



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Floodplain Coordinator

PO Box 1350
219 North Main Street
Cascade, Idaho 83611

Phone: 208.382.7115
Fax: 208.382.7119
Email: cherrick@co.valley.id.us
Web: www.co.valley.id.us

STAFF REPORT
Conditional Use Permit Application 05-03
Blackhawk on the River 1, 2, and 3
Final Plat Approval

MEETING DATE: November 12, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Brian W Dickens
Blackhawk on the River LLC
& The McCall Associates LLC
PO Box 10117
Boise, ID 83707
SURVEYOR: Ralph Miller
Secesh Engineering
P.O. Box 70
McCall, ID 83638
LOCATION/SIZE: Portions of the Blackhawk PUD in Sections 25 and 36, T.18N,
R.2E, and Section 30, T.18N, R.3E, Boise Meridian, Valley
County, Idaho.
REQUEST: Partition the lots into the original platted lots that were recorded in
2006
EXISTING LAND USE: Single Family Residential

Blackhawk on the River Phases 1, 2, & 3 plats were recorded in 2006, at Book 10, Page 35;
Book 10, Page 59; and, Book 11, Page 13.

Blackhawk P.U.D. was recorded at Book 13, Page 19, on November 24, 2014. This plat combined some lots from the Blackhawk on the River phases into "future development blocks" with predetermined densities. The combination was done to reduce property taxes. The combination was also done with the intention of recording a final plat in the future to repartition the property into the originally platted lots and/or substantially similar lots.

The lots all have frontage and are served by central sewer/water.

Blackhawk on the River LLC is requesting final plat approval to reestablish portions of Blackhawk PUD Subdivision plat. This would partition the lots into the original platted lots that were recorded in 2006. The commission will review the final plat to determine conformance with the PUD final plat and approved densities.

FINDINGS:

1. The final plat was submitted on September 29, 2020.
2. Legal notice was posted in the *Star News* on October 22, and October 29, 2020. The proposed final plat was posted on the Valley County website "Public Hearing Information" on October 13, 2020. **This is not a public hearing.**
3. Agency comment received:

Laurie Frederick, Valley County Cadastral Specialist, reviewed the plat and recommends minor changes. (Oct. 27, 2020)

Brian Dickens, Director of West Mountain Sewer and Water INC, operates a wastewater treatment plant, land application system, and a domestic water distribution system in the Blackhawk on the River subdivisions. This proposal complies with the wastewater and sewer plan. There is adequate capacity to accept sewage wastes for treatment. The domestic water distribution system can provide water service, the minimum required fire flow, and the minimum required residual pressure. (Sept. 28, 2020)

4. Neighbor comment received:

Blackhawk Community Association Board of Directors expressed their general support for the final plat reinstatement. The success of the Blackhawk on the River community to support its common areas and various amenities is dependent on the sale of the remaining lots. (October 16, 2020)

Staff Questions/Comments/Recommendation:

The Planning and Zoning Approval is valid for one year. The final plat shall be recorded within that time.

Staff recommends final plat approval upon compliance with recommended changes of the Valley County Cartographer and Surveyor, verifying compliance with Idaho State Code.

ATTACHMENTS:

- Conditional Use Permit
- Vicinity Map
- Proposed Final Plat – revised on Oct. 28, 2020
- Blackhawk PUD Bk 13 Page 19
- Responses

END OF STAFF REPORT



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 381442

VALLEY COUNTY, CASCADE, IDAHO

10-28-2013 03:08:08 No. of Pages: 4

Recorded for : PLANNED AND ZONING COMMISSION

DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

[Signature]

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date October 28, 2013

Approved by *[Signature]*

**PLANNED UNIT DEVELOPMENT 13-01
CONDITIONAL USE PERMIT
NO. 13-03**

Blackhawk Development – a Planned Unit Development

Issued to: McCall Associates, LLC
PO Box 2084
McCall, ID 83638

Property Location: Located in portions of Sections 1, 2, 3, 10, 11, 12, 14, 15, 22, & 23,
T.17N, R.2E, and portions of sections 26, 34, 35, and 36, T.18N, R2E,
B.M., Valley County, Idaho.

The Valley County Board of Commissioner's approved PUD 13-01 on October 21, 2013, and you are hereby issued Conditional Use Permit No. 13-03 with Conditions for establishing a Planned Unit Development as described in the application, staff report, and minutes.

The effective date of this permit is October 21, 2013. The use must be established according to the phasing plan or a permit extension in compliance with the Valley County Code will be required.

Conditions of Approval:

1. The application, the staff reports, and the provisions of the Valley County Code are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit or an amendment to the Planned Unit Development.

3. The final plats for each phase shall be recorded according to the phasing plan or this permit shall be null and void unless an extension is approved by the Planning and Zoning Commission.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with the requirements of the Donnelly Rural Fire District and the McCall Fire District. Letters of approval will be required for each portion.
6. A wetland delineation and flood plain delineation are required or the areas must be identified on the final plat as no- build areas.
7. The first floor, including ductwork, of all structures shall be built a minimum of two-feet above the 100-year flood plain in accordance with Valley County Code. This does not include uses permitted in Title 9, such as trails and open recreation pavilions.
8. Must provide an engineer certified determination of whether there is high ground water; and if so, must determine top of foundation elevations for each.
9. There shall be no excavation or fill in the flood plain unless a Flood Plain Permit is issued by Valley County.
10. All roads shall be named. Names must be approved by Valley County P & Z.
11. The Valley County Engineer shall approve the final site grading/storm water management plan with BMPs prior to construction or excavation of infrastructure improvements.
12. Utilities shall be placed to each lot prior to final plat recordation or shall be financially guaranteed.
13. Financial guarantees or certificates of completion shall be in place prior to recordation of plats.
14. Shall agree on a Road Development Agreement with the Board of County Commissioners prior to recordation of the first final plat.
15. Engineering fees shall be paid prior to issuance of a certificate of occupancy on building permits or prior to recordation of final plats. If requested by P&Z Administrator, additional engineering deposits shall be made by developer.
16. If unanticipated impacts arise, then the developer and the County shall negotiate in good-faith regarding mitigation of those impacts.

17. All easements must be shown on final plats.
18. The CCRs shall address wood burning devices by limiting one per site, firewise wildland-urban interface landscaping requirements, lighting requirements, and any public lands designated as conservation and open space areas.
19. Will allow defueling guidelines set by the U.S. Forest Service in the CCRs and Design Guidelines so that property owners will be able to create their own defensible space for fire protection within reason.
20. Recommend the applicant have a defined pathway along the river.
21. Recommend access for Blackhawk property owners to the open space by developing some equitable way to share the costs of maintaining that amenity.
22. Must enter into a Noxious Weed Control Agreement with the Valley County Weed Department.
23. Must comply with all regulations of the U.S. Fish and Wildlife Service.
24. Compliance with the requirements of the U.S. Corps of Engineers should be adhered to in areas where trails are located.
25. BMP's must be in place and maintained during and after construction.
26. Dust must be mitigated during construction.
27. New conditional use permit applications will be required for any out parcels within the boundaries of the subdivision.
28. A variance acceptance will be required from the Board of County Commissioner's at the time of PUD approval for the 20' hard surfaced road width within Redridge at Blackhawk. Final plat shall state, "Roads will never receive public maintenance."
29. There must be a "performance bond" or adherence to DEQ requirements for operation and maintenance of the Payette River Subdivision # 2 Sewage Treatment Facility as long as it is privately operated.
30. Language in the form of "Deed Restrictions" or CCRs that notify purchasers of lots in Payette River Subdivision # 2 of required fees including connection fees and utility billing fees must include a "hold harmless" clause, indemnifying the County from any damages or loss associated with connection to and use of the private sewage treatment facilities.
31. The sewer line shown on page 5 of 23 of the construction plans for the Payette River Subdivision # 2 Sewage Treatment facility is not a part of this project or this P.U.D. and is not included in the County approval.

32. There will be an annual review by staff of progress of the PUD progression with three year review by the P&Z Commission.
33. Encourage applicant to resolve ownership of land in the conservation easement with the preservation of fish and wildlife habitat in the forefront.
34. Fee will be reduced to \$500.00 since all CUPs were previously reviewed, but will be kept as an engineer deposit until engineer reviews are complete.
35. Previously labeled "Future Development" parcel in Blackhawk on the River will be final platted as Open Space.
36. Will leave Redridge Road as a public right-of-way.
37. Shall memorialize path from North to South with recordation of the first final plat, including the use by Blackhawk Lake and the Blackhawk Ranches.
38. Recommend working with the land trust to allow motorized wheelchairs and handicapped accessibility to the amenities.

END CONDITIONAL USE PERMIT

Valley County Planning and Zoning Commission

P.O. Box 1350
Courthouse Building Annex



Cascade, Idaho 83611
Phone (208) 382-7114

Date March 22, 2005

Approved by [Signature]

Instrument # 293672
VALLEY COUNTY, CASCADE, IDAHO
2005-03-22 02:21:22 No. of Pages: 2
Recorded for: V C P & Z
LELAND G. HEINRICH
Ex-Officio Recorder Deputy [Signature] Fee: 0.00
Index to: COUNTY MISC

CONDITIONAL USE PERMIT N O. 05-03 Blackhawk on the River

Issued to: Sage SG, Inc.
1220 20th Street SE
Salem OR 97302

Property Location: The site is accessed from West Mountain Road in Section 36, T. 18N, R. 2E, B.M., Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of March 10, 2005. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 05-03 with Conditions for establishing a 137 lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is March 22, 2005. All provisions of the conditional use permit must be established within one year and final plats recorded as described in the phasing plan or a permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

Conditions of Approval:

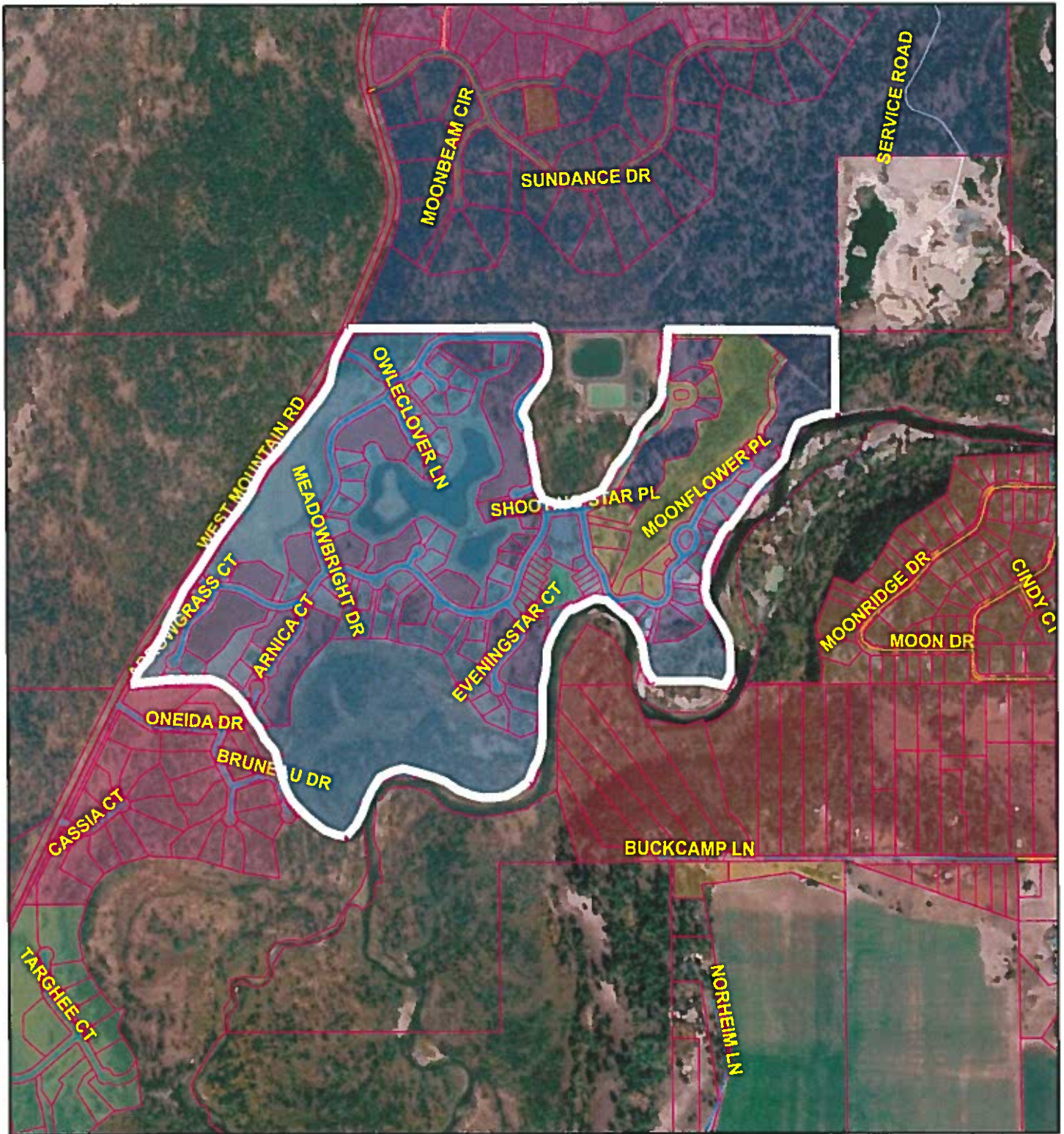
1. The application, the staff report, and the provisions of the Land Use and Development Ordinance and Subdivision Regulations are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional

Conditional Use Permit.

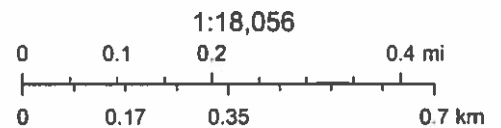
3. The final plat shall be recorded according to the phasing plan or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. A final site-grading plan with BMPs should be reviewed and approved by the Valley County Engineer prior to construction of the roads.
6. All roads shall be named.
7. Utilities shall be placed to each lot prior to final plat recordation or shall be financially guaranteed.
8. All structures shall be built above the 100-year flood event in accordance with Chapter 4 of the Valley County Land Use and Development Ordinance.
9. A preliminary plat shall be submitted with the new FIRM imposed.
10. The CCR's shall state that lighting shall follow Valley County Lighting Ordinance and shall limit one wood burning device per site.
11. Recommend the applicant have a defined pathway along the river.
12. Recommend access for Blackhawk property owners to the open space by developing some equitable way to share the costs of maintaining that amenity.

END CONDITIONAL USE PERMIT

Blackhawk on the River 1, 2, & 3



10/19/2020, 1:43:01 PM



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

From: rmsecesh@citlink.net <rmsecesh@citlink.net>
Sent: Wednesday, October 28, 2020 8:38 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Laurie Frederick <lfrederick@co.valley.id.us>; Chip Bowers <chip@fodrealandgroup.com>
Subject: Blackhawk

Hi all,
Here is the Blackhawk on the River plat per Lauries's comments.

Thanks,
Ralph

Instrument # 390084

VALLEY COUNTY, CASCADE, IDAHO

3-2-2015 08:08:26 AM No. of Pages: 3

Recorded for : SECESH ENGINEERING, INC

DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

Index to: AFFIDAVIT

SECESH ENGINEERING, INC.

335 Deinhard Lane, Suite 1

P.O. Box 70

McCall, ID 83638

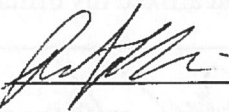
208-634-6336 • FAX 208-634-6322

AFFIDAVIT OF CORRECTION

I, Ralph Miller, a Registered Land Surveyor in the State of Idaho, do hereby certify that I prepared the Plat for Blackhawk Planned Unit Development, on file as Instrument Number 388600, at Book 13 Page 19 of Plats, Records of Valley County, Idaho, and the surveying for said plat was performed under my direct supervision. I certify as follows:

There is an error on the Sheet 4 of the Plat.

Lot 26 Block 1 of Blackhawk on the River Subdivision Phase 1 is not included in Future Development Block VII, and is not included in this plat. The correct configuration of Block VII is show on attached Exhibit A.



Ralph Miller
PLS 8577, Idaho



STATE OF IDAHO,

)
) ss.
)

County of Valley.

