

CONFORMED COPY

Instrument # 891798
 NEZ PERCE COUNTY
 8-11-2021 11:07:40 AM No. of Pages: 2
 Recorded for: CITY OF LEWISTON
 PATTY WEEKS
 Ex-Officio Recorder Deputy
 index to: PLATS

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 SE Corner of Section 10 located at the intersection of 18th Street and Warner Avenue; thence N38°38'02"W 1015.70 feet to the northwesterly corner of The Estates at Canyon Crest - Phase IIIB-1, and the TRUE POINT OF BEGINNING for this description.

thence N5°50' 11"W 210.00 feet to a point;
 thence N3°04' 28"E 283.82 feet to a point;
 thence S86°21'59"W 288.42 feet to a point;
 thence S3°17'26"W 354.29 feet to a point;
 thence S9°16'31"E 89.38 feet to a point;
 thence S12°36'34"E 88.60 feet to a point and the northwesterly corner of The Estates at Canyon Crest - Phase IIIB-1;
 thence continuing along said boundary N7°15'01"E 119.45 feet to a point on the westerly right-of-way line of Parkridge Way;
 thence N72°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 S17°23'15"E 43.32 feet to a point;
 thence N 72° 36' 45" E 101.97 feet to the northeasterly corner of said The Estates at Canyon Crest - Phase IIIB-1, and the TRUE POINT OF BEGINNING for this description.

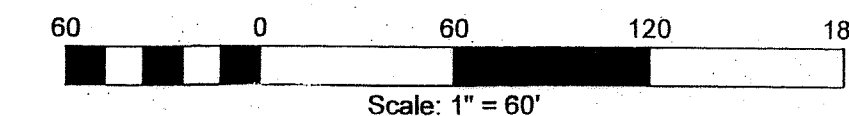
Said Parcel contains 3.37 Acres, more or less.

NOTES

1. Encroachments: None
2. The existing "Public Vehicle Turnaround Easement" granted in Instrument Number 881264 is released by this instrument.
3. 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.
4. All Lot Frontages shall have 10-foot wide public sidewalk, utility and storm water easements.
5. 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.

BASIS OF BEARING

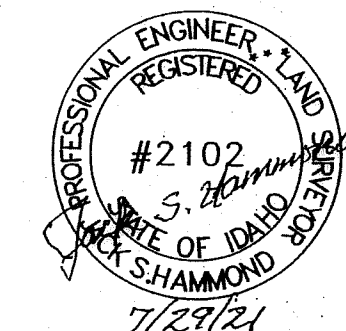
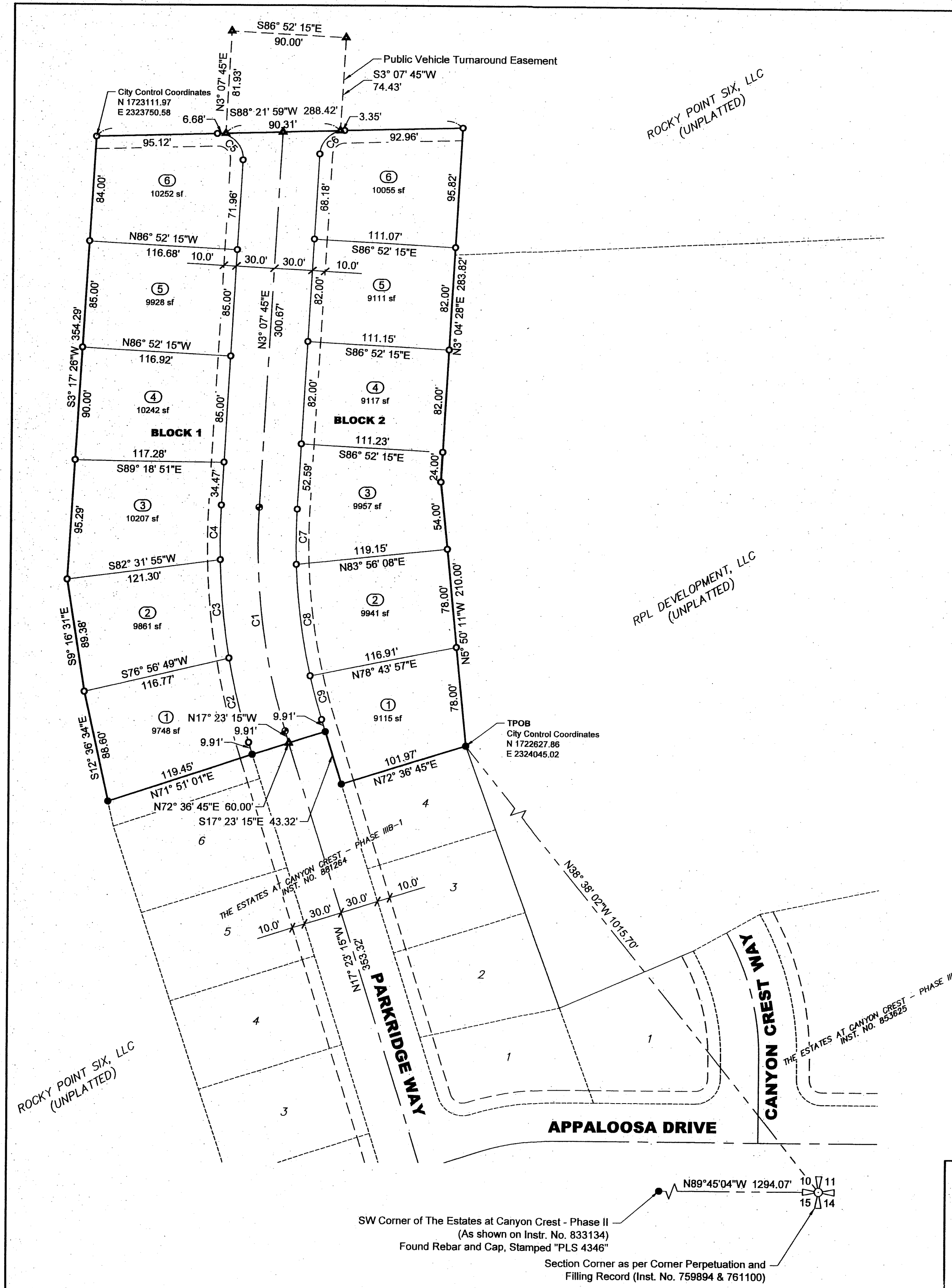
The basis of bearing for this plat is N89°45'04"W along the South Line of The Estates at Canyon Crest - Phase II, between the SE Corner of Section 10 and the SW Corner of said The Estates at Canyon Crest - Phase II. Distances shown hereon are in terms of the grid.



