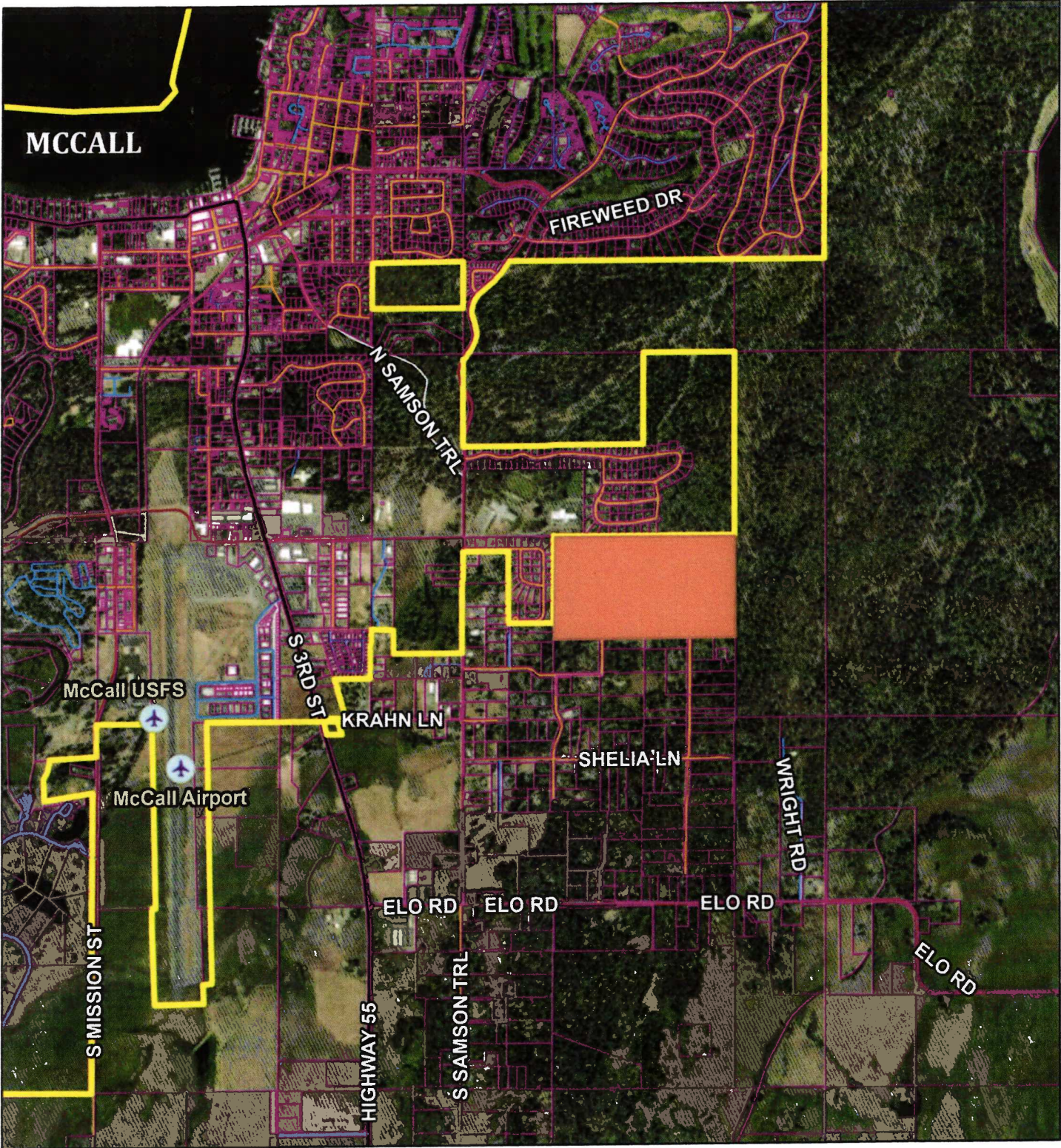
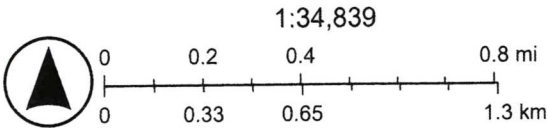


SUB 25-005 Location Map



2/27/2026, 3:18:15 PM

- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- Roads**
 - MAJOR
 - MINOR COLLECTOR
 - COLLECTOR
 - URBAN/RURAL
 - USFS
 - PRIVATE
 - OTHER
 - Other