On this 11 day of FEBRUARY, 2015 before me,
LLONA NEY CLAUSEN, a Notary Public in and for said State, personally appeared Ralph Miller, known or identified to me to be the person whose name is subscribed to the within instrument on, and acknowledged to me that he 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

Residing at: 4/29/19 McCall, ID


My Commission Expires: 9/29/19

LLONA NEY CLAUSEN
Notary Public
State of Idaho

Haden Tanner
Managing Member

On this 11 day of FEBRUARY, 2015 before me,
LONA NEY CLARK, a Notary Public in and for said State, personally
appeared Haden Tanner, known or identified to me to be the managing member of
McCall Associates LLC, the limited liability company that executed the instrument or the
person who executed this instrument behalf of said limited liability company, and
acknowledged to me that such limited liability company executed the same.

above written



NOTARY PUBLIC FOR IDAHO
Residing at: McCrone, ID
My Commission Expires: 4/29/19

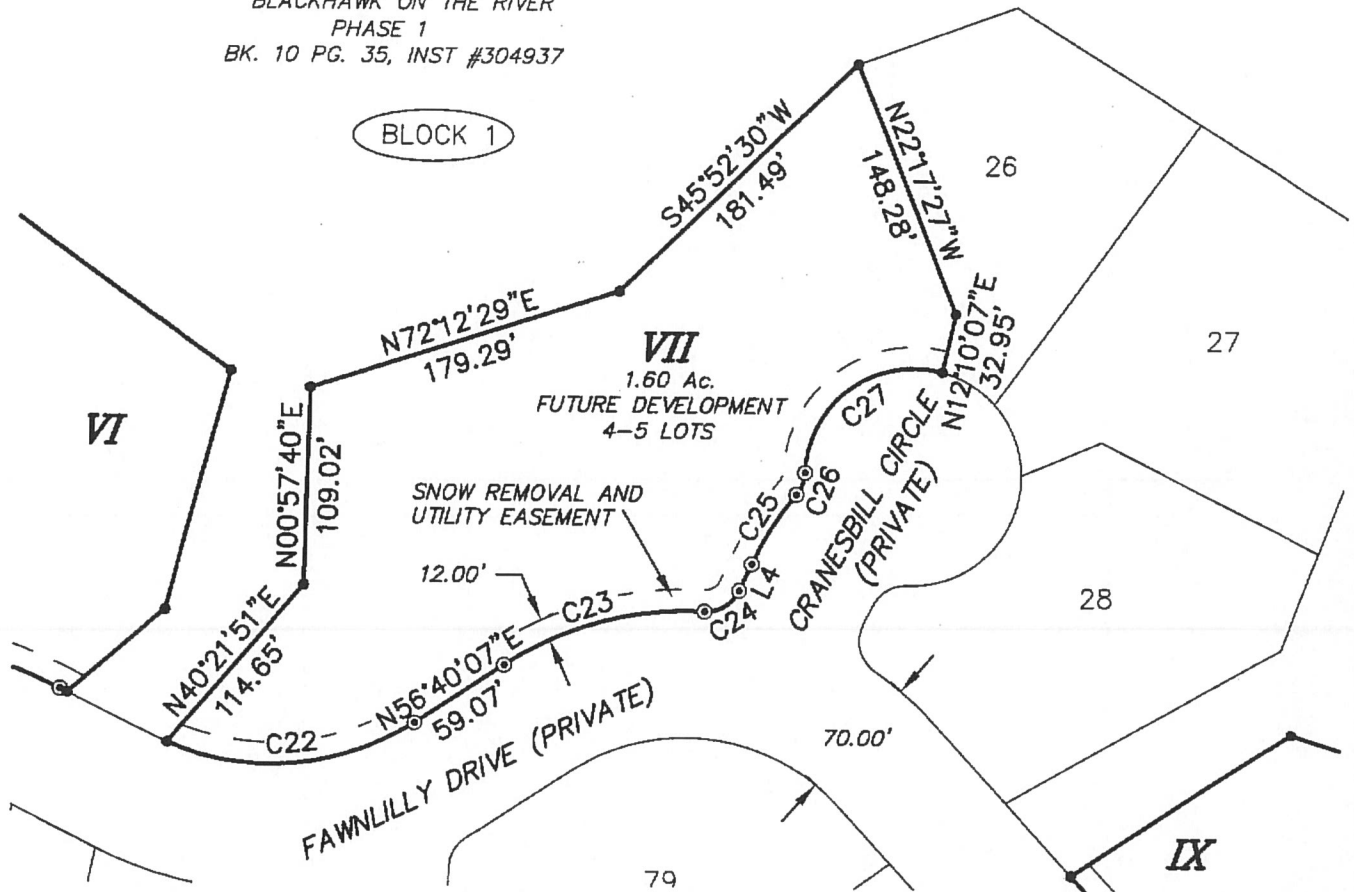
ANA NEY CLAUSEN
Notary Public
State of Idaho



OPEN SPACE

BLACKHAWK ON THE RIVER
PHASE 1
BK. 10 PG. 35, INST #304937

BLOCK 1



BLOCK VII AS CORRECTED BY THIS AFFIDAVIT.
SEE SHEET 4, BLACKHAWK PLANNED UNIT DEVELOPMENT
BOOK 13 PAGE 19 OF PLATS, INSTRUMENT NUMBER 388600

SCALE: 1" = 100'

LEGEND

- ⊙ FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- OPEN SPACE PARCEL
- VII** REPLATTED BLOCK
- EASEMENT LINE

LINE TABLE

LINE	LENGTH	BEARING
L4	16.16	N25°04'14"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C22	145.00	143.21	78.06	56°35'19"	N84°57'46"E	137.46
C23	185.00	116.43	60.21	36°03'30"	S74°41'52"W	114.52
C24	20.00	23.62	13.40	67°39'22"	N58°53'56"E	22.27
C25	185.00	45.40	22.81	14°03'38"	S32°06'03"W	45.29
C26	20.00	13.20	6.85	37°49'45"	N20°13'00"E	12.97
C27	60.00	108.24	75.92	103°21'50"	S52°59'03"W	94.15

SECESH ENGINEERING, INC.
335 DEINHARD LANE, SUITE 1
McCALL, IDAHO 83638
208-634-6336

BLACKHAWK PLANNED UNIT DEVELOPMENT
EXHIBIT A to AFFIDAVIT OF CORRECTION

Drawing No.:
Drawn by: REM
Date: 2/10/15

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

Instrument # 388600
 VALLEY COUNTY, CASCADE, IDAHO
 11-24-2014 11:41:04 AM No. of Pages: 9
 Recorded for: SECESH ENGINEERING, INC.
 DOUGLAS A. MILLER (Fee: 11.00)
 Ex-Officio Recorder Deputy
 Index to: PLAT

NOTES:

1. This Plat is a re-plat of portions of Blackhawk on the River Phases 1, 2, and 3, which were recorded as Instruments No. 304937, 312139, and 315818. These plats are vacated within Blocks I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, XVIII, XIX and XX by the recording of this Plat.

2. All Future Development Blocks shown on this Plat are subject to the provisions of Valley County Planned Unit Development 13-1, and generally conform to the Blackhawk Planned Unit Development Lotting Plan, both of which are on file at the office of Valley County Planning and Zoning. All lots shall have a minimum Right-of-Way frontage of 30 feet.

3. All properties, easements, and utilities shown on this Plat are subject to and governed by the provisions of the General Covenants, Conditions and Restrictions for Blackhawk on the River, Valley County, Idaho ("General CC&Rs"). This document may be amended and supplemented, and is recorded with the Office of Recorder of Valley County, Idaho, as Instrument No. 388602.

4. The repair and maintenance of all drainage facilities and improvements located within the Drainage Easements depicted on this Final Plat shall be the obligation of the Blackhawk on the River Association.

5. There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority.

6. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.

7. All easements depicted on this Plat are further defined and described in the General Declaration.

8. This Plat is subject to compliance with Idaho Code Section 31-3805. Irrigation is provided, as described in the General CC&Rs.

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 re-imposed in accordance with section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

388601
 10-24-14

[Signature]
 DISTRICT HEALTH DEPARTMENT, EMS



MONUMENT CERTIFICATE

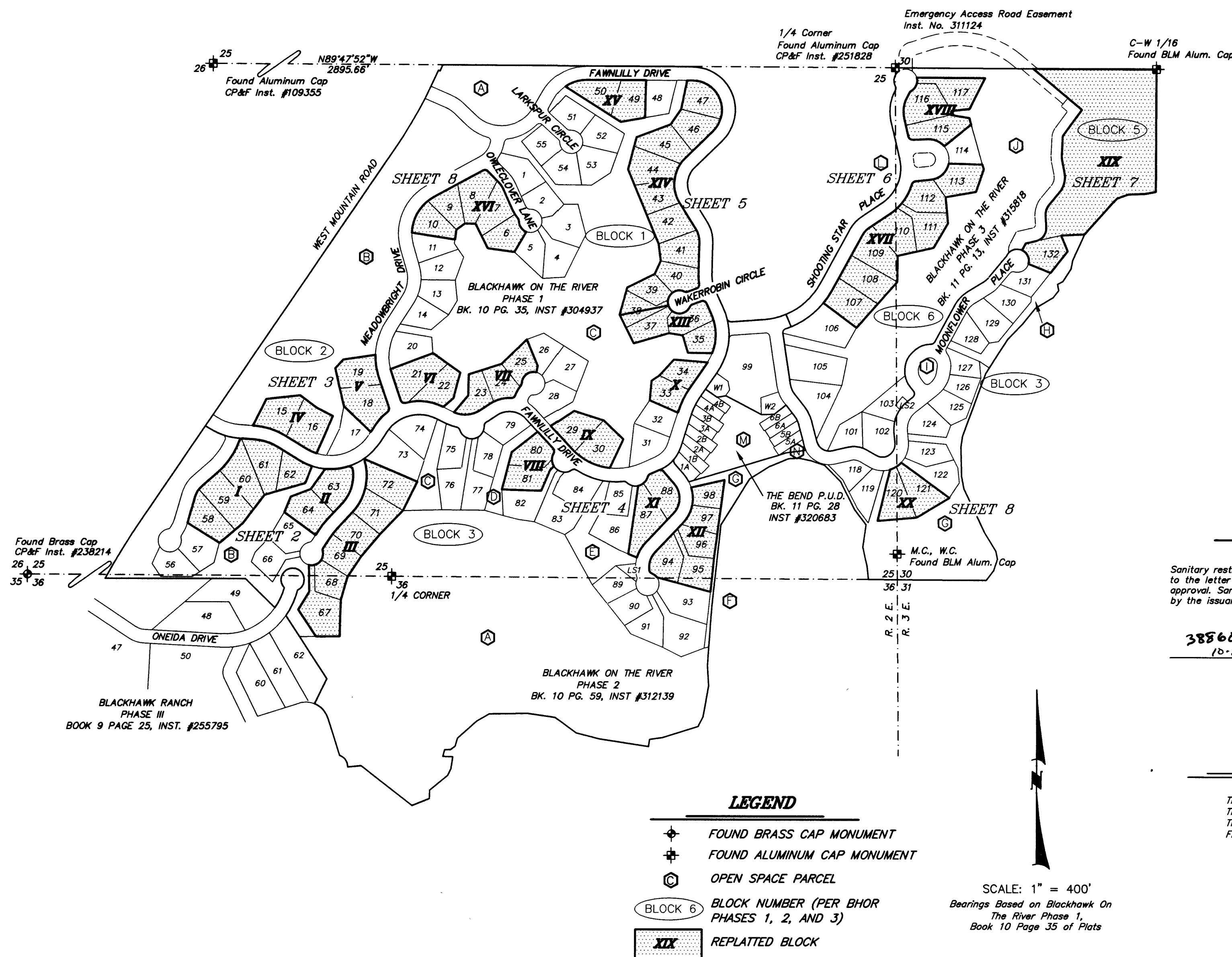
THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THRU 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



SECESH ENGINEERING, INC.

McCall, Idaho

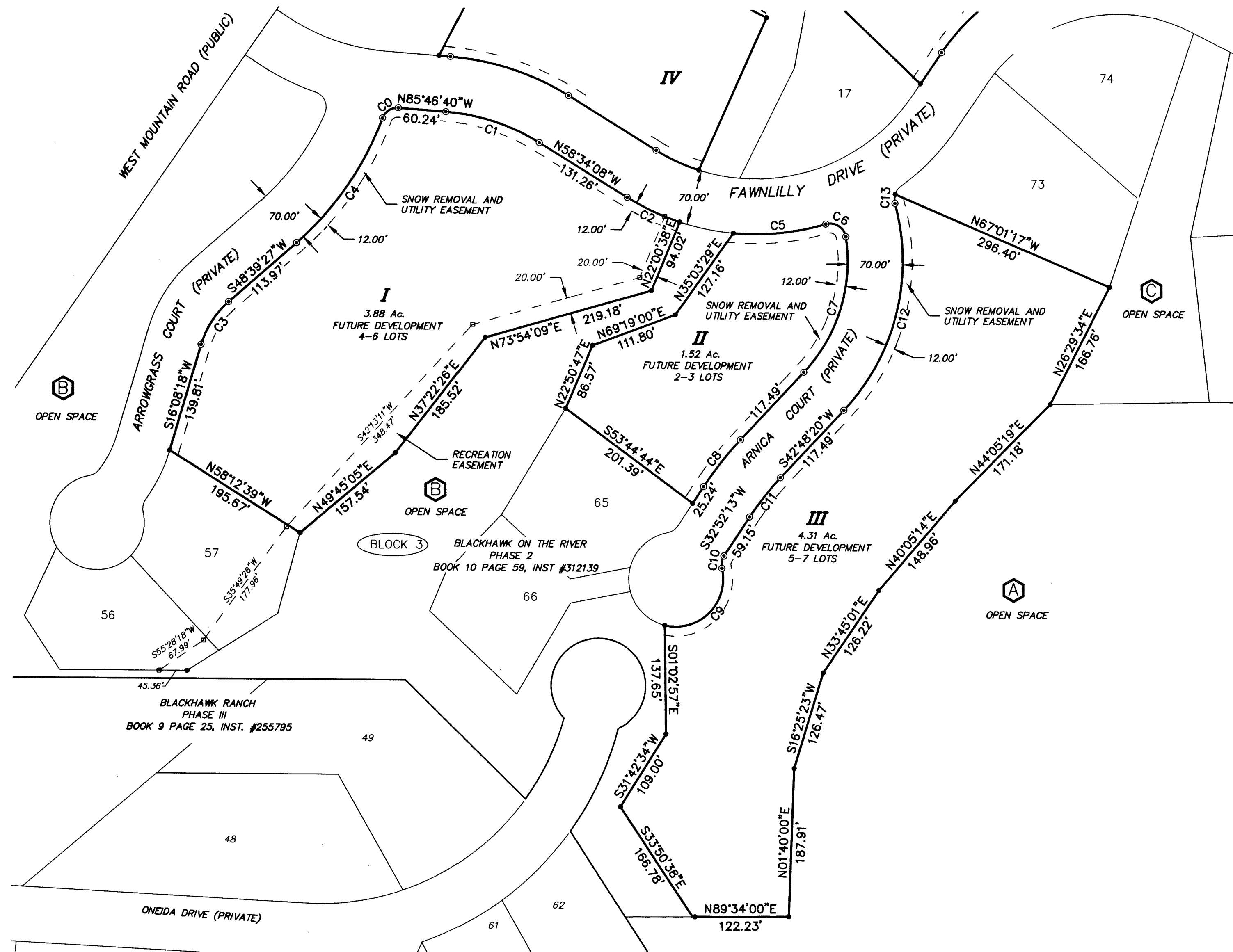
SHEET NO. 1 OF 9



BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

SEE SHEET 3



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C0	20.00	25.98	15.19	74°25'56"	S57°00'22"W	24.19
C1	265.00	125.84	64.13	27°12'32"	N72°10'24"W	124.67
C2	310.00	73.94	37.14	13°39'54"	S65°24'05"E	73.76
C3	115.00	65.27	33.54	32°31'08"	S32°23'52"W	64.40
C4	385.00	193.98	99.09	28°52'03"	N34°13'25"E	191.93
C5	310.00	118.63	60.05	21°55'32"	N83°54'31"E	117.91
C6	20.00	34.15	22.94	97°49'45"	N58°08'22"W	30.15
C7	205.00	186.16	100.05	52°01'50"	N16°47'26"E	179.83
C8	435.00	75.43	37.81	9°56'07"	S37°50'17"W	75.34
C9	60.00	122.43	97.75	116°55'00"	N44°45'40"E	102.27
C10	20.00	16.26	8.61	46°34'03"	S09°35'12"W	15.81
C11	365.00	63.29	31.73	9°56'07"	S37°50'17"W	63.21
C12	275.00	281.96	154.78	58°44'46"	N13°25'57"E	269.77
C13	20.00	11.78	6.07	33°44'58"	S00°56'03"W	11.61

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- (BLOCK 6) BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII REPLATTED BLOCK
- == EASEMENT LINE

