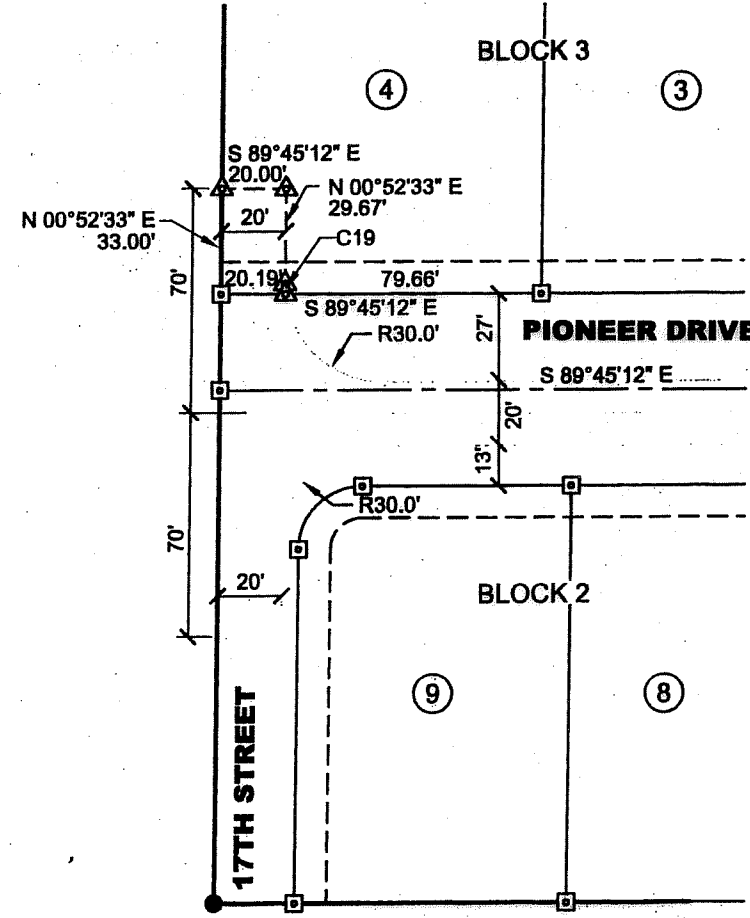
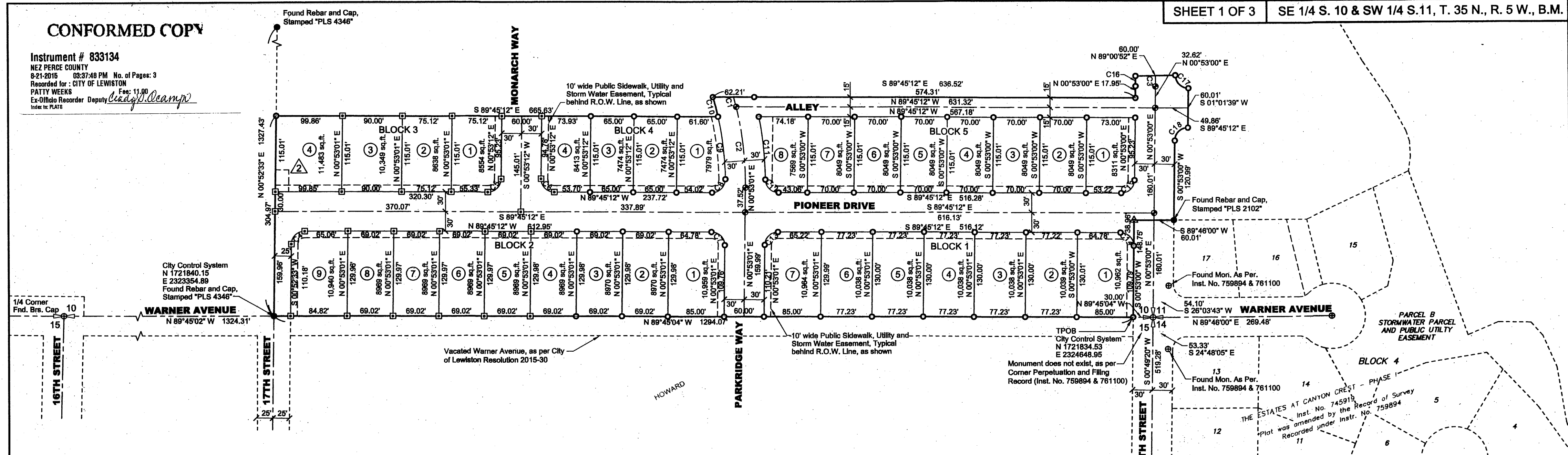