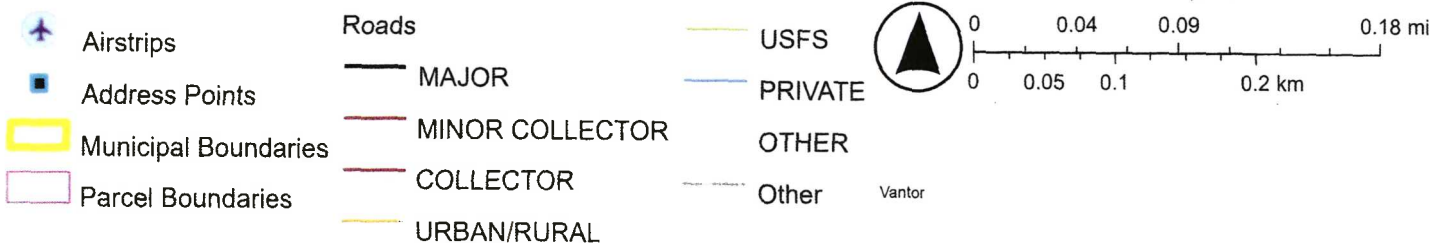


Earthstar Geographics

SUB 25-005 Aerial Map

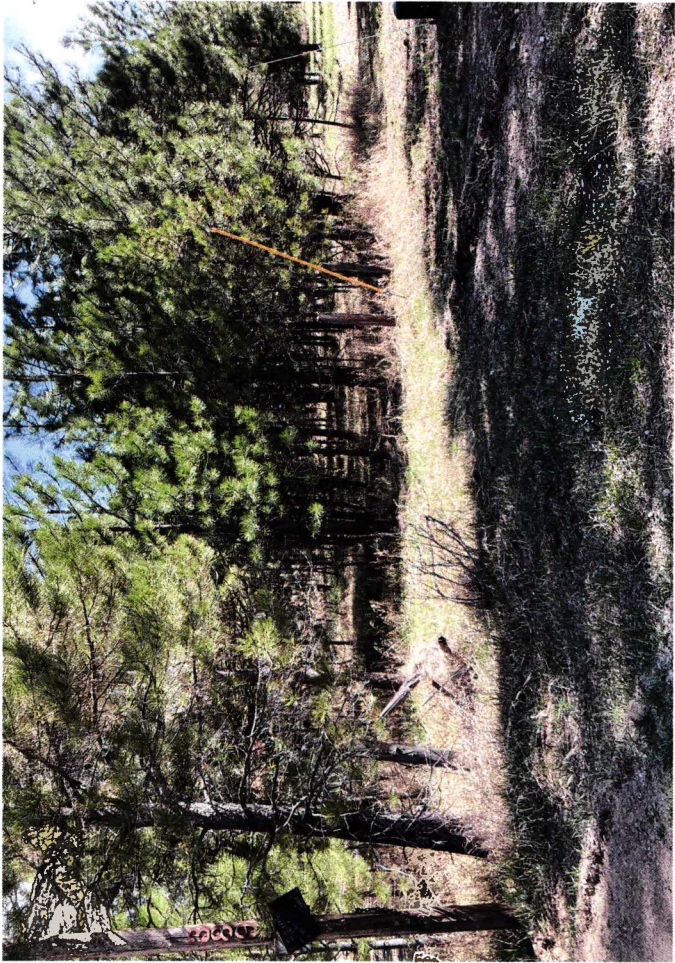