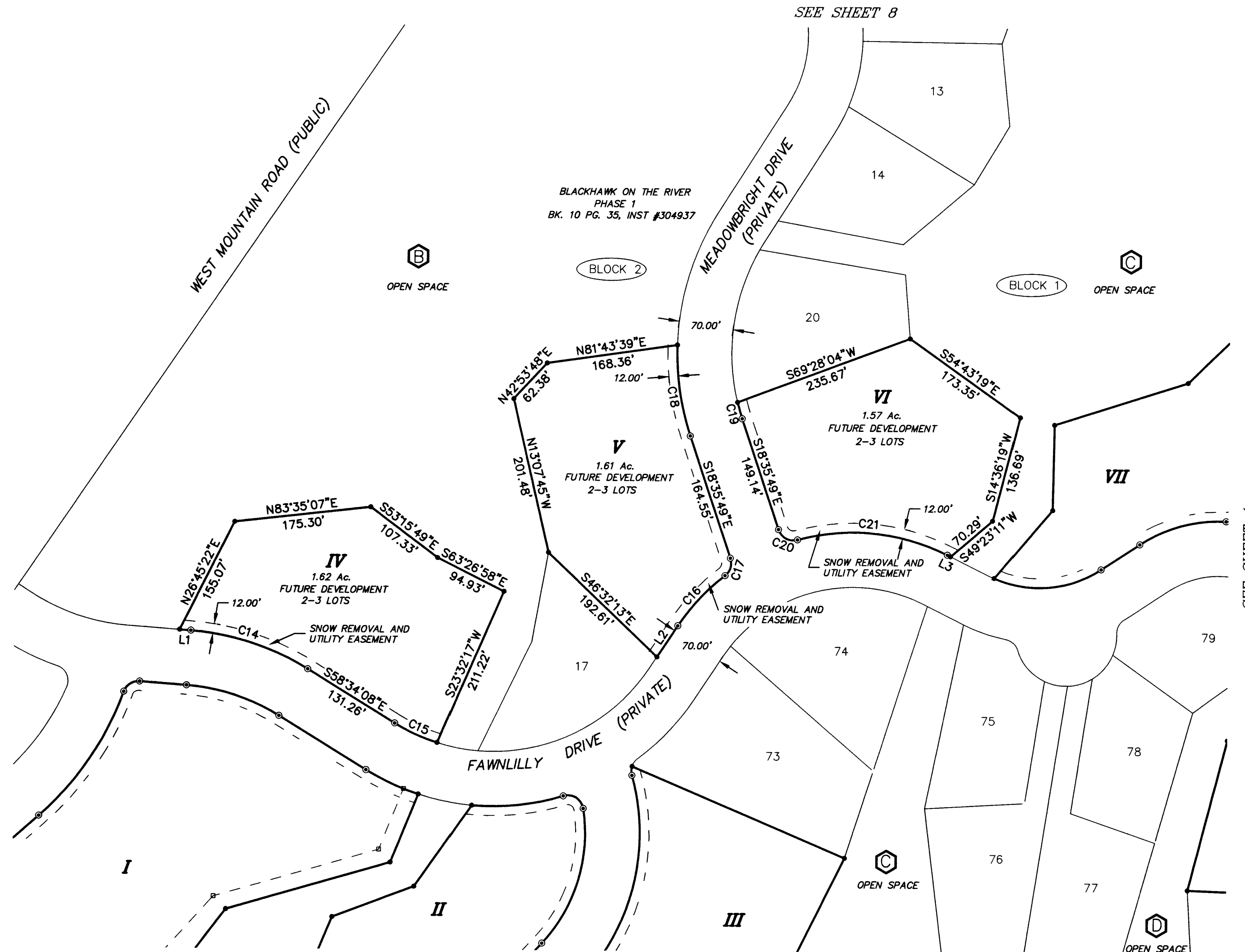
SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 2 OF 9

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C14	335.00	159.09	81.07	27°12'32"	N72°10'24"W	157.60
C15	240.00	59.53	29.92	14°12'43"	S65°40'30"E	59.38
C16	270.00	88.43	44.61	18°45'54"	S43°00'13"W	88.03
C17	20.00	24.78	14.26	70°58'59"	N16°53'41"E	23.22
C18	335.00	118.03	59.64	20°11'16"	S08°30'11"E	117.43
C19	265.00	21.79	10.90	4°42'41"	S16°14'29"E	21.78
C20	20.00	30.35	18.96	86°56'07"	S62°03'53"E	27.52
C21	270.00	197.62	103.47	41°56'11"	N84°33'50"W	193.24

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.50	S85°46'40"E
L2	47.96	N33°37'16"E
L3	4.53	S63°35'45"E

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- ⬢ BLOCK 6 BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII REPLATED BLOCK
- EASEMENT LINE

SECESH ENGINEERING, INC.

McCall, Idaho

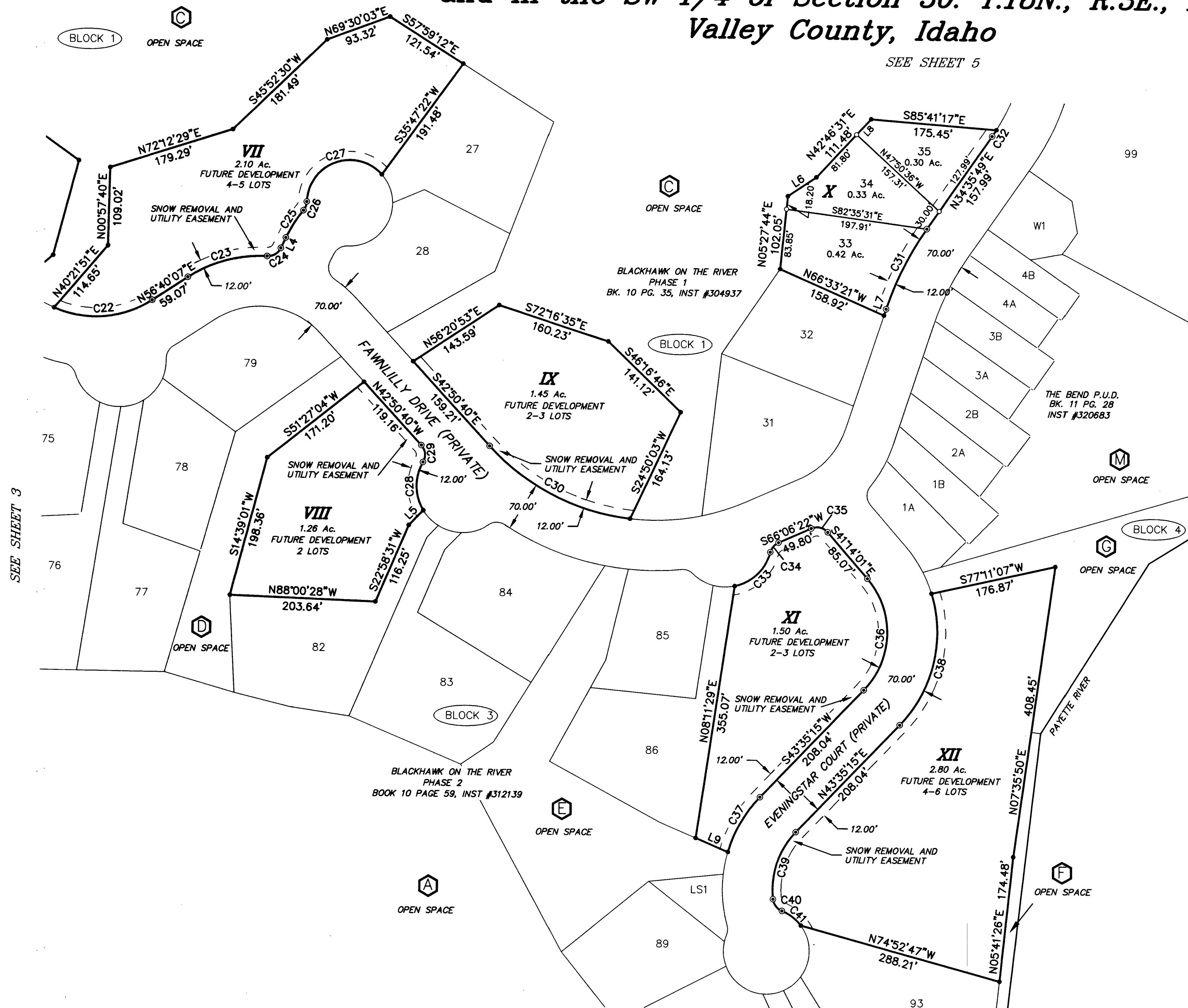
SHEET NO. 3 OF 9

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.

Valley County, Idaho

SEE SHEET 5



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C22	145.00	143.21	78.06	56°35'19"	N84°57'46"E	137.46
C23	185.00	116.43	60.21	36°03'30"	S74°41'52"W	114.52
C24	20.00	23.62	13.40	67°39'22"	N58°53'56"E	22.27
C25	185.00	45.40	22.81	14°03'38"	S32°06'03"W	45.29
C26	20.00	13.20	6.85	37°49'45"	N20°13'00"E	12.97
C27	60.00	142.84	150.02	136°24'13"	S89°30'14"W	111.42
C28	65.00	70.38	39.08	62°02'06"	S01°00'14"E	66.99
C29	20.00	25.43	14.76	72°51'29"	N06°24'55"W	23.75
C30	315.00	225.18	117.64	40°57'28"	S63°19'24"E	220.41
C31	435.00	125.63	63.26	16°32'52"	S26°19'23"W	125.20
C32	265.00	10.56	5.28	2°16'57"	N33°27'21"E	10.56
C33	65.00	72.10	40.27	63°33'12"	N45°50'53"E	68.46
C34	20.00	18.16	9.76	52°02'05"	S40°05'20"W	17.55
C35	20.00	25.36	14.71	72°39'37"	N77°33'49"W	23.70
C36	115.00	170.25	105.05	84°49'15"	N01°10'37"E	155.12
C37	185.00	89.50	45.65	27°43'12"	S29°43'39"W	88.63
C38	185.00	197.56	109.38	61°11'08"	N12°59'40"E	188.31
C39	115.00	101.84	54.53	50°44'16"	S18°13'07"W	98.54
C40	20.00	21.69	12.05	62°08'33"	S38°13'17"E	20.64
C41	60.00	33.89	17.41	32°21'52"	N53°06'38"W	33.44

LINE	LENGTH	BEARING
L4	16.16	N25°04'14"E
L5	28.79	S44°03'55"W
L6	47.52	N55°58'26"E
L7	9.42	N18°02'57"E
L8	29.67	N42°46'31"E
L9	49.06	N67°05'17"W

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- Ⓟ BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII REPLATTED BLOCK
- == EASEMENT LINE

SECESH ENGINEERING, INC.

McCall, Idaho

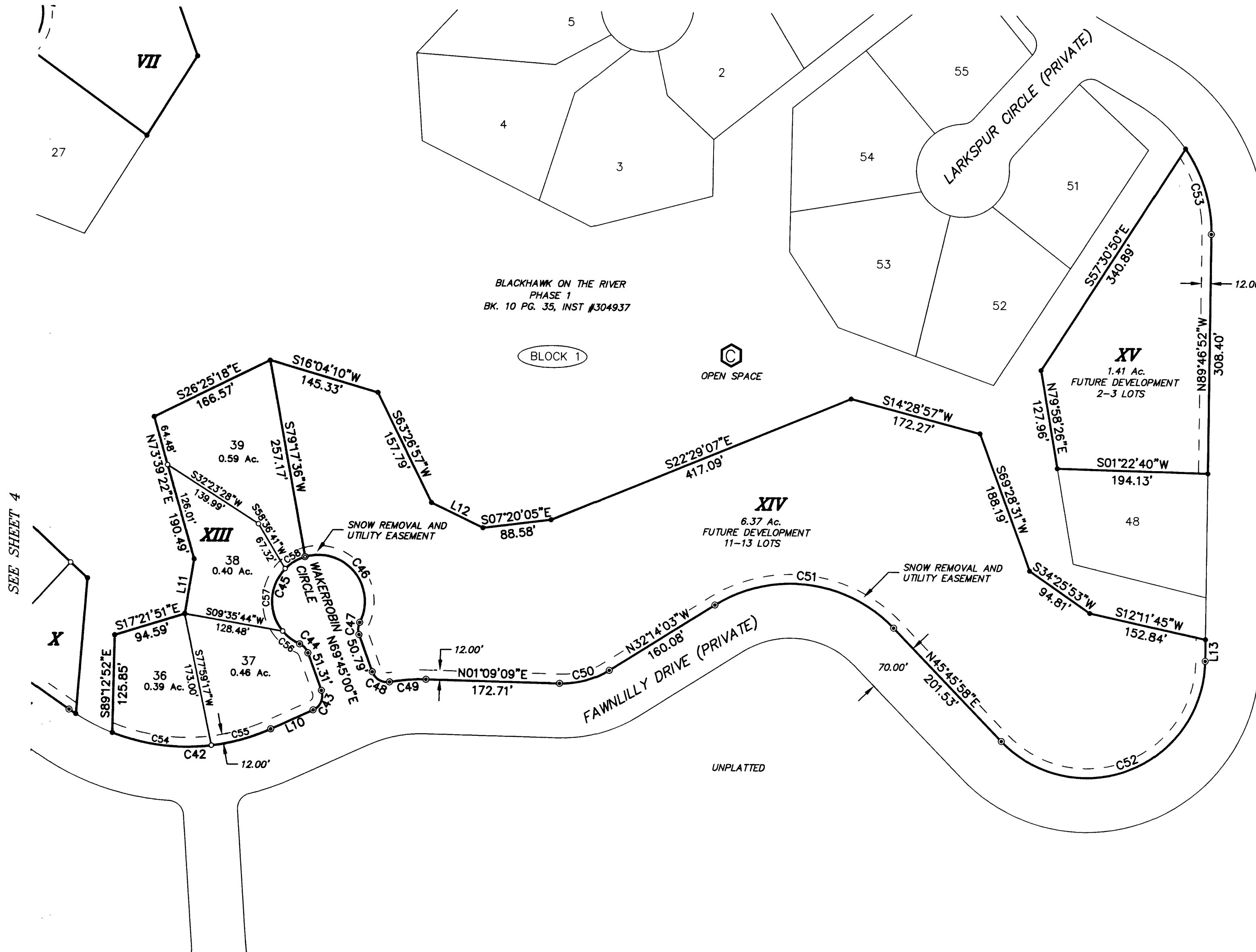
SHEET NO. 4 OF 9

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

SEE SHEET 4

SEE SHEET 8



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C42	265.00	210.12	110.93	45°25'48"	N01°53'34"W	204.66
C43	20.00	29.89	18.53	85°38'32"	N67°25'44"W	27.19
C44	20.00	16.26	8.61	46°34'03"	S46°27'59"W	15.81
C45	60.00	146.21	163.15	139°37'05"	S87°00'30"E	112.63
C46	60.00	139.82	139.71	133°31'01"	S49°33'32"W	110.26
C47	20.00	16.26	8.61	46°34'03"	S86°57'59"E	15.81
C48	20.00	27.96	16.81	80°06'34"	N29°41'43"E	25.74
C49	235.00	47.22	23.69	11°30'43"	S04°36'12"E	47.14
C50	115.00	67.01	34.49	33°23'12"	N15°32'27"W	66.07
C51	185.00	251.85	149.81	78°00'00"	S06°45'57"W	232.85
C52	152.50	360.78	373.20	135°32'49"	N22°00'27"W	282.34
C53	190.00	116.93	60.38	35°15'39"	S72°35'19"W	115.09
C54	265.00	130.21	66.45	28°09'09"	N06°44'45"E	128.90
C55	265.00	79.91	40.26	17°16'39"	N15°58'09"W	79.61
C56	60.00	27.65	14.08	26°24'26"	N36°23'10"E	27.41
C57	60.00	88.23	54.27	84°15'19"	S88°16'57"E	80.49
C58	60.00	30.32	15.49	28°57'19"	S31°40'38"E	30.00

LINE TABLE		
LINE	LENGTH	BEARING
L10	59.86	N24°36'28"W
L11	71.47	S80°54'56"E
L12	74.15	S25°21'36"W
L13	27.90	N89°46'52"W

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- (BLOCK 6) BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII REPLATTED BLOCK
- EASEMENT LINE

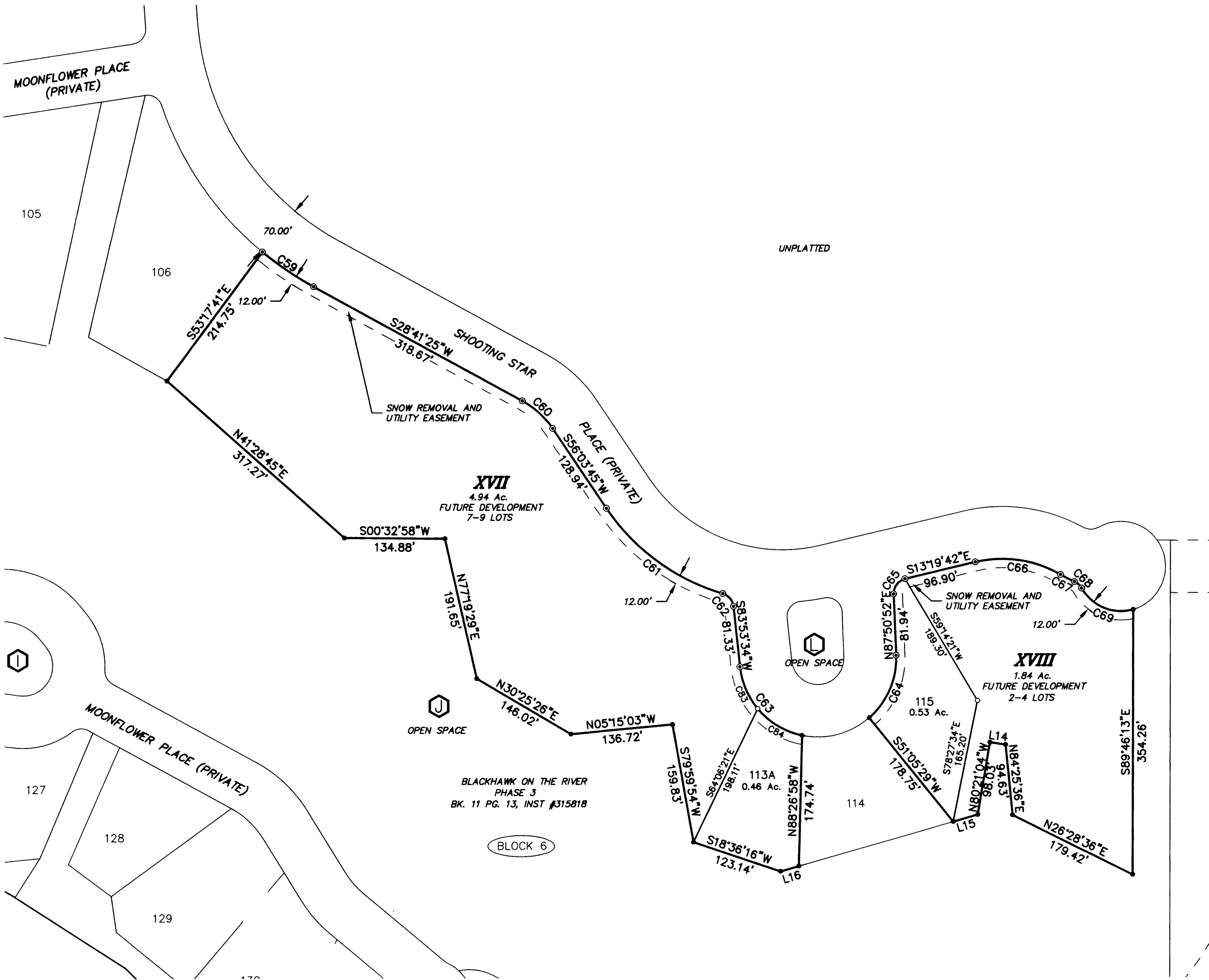
SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 5 OF 9

