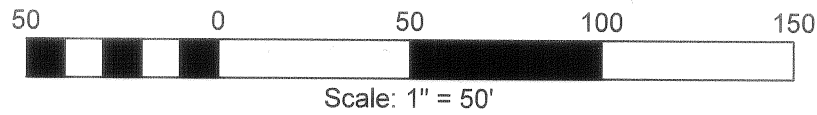
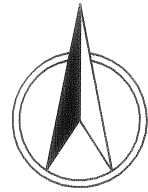


ROCKY POINT SIX, LLC



### BASIS OF BEARING

The basis of bearing for this plat is N 00°53'00" E along the centerline of 18th Street between the centerline monuments at Pioneer Drive and the Alley immediately north. Distances shown hereon are in terms of the grid.

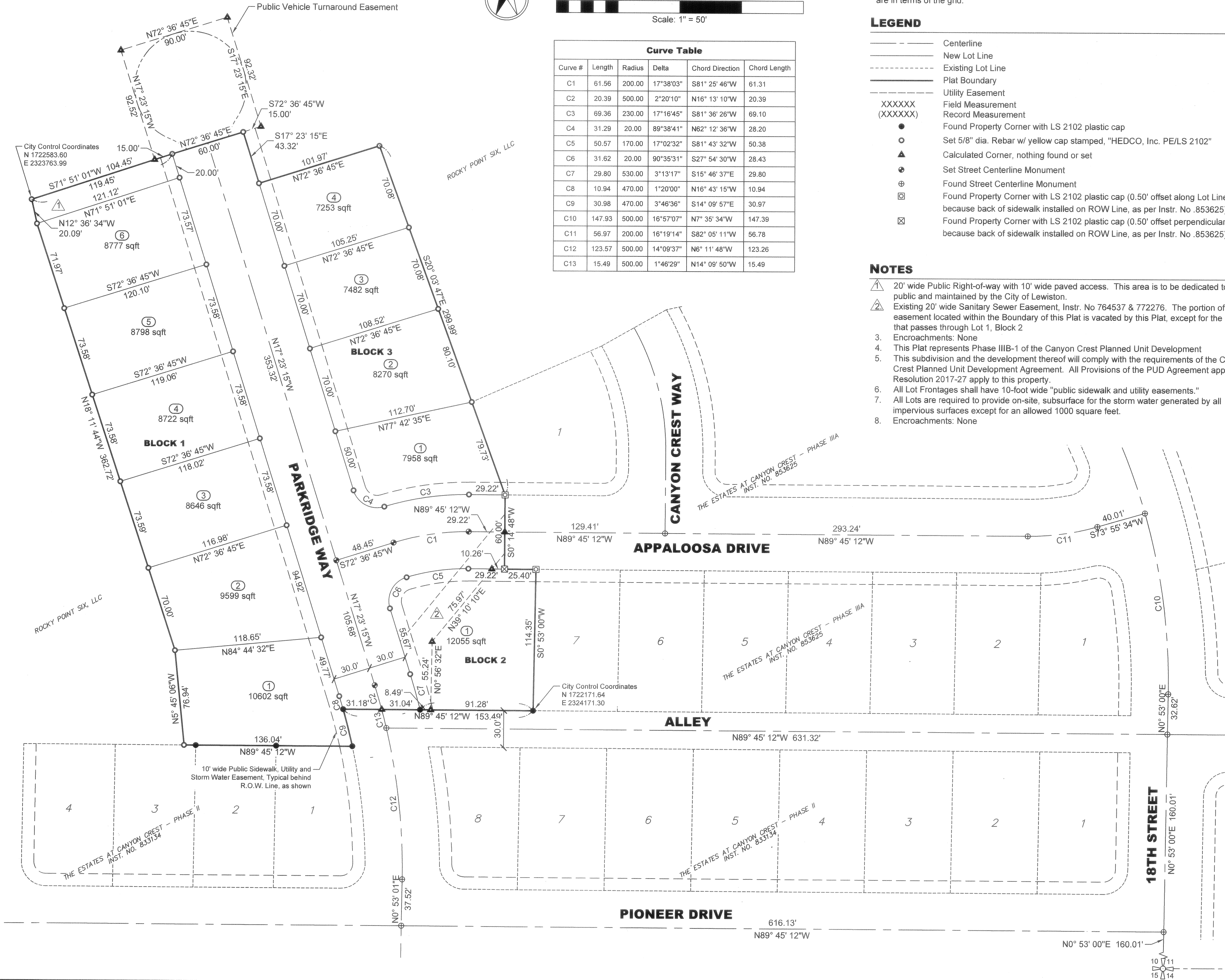
### LEGEND

- Centerline
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Utility Easement
- XXXXXX (XXXXXX) Field Measurement
- Record Measurement
- Found Property Corner with LS 2102 plastic cap
- Set 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO, Inc. PE/LS 2102"
- Calculated Corner, nothing found or set
- Set Street Centerline Monument
- Found Street Centerline Monument
- Found Property Corner with LS 2102 plastic cap (0.50' offset along Lot Line from Street ROW Line, because back of sidewalk installed on ROW Line, as per Instr. No .853625)
- Found Property Corner with LS 2102 plastic cap (0.50' offset perpendicular from Street ROW Line, because back of sidewalk installed on ROW Line, as per Instr. No .853625)

