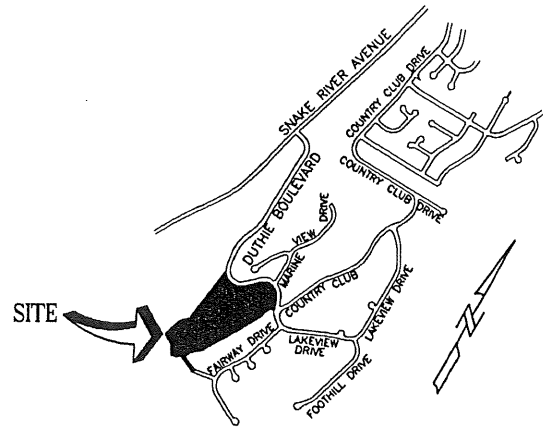


1 of 6 CABE 84 B
VICINITY MAP



CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this plat and that it complies with the requirements of the Subdivision Ordinance of the City of Lewiston, Idaho.

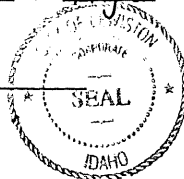
Shawn Stiller
ENGINEER, CITY OF LEWISTON, IDAHO

Aug 29, 07
DATE

CITY CLERK'S CERTIFICATE

I hereby certify that this Plat and Dedications shown hereon have been approved by the City Council of Lewiston, Idaho at a meeting held on the 27th day of August, 2007.

Kari Kuchmar
CLERK, CITY OF LEWISTON, IDAHO



CITY SURVEYOR'S CERTIFICATE

I hereby certify that this Plat has been examined and that it complies with the requirements of Title 50, Chapter 13, Idaho Code.

Daniel Z. Hufnagel
SURVEYOR, CITY OF LEWISTON, IDAHO

8-29-07
DATE

OWNER'S DEDICATION CERTIFICATE

I, the undersigned owner of the hereon described and platted property do hereby certify that I:

- 1.) Intend to subdivide said property as indicated by this instrument;
- 2.) Dedicate "Ridgewater Drive" and "Duthie Drive" to the City of Lewiston as a public right-of-way.
- 3.) Grant to the City of Lewiston all easements, unless shown otherwise.
- 4.) I further certify that 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.

John Beutler
Canyon River Development, Inc., An Idaho Corporation

INST. NO. 748390
FILED FOR RECORD
FEE 11.00 REC. BY City of Lewiston
2007 SEP 4 PM 2 38
PATTY O. WEEKS
RECORDER, NEZ PERCE CO. ID.
BY R. Lewis DEPUTY

CANYON RIVER ESTATES

A part of the E 1/2 SE 1/4, Section 14 and the SW 1/4 of Section 13,
Township 35 North, Range 6 West,
City of Lewiston, Nez Perce County, Idaho.

NORTH CENTRAL DISTRICT HEALTH DEPT.

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.

Paul E. Guenther, R.E.H.S.
ENVIRONMENTAL HEALTH SPECIALIST
NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

8/24/07
DATE

COUNTY TREASURER

I hereby certify that all ad valorem taxes and assessments for the property hereon described have been paid for the year 2006 and preceding years.

Barbara A. Say
NEZ PERCE COUNTY TREASURER
By: Wendi Colvin

8-24-07
DATE

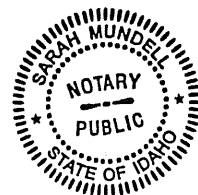
ACKNOWLEDGMENT

CANYON RIVER DEVELOPMENT, INC., an IDAHO CORPORATION

STATE OF IDAHO)
COUNTY OF NEZ PERCE)

ON THIS 27 DAY OF Aug, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN A. BEUTLER, AS PRESIDENT OF CANYON RIVER DEVELOPMENT, INC. AN IDAHO CORPORATION, KNOWN AND IDENTIFIED TO ME TO BE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF THE CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.



Sarah Mundell
NOTARY PUBLIC IN AND FOR THE
STATE OF Idaho
RESIDING AT Idaho County
MY COMMISSION EXPIRES 5/1/14

COUNTY RECORDER

T 35 N, R 6 W, S 13 & 14

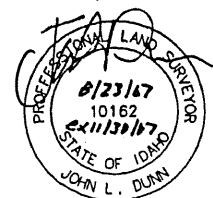
PROPERTY LEGAL DESCRIPTION

A part of the E1/2 SE1/4, Section 14 and the SW1/4 of Section 13, Township 35 North, Range 6 West, B.M., in the City of Lewiston, Nez Perce County, Idaho.