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C59	435.00	83.09	41.67	10°56'37"	N34°09'44"E	82.96
C60	115.00	54.94	28.00	27°22'20"	S42°22'35"W	54.42
C61	285.00	197.09	102.67	39°37'25"	N36°15'02"E	193.19
C62	20.00	23.55	13.35	67°27'14"	S50°09'57"W	22.21
C63	105.00	132.26	76.52	72°10'09"	N47°48'29"E	123.69
C64	105.00	93.96	50.39	51°16'18"	N66°30'59"W	90.86
C65	20.00	27.51	16.44	78°49'26"	S52°44'25"E	25.40
C66	155.00	118.21	62.14	43°41'41"	S08°31'08"W	115.36
C67	175.00	20.93	10.48	6°51'11"	N26°56'23"E	20.92
C68	20.00	13.07	6.78	37°28'32"	S42°14'04"W	12.84
C69	60.00	80.43	47.56	76°48'11"	N22°33'14"E	74.54
C83	105.00	61.45	31.64	33°32'03"	N67°07'32"E	60.58
C84	105.00	70.80	36.81	38°38'06"	N31°02'28"E	69.47

LINE TABLE		
LINE	LENGTH	BEARING
L14	21.14	N08°22'38"E
L15	34.36	S15°54'14"E
L16	25.59	S15°54'14"E

SCALE: 1" = 100'

- LEGEND**
- FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - ANGLE POINT - NOTHING SET
 - ⬢ OPEN SPACE PARCEL
 - ⬢ BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
 - VII** REPLATED BLOCK
 - EASEMENT LINE

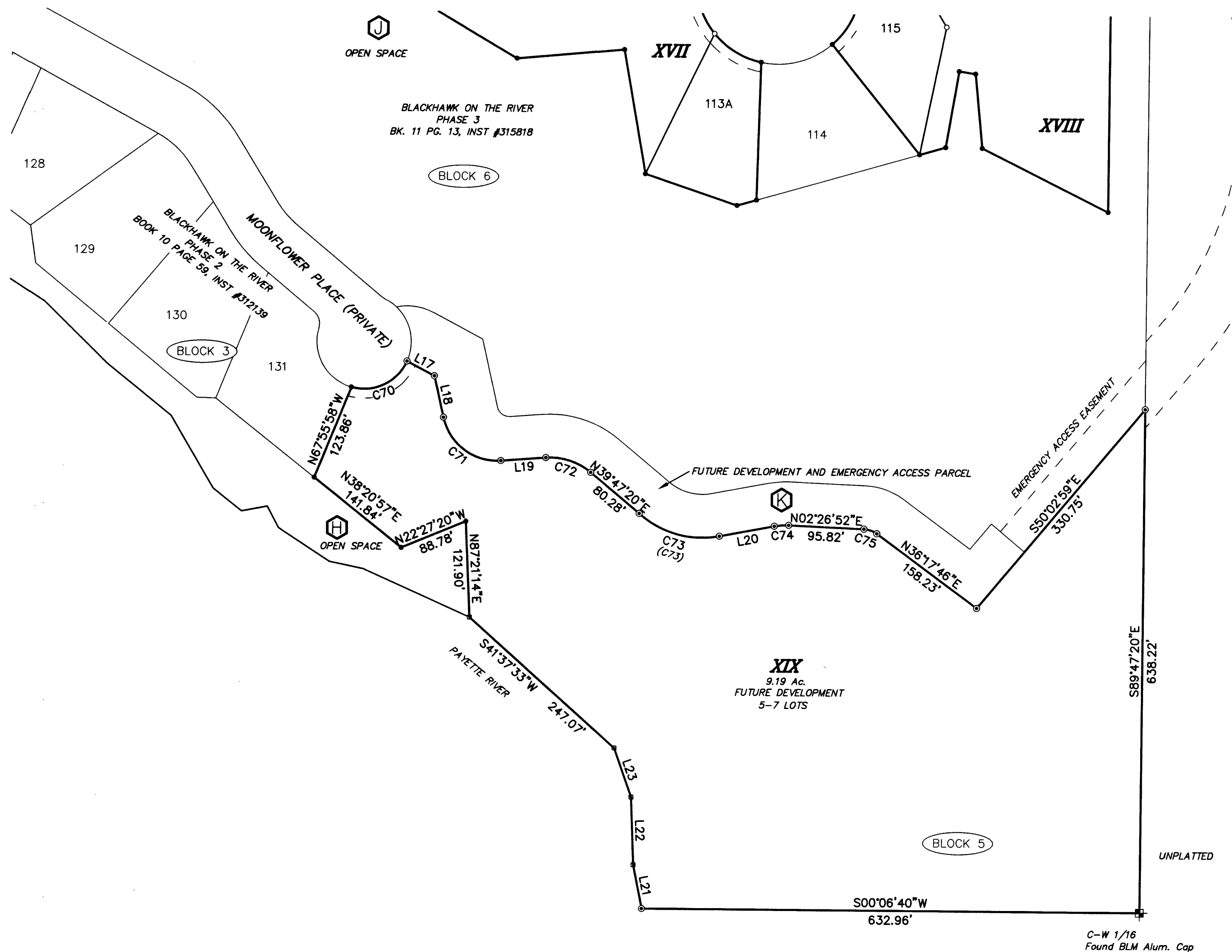
SECESH ENGINEERING, INC.
McCall, Idaho

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.

SEE SHEET 6

Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C70	60.00	84.91	51.32	81°05'00"	N25°23'45"W	78.00
C71	70.00	99.67	60.41	81°35'03"	N36°32'07"E	91.46
C72	80.00	61.50	32.36	44°02'45"	S17°45'58"W	60.00
C73	120.00	109.59	58.95	52°19'24"	N15°25'27"E	105.82
(C73)	120.00	109.59	58.95	52°19'52"	N19°25'27"E	105.82
C74	80.00	18.41	9.25	13°11'07"	S04°08'42"E	18.37
C75	30.00	17.72	9.13	33°50'54"	S19°22'19"W	17.47

LINE TABLE		
LINE	LENGTH	BEARING
L17	39.50	N27°48'12"E
L18	53.76	S77°19'38"W
L19	57.29	N04°15'24"W
L20	70.93	N10°44'15"W
L21	56.47	S78°39'46"W
L22	85.92	S87°45'58"W
L23	65.68	S70°28'50"W

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⬢ OPEN SPACE PARCEL
- ⬢ BLOCK 6 BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII REPLATTED BLOCK
- == EASEMENT LINE
- (C73) RECORD DATA (PER BHOR PHASE 2)

SECESH ENGINEERING, INC.

McCall, Idaho

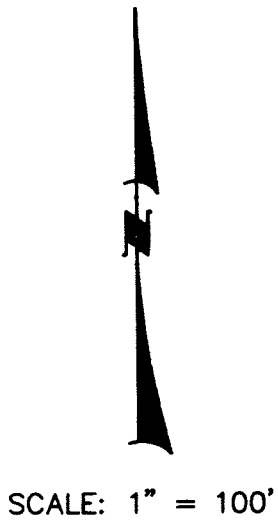
SHEET NO. 7 OF 9

BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

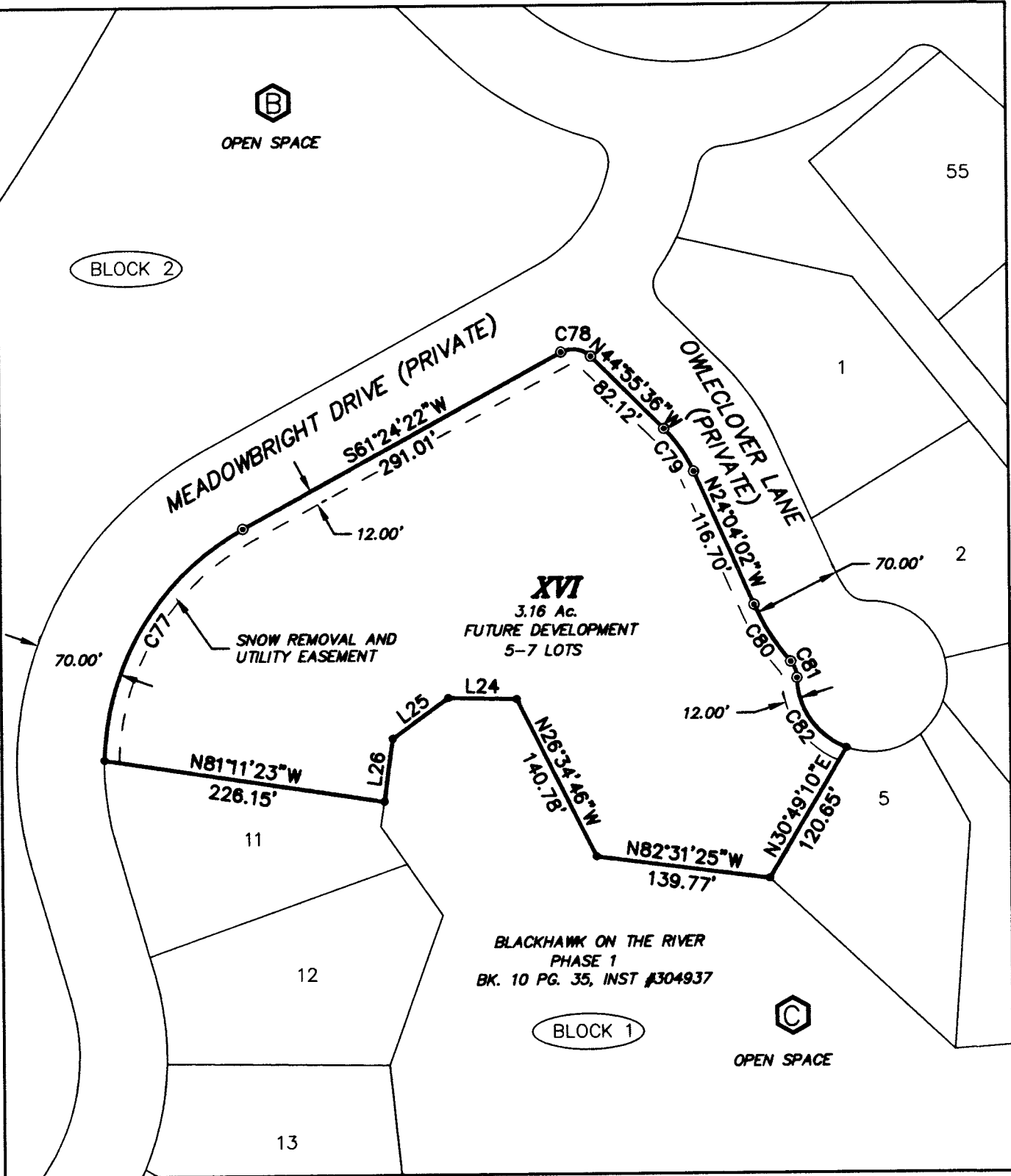
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C76	135.00	68.65	35.08	29°08'09"	N58°03'08"E	67.91
C77	215.00	225.06	124.07	59°58'34"	S31°25'05"W	214.92
C78	20.00	25.71	14.98	73°40'02"	N81°45'37"W	23.98
C79	115.00	41.87	21.17	20°51'35"	N34°29'49"W	41.64
C80	185.00	54.13	27.26	16°45'56"	S32°27'00"E	53.94
C81	20.00	14.14	7.38	40°29'51"	N20°35'02"W	13.84
C82	60.00	72.47	41.39	69°12'07"	S34°56'10"E	68.14

LINE TABLE		
LINE	LENGTH	BEARING
L24	54.61	N88°31'55"W
L25	55.15	S54°18'37"W
L26	50.72	S07°58'28"W

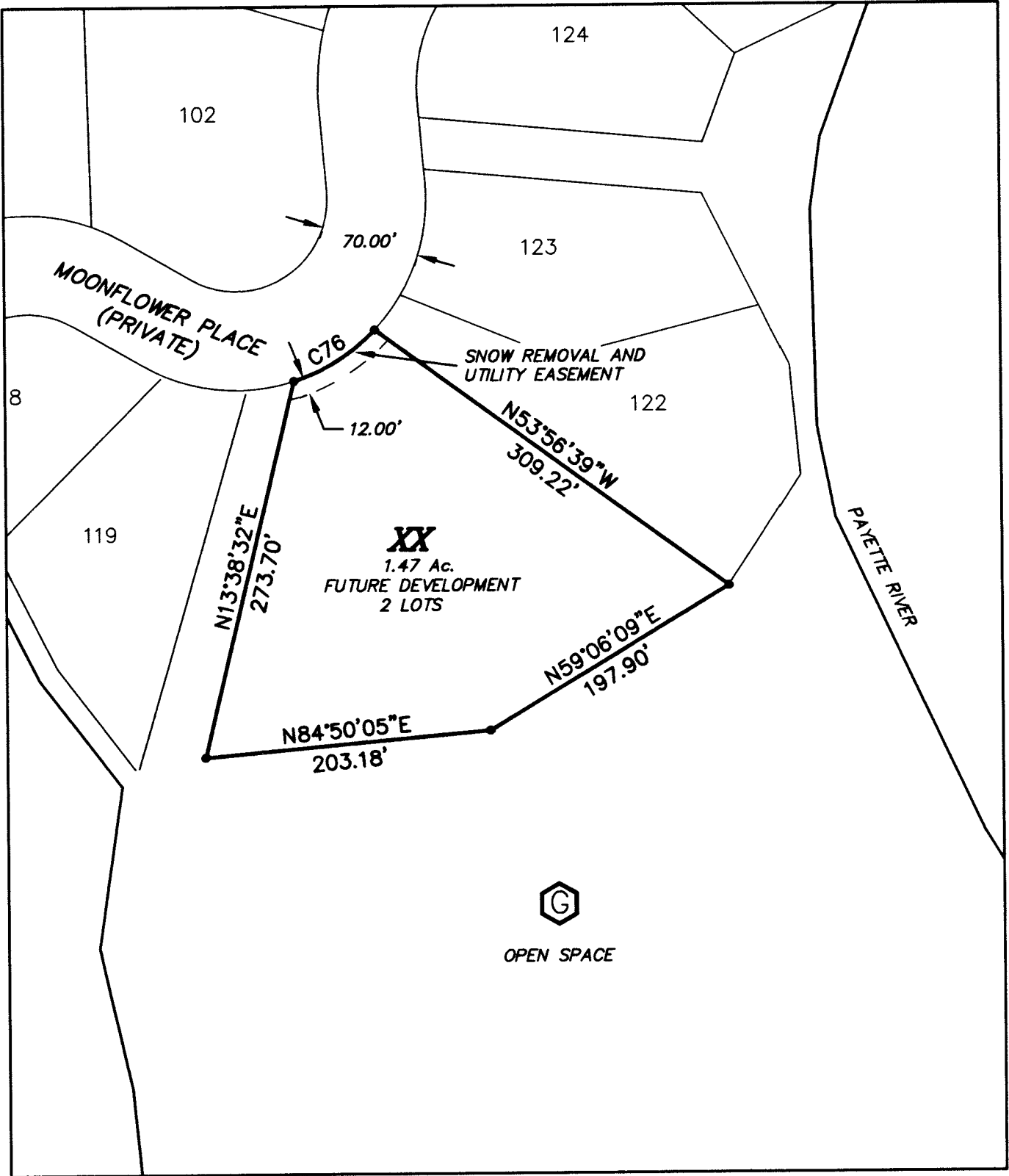


LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- (BLOCK 6) BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII REPLATTED BLOCK
- == EASEMENT LINE



