



# AmeriTitle

## Plat Maps and/or CC&Rs

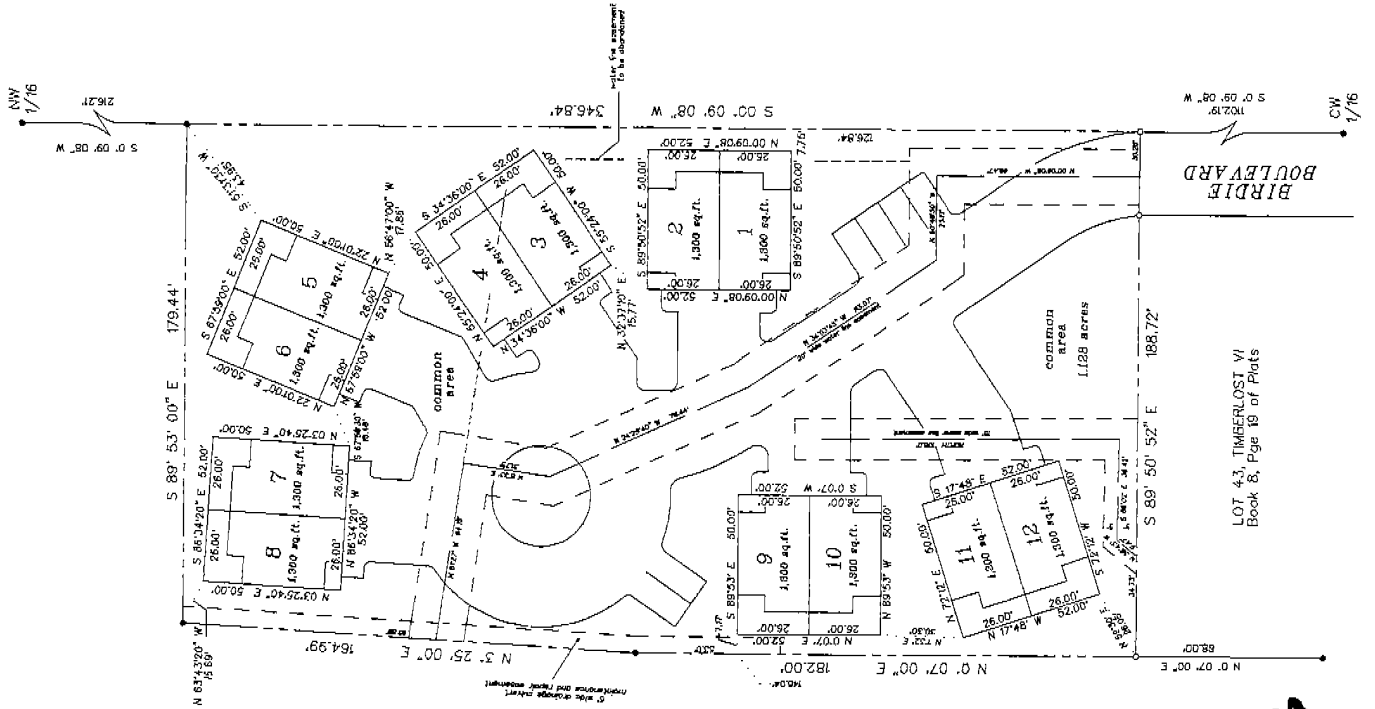
A complete list of our locations and contact information can be found at:

[www.amerititle.com](http://www.amerititle.com)



# BIRDIE GLEN TOWNHOMES

situate in  
 SW4 of the NW4 of Section 10, T 18 N, R 3 E, BM  
 Lot 52, Timberlost VI, Book 8, Page 19 of Plats  
 City of McCall, Valley County, Idaho



- found 1/2" rebar
  - found 5/8" rebar
- Bearings based on  
 Plat of Timberlost IV  
 Book 8, page 19

Restrictive Covenants filed  
 Instrument No. 245430-32

**KERR SURVEYING**  
 1999

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. The applicant shall submit and pay for the plans and specifications either for building or for the sewage disposal 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.

The common area is owned by the owners of the townhomes as their interests appear and are set forth in the declaration pursuant to Section 55-1805 (3)(c) of the Idaho Code.

A non-exclusive right of ingress, egress and support through the common area is appurtenant to each unit and the common area is subject to such rights.

Each townhome owner shall have the right to paint, repaint, tile, wax, paper or otherwise maintain, refinish and decorate the surfaces of the interior walls, ceilings, floors, windows, and doors of his own unit.

### HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed in accordance with Title 50, Idaho Code, by the issuance of a certificate of non-compliance.

**245428**

District Health Department, EHS

Date

# BIRDIE GLEN TOWNHOMES

BOOK 9 PAGE 13  
OF PLATS  
INST. NO. 245428

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of a parcel of land situate in the SW 1/4 of the NW 1/4 of Section 10, T. 18 N., R. 3 E., B. 1, being all of Lot 52, Timberlost VI, as shown on the official plat thereof on file in the office of the County Clerk of Idaho, in the County of Valley, State of Idaho, and that the undersigned are the owners of the same, more particularly described as follows:

Containing, to-wit: 5.617 acres, comprising the North West 1/4, 1/2 of corner of said Section 10, Timberlost VI, 04° 09' 05" N., 276.21' E., to the north east corner of Lot 52, said Timberlost VI, the REAL POINT OF BEGINNING; Thence, continuing S. 00° 09' 05" W. 356.84 feet to a 1/2" rebar marking the south east corner of said Lot 52; thence, N. 89° 50' 52" W. 585.72 feet to a 1/2" rebar marking the south west corner of said Lot 52; thence, N. 00° 03' 40" E. 582.00 feet to a 5/8" rebar on the west boundary of said Lot 52; thence, N. 03° 29' 09" E. 84.99 feet to a 5/8" rebar marking the north west corner of said Lot 52; thence, S. 89° 53' 00" E. 78.44 feet to the Point of Beginning, containing 14.86 acres, more or less.

Bearings based in the plot of Timberlost VI.

THAT IF IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY AND I HEREBY SAY TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERMANENTLY AND EXCLUSIVELY RESERVED TO THE UNDERSIGNED AND FOR SUCH OTHER USES AS DESIGNATED HEREON WITHIN THE TERMS OF THE EASEMENTS. SUCH UTILITY PURPOSES ARE TO BE EXERCISED WITHIN THE TERMS OF THE EASEMENTS. THIS PLAT IS SUBJECT TO U.C. 30-434. UNITS WILL BE SERVED BY THE MUNICIPAL WATER SYSTEM.

BY: ANDRE FERRARO }  
BIC: PALLETTA FERRARO

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDRE FERRARO AND PALLETTA FERRARO, BOTH OF WHOM ARE KNOWN TO ME TO BE THE SAME PERSONS WHO ARE REFERRED TO IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY REQUESTED THE SAME.

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

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

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

I, JACEL W. DROLLARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THE PLAT OF "BIRDIE GLEN TOWNHOMES" AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS OBTAINED FROM THE FIELD NOTES OF A SURVEY MADE ON THE PLAT AND ACCORDING TO THE STATE AND FEDERAL LAWS AND REGULATIONS GOVERNING AND IN CONFORMANCE WITH THE STATE OF IDAHO CODE, RELATING TO PLATS AND SURVEYS.



JACEL W. DROLLARD  
IDAHO NO. 5357

VALLEY COUNTY SURVEYOR

## APPROVAL OF THE COUNTY SURVEYOR

I, LESLIE L. ASKEMAN, PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PLAT OF "BIRDIE GLEN TOWNHOMES" AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF "BIRDIE GLEN TOWNHOMES" AS DESCRIBED IN ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE YEAR AND INCLUDED IN THIS SUBMITION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

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

## APPROVAL OF THE PUBLIC WORKS DIRECTOR

I, THE UNDERSIGNED PUBLIC WORKS DIRECTOR IN AND FOR THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "BIRDIE GLEN TOWNHOMES"

PUBLIC WORKS DIRECTOR, MCCALL, IDAHO

## APPROVAL OF THE CITY PLANNING AND ZONING COMMISSION

ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BY THE CITY OF MCCALL PLANNING AND ZONING COMMISSION.

CHAIRMAN \_\_\_\_\_

## CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NUMBER \_\_\_\_\_ }  
STATE OF IDAHO } S.S.  
COUNTY OF VALLEY }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AND DULY RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

DEPUTY \_\_\_\_\_ EX-OFFICIO RECORDER \_\_\_\_\_

## APPROVAL OF THE CITY OF MCCALL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, THIS PLAT OF "BIRDIE GLEN TOWNHOMES" WAS DULY ACCEPTED AND APPROVED.

MAYOR, MCCALL, IDAHO \_\_\_\_\_

CITY CLERK, MCCALL, IDAHO \_\_\_\_\_