Commencing at the Southwest corner of Section 13, Township 35 North, Range 6 West, B.M., from which the South 1/4 corner of said Section 13 bears S 89°55'45" E;
Thence N 39°20'32" E, 148.92 feet to the Southwest corner of Sunset Palisades Subdivision No. 3, Inst. #443967, Nez Perce County Records;
Thence N 12°53'01" E along the West line of said subdivision, 7.48 feet to the Point of Beginning;
Thence N 67°02'34" W, 269.32 feet to the beginning of a tangent curve to the left;
Thence along said curve through a central angle of 124°26'54", a radius of 30.00 feet, and an arc length of 65.16 feet;
Thence S 78°30'34" W, 98.76 feet;
Thence N 32°30'09" W, 159.87 feet;
Thence N 58°39'28" W, 161.40 feet;
Thence N 17°43'09" E, 271.89 feet;
Thence N 45°40'23" E, 152.69 feet;
Thence N 06°45'56" E, 727.20 feet;
Thence N 06°59'32" E, 100.05 feet to the Southerly right-of-way of Duthie Boulevard and the beginning of a non-tangent curve to the left;
Thence along said right-of-way and curve through a central angle of 103°59'34", a radius of 230.04 feet, the long chord of which bears S 83°13'46" E, 362.53 feet;
Thence continuing along said right-of-way N 44°43'54" E, 209.86 feet to the beginning of a tangent curve to the right;
Thence continuing along said right-of-way through a central angle of 57°33'49", a radius of 180.15 feet, and an arc length of 180.99 feet to the beginning of a tangent curve to the right;
Thence continuing along said right-of-way through a central angle of 57°14'55", a radius 180.04 feet, and an arc length of 179.89 feet;
Thence continuing along said right-of-way S 24°40'55" E, 66.55 feet;
Thence continuing along said right-of-way S 17°46'33" E, 90.99 feet to the beginning of a tangent curve to the left;
Thence continuing along said right-of-way through a central angle 05°26'58", a radius of 234.73 feet, and an arc length of 22.33 feet;
Thence leaving said right-of-way S 51°18'00" W, 73.60 feet;
Thence S 30°50'39" W, 66.55 feet;
Thence S 14°14'19" W, 110.04 feet;
Thence S 28°13'23" W, 296.91 feet;
Thence S 31°29'16" W, 619.43 feet;
Thence S 49°48'44" W, 175.27 feet;
Thence S 17°54'15" W, 86.62 feet;
Thence S 67°02'34" E, 227.61 feet to the West line of said Sunset Palisades No. 3;
Thence along said West line S 16°06'17" W, 50.36 feet to the Point of Beginning;
Containing 20.80 acres, more or less.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with Title 50, Chapter 13, Idaho Code and at the request of John Beutler in July, 2007.



JOHN L. DUNN - IDAHO PROFESSIONAL LAND SURVEYOR

DATE	STATE	COUNTY	PROJECT	DRAWN BY
07-26-07	ID	NEZ PERCE	05-026	ECD



KELTIC ENGINEERING, INC.

315 Adams Lane ◊ Lewiston, Idaho 83501 ◊ (208) 743-2135 ◊ (208) 743-2136 fax
1621 N Third St., Ste 500 ◊ Coeur d'Alene, Idaho 83814 ◊ (208) 664-4836 ◊ (208) 664-4893 fax
◊ Development ◊ Planning ◊ Design ◊ Construction Management



RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

1020 South Adams Street Moscow, Idaho 83843 208-883-5339 rimrock@moscow.com

SHEET

1
OF
6

1. No encroachments along the exterior boundary were found during the execution of this survey.
2. The easements described in Book 8 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.

J. EARL DUTHIE, TRUSTEE
C/O ATLAS SAND & ROCK
W.D. #379671

EUCON CORPORATION
W.D. #659283

Canyon Filter Development, Inc.
 EST. No. 145612
 FND. 5/8" REBAR
 NO CAP
 2 177

FAIRWAY No. 2
INSTR. No. 638177

FAIRWAY NO. 1
INSTR. NO. 638177

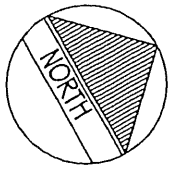
SUNSET PALISADES NO. 3
INSTR. NO. 443967

- ✚ Found section corner per CFF #694071
- Found 1/4 corner per ROS Inst. No. 624083
- Set 5/8" x 30" long rebar w/cap "LS 10162"
- Found 5/8" x 24" rebar w/ YPC marked "LS 10162"
- △ Found 5/8" rebar w/ YPC marked "LS 2115" unless noted otherwise
- ⊕ Found centerline monument brass cap
- ⊙ Set centerline monument brass cap "LS 10162"
- Subdivision Boundary line
- Centerline
- Right-of-Way line
- Lot line
- Easement
- Existing Easement line
- Existing lot line
- Section line

LINE	BEARING	DISTANCE
L1	S 87°24'22" E	7.83'
L2	S 32°33'35" E	137.26'
L3	N 17°03'22" E	132.93'
L4	S 52°35'14" E	100.00'
L5	S 78°30'34" W	48.76'
L6	N 78°30'34" E	50.00'