SEE SHEET 3



BLACKHAWK PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS OF BLACKHAWK ON THE RIVER PHASES 1, 2 AND 3
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

CERTIFICATE OF OWNER

Portions of Blackhawk on the River Phases 1, 2, and 3, located in the south 1/2 of Section 25 and the north 1/2 of Section 36, T.18 N., R.2 E., and the southwest 1/4 of Section 30, T.18 N., R.3 E., B.M., Valley County, Idaho, more particularly described as;

In Blackhawk on the River Subdivision Phase 1, filed in Book 10 at Page 35 of Plats, Instrument Number 304937, Office of Recorder, Valley County, Idaho:

BLOCK IV) Lot 15 and Lot 16 Block 2,
 BLOCK V) Lot 18 and Lot 19 Block 2,
 BLOCK VI) Lot 21 and Lot 22 Block 1,
 BLOCK VII) Lot 23, Lot 24 and Lot 25 Block 1,
 BLOCK IX) Lot 29 and Lot 30 Block 1,
 BLOCK X) Lot 33 and Lot 34 Block 1,
 BLOCK XIII) Lot 35, Lot 36, Lot 37 and a portion of Lot 38 Block 1,
 BLOCK XIV) The remainder of Lot 38, Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, Lot 44, Lot 45, Lot 46, and Lot 47, Block 1,
 BLOCK XV) Lot 49 and Lot 50 Block 1,
 BLOCK XVI) Lot 6, Lot 7, Lot 8, Lot 9, and Lot 10 Block 1,

and
 In Blackhawk on the River Subdivision Phase 2, filed in Book 10 at Page 59 of Plats, Instrument Number 312139, Office of Recorder, Valley County, Idaho:

BLOCK I) Lot 58, Lot 59, Lot 60, Lot 61, and Lot 62 Block 3,
 BLOCK II) Lot 63 and Lot 64 Block 3
 BLOCK III) Lot 67, Lot 68, Lot 69, Lot 70, Lot 71 and Lot 72 Block 3,
 BLOCK VIII) Lot 80 and Lot 81 Block 3,
 BLOCK XI) Lot 87 and Lot 88 Block 3,
 BLOCK XII) Lot 94, Lot 95, Lot 96, Lot 97 and Lot 98 Block 3,
 BLOCK XIX) Lot 132 Block 3 and All of Block 5,
 BLOCK XX) Lot 120 and Lot 121 Block 3,

and
 In Blackhawk on the River Subdivision Phase 3 filed in Book 11 at Page 13 of Plats, Instrument Number 315818, Office of Recorder, Valley County, Idaho:

BLOCK XVII) Lot 107, Lot 108, Lot 109, Lot 110, Lot 111, Lot 112 and Lot 113 Block 6.
 BLOCK XVIII) Lot 115, Lot 116 and Lot 117, Block 6,

That it is the intention of the undersigned to and they do hereby include said land in this Plat.

McCALL ASSOCIATES LLC

By: [Signature]
 HADEN TANNER
 Managing Member

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 24 DAY OF October, 2014, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

[Signature]
 CHAIRMAN

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 2 DAY OF October, 2014, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

[Signature]
 CHAIRMAN

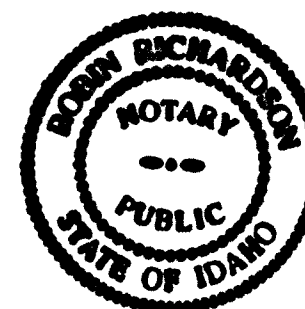
ACKNOWLEDGMENT

STATE OF IDAHO,)
) ss.
 COUNTY OF Valley)

On this 27 day of October, 2014, before me, Robin Richardson, a Notary Public in and for said State, personally appeared HADEN TANNER, known or identified to me to be the managing member of McCALL ASSOCIATES LLC, the limited liability company that executed the instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

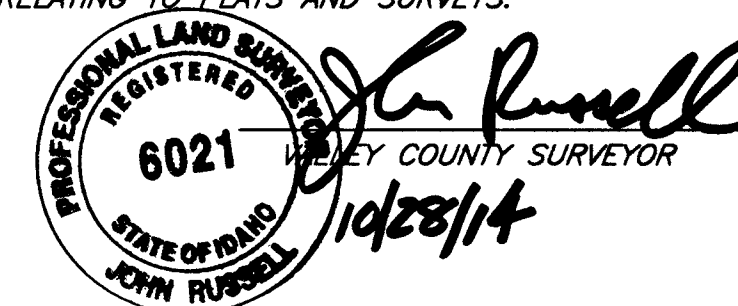
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

[Signature]
 NOTARY PUBLIC FOR IDAHO
 Residing at: New Meadows
 My Commission Expires: 5-2-19



CERTIFICATE OF COUNTY SURVEYOR

I, JOHN RUSSELL, 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 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

RALPH MILLER
 IDAHO NO. 8577



CERTIFICATE OF COUNTY TREASURER

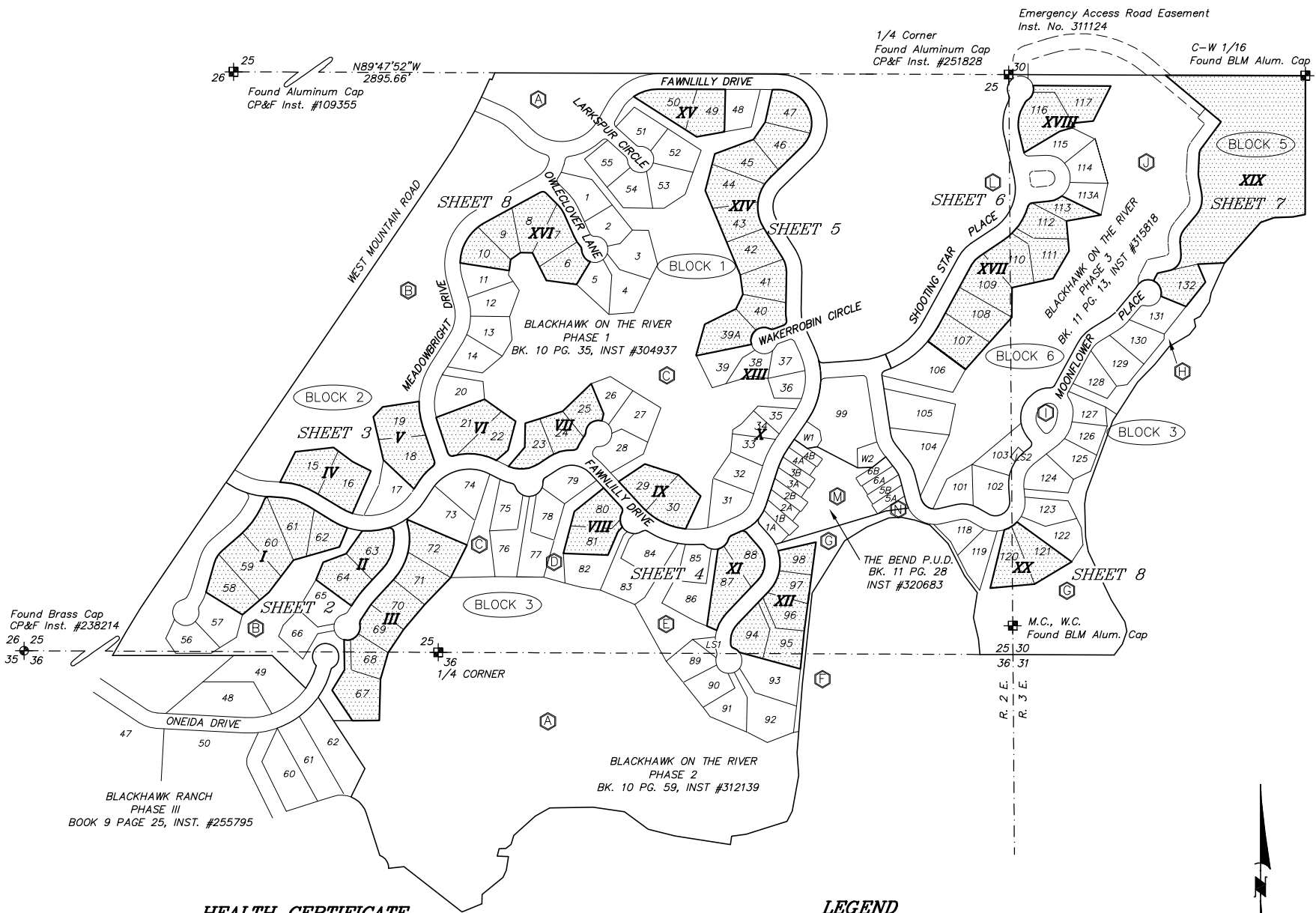
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE 11-21-2014

[Signature]
 COUNTY TREASURER, Chief Deputy
 69 parcels referenced in Valley County
 Assessor's letter of August 28, 2014 on file in
 Valley County P&Z office.
SECESH ENGINEERING, INC.
McCall, Idaho

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



- NOTES:
1. This Plat is a reinstatement of lots approved by Valley County as CUP 05-03, memorialized as Blackhawk on the River Phases 1, 2 and 3, recorded in 2006 as Instrument Numbers 304937, 312139, and 315818, Records of Valley County, Idaho. The Blocks shown on this plat were approved as Valley County PUD 13-01. They were platted by Blackhawk Planned Unit Development recorded in 2014 as Instrument Number 388600.
 2. All utilities have been installed at this time.
 3. All properties, easements, and utilities shown on this Plat are subject to and governed by the provisions of the General Covenants, Conditions and Restrictions for Blackhawk on the River, Valley County, Idaho ("General CC&Rs"). This document may be amended and supplemented, and is recorded with the Office of Recorder of Valley County, Idaho, as Instrument Numbers 305030, 305031, 307748, 312141, 315820, 353301 as amended by 386846.
 4. Preliminary to the filing of a formal Supplemental Declaration, and pursuant to the Declaration of Conditions, Covenants, and Restrictions for Blackhawk on the River Subdivision dated 11 April, 2006 (Valley County Instrument #307748), this Final Plat and The McCall Associates, LLC—as Grantor—as of the effective date here ascribed, do hereby declare and provide for the annexation of Blackhawk on the River Phase III (3) and all of the previously unplatted portions of Blackhawk on the River Phases I and II (1 and 2). Therefore, these officially annexed parcels within Blackhawk on the River Subdivision become a party and subject to the aforementioned April 11, 2006 Declaration of Conditions, Covenants and Restrictions for Blackhawk on the River Subdivision—with all rights and obligations thereunto pertaining.
 5. All roads and road rights of way depicted on this plat are private. Valley County shall have no responsibility for the costs of the design, construction, maintenance, upkeep, repair or replacement of said roads. Such roads are owned and maintained by the Blackhawk on the River Owners Association, as is further provided in the Private Road Declarations of Blackhawk on the River Phases 1, 2, and 3, which have been recorded with the Office of Recorder of Valley County, as Instrument Numbers 305029, 321143 and 315822.
 6. The repair and maintenance of all drainage facilities and improvements located within the Drainage Easements depicted on this Final Plat shall be the obligation of the Blackhawk on the River Association.
 7. There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority.
 8. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.
 9. All easements depicted on this Plat are further defined and described in the General Declaration. Utility easements are dedicated to Public Utilities.
 10. This Plat is not within an irrigation district as defined in Idaho Code 31-3805 and the requirements in I.C. 31-3805 are not applicable.
 11. Flood zones shown on this plat are per FEMA FIRM panel #16085C 0982 and 0985 Effective February 1, 2019.
Flood Zones: Zone X, Zone A
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
 12. The wetland areas shown on this plat are subject to regulation by the U.S. Army Corps of Engineers. Any proposed change must be submitted to, reviewed and approved by the USACE prior to work being done.

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 re-imposed in accordance with section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

DISTRICT HEALTH DEPARTMENT, EHS

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- OPEN SPACE PARCEL
- BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- BLOCK NUMBER PER BLACKHAWK PUD

SCALE: 1" = 400'
Bearings Based on Blackhawk on the River Phase 1, Book 10 Page 35 of Plats

SECESH ENGINEERING, INC.

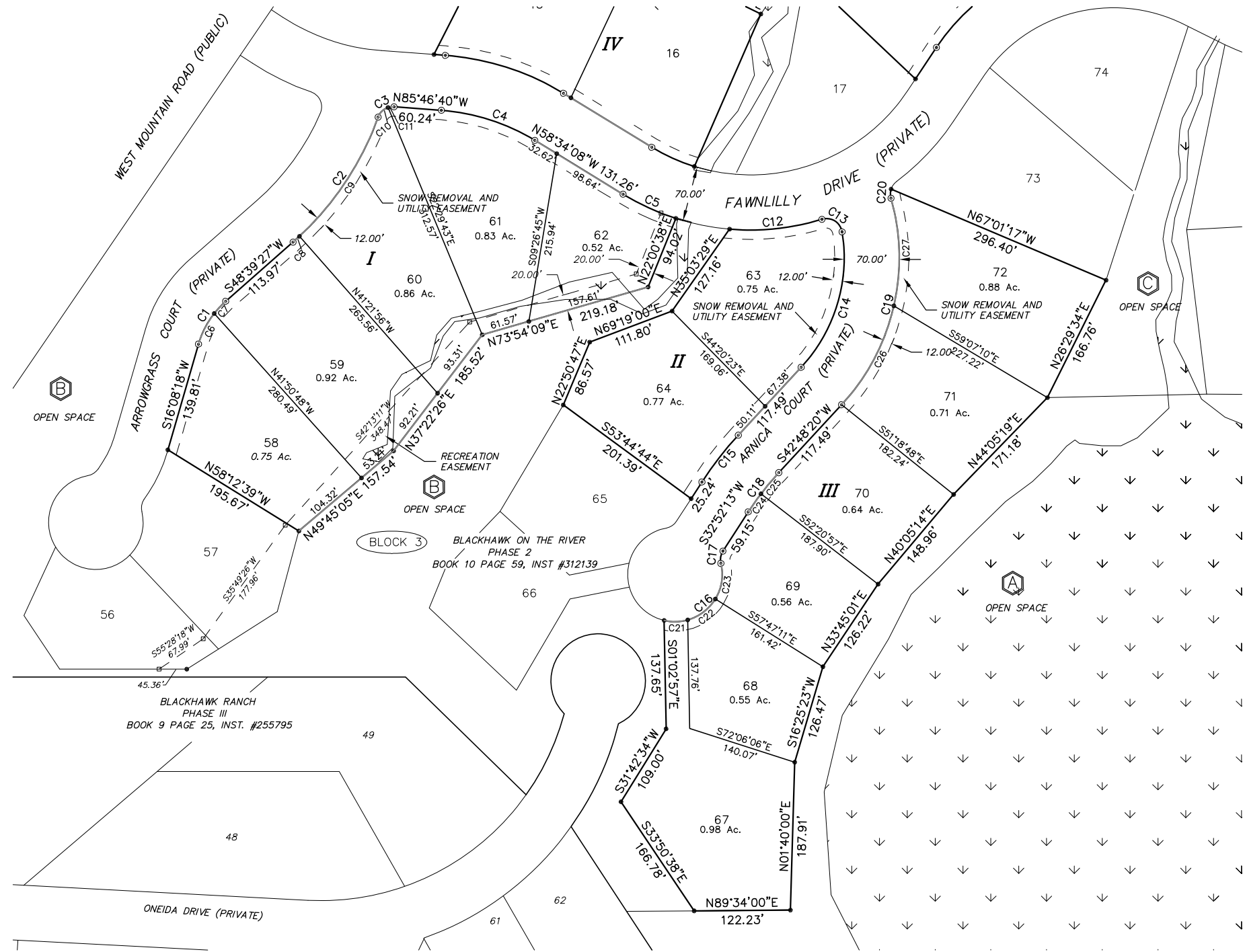
McCall, Idaho

SHEET NO. 1 OF 9

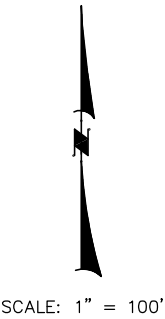
BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