### NOTES

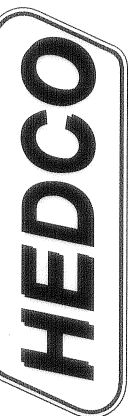
- 20' wide Public Right-of-way with 10' wide paved access. This area is to be dedicated to the public and maintained by the City of Lewiston.
- Existing 20' wide Sanitary Sewer Easement, Instr. No 764537 & 772276. The portion of this easement located within the Boundary of this Plat is vacated by this Plat, except for the portion that passes through Lot 1, Block 2
- Encroachments: None
- This Plat represents Phase IIIB-1 of the Canyon Crest Planned Unit Development
- This subdivision and the development thereof will comply with the requirements of the Canyon Crest Planned Unit Development Agreement. All Provisions of the PUD Agreement approved in Resolution 2017-27 apply to this property.
- All Lot Frontages shall have 10-foot wide "public sidewalk and utility easements."
- All Lots are required to provide on-site, subsurface for the storm water generated by all impervious surfaces except for an allowed 1000 square feet.
- Encroachments: None

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	61.56	200.00	17°38'03"	S81° 25' 46"W	61.31
C2	20.39	500.00	2°20'10"	N16° 13' 10"W	20.39
C3	69.36	230.00	17°16'45"	S81° 36' 26"W	69.10
C4	31.29	20.00	89°38'41"	N62° 12' 36"W	28.20
C5	50.57	170.00	17°02'32"	S81° 43' 32"W	50.38
C6	31.62	20.00	90°35'31"	S27° 54' 30"W	28.43
C7	29.80	530.00	3°13'17"	S15° 46' 37"E	29.80
C8	10.94	470.00	1°20'00"	N16° 43' 15"W	10.94
C9	30.98	470.00	3°46'36"	S14° 09' 57"E	30.97
C10	147.93	500.00	16°57'07"	N7° 35' 34"W	147.39
C11	56.97	200.00	16°19'14"	S82° 05' 11"W	56.78
C12	123.57	500.00	14°09'37"	N6° 11' 48"W	123.26
C13	15.49	500.00	1°46'29"	N14° 09' 50"W	15.49

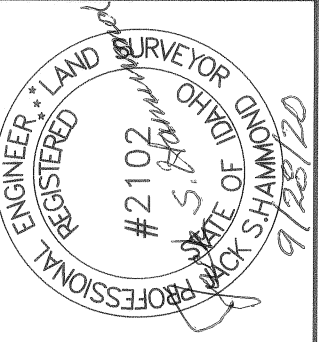


SCALE	1"=50'
DRAWN BY	MEE
CHECKED BY	JSH
DATE	09-25-20
JOB #	2006
SHEET	1 OF 2
DRAWING #	2006-FP1

THE ESTATES AT CANYON CREST - PHASE IIIB-1  
SE1/4, S. 10, T. 35 N., R. 5 W., B.M.  
CITY OF LEWISTON  
NEZ PERCE COUNTY, IDAHO



HAMMOND ENGINEERING & DEVELOPMENT CO.  
23020 Penny Lane, Juliaetta, Idaho 83535  
(208) 843-9303



DEDICATION

RPL Development, LLC, an Idaho limited liability company, as its sole and separate property, being the owner of the land and premises in the accompanying plat, have caused said land to be subdivided and platted as shown upon said Plat as an addition to the City of Lewiston, Idaho, to be known as The Estates at Canyon Crest - Phase IIIB-1. Said undersigned Managing Member does herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the City of Lewiston, unless identified as a private easement, all of the public easements and rights-of-way as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.  
This 29<sup>th</sup> day of Sept., 2020

\_\_\_\_\_, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF NEZ PERCE } S.S.

Before me, the undersigned notary public, personally appeared Brian J. Schmidt ~~Daniel K. Mader~~, known or identified to me to be the authorized signer of RPL Development, LLC, an Idaho limited liability company, the corporation that executed the foregoing Owner's Certificate or the persons who executed the foregoing Owner's Certificate on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness thereof, this 29<sup>th</sup> day of Sept., 2020, I set my hand and affix my seal.