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	417.53'	230.04'	103°59'32"	S 83°13'47" E	362.53'
C2	180.99'	180.15'	57°33'49"	N 73°25'39" E	173.48'
C3	179.89'	180.04'	57°14'55"	S 49°03'59" E	172.50'
C4	22.33'	234.73'	05°26'58"	S 19°24'46" E	22.32'
C5	65.16'	30.00'	124°26'54"	S 50°44'01" W	53.09'
C6	267.91'	200.00'	76°45'01"	N 06°55'03" W	248.32'
C7	172.24'	800.00'	12°20'09"	N 37°37'32" E	171.91'
C8	244.48'	340.00'	41°11'58"	S 23°11'37" W	239.25'
C9	83.58'	340.00'	14°05'05"	S 04°26'54" E	83.37'
C10	53.31'	150.00'	20°21'48"	N 77°13'28" W	53.03'
C11	45.97'	170.00'	15°29'34"	S 74°47'21" E	45.83'
C12	387.74'	230.04'	96°34'27"	S 79°31'14" E	343.45'
C13	311.54'	365.00'	48°54'12"	S 12°57'40" W	302.17'
C14	29.78'	230.04'	07°25'04"	N 48°28'58" E	29.76'

A part of the E 1/2 SE 1/4, Section 14 and the SW 1/4 of Section 13,
Township 35 North, Range 6 West,
City of Lewiston, Nez Perce County, Idaho.