SEE SHEET 3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	115.00	65.27	33.54	32°31'08"	S32°23'52"W	64.40
C2	385.00	193.98	99.09	28°52'03"	N34°13'25"E	191.93
C3	20.00	25.98	15.19	74°25'56"	S57°00'22"W	24.19
C4	265.00	125.84	64.13	27°12'32"	N72°10'24"W	124.67
C5	310.00	73.94	37.14	13°39'54"	S65°24'05"E	73.76
C6	115.00	44.05	22.30	21°56'55"	S27°06'46"W	43.78
C7	115.00	21.22	10.64	10°34'14"	S43°22'20"W	21.19
C8	385.00	10.92	5.46	1°37'31"	N47°50'41"E	10.92
C9	385.00	183.05	93.29	27°14'32"	N33°24'40"E	181.34
C10	20.00	18.28	9.84	52°22'48"	S45°58'48"W	17.65
C11	20.00	7.70	3.90	22°03'07"	S83°11'46"W	7.65
C12	310.00	118.63	60.05	21°55'32"	N83°54'31"E	117.91
C13	20.00	34.15	22.94	97°49'45"	N58°08'22"W	30.15
C14	205.00	186.16	100.05	52°01'50"	N16°47'26"E	179.83
C15	435.00	75.43	37.81	9°56'07"	S37°50'17"W	75.34
C16	60.00	122.43	97.75	116°55'00"	N44°45'40"E	102.27
C17	20.00	16.26	8.61	46°34'03"	S09°35'12"W	15.81
C18	365.00	63.29	31.73	9°56'07"	S37°50'17"W	63.21
C19	275.00	281.96	154.78	58°44'46"	N13°25'57"E	269.77
C20	20.00	11.78	6.07	33°44'58"	S00°56'03"W	11.61
C21	60.00	30.32	15.49	28°57'19"	N88°44'31"E	30.00
C22	60.00	44.99	23.61	42°57'45"	N52°46'59"E	43.94
C23	60.00	47.12	24.85	44°59'56"	N08°48'08"E	45.92
C24	365.00	28.14	14.08	4°25'01"	S35°04'44"W	28.13
C25	365.00	35.15	17.59	5°31'06"	S40°02'47"W	35.14
C26	275.00	143.73	73.55	29°56'47"	N27°49'57"E	142.10
C27	275.00	138.23	70.61	28°48'00"	N01°32'26"W	136.78



LEGEND

⊙

FOUND 5/8" REBAR

•

FOUND 1/2" REBAR

◻

ANGLE POINT - NOTHING SET

⬢

OPEN SPACE PARCEL

BLOCK 6

BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)

VII

BLOCK NUMBER PER BLACKHAWK PUD

EASEMENT LINE

⬇

WETLANDS

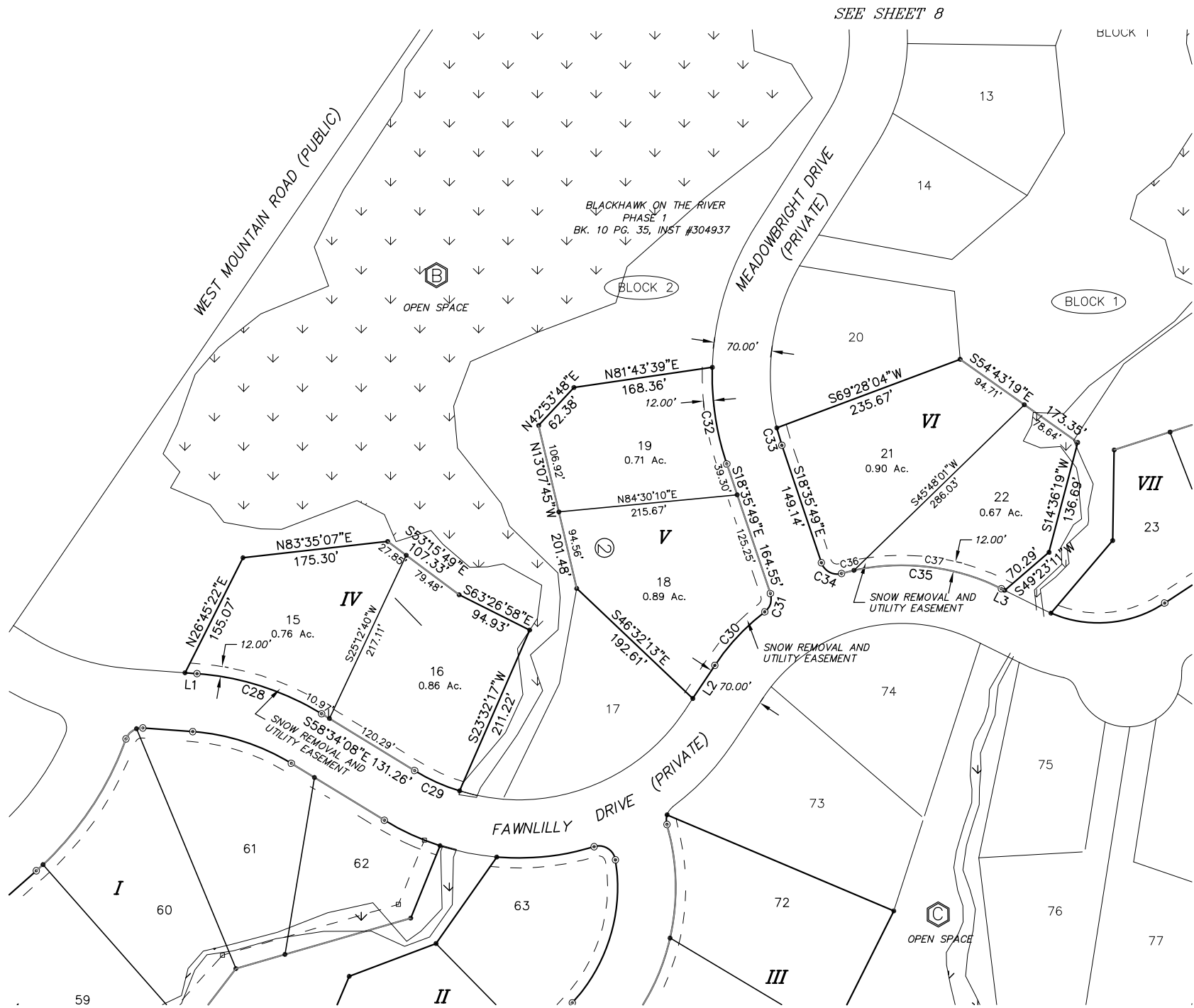
SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 2 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



SEE SHEET 8

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C28	335.00	159.09	81.07	27°12'32"	N72°10'24"W	157.60
C29	240.00	59.53	29.92	14°12'43"	S65°40'30"E	59.38
C30	270.00	88.43	44.61	18°45'54"	S43°00'13"W	88.03
C31	20.00	24.78	14.26	70°58'59"	N16°53'41"E	23.22
C32	335.00	118.03	59.64	20°11'16"	S08°30'11"E	117.43
C33	265.00	21.79	10.90	4°42'41"	S16°14'29"E	21.78
C34	20.00	30.35	18.96	86°56'07"	S62°03'53"E	27.52
C35	270.00	197.62	103.47	41°56'11"	N84°33'50"W	193.24
C36	270.00	15.45	7.73	3°16'45"	S76°06'26"W	15.45
C37	270.00	182.17	94.70	38°39'27"	N82°55'28"W	178.73

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.50	S85°46'40"E
L2	47.96	N33°37'16"E
L3	4.53	S63°35'45"E

SEE SHEET 4



- LEGEND**
- FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - ANGLE POINT – NOTHING SET
 - ⊙ OPEN SPACE PARCEL
 - Ⓟ BLOCK 6 BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
 - Ⓡ VII BLOCK NUMBER PER BLACKHAWK PUD
 - EASEMENT LINE
 - ↓ WETLANDS

SEE SHEET 2

SECESH ENGINEERING, INC.

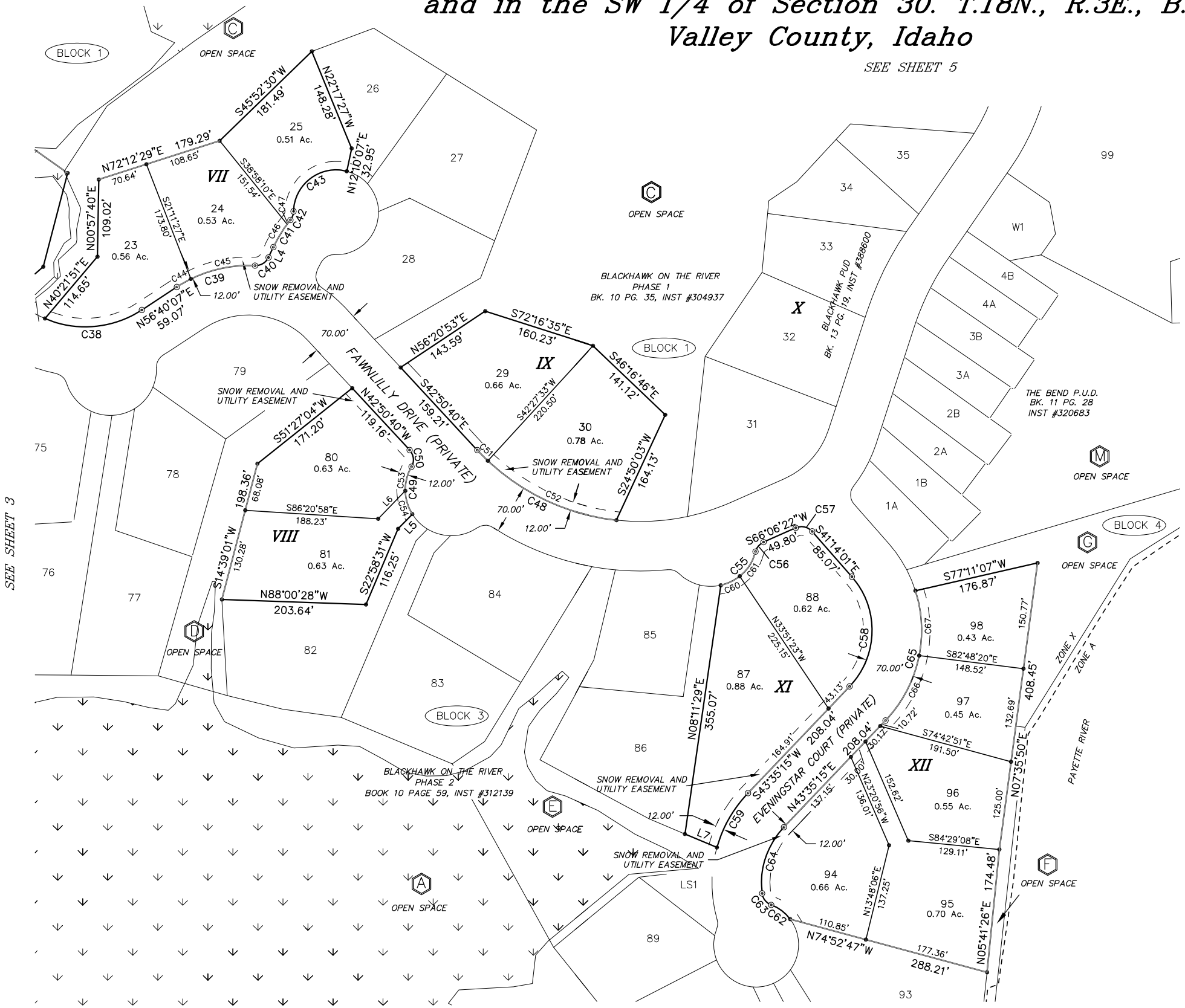
McCall, Idaho

SHEET NO. 3 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

SEE SHEET 5



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C38	145.00	143.21	78.06	56°35'19"	N84°57'46"E	137.46
C39	185.00	116.43	60.21	36°03'30"	S74°41'52"W	114.52
C40	20.00	23.62	13.40	67°39'22"	N58°53'56"E	22.27
C41	185.00	45.40	22.81	14°03'38"	S32°06'03"W	45.29
C42	20.00	13.20	6.85	37°49'45"	N20°13'00"E	12.97
C43	60.00	108.24	75.92	103°21'51"	S52°59'03"W	94.15
C44	185.00	22.92	11.48	7°05'57"	S60°13'05"W	22.91
C45	185.00	93.51	47.77	28°57'34"	S78°14'50"W	92.51
C46	185.00	37.89	19.01	11°44'09"	S30°56'19"W	37.83
C47	185.00	7.51	3.75	2°19'29"	S37°58'08"W	7.51
C48	315.00	225.18	117.64	40°57'28"	S63°19'24"E	220.41
C49	65.00	70.38	39.08	62°02'06"	S01°00'14"E	66.99
C50	20.00	25.43	14.76	72°51'29"	N06°24'55"W	23.75
C51	315.00	21.35	10.68	3°53'03"	S44°47'11"E	21.35
C52	315.00	203.82	105.62	37°04'25"	S65°15'55"E	200.29
C53	65.00	35.58	18.25	31°21'41"	S14°19'59"W	35.14
C54	65.00	34.80	17.83	30°40'25"	S16°41'04"E	34.38
C55	65.00	72.10	40.27	63°33'12"	N45°50'53"E	68.46
C56	20.00	18.16	9.76	52°02'05"	S40°05'20"W	17.55
C57	20.00	25.36	14.71	72°39'37"	N77°33'49"W	23.70
C58	115.00	170.25	105.05	84°49'15"	N01°10'37"E	155.12
C59	185.00	89.50	45.65	27°43'12"	S29°43'39"W	88.63
C60	65.00	30.00	15.27	26°26'39"	N64°24'10"E	29.73
C61	65.00	42.10	21.82	37°06'33"	N32°37'34"E	41.37
C62	60.00	33.89	17.41	32°21'52"	N53°06'38"W	33.44
C63	20.00	21.69	12.05	62°08'33"	S38°13'17"E	20.64
C64	115.00	101.84	54.53	50°44'16"	S18°13'07"W	98.54
C65	185.00	197.56	109.38	61°11'08"	N12°59'40"E	188.31
C66	185.00	104.83	53.87	32°28'04"	N27°21'13"E	103.44
C67	185.00	92.73	47.36	28°43'04"	N03°14'22"W	91.76

LINE TABLE		
LINE	LENGTH	BEARING
L4	16.16	N25°04'14"E
L5	28.79	S44°03'55"W
L6	55.00	N44°03'55"E
L7	49.06	N67°05'17"W

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- (BLOCK 6) BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII BLOCK NUMBER PER BLACKHAWK PUD
- EASEMENT LINE
- ↓ WETLANDS
- - - FLOOD ZONE BOUNDARY

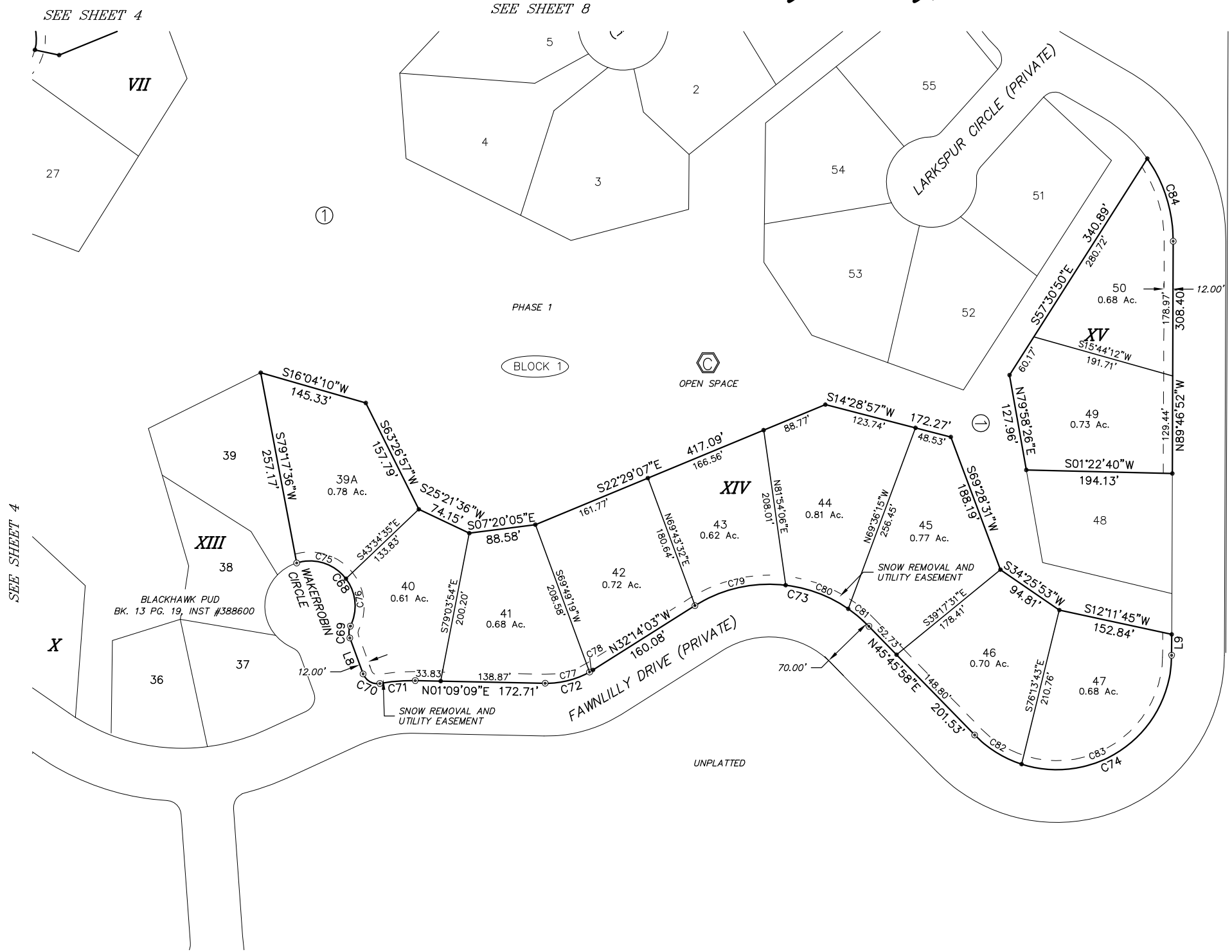
SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 4 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C68	60.00	139.82	139.71	133°31'01"	S49°33'32"W	110.26
C69	20.00	16.26	8.61	46°34'03"	S86°57'59"E	15.81
C70	20.00	27.96	16.81	80°06'34"	N29°41'43"E	25.74
C71	235.00	47.22	23.69	11°30'43"	S04°36'12"E	47.14
C72	115.00	67.01	34.49	33°23'12"	N15°32'27"W	66.07
C73	185.00	251.85	149.81	78°00'00"	S06°45'57"W	232.85
C74	152.50	360.78	373.20	135°32'49"	N22°00'27"W	282.34
C75	60.00	73.18	41.92	69°52'41"	S17°44'22"W	68.72
C76	60.00	66.64	37.23	63°38'20"	S84°29'53"W	63.27
C77	115.00	61.52	31.51	30°39'01"	N14°10'22"W	60.79
C78	115.00	5.49	2.75	2°44'10"	N30°51'58"W	5.49
C79	185.00	126.06	65.59	39°02'31"	S12°42'47"E	123.64
C80	185.00	89.76	45.78	27°48'01"	S20°42'28"W	88.89
C81	185.00	36.03	18.07	11°09'29"	S40°11'13"W	35.97
C82	152.50	74.08	37.79	27°49'57"	N31°50'59"E	73.35
C83	152.50	286.70	208.80	107°42'53"	N35°55'25"W	246.30
C84	190.00	116.93	60.38	35°15'39"	S72°35'19"W	115.09

