

CANYON RIVER ESTATES BLOCK 2

A PART OF THE E 1/2 SE 1/4, SECTION 14 AND THE W 1/2 of the SW 1/4 OF SECTION 13,
TOWNSHIP 35 NORTH, RANGE 6 WEST, BOISE MERIDIAN,
CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLEIES WITH THE REQUIREMENTS OF THE SUBDIVISION ORNINANCE OF THE CITY OF LEWISTON, IDAHO.

ENGINEER, CITY OF LEWISTON, IDAHO _____ DATE _____

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, AND THE DEDICATIONS AND EASEMENTS SHOWN HEREON, HAVE BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LEWISTON, IDAHO AT A MEETING HELD ON THE _____ DAY OF _____

CLERK, CITY OF LEWISTON, IDAHO _____ DATE _____

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLEIES WITH THE REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE.

SURVEYOR, CITY OF LEWISTON, IDAHO _____ DATE _____

PUBLIC HEALTH-NORTH CENTRAL DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION PER 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

ENVIRONMENTAL HEALTH SUPERVISOR
PUBLIC HEALTH-NORTH CENTRAL DISTRICT

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR _____ AND PRECEDING YEARS.

NEZ PERCE COUNTY TREASURER _____ DATE _____

COUNTY RECORDER CERTIFICATE

FILED FOR RECORD THIS _____ DAY

OF _____ AT _____

IN BOOK _____ OF SURVEY'S AT PAGE _____

AT THE REQUEST OF _____

COUNTY RECORDER _____

LEGAL DESCRIPTION

ALL OF BLOCK 2, CANYON RIVER ESTATES TO THE CITY OF LEWISTON, ACCORDING TO THE RECORDED PLAT THEREOF RECORDS OF NEZ PERCE COUNTY, IDAHO.

EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN BLOCK 2, CANYON RIVER ESTATES TO THE CITY OF LEWISTON, SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, NEZ PERCE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 1, CANYON RIVER ESTATES TO THE CITY OF LEWISTON, THENCE SOUTH 32°33'35" EAST, 94.52 FEET; THENCE SOUTH 45°56'44" WEST 60.01 FEET; THENCE NORTH 61°19'01" WEST, 153.20 FEET; THENCE THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 137.44 FEET, A RADIUS OF 230.04 FEET, THE LONG CHORD OF WHICH BEARS NORTH 69°18'22" EAST, 135.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LOCATED IN BLOCK 2, CANYON RIVER ESTATES TO THE CITY OF LEWISTON, SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, NEZ PERCE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 25, BLOCK 1, CANYON RIVER ESTATES TO THE CITY OF LEWISTON, THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 32°33'35" EAST, 39.93 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 01°15'33" WEST 44.57 FEET; THENCE NORTH 59°10'58" WEST, 75.87 FEET; THENCE NORTH 45°56'44" EAST 60.01 FEET TO A POINT ON THE SOUTH LINE OF LOT 26; THENCE ALONG SAID SOUTH LINE, SOUTH 32°33'35" EAST, 2.82 FEET TO THE POINT OF BEGINNING.

FUTURE DEVELOPMENT NOTE

FUTURE DEVELOPMENT OF THE LOTS CREATED BY THIS SUBDIVISION PLAT REQUIRE BUILDING PERMITS BASED ON PLANS COMPLYING WITH ALL CITY OF LEWISTON CODES, DULY ADOPTED AT THE TIME OF DEVELOPMENT, GOVERNING CONSTRUCTION OF BUILDING AND ADJACENT PUBLIC IMPROVEMENTS. PRIOR TO DEVELOPING A LOT THE OWNER OR PROSPECTIVE OWNER IS RESPONSIBLE FOR DUE DILIGENCE RESEARCH TO APPRISE THEMSELVES OF ALL DEVELOPMENT REQUIREMENTS. THESE REQUIREMENTS MAY OR MAY NOT HAVE BEEN IDENTIFIED DURING THE SUBDIVISION PROCESS AND MAY OR MAY NOT BE SHOWN ON THE PLAT. THE CITY OF LEWISTON IS NOT RESPONSIBLE FOR ANY LOSSES, FINANCIAL OR OTHERWISE, RESULTING FROM THE UNSUITABILITY OF A LOT FOR A SPECIFIC USE.

SURVEYOR CERTIFICATION

I, MIGUEL A. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO LICENSE NO. 8076, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH TITLE 50, CHAPTER 16 OF IDAHO CODE AND THAT ALL DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERTY SET AND FURTHERMORE, THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICATION STATE LAWS AND LOCAL ORDINANCES.