ORIGINAL SCALE : 1" = 50 FEET
CADD FILE : 05-026pt.dwg

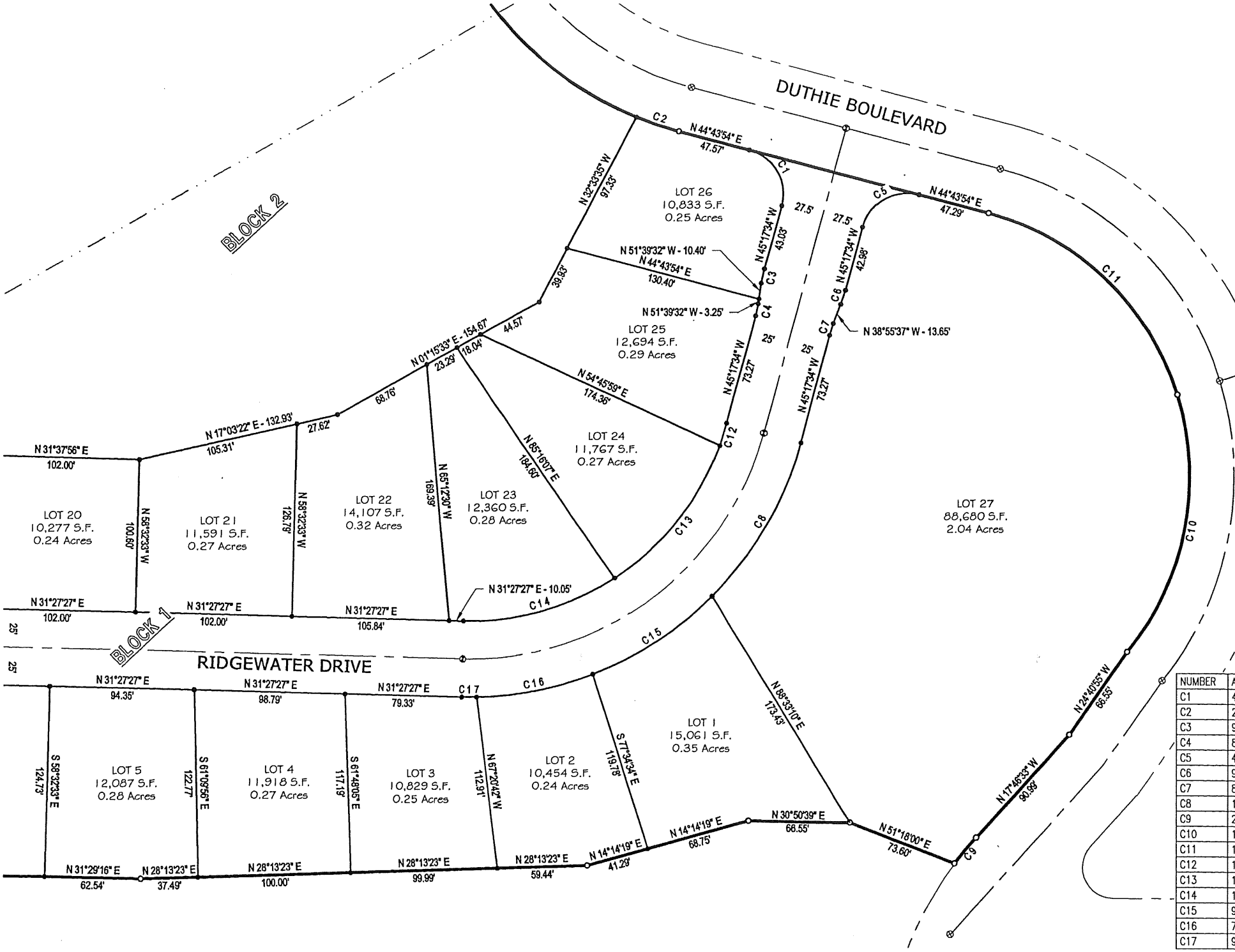
LEGEND

- Found section corner per CPF #694071
- Found 1/4 corner
- Set 3/8" x 30" long rebar w/cap "LS 10162"
- Found property corner as described
- Found centerline monument brass cap
- Set centerline monument brass cap "LS 10162"
- Subdivision Boundary line
- Centerline
- Right-of-Way line
- Lot line
- Easement
- Existing Easement line
- Existing lot line
- Section line

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.11'	30.00'	89°58'32"	N 89°43'10" E	42.42'
C2	29.78'	230.49'	07°24'09"	N 48°28'48" E	29.76'
C3	9.67'	87.00'	06°21'58"	S 48°28'33" E	9.66'
C4	8.11'	72.98'	06°21'57"	S 48°28'36" E	8.10'
C5	47.14'	30.00'	90°01'28"	S 00°16'50" E	42.44'
C6	9.66'	86.98'	06°21'56"	S 42°06'32" E	9.66'
C7	8.11'	73.00'	06°21'57"	S 42°06'35" E	8.11'
C8	117.73'	225.00'	29°58'50"	S 30°18'09" E	116.39'
C9	22.33'	234.73'	05°26'58"	N 19°24'46" W	22.32'
C10	179.89'	180.04'	57°14'55"	N 49°03'59" W	172.50'
C11	180.99'	180.15'	57°33'49"	S 73°25'39" W	173.48'
C12	15.43'	175.00'	05°03'10"	S 42°45'59" E	15.43'
C13	113.26'	175.00'	37°04'52"	S 21°41'58" E	111.29'
C14	105.73'	175.00'	34°36'59"	N 14°08'57" E	104.13'
C15	94.46'	225.00'	24°03'19"	S 03°17'05" E	93.77'
C16	79.31'	225.00'	20°11'47"	N 18°50'29" E	78.90'
C17	9.89'	225.00'	02°31'05"	N 30°11'55" E	9.89'

SEE SHEET 4 FOR CONTINUATION



KELTIC ENGINEERING, INC.

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1621 N Third St., Ste 500 • Coeur d'Alene, Idaho 83814 • (208) 664-4836 • (208) 664-4893 fax
• Development • Planning • Design • Construction Management



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Land Surveying
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Mapping

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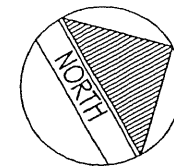
SHEET
3
OF
6

DATE	STATE	COUNTY	PROJECT	DRAWN BY
07-26-07	ID	NEZ PERCE	05-026	ECD

CANYON RIVER ESTATES

A part of the E 1/2 SE 1/4, Section 14 and the SW 1/4 of Section 13,
Township 35 North, Range 6 West,
City of Lewiston, Nez Perce County, Idaho.