LINE TABLE		
LINE	LENGTH	BEARING
L8	50.79	N69°45'00"E
L9	27.90	N89°46'52"W

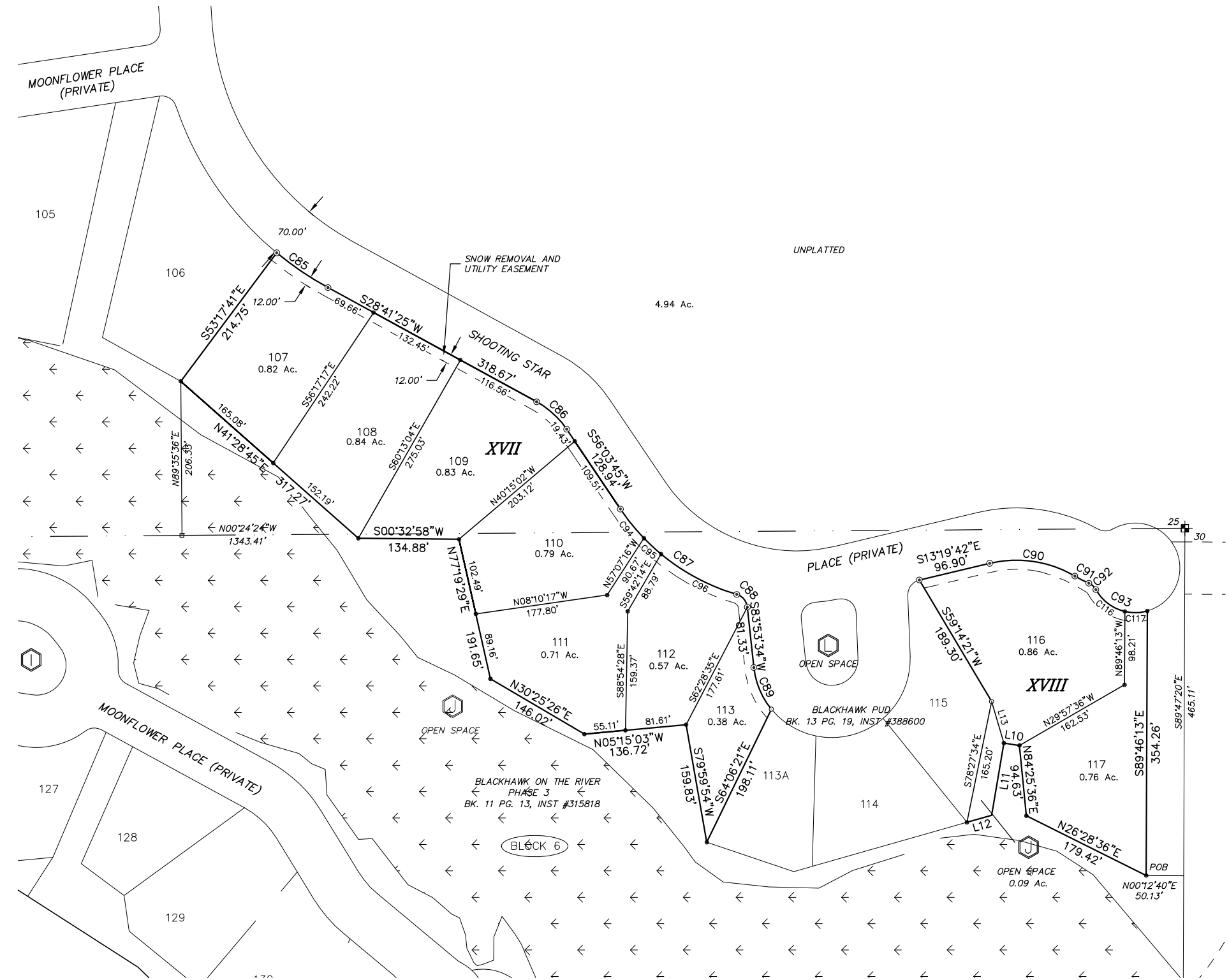


SCALE: 1" = 100'

- LEGEND**
- FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - ANGLE POINT - NOTHING SET
 - ⊙ OPEN SPACE PARCEL
 - (BLOCK 6) BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
 - VII BLOCK NUMBER PER BLACKHAWK PUD
 - == EASEMENT LINE

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C85	435.00	83.09	41.67	10°56'37"	N34°09'44"E	82.96
C86	115.00	54.94	28.00	27°22'20"	S42°22'35"W	54.42
C87	285.00	197.09	102.67	39°37'25"	N36°15'02"E	193.19
C88	20.00	23.55	13.35	67°27'14"	S50°09'57"W	22.21
C89	105.00	61.45	31.64	33°32'03"	N67°07'32"E	60.58
C90	155.00	118.21	62.14	43°41'41"	S08°31'08"W	115.36
C91	175.00	20.93	10.48	6°51'11"	N26°56'23"E	20.92
C92	20.00	13.07	6.78	37°26'32"	S42°14'04"W	12.84
C93	60.00	80.43	47.56	76°48'11"	N22°33'14"E	74.54
C94	285.00	50.19	25.16	10°05'28"	N51°01'01"E	50.13
C95	285.00	31.34	15.68	6°18'00"	N42°49'17"E	31.32
C96	285.00	115.56	58.59	23°13'57"	N28°03'19"E	114.77
C116	60.00	50.09	26.61	47°50'12"	N37°02'14"E	48.65
C117	60.00	30.33	15.50	28°57'59"	N01°21'52"W	30.01

LINE TABLE		
LINE	LENGTH	BEARING
L10	21.14	N08°22'38"E
L11	98.03	N80°21'04"W
L12	34.36	S15°54'14"E
L13	58.16	N73°35'20"E



SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⬢ OPEN SPACE PARCEL
- ⬢ BLOCK 6 BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII BLOCK NUMBER PER BLACKHAWK PUD
- == EASEMENT LINE
- ← ← ← WETLANDS

SECESH ENGINEERING, INC.

McCall, Idaho

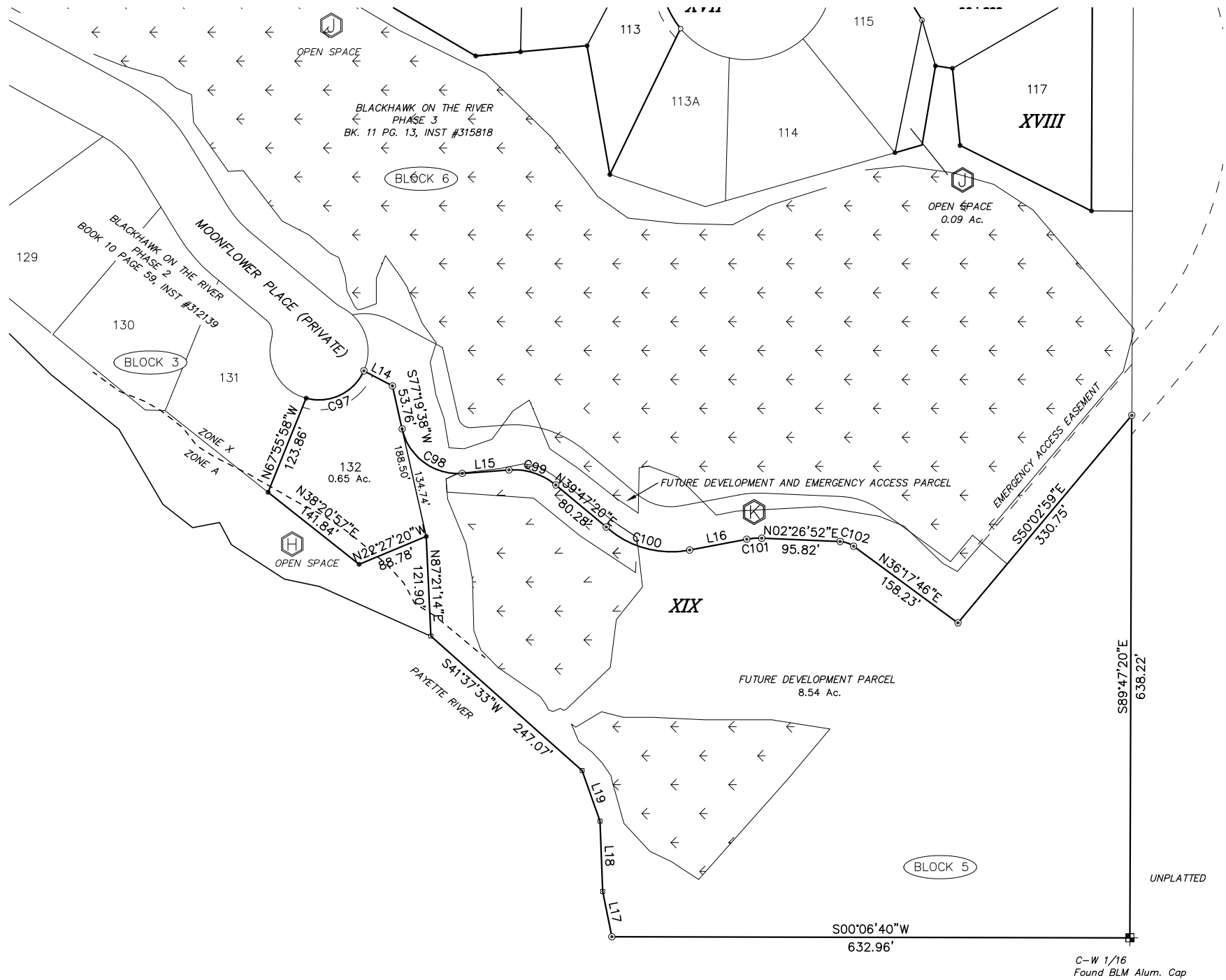
SHEET NO. 6 OF 9

SEE SHEET 7

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

SEE SHEET 6



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C97	60.00	84.91	51.32	81°05'00"	N25°23'45"W	78.00
C98	70.00	99.67	60.41	81°35'03"	N36°32'07"E	91.46
C99	80.00	61.50	32.36	44°02'45"	S17°45'58"W	60.00
C100	120.00	109.59	58.95	52°19'24"	N15°25'27"E	105.82
C101	80.00	18.41	9.25	13°11'07"	S04°08'42"E	18.37
C102	30.00	17.72	9.13	33°50'54"	S19°22'19"W	17.47

LINE TABLE		
LINE	LENGTH	BEARING
L14	39.50	N27°48'12"E
L15	57.29	N04°15'24"W
L16	70.93	N10°44'15"W
L17	56.47	S78°39'46"W
L18	85.92	S87°45'58"W
L19	65.68	S70°28'50"W

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⬡ OPEN SPACE PARCEL
- ⬢ BLOCK 6 BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- VII BLOCK NUMBER PER BLACKHAWK PUD
- == EASEMENT LINE
- ⬅ WETLANDS
- FLOOD ZONE BOUNDARY

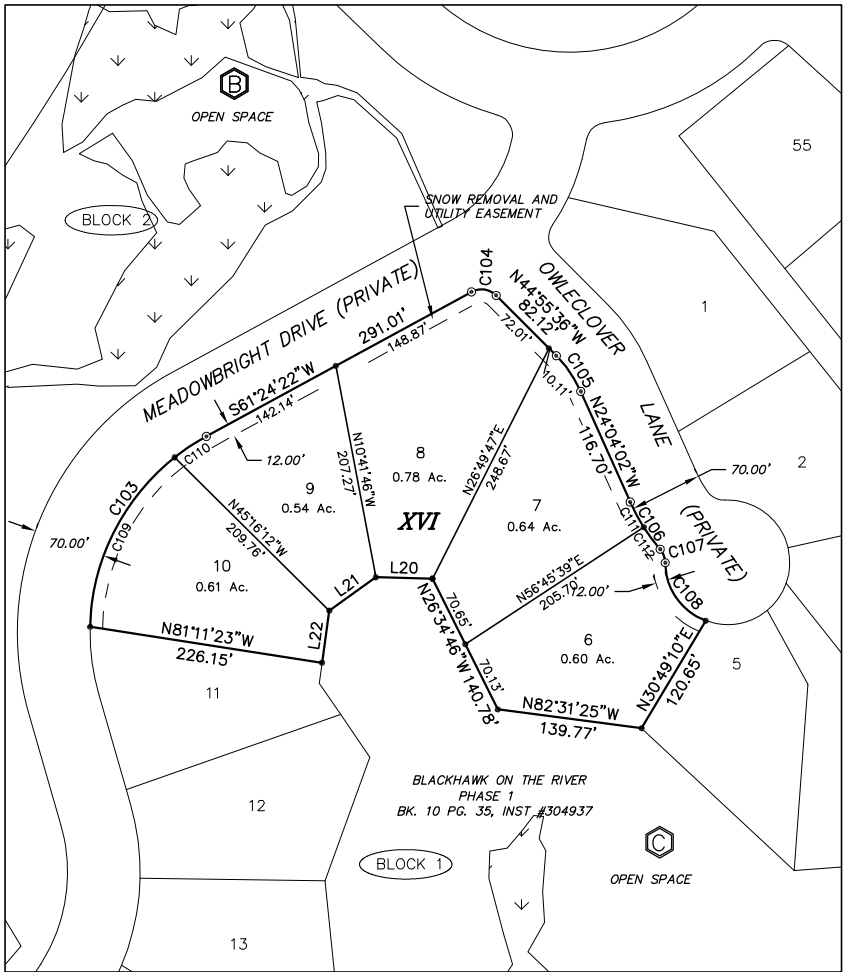
SECESH ENGINEERING, INC.

