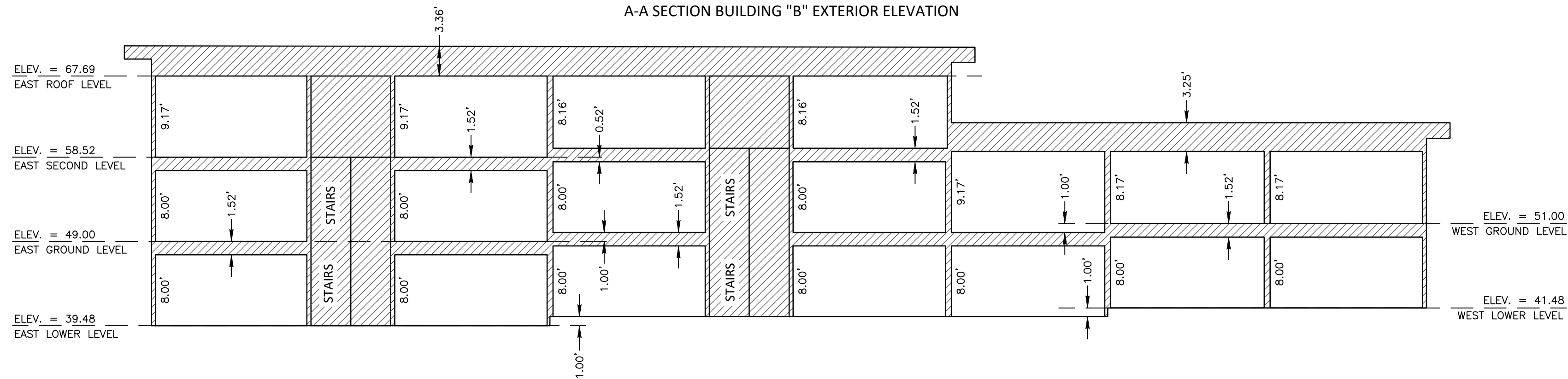
C-C SECTION BUILDING "B" EXTERIOR ELEVATION



**LEGEND**

	UNIT BOUNDARY LINE
	EXTERIOR BUILDING LINE
	COMMON AREA
	EXCLUSIVE USE COMMON AREA
W	WINDOW WELL
SU	STORAGE UNIT
CA	COMMON AREA
① ———	BUILDING GRIDLINES

A-A SECTION BUILDING "B" EXTERIOR ELEVATION



# PLAT OF BLACK BEAR CONDOMINIUMS

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**NOTES**

1. THIS SUBDIVISION LIES WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (ZONE "X") PER FEMA MAP NUMBER 16085CO688C.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
4. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
5. PARCEL CAN NOT BE SPLIT WITHOUT VALLEY COUNTY APPROVAL.
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
7. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
8. ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF THE FINDINGS AND CONCLUSIONS ADOPTED BY THE McCALL PLANNING AND ZONING COMMISSION AND THE McCALL CITY COUNCIL AS RECORDED BY INSTRUMENT NO. 449177.
9. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT, RECORDED AS INSTRUMENT No. \_\_\_\_\_, RECORDS OF VALLEY COUNTY.
10. THIS SUBDIVISION MAY LIE WITHIN THE FLIGHT PATH OF THE McCALL AIRPORT AND NOISE MAY BE GENERATED AS A RESULT OF AIRPORT OPERATIONS.
11. THE UNITS THAT ARE DEFINED IN AND ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT No. \_\_\_\_\_, RECORDS OF VALLEY COUNTY. SOME UNITS MAY HAVE DEED RESTRICTIONS AS DEFINED BY SAID DECLARATIONS.
12. UNLESS OTHERWISE SHOWN, ALL BUILDING ANGLES ARE 90 DEGREES AND ALL WALLS ARE 0.45 INCHES THICK. TIES TO THE BUILDINGS ARE TO THE INSIDE WALLS.
13. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, IDAHO CODE TITLE 55 CHAPTER 15, IDAHO CODE.
14. THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT WITH THE CITY OF McCALL, RECORDED AS INSTRUMENT No. \_\_\_\_\_, RECORDS OF VALLEY COUNTY.
15. THE LOCATION OF THE BUILDING FOOTPRINTS SHOWN HEREON WERE NOT AS-BUILT AND WERE BASED ON DESIGN PLANS AT THE TIME OF PLATTING.

**APPROVAL OF THE CITY ENGINEER**

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT

\_\_\_\_\_  
CITY ENGINEER, McCALL, IDAHO

\_\_\_\_\_  
DATE

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
HEALTH OFFICER

\_\_\_\_\_  
DATE

**CERTIFICATE OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, COUNTY 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.

\_\_\_\_\_  
VALLEY COUNTY SURVEYOR

\_\_\_\_\_  
DATE

**APPROVAL OF THE McCALL AREA PLANNING AND ZONING COMMISSION**

THE PLAT OF BLACK BEAR CONDOMINIUMS IS HEREBY ACCEPTED AND APPROVED BY THE McCALL AREA PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN

**CERTIFICATE OF VALLEY 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 PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

**APPROVAL OF THE CITY OF McCALL**

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
MAYOR, McCALL, IDAHO

\_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF OWNERS**

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, WHICH BEARS S00°30'57"W A DISTANCE OF 1,325.95 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE FOLLOWING THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, N00°30'57"W A DISTANCE OF 491.89 FEET TO THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY LINE, N00°30'57"E A DISTANCE OF 64.91 FEET TO A FOUND SPIKE;  
THENCE LEAVING SAID WESTERLY LINE, S89°47'44"E A DISTANCE OF 263.40 FEET TO A FOUND SPIKE ON THE WESTERLY RIGHT-OF-WAY OF THULA STREET;  
THENCE FOLLOWING SAID WESTERLY RIGHT-OF-WAY, S00°21'49"W A DISTANCE OF 165.04 FEET TO A FOUND 1/2-INCH REBAR MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED PER INSTRUMENT NO. 388698;  
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND FOLLOWING THE NORTHERLY BOUNDARY OF SAID WARRANTY DEED, N89°47'44"W A DISTANCE OF 200.08 FEET TO A FOUND 1/2-INCH REBAR MARKING THE NORTHWEST CORNER OF SAID WARRANTY DEED;  
THENCE N32°03'26"W A DISTANCE OF 118.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.926 ACRES OR 40,315 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

ALL SUBDIVISIONS, DEED, RECORDS OF SURVEYS, AND OTHER INSTRUMENTS OF RECORD REFERENCED HEREIN ARE RECORDED DOCUMENTS OF THE COUNTY IN WHICH THESE DESCRIBED LANDS ARE SITUATED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE AND SEWER SERVICE FROM PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT.

\_\_\_\_\_  
TIM DAVIS  
VICE PRESIDENT, RYWEST HOMES INC.

**ACKNOWLEDGMENT**

STATE OF IDAHO )  
                          ) SS  
VALLEY COUNTY )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 202\_\_\_\_, BY TIM DAVIS, KNOW OR IDENTIFIED TO ME TO BE VICE PRESIDENT OF RYWEST HOMES INC.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, RON WRIGHT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF BLACK BEAR CONDOMINIUMS AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND CONDOMINIUMS.

\_\_\_\_\_  
RON WRIGHT, P.L.S. 19630