T 35 N, R 6 W, S 13 & 14



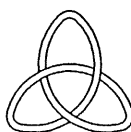
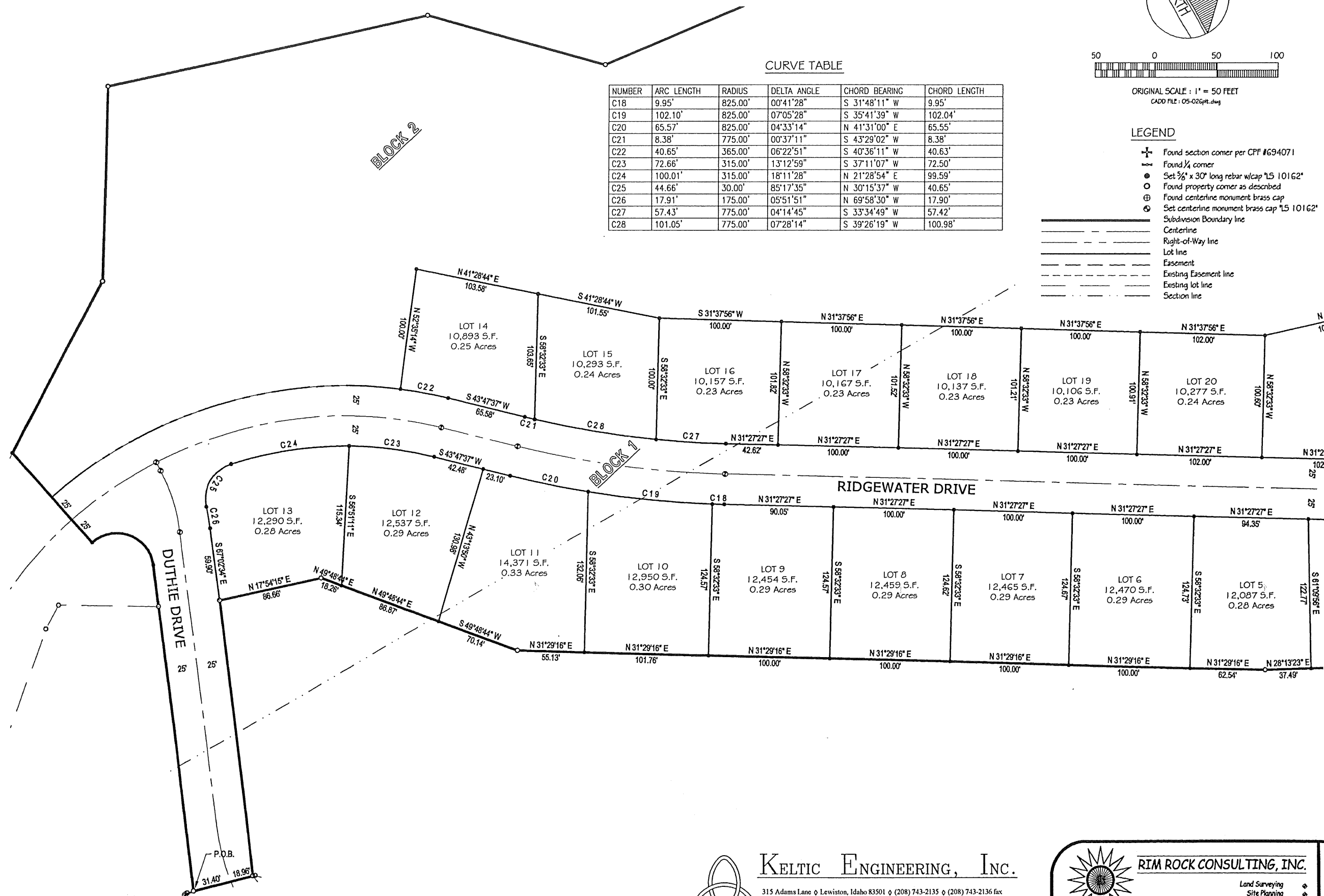
ORIGINAL SCALE : 1" = 50 FEET
CADD FILE : 05-026plt.dwg

LEGEND

- ✚ Found section corner per CPF #694071
- ⊙ Found 1/4 corner
- Set 3/8" x 30" long rebar w/cap "LS 10162"
- Found property corner as described
- ⊕ Found centerline monument brass cap
- ⊙ Set centerline monument brass cap "LS 10162"
- Subdivision Boundary line
- Centerline
- Right-of-Way line
- Lot line
- Easement
- Existing Easement line
- Existing lot line
- Section line

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	9.95'	825.00'	00°41'28"	S 31°48'11" W	9.95'
C19	102.10'	825.00'	07°05'28"	S 35°41'39" W	102.04'
C20	65.57'	825.00'	04°33'14"	N 41°31'00" E	65.55'
C21	8.38'	775.00'	00°37'11"	S 43°29'02" W	8.38'
C22	40.65'	365.00'	06°22'51"	S 40°36'11" W	40.63'
C23	72.66'	315.00'	13°12'59"	S 37°11'07" W	72.50'
C24	100.01'	315.00'	18°11'28"	N 21°28'54" E	99.59'
C25	44.66'	30.00'	85°17'35"	N 30°15'37" W	40.65'
C26	17.91'	175.00'	05°51'51"	N 69°58'30" W	17.90'
C27	57.43'	775.00'	04°14'45"	S 33°34'49" W	57.42'
C28	101.05'	775.00'	07°28'14"	S 39°26'19" W	100.98'



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SHEET

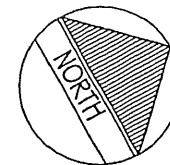
4
OF
6

DATE	STATE	COUNTY	PROJECT	DRAWN BY
07-26-07	ID	NEZ PERCE	05-026	ECD

CANYON RIVER ESTATES

A part of the E 1/2 SE 1/4, Section 14 and the SW 1/4 of Section 13,
Township 35 North, Range 6 West,
City of Lewiston, Nez Perce County, Idaho.