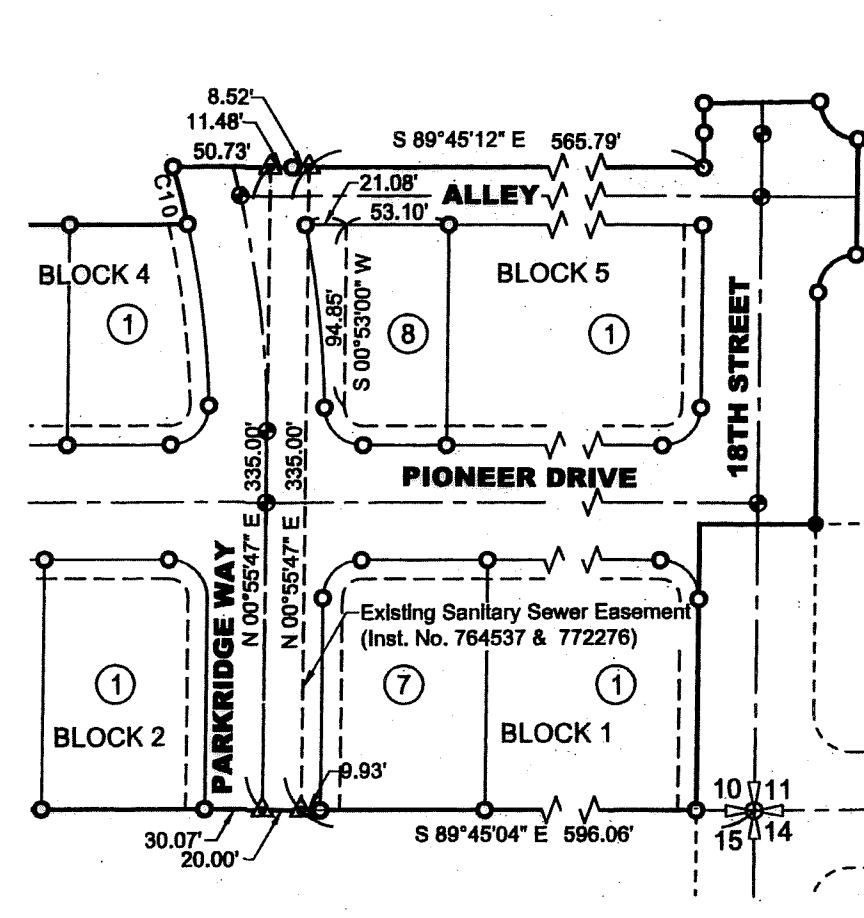