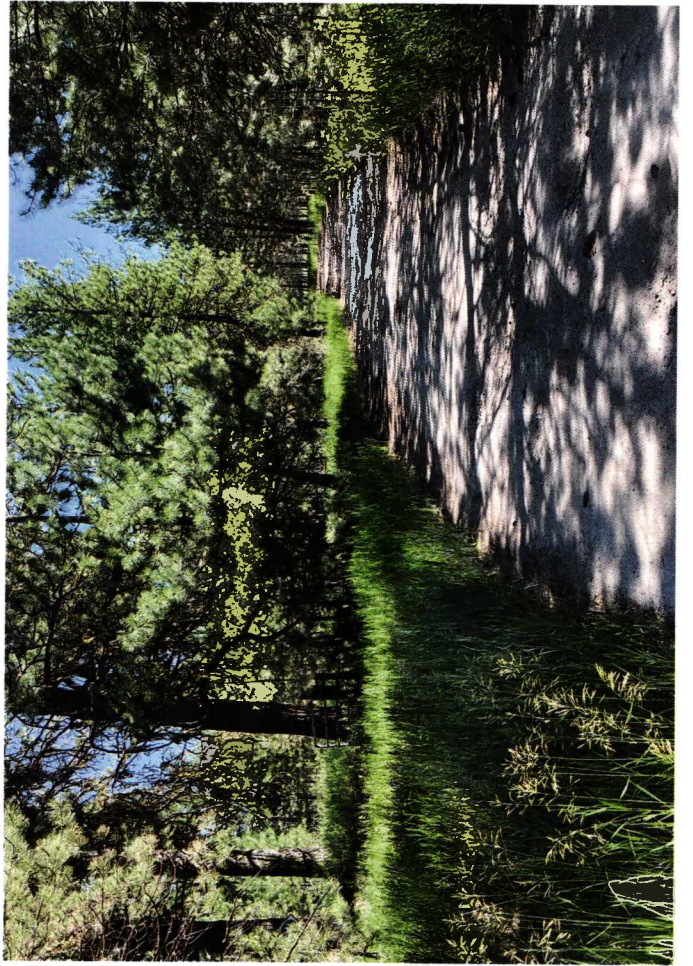
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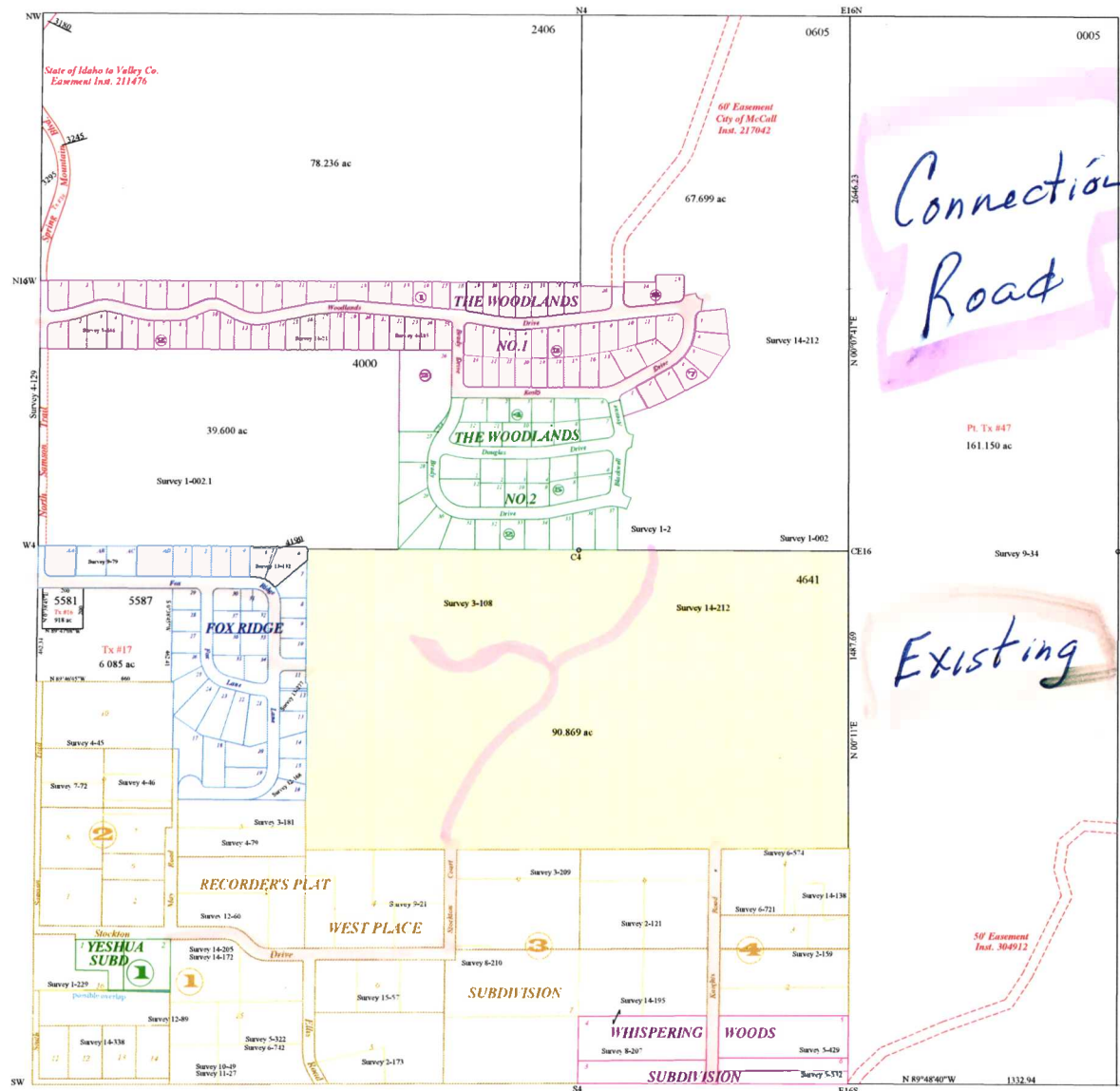