MIGUEL A. MARTINEZ _____ DATE _____
P.L.S. 15-9076

OWNERS DEDICATION

WILLIAM P. BEUTLER AND MICHELLE A. BEUTLER, HUSBAND & WIFE, THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED AND PLATTED PROPERTY DO HEREBY CERTIFY THAT:

1. WILLIAM P. BEUTLER AND MICHELLE A. BEUTLER,

INTEND TO AND DO HEREBY SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS INSTRUMENT:

2. ALL OF THE LOTS DESCRIBED IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING WATER SYSTEM, BE THE WATER SYSTEM MUNICIPAL, A WATER DISTRICT, A UTILITY SUBJECT TO THE REGULATION OF THE IDAHO PUBLIC UTILITIES COMMISSION, OR A MUTUAL OR NONPROFIT WATER COMPANY, AND THE EXISTING WATER DISTRIBUTION SYSTEM HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT I HEREBY DEDICATE TO PUBLIC, FOREVER, THOSE STREETS AND EASEMENTS AS SHOWN PLATTED HEREIN.

WILLIAM P. BEUTLER _____ DATE _____

MICHELLE A. BEUTLER _____ DATE _____

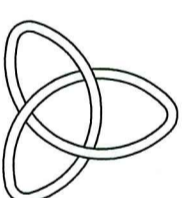
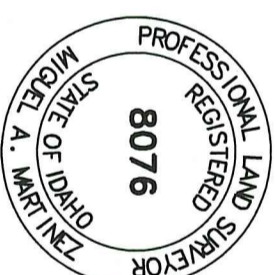
ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME _____,
PERSONALLY APPEARED _____,

KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (OR THEY) EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE
STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____



KELTIC ENGINEERING, Inc.

315 Adams Lane Lewiston, Idaho 83501 (208) 743-2135 (208) 743-2136 fax
Development Planning Design Construction Management

CANYON RIVER ESTATES			
A PART OF THE E 1/2 SE 1/4, SECTION 14 AND THE W 1/2 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST, CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO, B.M.			
DRAWN BY	DATE	PROJECT NUMBER	
SDH	11-07-2020 (RGW)	17-0049	
CHECKED BY	SCALE	SHEET	
SDS	NTS	1	OF 2

CANYON RIVER ESTATES BLOCK 2
 A PART OF THE E 1/2 SE 1/4, SECTION 14 AND THE W 1/2 OF THE SW 1/4 OF SECTION 13,
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 CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO.

BASIS OF BEARINGS

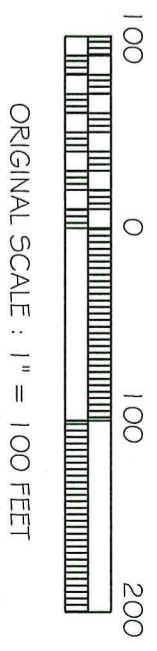
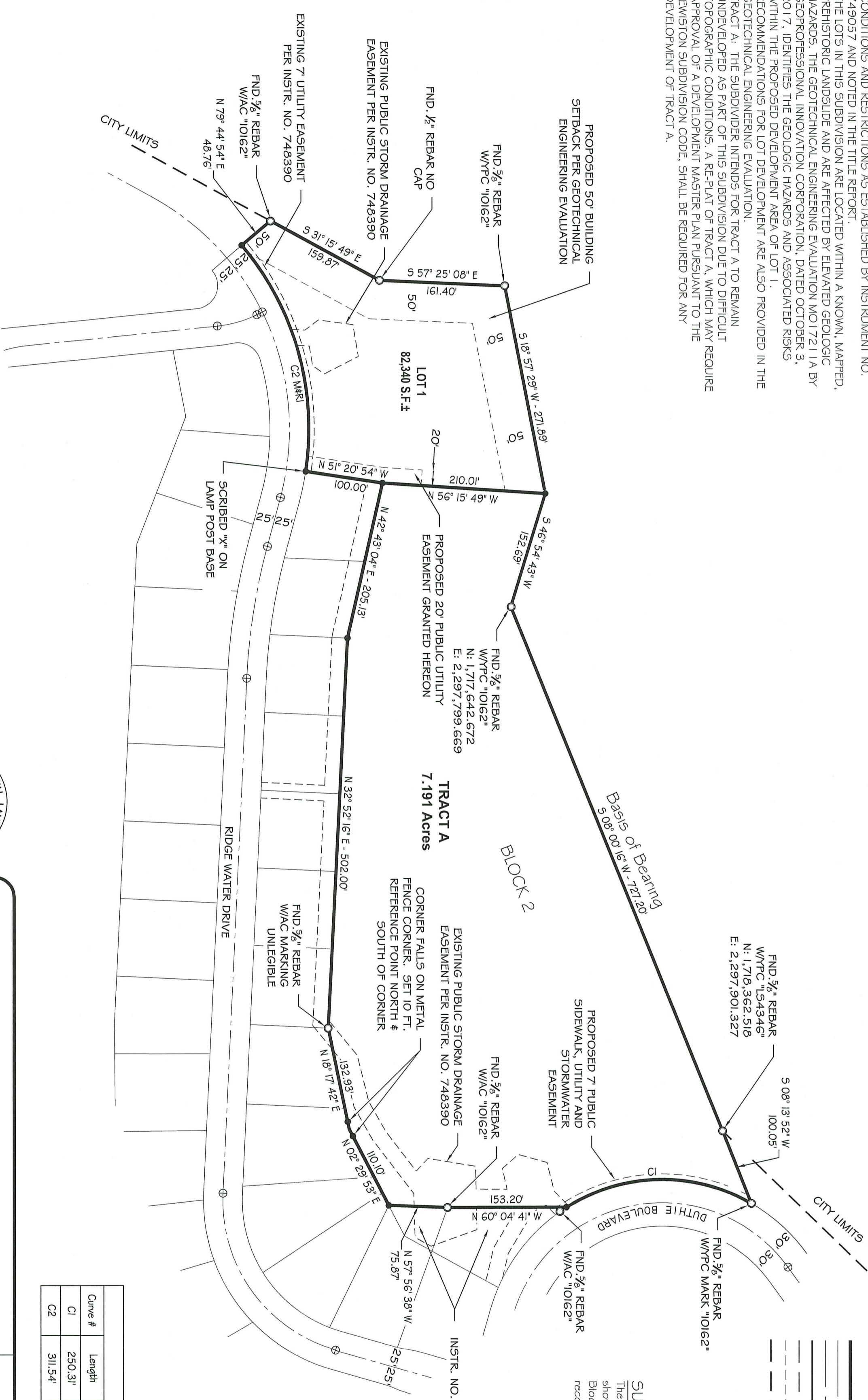
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF LEWISTON CONTROL NETWORK 2007, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, BEING S 08°00'16" W BETWEEN THE FOUND MONUMENTS AS SHOWN ON THE WESTERLY LINE OF BLOCK 2, CANYON RIVER ESTATES.