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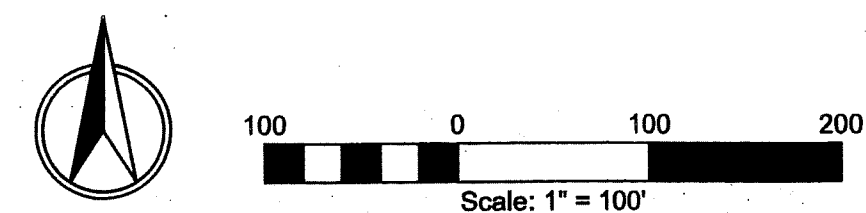
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 NEZ PERCE COUNTY
 8-21-2015 03:37:48 PM No. of Pages: 3
 Recorded for: CITY OF LEWISTON
 PATTY WEEKS Fee: 11.00
 Ex-Officio Recorder Deputy *Cathy J. Clemp*
 Index to PLATS



FIRE APPARATUS ACCESS ROAD EASEMENT



EXISTING SANITARY SEWER EASEMENT



LEGEND

- Centerline
- Section Line
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Utility Easement
- Existing Fence Line
- Field Measurement
- Record Measurement (Lewiston Orchards Tract No. 12)
- Found Property Corner (as described)
- SET 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO, Inc. PE/LS 2102"
- 5/8" dia. Rebar w/ yellow cap or 2" Alum. Cap stamped, "HEDCO, Inc. PE/LS 2102," to be set on or before June 30, 2016
- Calculated Corner, nothing found or set
- Centerline Monument or Lewiston Control Network Monument
- Existing Centerline Monument or Reference Monument

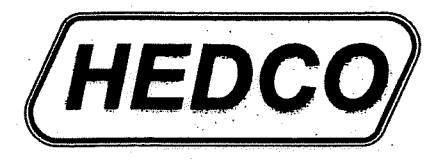
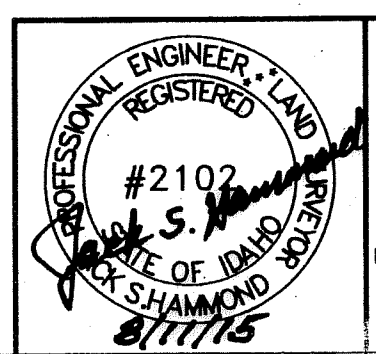
BASIS OF BEARING

The basis of bearing for this plat is N89°45'04"W along the section line between the southeast corner of Section 10 and the south 16th corner of the southeast quarter of Section 10. Distances shown hereon are in terms of the grid.

NOTES

- 1 Encroachments: None
- 2 Fire Apparatus Access Road Easement (see detail)
3. Development in this subdivision is subject to the conditions contained in the Planned Unit Development Agreement recorded under Instr. No. 827022
4. The interior monuments (Lot Corner Pins & Street Centerline Monuments) represented by the symbol \square will be set in accordance with Idaho Code, Section 50-1303, on or before June 30, 2016.

Jack S. Hammond
 Jack S. Hammond, PE/PLS



HAMMOND ENGINEERING & DEVELOPMENT CO.
 528 BRYDEN AVENUE LEWISTON, IDAHO 83501
 (208) 798-5422

PHASE II BOUNDARY DESCRIPTION

A parcel of land within the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 35 North, Range 5 West of the Boise Meridian, Nez Perce County, Idaho, more particularly described as follows:

Commencing at the Southeast Corner of Section 10, T.35N., R.5W., B.M., Nez Perce County, Idaho, said point being the centerline intersection of 18th Street and Warner Avenue, and running thence N89°45'04"W 30.00 feet to a point on the westerly right-of-way line of said 18th Street and the TRUE POINT OF BEGINNING;

thence N89°45'04"W 1294.07 feet along the south line of said Section 10 to a found rebar and cap stamped "PLS 4346";

thence N00°52'33"E 304.97 feet along the west boundary of The Estates at Canyon Crest - Phase II;

thence S89°45'12"E 665.63 feet to a point on the westerly right-of-way line of Parkridge Way;

thence 30.98 feet along said right-of-way line which is a curve to the left having a central angle of 3°46'36", a radius of 470.00 feet and a chord length of 30.97 feet bearing N14°09'57"W;

thence S89°45'12"E 636.52 feet to a point on the westerly right-of-way line of said 18th street;

thence N00°53'00"E 17.95 feet along said right-of-way line;

thence 15.33 feet continuing along said right-of-way line which is a curve to the left having a central angle of 01°52'08", a radius of 470.00 feet and a chord length of 15.33 feet bearing N00°03'04"W;

thence N89°00'52"E 60.00 feet to a point on the easterly right-of-way line of said 18th Street;

thence 30.99 feet along a curve to the left having a central angle of 88°45'59", a radius of 20.00 feet and a chord length of 27.98 feet bearing S85°22'07"E;