T 35 N, R 6 W, S 13 & 14



ORIGINAL SCALE : 1" = 50 FEET
CADD FILE : 05-02.cad

LEGEND

- ✚ Found section corner per CPF #694071
- Found 1/4 corner
- Set 5/8" x 30" long rebar w/cap 15 10162"
- Found property corner as described
- ⊕ Found centerline monument brass cap
- ⊙ Set centerline monument brass cap 15 10162"
- Subdivision Boundary line
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- Lot line
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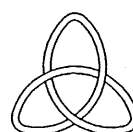
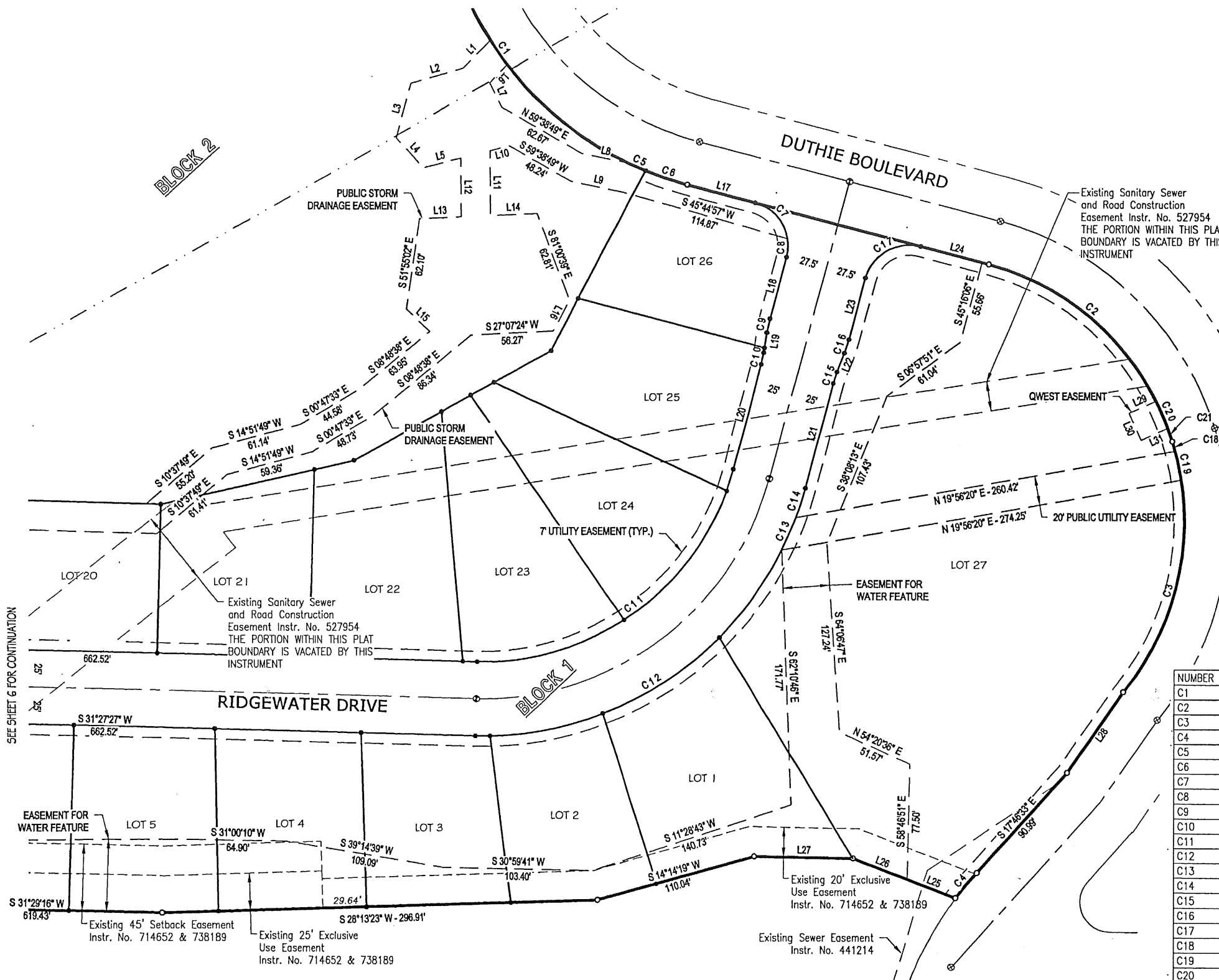
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°34'12" E	26.60'
L2	S 14°31'32" W	37.84'
L3	S 45°37'18" E	38.32'
L4	N 77°37'00" E	27.39'
L5	N 16°03'05" E	27.24'
L6	S 15°34'12" E	17.25'
L7	S 87°32'36" E	18.73'
L8	N 41°54'04" E	32.66'
L9	S 41°54'04" W	37.37'
L10	S 16°03'05" W	13.87'
L11	S 60°47'01" E	43.88'
L12	S 60°47'01" E	39.78'
L13	S 27°34'59" W	29.22'
L14	N 27°34'59" E	32.10'
L15	N 72°12'45" E	22.30'
L16	S 32°25'21" E	23.54'