SURVEY REFERENCES

1. CANYON RIVER ESTATES INST. NO. 748390

SURVEY NOTES

1. NO ENCROACHMENTS ALONG THE EXTERIOR BOUNDARY WERE FOUND DURING THE EXECUTION OF THIS SURVEY.
 2. THE EASEMENTS DESCRIBED IN BOOK 9 AT PAGE 535, BOOK 11 AT PAGE 490 AND INSTRUMENT NO. 528284 ARE BLANKET EASEMENTS AND DO NOT HAVE EXISTING ASSOCIATED IMPROVEMENTS CROSSING THIS SUBDIVISION.
 3. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY INSTRUMENT NO. 749057 AND NOTED IN THE TITLE REPORT.
 4. THE LOTS IN THIS SUBDIVISION ARE LOCATED WITHIN A KNOWN, MAPPED, PREHISTORIC LANDSLIDE AND ARE AFFECTED BY ELEVATED GEOLOGIC HAZARDS. THE GEOTECHNICAL ENGINEERING EVALUATION M017211A BY GEOPROFESSIONAL INNOVATION CORPORATION, DATED OCTOBER 3, 2017, IDENTIFIES THE GEOLOGIC HAZARDS AND ASSOCIATED RISKS WITHIN THE PROPOSED DEVELOPMENT AREA OF LOT 1.
 5. RECOMMENDATIONS FOR LOT DEVELOPMENT ARE ALSO PROVIDED IN THE GEOTECHNICAL ENGINEERING EVALUATION.
- TRACT A: THE SUBDIVIDER INTENDS FOR TRACT A TO REMAIN UNDEVELOPED AS PART OF THIS SUBDIVISION DUE TO DIFFICULT TOPOGRAPHIC CONDITIONS. A RE-FLAT OF TRACT A, WHICH MAY REQUIRE APPROVAL OF A DEVELOPMENT MASTER PLAN PURSUANT TO THE LEWISTON SUBDIVISION CODE, SHALL BE REQUIRED FOR ANY DEVELOPMENT OF TRACT A.



LEGEND

- Set 3/8" x 30" long rebar w/cap "LS 8076"
- Found rebar marked as noted
- ⊕ Found centerline monument brass cap
- Subdivision Boundary line
- Centerline
- Right-of-Way line
- Lot line
- Easement
- Existing Easement line
- City Limits

SURVEYORS' NARRATIVE

The purpose of this Plat was to create the lots and easements as shown hereon. The boundary lines were established by retracing Block 2 of Canyon River Estates per Instrument No. 748390, records of Nez Perce County, as shown by the measurements hereon.

Curve Table					
Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	250.31'	230.04'	62° 20' 39"	N 61° 10' 00" W	233.14'
C2	311.54'	365.00'	48° 54' 14"	N 14° 12' 00" E	302.17'



KELTIC ENGINEERING, INC.
 315 Adams Lane
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 Development Planning Design Construction Management

DRAWN BY AK		DATE 12-16-20 (RGW)		PROJECT NUMBER 17-0049	
CHECKED BY MAM		SCALE 1"=100'		SHEET 2 OF 2	

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