thence S01°01'39"W 60.01 feet;

thence 31.19 feet along a curve to the left having a central angle of 89°21'53", a radius of 20.00 feet and a chord length of 28.13 feet bearing S85°33'57"W to a point on the easterly right-of-way line of said 18th Street;

thence S00°53'00"W 120.99 feet along the right-of-way line to the northwest corner of Lot 17, Block 4 of The Estates at Canyon Crest - Phase II;

thence S89°46'00"W 60.01 feet to a point on the westerly right-of-way line of said 18th street also being the northwesterly corner of said 11th Block of The Estates at Canyon Crest - Phase II;

thence S00°53'00"W 148.75 feet along said right-of-way line to the TRUE POINT OF BEGINNING.

Said parcel contains 8.83 acres, more or less.

CURVE TABLE

NUMBER	DELTA	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°46'29"	11°27'33"	N 14°09'50" W	7.74	500.00	15.49	15.49
C2	14°09'37"	11°27'33"	S 06°11'48" E	62.10	500.00	123.57	123.26
C3	01°52'08"	11°27'33"	S 00°03'04" E	8.16	500.00	16.31	16.31
C4	89°22'15"	286°28'44"	S 45°33'41" W	19.78	20.00	31.20	28.13
C5	89°21'36"	286°28'44"	S 45°34'00" W	19.78	20.00	31.19	28.13
C6	90°38'24"	286°28'44"	N 44°26'00" W	20.22	20.00	31.64	28.44
C7	90°38'13"	286°28'44"	S 44°26'06" E	20.22	20.00	31.64	28.44
C8	90°52'53"	286°28'44"	S 44°48'22" W	20.31	20.00	31.72	28.50
C9	11°38'34"	12°11'26"	S 06°27'22" E	47.92	470.00	95.51	95.34
C10	03°46'36"	12°11'26"	N 14°09'57" W	15.50	470.00	30.98	30.97
C11	10°21'58"	10°48'38"	S 05°39'27" E	48.08	530.00	95.89	95.76
C12	89°16'44"	286°28'44"	S 45°06'50" E	19.75	20.00	31.16	28.11
C13	89°21'47"	286°28'44"	S 45°33'54" W	19.78	20.00	31.19	28.13
C14	90°38'12"	286°28'44"	S 44°26'06" E	20.22	20.00	31.64	28.44
C15	89°21'48"	286°28'44"	N 45°33'54" E	19.78	20.00	31.19	28.13
C16	01°52'08"	12°11'26"	N 00°03'04" W	7.67	470.00	15.33	15.33
C17	88°45'59"	286°28'44"	S 45°22'07" E	19.57	20.00	30.99	27.98
C18	89°21'53"	286°28'44"	S 45°33'57" W	19.78	20.00	31.19	28.13
C19	06°22'06"	190°59'09"	N 02°18'30" W	1.67	30.00	3.33	3.33

THE ESTATES AT CANYON CREST - PHASE II
 SE 1/4 S. 10 & SW 1/4 S.11, T. 35 N., R. 5 W., B.M.
 CITY OF LEWISTON
 NEZ PERCE COUNTY, IDAHO

SCALE	1"=100'
DRAWN BY	MEE
CHECKED BY	JSH
DATE	8-11-15
JOB #	1434
SHEET	1 OF 3

09-15-08-20

DEDICATION

Rocky Point Six, LLC, 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 II. Said undersigned owners do 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 12th day of August 2015

Daniel K. Mader, Managing Member
Daniel K. Mader

CONFORMED COPY

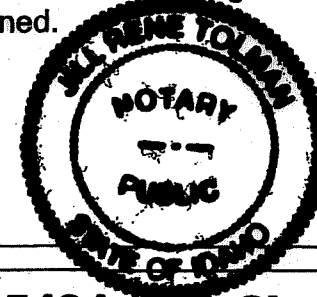
Instrument # 833134
NEZ PERCE COUNTY
8-21-2015 08:37:48 PM No. of Pages: 3
Recorded for: CITY OF LEWISTON
PATTY WEEKS Fee: 11.00
Ex-Officio Recorder Deputy Cindy J. Oram
Index to PLAT

ACKNOWLEDGMENT

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

On this 12th day of August, 2015, before Jill Rene Johnson Notary Public in and for the aforesaid state, personally appeared before me Daniel K. Mader to me known to be the person whose name is subscribed on the foregoing dedication and acknowledged to me that he executed the same as his free and voluntary act for the purposes therein mentioned.