LEGEND

- Traverse Line
- Centerline
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Plat Boundary
- Utility Easement
- XXXXXX Field Measurement
- (XXXXXX) Record Measurement
- Found Property Corner with LS 2102 plastic cap
- Set 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO ID 2102"
- ▲ Calculated Corner, nothing found or set
- Set Centerline Monument
- ⊕ Found Centerline Monument

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	179.04	500.00	20°31'00"	N7° 07' 45"W	178.09
C2	68.16	530.00	7°22'05"	N13° 42' 13"W	68.11
C3	78.07	530.00	8°26'23"	N5° 47' 59"W	78.00
C4	43.56	530.00	4°42'32"	N0° 46' 29"E	43.55
C5	33.08	20.00	94°45'46"	N44° 15' 08"W	29.44
C6	29.75	20.00	85°14'14"	S45° 44' 52"W	27.08
C7	43.85	470.00	5°20'44"	S0° 27' 23"W	43.83
C8	88.77	470.00	10°49'16"	S7° 37' 37"E	88.63
C9	35.69	470.00	4°21'01"	S15° 12' 45"E	35.68



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

**THE ESTATES AT CANYON CREST -
 PHASE IIIB-2**
 SE1/4, S. 10, T. 35 N., R. 5 W., B.M.
 CITY OF LEWISTON
 NEZ PERCE COUNTY, IDAHO

SCALE	1"=60'
DRAWN BY	CHECKED BY
MEE	JSH
DATE	JOB #
07-29-21	2105
SHEET	1 OF 2
DRAWING #	

09 21 08 11

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-2. 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 29th day of July, 2021

[Signature] Managing Member

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

[Signature] Managing Member

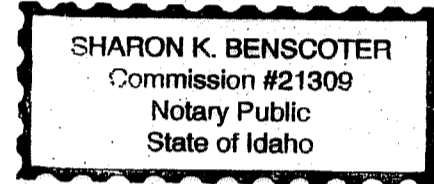
ACKNOWLEDGMENT

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

Before me, the undersigned notary public, personally appeared Brian 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 29th day of July, 2021, I set my hand and affix my seal.

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



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.