McCall, Idaho

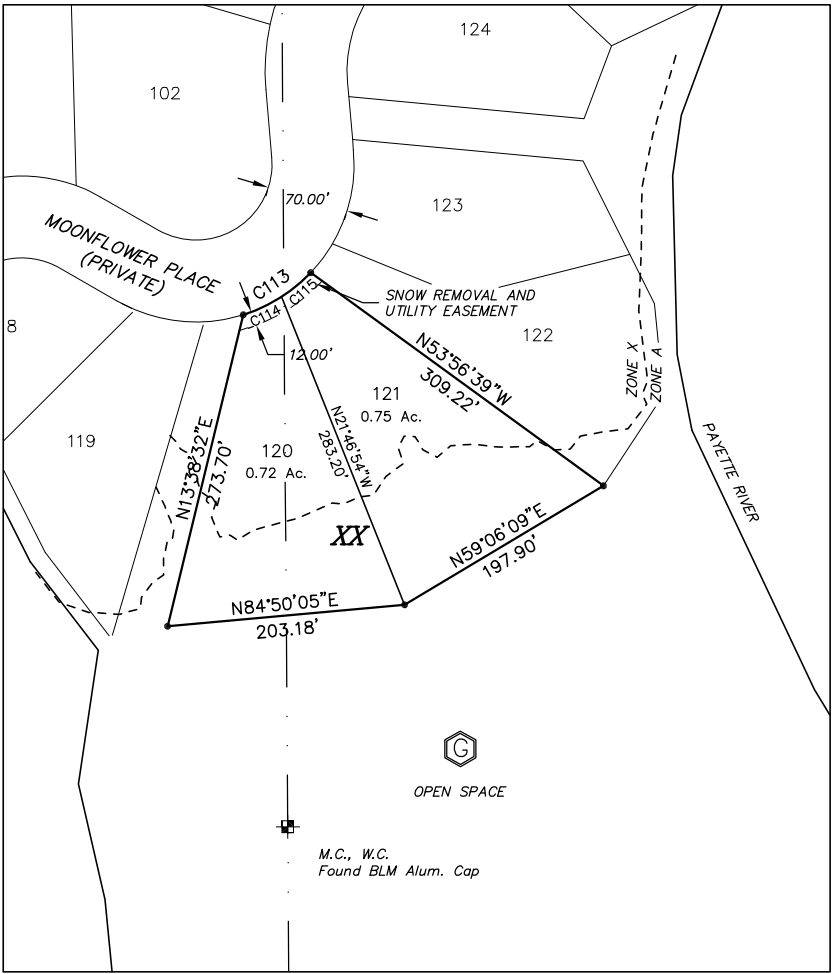
SHEET NO. 7 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho

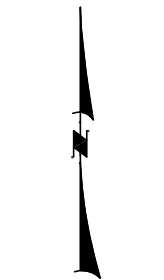


SEE SHEET 3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C103	215.00	225.06	124.07	59°58'34"	S31°25'05"W	214.92
C104	20.00	25.71	14.98	73°40'02"	N81°45'37"W	23.98
C105	115.00	41.87	21.17	20°51'35"	N34°29'49"W	41.64
C106	185.00	54.13	27.26	16°45'56"	S32°27'00"E	53.94
C107	20.00	14.14	7.38	40°29'51"	N20°35'02"W	13.84
C108	60.00	72.47	41.39	69°12'07"	S34°56'10"E	68.14
C109	215.00	188.40	100.73	50°12'24"	S26°32'00"W	182.43
C110	215.00	36.66	18.37	9°46'10"	S56°31'17"W	36.61
C111	185.00	27.63	13.84	8°33'31"	S28°20'47"E	27.61
C112	185.00	26.50	13.27	8°12'25"	S36°43'45"E	26.48
C113	135.00	68.65	35.08	29°08'09"	N58°03'08"E	67.91
C114	135.00	36.22	18.22	15°22'19"	N64°56'03"E	36.11
C115	135.00	32.43	16.29	13°45'50"	N50°21'59"E	32.35

LINE TABLE		
LINE	LENGTH	BEARING
L20	54.61	N88°31'55"W
L21	55.15	S54°18'37"W
L22	50.72	S07°58'28"W



SCALE: 1" = 100'

LEGEND

- ⊙ FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- Ⓟ BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- Ⓡ BLOCK NUMBER PER BLACKHAWK PUD
- EASEMENT LINE
- ↓ ↓ ↓ WETLANDS
- - - FLOOD ZONE BOUNDARY

SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 8 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E., and in the SW 1/4 of Section 30. T.18N., R.3E., B.M. Valley County, Idaho

CERTIFICATE OF OWNER

Portions of Blackhawk Planned Unit Development, located in the south 1/2 of Section 25 and the north 1/2 of Section 36, T.18 N., R.2 E., and the southwest 1/4 of Section 30, T.18 N., R.3 E., B.M., Valley County, Idaho, more particularly described as;

BLOCK I, BLOCK II, BLOCK III, BLOCK IV, BLOCK V, BLOCK VI, BLOCK VII, BLOCK VIII, BLOCK IX, BLOCK XI, BLOCK XII, BLOCK XIV, BLOCK XV, BLOCK XVI, BLOCK XIX, BLOCK XX, a portion of BLOCK XVII, and a portion of BLOCK XVIII.

That portion of BLOCK XVII included is more particularly described as, COMMENCING at the 1/4 corner common to said Sections 25, and 30 as shown on the Plat of Blackhawk Planned Unit Development, filed in Book 13 at Page 19, as Instrument Number 388600, Records of Valley County, Idaho; thence, along the east Section 25, A.) S.0°24'24"E., 1343.41 feet; thence, departing said section line, B.) S.89°35'36"W., 206.33 feet to the southeast corner of said Block XVII, the POINT OF BEGINNING; thence, along boundary of said block,

- 1.) N.53°17'41"W., 214.75 feet; thence,
 - 2.) Northeasterly along a curve to the left having a radius of 435.00 feet, an arc length of 83.09 feet, through a central angle of 10°56'37", and a chord bearing and distance of N.34°09'44"E., 82.96 feet; thence, tangent from said curve,
 - 3.) N.28°41'25"E., 318.67 feet to the beginning of a tangent curve; thence,
 - 4.) Northeasterly along said curve to the right left having a radius of 115.00 feet, an arc length of 54.94 feet, through a central angle of 27°22'20", and a chord bearing and distance of N.42°22'35"E., 54.42 feet; thence, tangent from said curve,
 - 5.) N.56°03'45"E., 128.94 feet to the beginning of a tangent curve; thence,
 - 6.) Northeasterly along said curve to the left having a radius of 285.00 feet, an arc length of 197.10 feet, through a central angle of 39°37'25", and a chord bearing and distance of N.36°15'02"E., 193.19 feet; thence,
 - 7.) Northeasterly along a reverse curve to the right having a radius of 20.00 feet, an arc length of 23.55 feet, through a central angle of 67°27'14", and a chord bearing and distance of N.50°09'57"E., 22.21 feet; thence, tangent from said curve,
 - 8.) N.83°53'34"E., 81.33 feet to the beginning of a tangent curve; thence,
 - 9.) Northeasterly along said curve to the left having a radius of 105.00 feet, an arc length of 61.45 feet, through a central angle of 33°32'03", and a chord bearing and distance of N.67°07'32"E., 60.58 feet; thence,
 - 10.) S.64°06'21"E., 198.11 feet; thence,
 - 11.) S.79°59'54"W., 159.83 feet; thence,
 - 12.) S.5°15'03"W., 136.72 feet; thence,
 - 13.) S.30°25'26"W., 146.02; thence,
 - 14.) S.77°19'29"W., 191.65; thence,
 - 15.) S.0°32'58"W., 134.88; thence,
 - 16.) S.41°28'45"W., 317.27 feet to the POINT OF BEGINNING.
- CONTAINING 4.94 Acres, more or less.

That portion of BLOCK XVIII included is more particularly described as, COMMENCING at the 1/4 corner common to said Sections 25 and 30; thence, along the east-west 1/4 section line of said Section 30, A.) S.89°47'20"E., 465.11 feet; thence, departing said 1/4 section line, B.) S.0°12'40"W., 50.13 feet to the northeast corner of said Block XVIII, the POINT OF BEGINNING; thence, along boundary of said block,

- 1.) S.26°28'36"W., 179.42 feet; thence,
 - 2.) S.84°25'36"W., 94.63 feet; thence,
 - 3.) S.8°22'38"W., 21.14 feet; thence,
 - 4.) S.80°21'04"E., 98.03 feet; thence,
 - 5.) S.15°54'14"E., 34.36 feet; thence,
 - 6.) N.78°27'34"W., 165.20 feet; thence,
 - 7.) S.59°14'21"W., 189.30 feet; thence,
 - 8.) N.13°19'42"W., 96.90 feet to the beginning of a tangent curve; thence,
 - 9.) Northeasterly along said curve to the right having a radius of 155.00 feet, an arc length of 118.21 feet, through a central angle of 43°41'41", and a chord bearing and distance of N.8°31'08"E., 115.36 feet; thence,
 - 10.) Northeasterly along a reverse curve curve to the left having a radius of 175.00 feet, an arc length of 20.93 feet, through a central angle of 6°51'11", and a chord bearing and distance of N.26°56'23"E., 20.92 feet; thence,
 - 11.) Northeasterly along a reverse curve to the right having a radius of 20.00 feet, an arc length of 13.07 feet, through a central angle of 37°26'32", and a chord bearing and distance of N.42°14'04"E., 12.84 feet; thence,
 - 12.) Northeasterly along a reverse curve to the left having a radius of 60.00 feet, an arc length of 80.43 feet, through a central angle of 76°48'12", and a chord bearing and distance of N.22°33'14"E., 74.54 feet; thence,
 - 13.) S.89°46'13"E., 354.26 feet to the POINT OF BEGINNING.
- CONTAINING 1.84 Acres, more or less.

That it is the intention of the undersigned to and they do hereby include said land in this Plat.

McCALL ASSOCIATES LLC

By: _____

BRIAN DICKENS
Managing Member

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2020, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

CHAIRMAN

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2020, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

ACKNOWLEDGMENT

STATE OF IDAHO,)
(ss.
COUNTY OF _____)

On this _____ day of _____, 2020, before me, _____, a Notary Public in and for said State, personally appeared BRIAN DICKENS, known or identified to me to be the managing member of McCALL ASSOCIATES LLC, the limited liability company that executed the instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

NOTARY PUBLIC FOR IDAHO

Residing at: _____

My Commission Expires: _____

CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, 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.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A 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

RALPH MILLER
IDAHO NO. 8577



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

SECESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 9 OF 9

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187

JUNE FULLMER

Assessor
jfullmer@co.valley.id.us



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER

Chief Deputy Assessor
sleeper@co.valley.id.us

October 27, 2020

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Idaho 83611

RE: Final Plat Review 2021 "Blackhawk on the River (1, 2, and 3)"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision. The above proposed plat encompasses parcels referenced on the Assessment Roll as Blocks I, II, III, IV, V, VI, VII, VIII, IX, XI, XII, XIV, XV, XVI, pt of XVII, pt of XVIII, XIX and XX located in Sections 25 & 36 of Township 18 North, Range 2 East and Section 30 of Township 18 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 006680010000 through RP 00668009000 - McCall Associates, LLC

RP 006680110000 - McCall Associates, LLC

RP 006680120000 - McCall Associates, LLC

RP 006680140000 - McCall Associates, LLC

RP 006680150000 - McCall Associates, LLC

RP 006680160000 - McCall Associates, LLC

RP 00668017000A - McCall Associates, LLC

RP 00668018000A - McCall Associates, LLC

RP 006680190000 - McCall Associates, LLC

RP 006680200000 - McCall Associates, LLC

We recommend the following issues be addressed prior to the finalization of this purposed plat.

Sheet 2 - bearing & distance(s) missing for all lots within Block III

Sheet 3 - reference distance within each lot (15, 16) along S53°15'49"E Block IV

Sheet 6 - reference distance within each lot (111, 112) along N05°15'03"W Block XVII

Sheet 6 - review closure for lot 112, north boundary distance incorrect

Sheet 6 - reference distance within each lot (116, 117) regarding curve C93 Block XVIII

Sheet 7 - curve data C102 missing from curve table

Sheet 7 - reference distance between lot 132 and the "Future Development Parcel"

Sheet 9 - Correct reference "Block I" in second paragraph of description

Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Frederick".

Laurie Frederick

Valley County Cadastral Specialist
Cartography Department

Enclosed: Highlight of purposed plat; closure sheets

/l/f

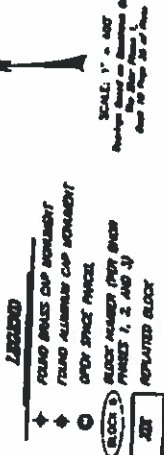
Cc: Chip Bowers, Valley Co. Surveyor; Ralph Miller, Secesh Engineering, Inc.

Book 13 Page 19 of Plates last /

Instrument # 388800

PLAYERS

~~SECRET~~ ~~EXCLUDED~~ ~~INC.~~
Mobile, Alabama





WEST MOUNTAIN SEWER AND WATER TREATMENT PLANT AT BLACKHAWK ON THE RIVER

P.O. Box 10117 Boise, ID 83707

WILL SERVE LETTER

September 28, 2020

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
Floodplain Coordinator
219 N. Main St.
PO Box 1350
Cascade, ID 83611, o. (208)382-7116

Re: BOTR access to Water and Sewer

Dear Cynda,

Good morning, my name is Brian Dickens I am the Chief Executive Officer and Independent Manager of Blackhawk on the River, LLC which is the sole shareholder of West Mountain Water & Sewer, Inc., DBA West Mountain Sewer & Water (WMSW) for whom I also serve as Director. See Attached Exhibit-A Idaho Secretary of State Filings.

WMSW owns and operates a Wastewater Treatment Plant (WWTP) and land application system in the Black Hawk on the River subdivision, as well as a Domestic Water Distribution (DWD) system. These system's are in Good Standing and compliant with the Idaho Department of Environmental Quality (DEQ).

WMSW uses Water, Civil, and Environmental, Inc. <http://www.wce-inc.com/> as its Qualified Licensed Professional Engineer (QLPE). WMSW has verified that the Waster Water Treatment Plant, and the Domestic Water Distribution system currently built at the Blackhawk on the River subdivision can service The McCall Associates, LLC request for the Blackhawk on the River Re-Instatement and memorialization of the Original Lot's at Blackhawk on the River Phase-1, 2, & 3.

The above referenced project complies with the WMSW's, Wastewater and Sewer Plan. Our system has adequate capacity to accept sewage wastes for treatment.

Our Domestic Water Distribution system can provide water service, the minimum required fire flow and the minimum required residual pressure.

In essence, West Mountain Water & Sewer, Inc. "Will Serve"; the project as proposed for reinstatement by The McCall Associates, LLC.

Thank you,

Brian Dickens
Director of West Mountain Sewer and Water Inc. (WMSW)
Blackhawk on the River, LLC Managing Member
P.O. Box 10117
Boise, Idaho 83707

WEST MOUNTAIN SEWER AND WATER (WMS&W)

8919 W. Ardene St. Boise, ID 83709

Phone: 208-376-1616 Fax: 208-378-7676



0003675823

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0003675823

Date Filed: 11/12/2019 9:14:23 PM

B0403-6473 11/12/2019 9:14 PM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:**WEST MOUNTAIN WATER & SEWER, INC.**

The file number of this entity on the records of the Idaho Secretary
of State is: 0000478959

Address

PO BOX 10117
BOISE, ID 83707-4117

Entity Details:**Entity Status**

Active-Good Standing

This entity is organized under the laws of:

IDAHO

**If applicable, the old file number of this entity on the records of the
Idaho Secretary of State was:** C157686

The registered agent on record is:**Registered Agent**

RIVERSIDE MANAGEMENT COMPANY INC
Registered Agent

Physical Address

8919 W ARDENE ST
BOISE, ID 83709

Mailing Address**Corporate Officers and Directors:**

Name	Title	Business Address
Blackhawk on the River, LLC	Director	PO BOX 10117 BOISE, ID 83707

The annual report must be signed by an authorized signer of the entity.Brian W Dickens11/12/2019

Sign Here

Date

Signer's Title: Manager

Blackhawk Community Owners Association, Inc.
3597 E Monarch Sky Lane F-240
Meridian, Idaho 83646

16 October, 2020

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
219 North Main Street, PO Box 1350
Cascade, Idaho 83611 Office: (208) 382-7116

Subj: The McCall Associates, LLC Proposed Blackhawk on the River Final Plat Reinstatement

Dear Cynda,

The undersigned write this letter on behalf of the Blackhawk Community Owners Association (BCOA)—an Idaho non-profit corporation and the acting homeowners' association for the Blackhawk on the River subdivision in McCall, Idaho. Collectively, we comprise the Board of Directors for the BCOA.

We are writing to express our general support for the final plat reinstatement submitted by The McCall Associates, LLC and Blackhawk on the River, LLC—owner and developer company for our community.

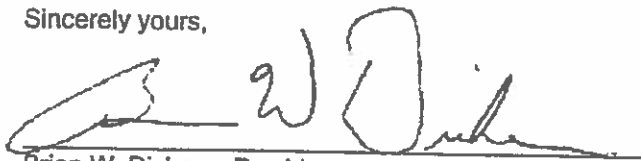
The success of the Blackhawk on the River community and its ability to attract sufficient homeowners to support its common areas and various amenities is dependent on The McCall Associates, LLC completing its plan to sell the remaining lots at Blackhawk on the River, LLC. As such, the sale of those lots depends on re-platting them so that they can be listed and sold.

The eventual transfer of the common area parcels and voting rights of the BCOA from the developer to the resident homeowners relies on the sale of the remaining lots.

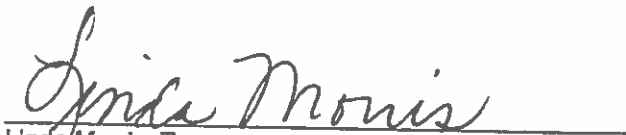
Therefore, in the interests of both the owner-members of Blackhawk on the River and the development company's investors, the BCOA pledges support for the reinstatement of the Blackhawk on the River final plat.

Thank you for your kind attention to this matter.

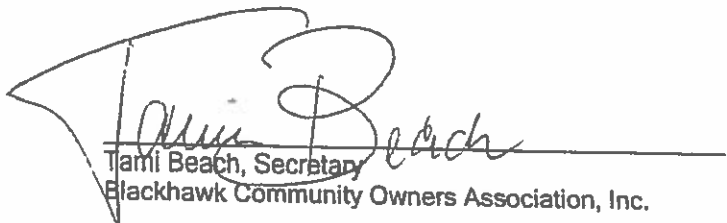
Sincerely yours,



Brian W. Dickens, President
Blackhawk Community Owners Association, Inc.



Linda Morris, Treasurer
Blackhawk Community Owners Association, Inc.



Tami Beach, Secretary
Blackhawk Community Owners Association, Inc.