Jill Rene Johnson Lewiston, ID
Notary Public Residing in
My Commission Expires 3/10/18



DEEDED DESCRIPTION FROM WARRANTY DEED 825434 (See Sheet 1 for the legal description of the portion of this parcel being subdivided by this Phase II Plat)

The North Half of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 5 West of the Boise Meridian. Also, commencing at the Northwest corner of Section 14, Township 35 North, Range 5 West of the Boise Meridian, Nez Perce County, Idaho; thence South on the West line of said Section 14, a distance of 1331 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, thence North 88°50' East a distance of 2007 feet to the center line of the County Road; thence Northerly on said center line of said County Road as follows, to wit: North 34°24' West 284 feet; thence North 48°9' West 970 feet; thence North 26°39' West 1020 feet; thence North 28°51' West 400 feet; thence North 12°51' West 554 feet; thence North 1°50' East 354 feet; thence North 13°50' East 530 feet; thence leaving the said center line of said County Road, North 51°56' East 474.5 feet; thence West 905 feet to the West line of Section 11, Township 35 North, Range 5 West of the Boise Meridian, to a point 86 feet South of the Northwest corner of the Southwest Quarter of said Section 11; thence South on the West line of said Section 11, 2570 feet to the Northwest corner of said Section 14, the place of beginning

Excepting however, a certain parcel of land in the Northwest Quarter of the Southwest Quarter of said Section 11 lying on the East side of Lindsay Creek as the creek now flows. Also excepting a tract conveyed to Ross Howard and Marie Howard, his wife by deed recorded in Book 165 of Deeds, Page 77, records of Nez Perce County, Idaho. And also excepting all that portion of the Northwest Quarter of the Southwest Quarter of Section 11, Township 35 North, Range 5 West of the Boise Meridian, if any, lying within the boundaries of that certain tract conveyed by deed recorded in Book 122, page 97 and lying North of that certain fence referred to in deed recorded in Book 122, page 84, records of Nez Perce County, Idaho. AND ALSO EXCEPTING a description for road right of way located in the Northeast Quarter of Section 10, Township 35 North Range 5, West of the Boise Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 10; thence North 42°09'13" East 3,933.71 feet to the Point of Beginning; thence along a line being the approximate centerline of existing Lindsay Creek Road the following courses: North 39°50'10" West 6.49 feet; thence North 54°27'25" West 273.28 feet; thence North 52°00'30" West 254.00 feet; thence North 60°51'10" West 270.30 feet; thence North 54°49'20" West 223.60 feet; thence North 73°19'15" 376.09 feet; thence North 79°34'35" West 132.62 feet; thence leaving said approximate centerline of existing Lindsay Creek Road bearing South 10°25'25" West for a distance of 35.33 feet; thence South 75°22'50" East 161.43 feet; thence South 74°52' 20" East 224.79 feet; thence South 68°32'00" East 207.90 feet; thence South 58°05'35" East 241.92 feet; thence South 56°50'55" East 225.94 feet; thence South 53°32'45" East 224.39 feet; thence South 52°56'50" East, 251.80 feet to a point on the East line of said Section 10; thence along said line North 34.08 feet to the Point of Beginning. AND ALSO EXCEPTING that portion of the Southeast Quarter of the Northeast Quarter of Section 10 lying north and East of Lindsay Creek Road. And also excepting that portion of the above described property platted as The Estates at Canyon Crest-Phase II to the City of Lewiston, in the records of Nez Perce County as Instrument No. #745919. And also excepting a parcel of land located in the North Half of the Northwest Quarter of Section 14, Township 35 North, Range 5 West of the Boise, Meridian, Nez Perce County, Idaho, more particularly described as follows: Beginning at the Northeast corner of Lot 19, Block 1 of The Estates at Canyon Crest - Phase I to the City of Lewiston, said point being the True Point of Beginning for this description; thence North 51°37'37" East 70.00 feet to a point; thence South 36°48'11" East 130.05 feet to a point; thence South 51°37'37" West 70.00 feet to the Southeast corner of said Lot 19; thence North 36°48'11" West 130.05 feet along the East line of said Lot 19 to the True 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 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.