BOUNDARY DESCRIPTION (see Sheet 1 for the legal description of the portion of this parcel being subdivided by this plat)

The Estates at Canyon Crest - Preliminary Plat (Phase IIIB-2, IIIC-1 & IIIC-2) Boundary (Instrument No. 885624)

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 SE Corner of Section 10 located at the intersection of 18th Street and Warner Avenue; thence continuing along the Centerline of said 18th Street N 00°53'00" E 352.64 feet; thence continuing along said Centerline 245.32 feet which is a curve to the left having a radius of 500.00 feet, a central angle of 28°06'40" and a chord length of 242.86 feet bearing N 13°10'20"W; thence continuing along said Centerline N 27°13'40" W 156.50 feet to a point; thence S 62°46'20" W 30.00 feet to a point on the westerly right-of-way line of said 18th Street, also being a point on the northerly boundary line of The Estates at Canyon Crest - Phase IIIA, and the TRUE POINT OF BEGINNING for this description.

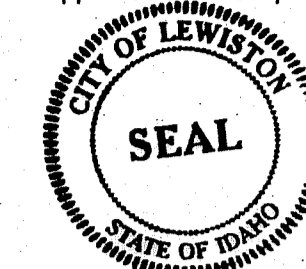
thence continuing along said right-of-way line N 27° 13' 40" W 101.09 feet;
thence continuing along said right-of-way line 210.29 feet which is a curve to the right having a radius of 530.00 feet, a central angle of 22° 44' 02", and chord length of 208.92 feet bearing N 15° 51' 39" W;
thence N 85° 30' 22" E 60.00 feet to a point on the easterly right-of-way line of said 18th Street;
thence continuing along said right-of-way line 74.74 feet which is a curve to the right having a radius of 470.00 feet, a central angle of 09° 06' 40", and chord length of 74.66 feet bearing N 00° 03' 42" E;
thence continuing along said right-of-way line N 04° 37' 02" E 115.37 feet;
thence N 85° 22' 58" W 60.00 feet to a point on the westerly right-of-way line of said 18th Street;
thence S87°06'31"W 404.09 feet;
thence N3°04'28"E 101.74 feet to a point on the southerly right-of-way line of future Ridgeview Drive;
thence continuing along said future right-of-way line N88°21'59"E 288.42 feet;
thence S3°17'26"W 354.29 feet;
thence S 09° 16' 31" E 89.38 feet to a point;
thence S 12° 36' 34" E 88.60 feet to a point and the northwesterly corner of The Estates at Canyon Crest - Phase IIIB-1;
thence continuing along said boundary N 71° 51' 01" E 119.45 feet to a point on the westerly right-of-way line of Parkridge Way;
thence N 72° 36' 45" E 60.00 feet to a point on the easterly right-of-way of said Parkridge Way;
thence S 17° 23' 15" E 43.32 feet to a point on the easterly right-of-way line of said Parkridge Way;
thence N 72° 36' 45" E 101.97 feet to a point and the northeasterly corner of said The Estates at Canyon Crest - Phase IIIB-1;
thence S 20° 03' 47" E 220.25 feet;
thence continuing along said Phase IIIB-1 boundary line N 66° 20' 35" E 114.40 feet to a point on the westerly right-of-way line of Canyon Crest Way;
thence N 60° 26' 14" E 60.00 feet to a point on the easterly right-of-way line of said Canyon Crest Way;
thence N 78° 18' 11" E 258.80 feet to a point on the westerly right-of-way line of said 18th Street, and the TRUE POINT OF BEGINNING for this description.

Said Parcel contains 8.78 Acres, more or less.

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 9th day of Aug., 2021.

[Signature] 08/10/2021
City Clerk, City of Lewiston Date



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Recorded for: CITY OF LEWISTON
PARTY WEEKS Fee: 11.00
Ex-Officio Recorder Deputy
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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

[Signature] 7/29/21
Engineer, City of Lewiston Date
P.E. 18574

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.

[Signature] 7-29-21
Surveyor, City of Lewiston Date
P.L.S. 10504

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 2020 and preceding years.

[Signature] 7-29-21
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.

[Signature] 7/29/21
Environmental Health Specialist Date

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-2 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 29th day of July, 2021.

[Signature]
Jack S. Hammond Idaho License No.2102

NARRATIVE

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 include the plats of The Estate at Canyon Crest - Phase II (Instr. No. 833134), The Estate at Canyon Crest - Phase IIIA (Instr. No. 853625) and The Estate at Canyon Crest - Phase IIB-1 (Instr. No. 881264). Corner Perpetuation Filings: Instr. No. 759894 & 761100.



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SE1/4, S. 10, T. 35 N., R. 5 W., B.M.
CITY OF LEWISTON
NEZ PERCE COUNTY, IDAHO**

DRAWN BY MEE	CHECKED BY JSH
DATE 7-29-21	JOB # 2105
SHEET 2 OF 2	
DRAWING #	

09 21 08 11