Google Maps - Aerial View









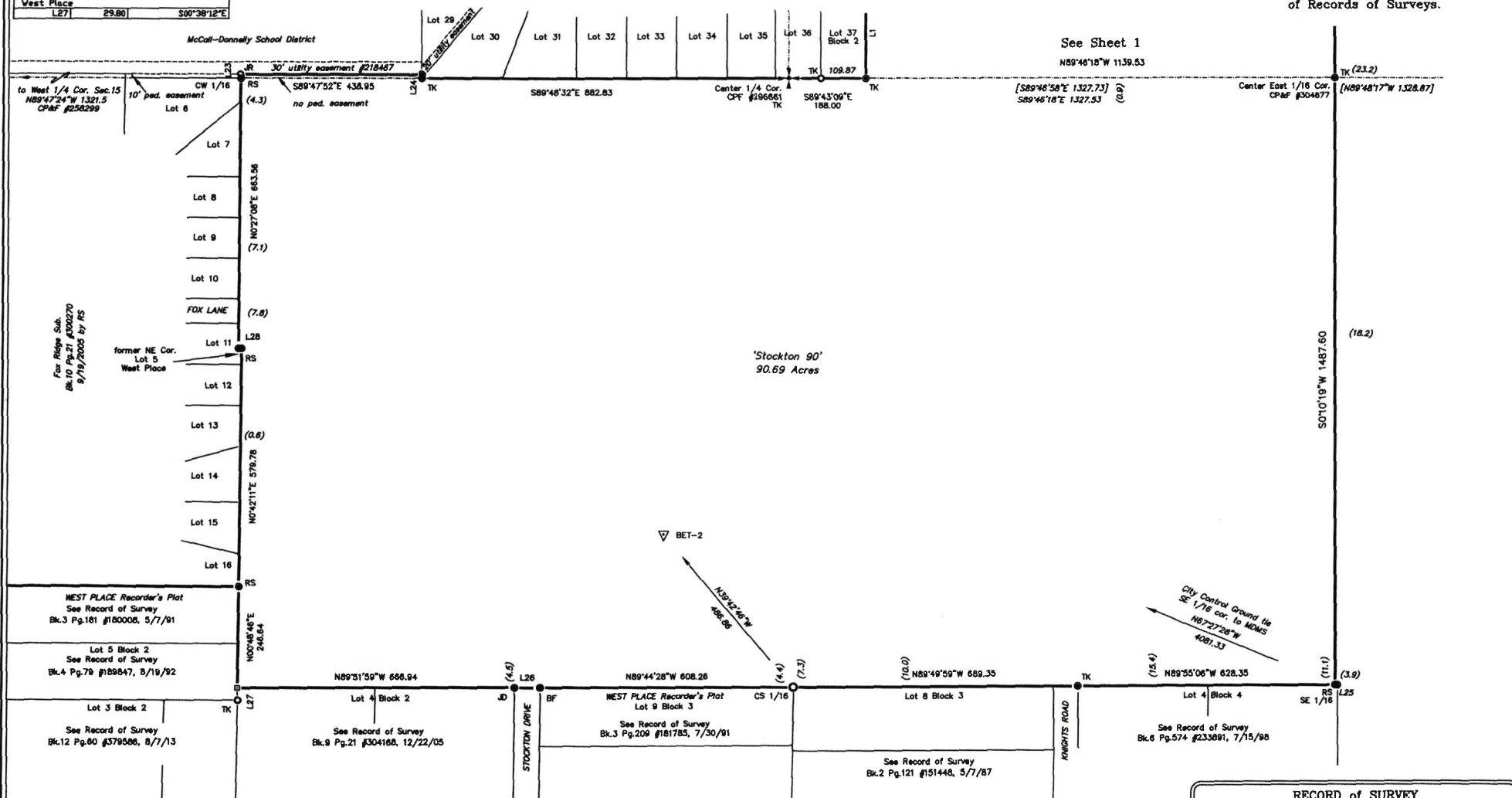
Filename:	Valley County Base Map
Scale:	1" = 1 mile
Date:	9/10/2025
Drawn by:	L Frederick