SURVEYOR'S CERTIFICATE

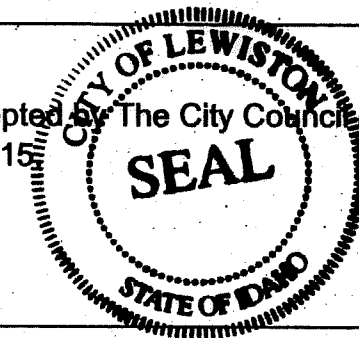
I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the The Estates at Canyon Crest - Phase II to the City of Lewiston, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown.
Witness my hand and seal this 11th day of August, 2015.

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



CITY CLERKS CERTIFICATE

I hereby certify that this plat was approved and accepted by The City Council of Lewiston, Idaho at a meeting with a quorum present held on the 27th day of July, 2015.
Paul D. Rowland 08/18/15
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
[Signature] 8/21/15
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.
Daniel Lee Hammett 8/21/15
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 2014 and preceding years.
Barteen A. Fry 8/12/15
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 50-1303, 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.

Emily J. Wilson 8-12-15
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.

Rocky Point Six, LLC
Daniel K. Mader, Managing Member
Daniel K. Mader



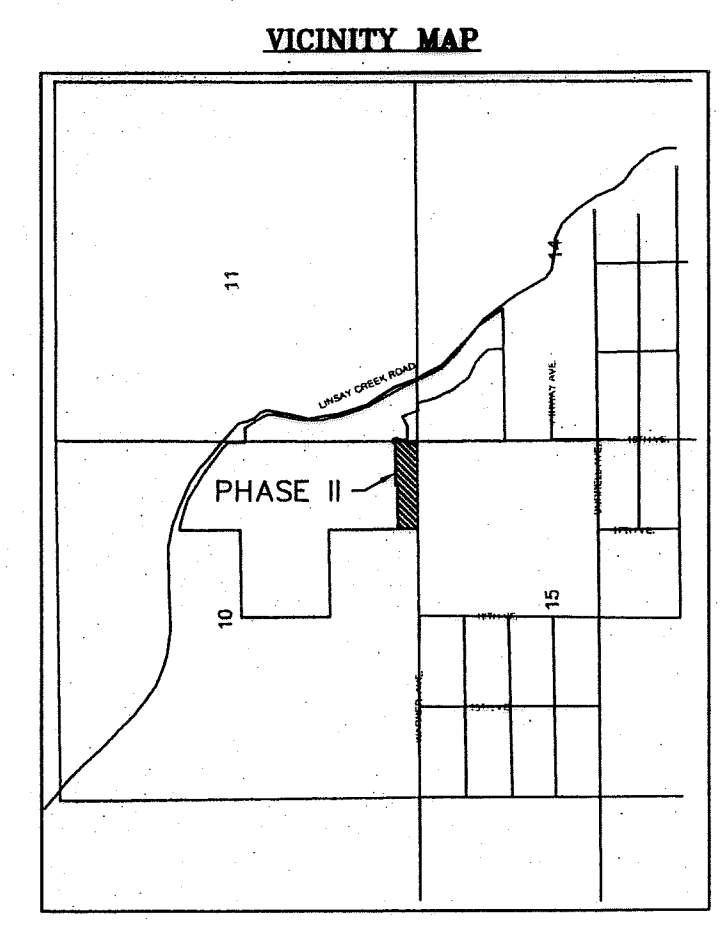
HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE LEWISTON, IDAHO 83501
(208) 798-5422