LINE	BEARING	DISTANCE
L17	N 44°43'54" E	47.57'
L18	S 45°17'34" E	43.03'
L19	S 51°39'32" E	13.65'
L20	S 45°17'34" E	73.27'
L21	N 45°17'34" W	73.27'
L22	N 38°55'37" W	13.65'
L23	N 45°17'34" W	42.98'
L24	N 44°43'54" E	47.29'
L25	S 51°18'00" W	34.75'
L26	S 51°18'00" W	38.85'
L27	S 30°50'39" W	66.55'
L28	S 24°40'55" E	66.55'
L29	S 05°59'51" W	20.00'
L30	S 84°00'09" E	20.00'
L31	N 05°59'51" E	20.00'

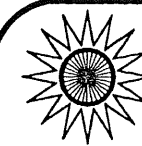
CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.33'	230.04'	05°03'50"	N 84°40'50" E	20.32'
C2	151.46'	180.15'	48°10'11"	S 68°43'50" W	147.03'
C3	153.02'	180.04'	48°41'47"	N 44°47'26" W	148.45'
C4	22.33'	234.73'	05°26'58"	S 19°24'46" E	22.32'
C5	12.83'	232.24'	03°09'55"	N 53°47'44" E	12.83'
C6	29.78'	230.37'	07°24'25"	N 48°28'48" E	29.76'
C7	34.75'	30.00'	66°21'37"	S 77°54'43" W	32.84'
C8	12.36'	30.00'	23°36'55"	N 57°06'02" W	12.28'
C9	9.67'	87.00'	06°21'57"	S 48°28'33" E	9.66'
C10	8.11'	72.98'	06°21'57"	N 48°28'36" W	8.10'
C11	234.42'	175.00'	76°45'01"	N 06°55'03" W	217.28'
C12	256.70'	225.00'	65°22'05"	N 01°13'35" W	243.00'
C13	23.89'	225.00'	06°04'59"	N 36°57'07" W	23.88'
C14	20.81'	225.00'	05°17'57"	N 42°38'36" W	20.80'
C15	8.11'	73.00'	06°21'57"	S 42°08'36" E	8.11'
C16	9.66'	86.98'	06°21'56"	N 42°08'32" W	9.66'
C17	47.14'	30.00'	90°01'28"	S 00°16'50" E	42.44'
C18	6.85'	180.04'	02°10'45"	N 76°36'05" W	6.85'
C19	20.03'	180.04'	06°22'23"	N 72°19'31" W	20.02'
C20	20.01'	180.15'	06°21'51"	N 84°00'09" W	20.00'
C21	9.53'	180.15'	03°01'47"	N 79°18'19" W	9.53'



KELTIC ENGINEERING, INC.

315 Adams Lane ♦ Lewiston, Idaho 83501 ♦ (208) 743-2135 ♦ (208) 743-2136 fax
1621 N Third St., Ste 500 ♦ Coeur d'Alene, Idaho 83814 ♦ (208) 664-4836 ♦ (208) 664-4893 fax
♦ Development ♦ Planning ♦ Design ♦ Construction Management



RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

SHEET
5
OF
6

DATE	STATE	COUNTY	PROJECT	DRAWN BY
07-26-07	ID	NEZ PERCE	05-026	ECD

1020 South Adams Street ♦ Moscow, Idaho 83843 ♦ 208-883-5330 ♦ rimrock@rimrock.com

6 of 6 # 748390 CAB V 87 A

CANYON RIVER ESTATES

A part of the E 1/2 SE 1/4, Section 14 and the SW 1/4 of Section 13,
Township 35 North, Range 6 West,
City of Lewiston, Nez Perce County, Idaho.

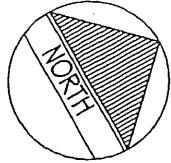
T 35 N, R 6 W, S 13 & 14

LINE TABLE

LINE	BEARING	DISTANCE
L31	N 57°42'32" W	16.71'
L32	N 19°17'37" E	25.52'
L33	N 26°23'37" W	18.49'
L34	N 88°19'16" W	49.02'
L35	S 19°19'41" W	41.47'
L36	S 53°27'29" E	45.03'
L37	N 81°34'31" E	21.83'
L38	S 57°42'32" E	17.86'
L39	N 31°29'16" E	32.68'
L40	N 31°29'16" E	18.48'
L41	S 58°30'44" E	20.22'
L42	N 31°27'27" E	31.17'
L43	S 58°30'44" E	42.81'