LINE TABLE		
LINE	LENGTH	BEARING
Exterior Stockton 90 parcel		
L23	10.00	N80°24'48"E
L24	9.53	S80°23'38"W
L25	59.95	N89°39'45"W
L26	7.83	S89°00'46"W
The SE 1/16 cor. to NE West Place		
L25	5.63	S88°45'30"E
The SW Stockton 90 to NE Lot 3 Block 2		
West Place	29.80	S00°38'12"E

Instrument # 448002
VALLEY COUNTY, CASCADE, IDAHO
2-18-2022 04:38:27 PM No. of Pages: 2
Recorded for: JOHN RUSSELL
DOUGLAS A. MILLER Fee: 10.00
Ex-Officio Recorder Deputy
WBS to RECORD OF SURVEY

RECORDERS STAMP

Book 14, Page 212
of Records of Surveys.



SURVEY NOTES:
Survey was performed with Trimble 5800 & Topcon Hiper VR RTK-GPS units and Nikon 1" Total Station. Control Point BET-2 was corrected using NGS OPUS CORS solutions for 19 hours observations in February, May & August 2022.
All drafting elements are at ground, on the McCall Modified Ground datum.
State Plane derived features, but not points, HAVE been modified in the drawing.
To scale down to grid, use a Combined Factor (CF) of .999696760 applied at BET-2.
Elevations are at ground, derived from the Geoid 18 model, Epoch 2010.
Bearings are Grid. Mapping angle is -014°00.899".

THIS DRAWING IS AT GROUND

NOTE: There may be slight differences between scaling from our in project Base Station using the precise CF; and using the arbitrary McCall Control Origin at 2,536,000 X, 1,190,000 Y using their averaged scale factor of .999698.
The basis of bearings, State Plane Grid remains the same.

DRAWN: L. Russell DATE: 11/3/20 SHEET: 2 of 2
REV: JER 1/25, 5/24, 7/20, 9/13, 10/3/21, 1/10-17/22
RSI #21-023 (20-137, 104) Drawing: 20-104Z.dwg ROS 21-23-2 tab
(C) PORN Map, Russell Geometric (2022) All Rights Reserved

I, John Russell, Idaho Professional Land Surveyor #6021, do hereby certify that this plot was prepared from notes taken during an actual survey made by me or under my direct supervision, from November 2020 to October 2021 and that it correctly represents the points, courses and distances as recorded in said field notes.



RECORD of SURVEY PINE CREEK RANCH LLC

situated in the
West 1/2 Northeast 1/4; Northeast 1/4
Southeast 1/4; and the Northeast 1/4
Southwest 1/4 of
Section 15, T.18N., R.3E., B.M.
City of McCall, Valley County, Idaho
Russell Surveying, Inc. ~ McCall, Idaho
January 2022

1/17/22 Sheet 2 of 2



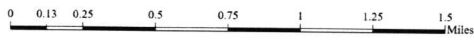
City of McCall

Official Zoning Map

Printed in Feb. 2026



This map is to be used only for reference purposes.
The City of McCall is not responsible for any inaccuracies herein contained.
Please contact the Department for Community and Economic Development for confirmation on zoning designations.



Parcels ■ McCall City Limits --- Scenic Routes

Zoning

- AP Airport
- CB Central Business District
- CC Community Commercial
- CV Civic
- I Industrial
- R1 Residential: maximum density of one dwelling unit per one (1) acre
- R16 High Density Residential: maximum density of sixteen (16) dwelling units per acre
- R4 Low Density Residential: maximum density of four (4) dwelling units per acre
- R8 Medium Density Residential: maximum density of eight (8) dwelling units per acre
- RE Rural Residential Estates: maximum density of one dwelling unit per five (5) acres
- RR Rural Residential: maximum density of one dwelling unit per ten (10) acres