THE ESTATES AT CANYON CREST - PHASE II
SE 1/4 S. 10 & SW 1/4 S.11, T. 35 N., R. 5 W., B.M.
CITY OF LEWISTON
NEZ PERCE COUNTY, IDAHO

DRAWN BY MEE	CHECKED BY JSH
DATE 8-11-15	JOB # 1434
SHEET 2 OF 3	

CONFORMED COPY

Instrument # 833134
 NEZ PERCE COUNTY
 8-21-2015 08:37:48 PM No. of Pages: 3
 Recorded for: CITY OF LEWISTON
 PATTY WEEKS
 Es-Oftho Recorder Deputy
 Date: 8/11/15



FD 2 1/2" ALUM. CAP
 INST. NO. 654677

N 00°23'46" W
 1321.95'

N 00°23'46" W
 1321.95'

FD 2 1/2" BRASS CAP
 C/L MON @ 20TH AND BURRELL

NORTHEASTERLY PROPERTY BOUNDARY

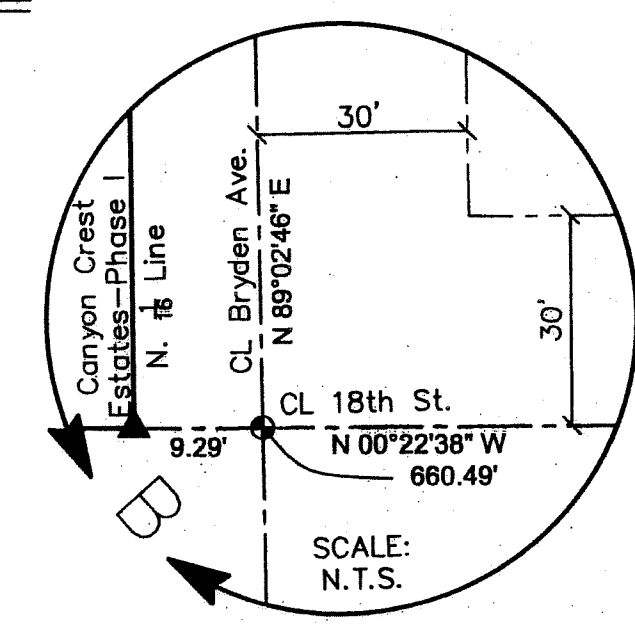
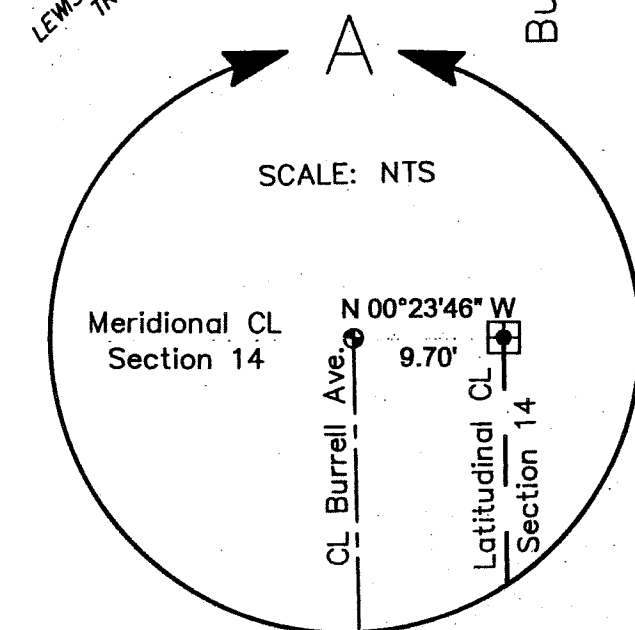
NUMBER	DIRECTION	DISTANCE
L1	N 36°12'41" W	459.24 FT
L2	N 51°16'45" W	534.04 FT
L3	N 45°27'44" W	307.04 FT
L4	N 26°44'19" W	314.33 FT
L5	N 25°35'07" W	409.96 FT
L6	N 29°17'59" W	532.54 FT
L7	N 19°34'08" W	370.20 FT
L8	N 11°57'11" W	337.18 FT
L9	N 00°45'43" W	293.20 FT
L10	N 11°25'39" E	442.96 FT
L11	N 01°20'36" E	76.25 FT
L12	N 17°38'26" E	76.58 FT
L13	N 32°16'42" W	316.67 FT
L14	N 40°12'38" W	17.67 FT
L15	S 89°25'49" W	221.75 FT
L16	N 00°18'58" W	86.00 FT
L17	N 00°19'28" W	173.62 FT
L18	N 48°43'05" W	151.52 FT
L19	N 54°06'41" W	467.15 FT
L20	N 59°06'29" W	449.98 FT
L21	N 72°32'24" W	314.44 FT
L22	N 78°42'34" W	153.65 FT