Sharon K. Benscoter Lewiston  
Notary Public Residing in  
My Commission Expires 2-6-24



BOUNDARY DESCRIPTION

A Parcel of land, located in the SE¼ of Section 10, T.35N., R.5W., Boise Meridian, Nez Perce County, Lewiston, Idaho, more particularly described as follows:

Commencing at the street centerline intersection of 18th Street and Warner Avenue; thence continuing along the centerline of said 18th Street N 00°53'00" E 320.02 feet to the intersection with an Alley Centerline; thence continuing along said Alley Centerline N 89°45'12" W 512.86 feet to a point; thence N 00°14'48" E 15.00 feet to a point on the northerly right-of-way line of said Alley, also being on the northerly boundary of The Estates at Canyon Crest - Phase II, and the TRUE POINT OF BEGINNING for this description.

thence continuing along said boundary line N 89°45'12" W 91.28 feet to a point on the easterly right-of-way line of Parkridge Way;  
thence continuing along said boundary line N 89°45'12" W 62.21 feet to a point on the westerly right-of-way line of said Parkridge Way;  
thence continuing along said boundary line, and along said right-of-way line which is a curve to the right having a radius of 470.00 feet, a central angle of 3°46'36" and a chord length of 30.97 feet bearing S 14°09'57" E to a point on the northerly boundary of The Estates at Canyon Crest - Phase II  
thence continuing along said boundary line N 89°45'12" W 136.04 feet;  
thence N 5°45'06" W 76.94 feet;  
thence N 18°11'44" W 362.72 feet;  
thence N 12°36'34" W 20.09 feet;  
thence N 71°51'01" E 119.45 feet to a point on the westerly right-of-way line of said Parkridge Way;  
thence N 72°36'45" E 60.00 feet to a point on the easterly right-of-way line of said Parkridge Way;  
thence continuing along said right-of-way line S 17°23'15" E 43.32 feet;  
thence N 72°36'45" E 101.97 feet;  
thence S 20°03'47" E 299.99 feet to a point on the northerly right-of-way line of Appaloosa Drive, also being the westerly boundary line of The Estates at Canyon Crest - Phase IIIA;  
thence continuing along said boundary line S 0°14'48" W 60.00 feet to a point on the southerly right-of-way line of said Appaloosa Drive  
thence continuing along said boundary line, and along the southerly right-of-way line of said Appaloosa Drive S 89°45'12" E 25.40 feet;  
thence continuing along said boundary line S 0°53'00" W 114.35 feet to a point on the northerly right-of-way line of said Alley, also being the northerly boundary of The Estates at Canyon Crest - Phase II, and the TRUE POINT OF BEGINNING for this description.

Said Parcel contains 3.12 Acres, more or less.

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 buildings 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.

CITY CLERKS CERTIFICATE

I hereby certify that this plat and the dedications and easements shown hereon, were approved and accepted by The City Council of Lewiston, Idaho at a meeting with a quorum present held on the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
City Clerk, City of Lewiston Date

CITY ENGINEER'S CERTIFICATE

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

\_\_\_\_\_  
Engineer, City of Lewiston Date

CITY SURVEYOR'S CERTIFICATE

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

\_\_\_\_\_  
Surveyor, City of Lewiston Date

COUNTY TREASURER'S CERTIFICATE

I hereby certify that all ad valorem taxes and assessments for the property hereon described have been paid for the year 2019 and preceding years.

Rebecca McLaughlin 9/30/2020  
Nez Perce County Treasurer Date

PUBLIC HEALTH - IDAHO NORTH CENTRAL DISTRICT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Bonnie Waldmaison 9/28/2020  
Environmental Health Specialist Date

WATER SYSTEM CERTIFICATE

All of the lots described in this plat will be eligible to receive water service from Lewiston Orchards Irrigation District (L.O.I.D.), a utility subject to the regulation of the Idaho Public Utilities Commission. L.O.I.D. has agreed in writing to serve all the lots in this subdivision.

RPL Development, LLC

\_\_\_\_\_, Managing Member

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the The Estates at Canyon Crest - Phase IIIB-1 to the City of Lewiston, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown.

Witness my hand and seal this 28<sup>th</sup> day of Sept., 2020.

Jack S. Hammond  
Jack S. Hammond Idaho License No.2102

NARATIVE

- a) Purpose of Survey  
The purpose of this survey is to subdivide the overall parcel into multiple residential lots, right-of-ways, and supporting infrastructure parcels as required by the City of Lewiston.
- b) Public Records  
Public Record Documents used in This Survey were the plat of The Estate at Canyon Crest - Phase II (Instr. No. 833134) and The Estate at Canyon Crest - Phase IIIA (Instr. No. 853625).



HAMMOND ENGINEERING & DEVELOPMENT CO.  
23020 Penny Lane, Juliaetta, Idaho 83535  
(208) 843-9303

**THE ESTATES AT CANYON CREST - PHASE IIIB-1**  
**SE1/4, S. 10, T. 35 N., R. 5 W., B.M.**  
**CITY OF LEWISTON**  
**NEZ PERCE COUNTY, IDAHO**

SCALE	
DRAWN BY MEE	CHECKED BY JSH
DATE 09-25-20	JOB # 2006
SHEET 2 OF 2	
DRAWING # 2006-FP2	