CURVE TABLE

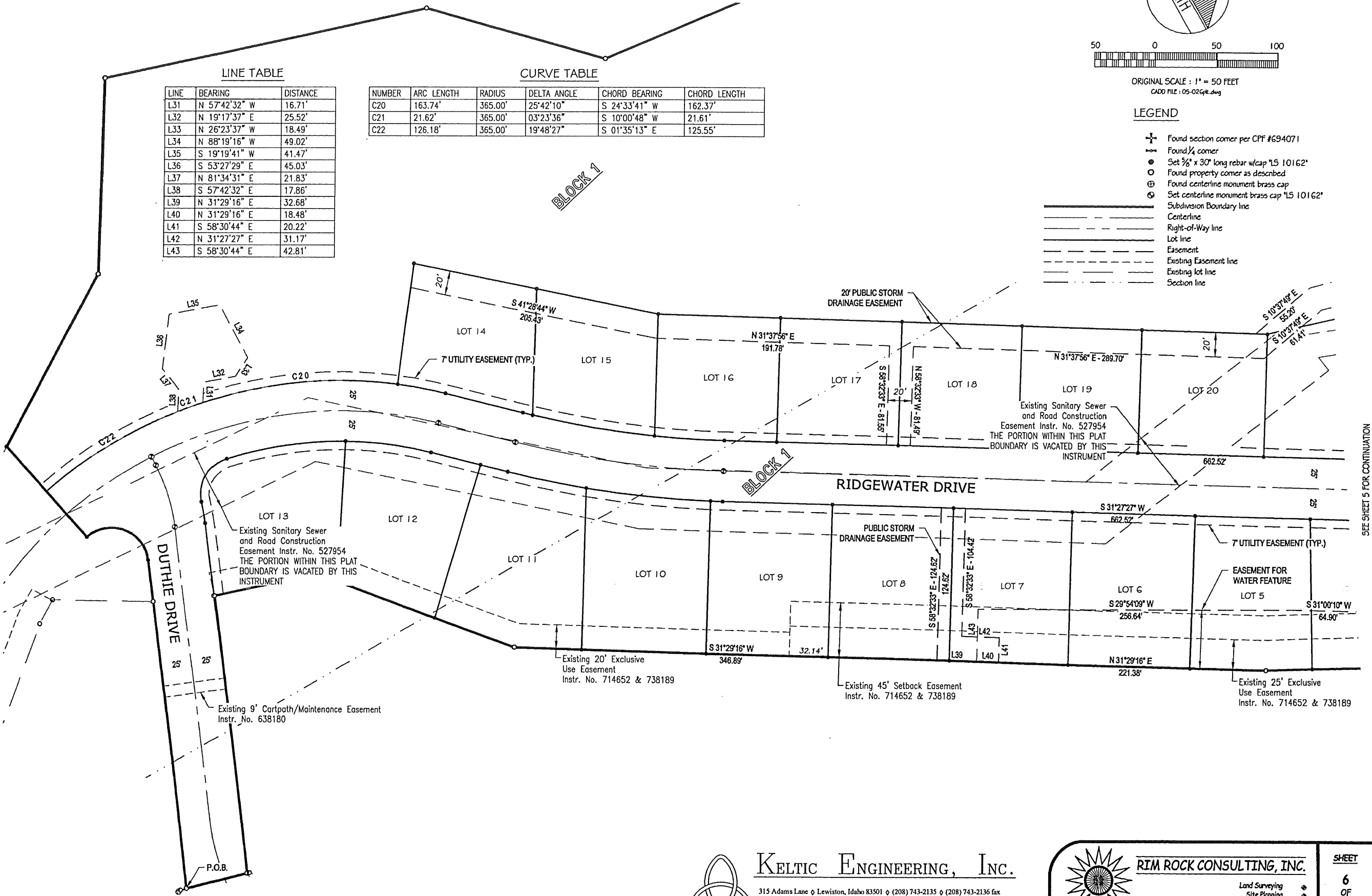
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C20	163.74'	365.00'	25°42'10"	S 24°33'41" W	162.37'
C21	21.62'	365.00'	03°23'36"	S 10°00'48" W	21.61'
C22	126.18'	365.00'	19°48'27"	S 01°35'13" E	125.55'



ORIGINAL SCALE : 1" = 50 FEET
CADD FILE : 05-02Cpt.dwg

LEGEND

- Found section corner per CPF #694071
- Found 1/4 corner
- Set 3/8" x 30" long rebar w/cap "LS 10162"
- Found property corner as described
- Found centerline monument brass cap
- Set centerline monument brass cap "LS 10162"
- Subdivision Boundary line
- Centerline
- Right-of-Way line
- Lot line
- Easement
- Existing Easement line
- Existing lot line
- Section line



SEE SHEET 5 FOR CONTINUATION

DATE	STATE	COUNTY	PROJECT	DRAWN BY
07-26-07	ID	NEZ PERCE	05-026	ECD



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Site Planning
Mapping

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SHEET

6
OF
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