BASIS OF BEARING

Basis of Bearing For This Survey is The South Half of the East Line of Section 10 As Per Record of Survey #650884

LEGEND

- Set 5/8" dia. x 30" long rebar w/yellow plastic cap stamped " HEDCO ID 2102"
- ⊙ Found 5/8" dia. Rebar w / yellow plastic cap stamped LS #4346
- ⊕ FD 2 1/2" 1/4 Corner
- ⊕ Calculated Section Corner
- ⊕ Calculated 1/4 Corner as per ROS #650884
- ⊕ Calculated 1/4 Corner as per Lewiston Orchards Plat
- Found C/L Monument
- ▲ Calculated Point
- Property Line
- - - Centerline
- - - Right Of Way Line
- - - Section Line
- 1/8 Line
- (xxxxxxx) Record Information as per ROS #650884



Calculated Sec. Corner as per ROS #650884
 (S 00°18'49" E) 1149.41'
 (S 00°18'49" E) 1323.12'

(N 89°48'48" E) 2660.53'

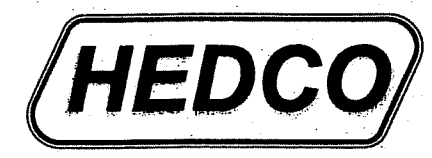
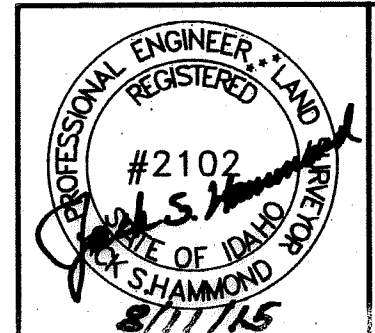
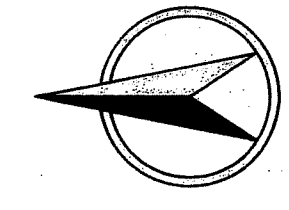
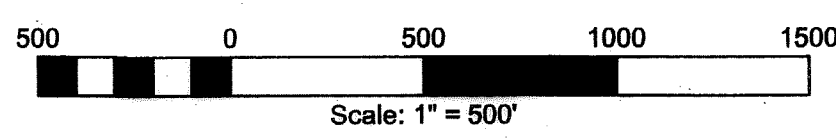
(N 00°20'11" W) 1332.09'

(N 89°48'48" E) 2660.53'

Calculated Sec. Corner as per ROS #650884
 (N 00°07'53" W) 2682.19'

NOTES

- 1 The Basis of Bearing of this sheet differs from sheet 1 of this Plat.
- 2 This map is derived from Sheet 2 of the Estates at Canyon Crest - Phase I Plat, Instr. No. 745919, recorded in 2007.
- 3 Measurements for the 2007 Plat were taken with a Sokkia SET5 Total Station.
- ▲ See Conveyance Deed Instr. No. 804363. Parcel contains 0.21 acres.



HAMMOND ENGINEERING & DEVELOPMENT CO.
 528 BRYDEN AVENUE, LEWISTON, IDAHO 83501
 (208) 798-5422

THE ESTATES AT CANYON CREST - PHASE II
 S. 10,11,14 T. 35 N., R. 5 W., B.M.
 CITY OF LEWISTON
 NEZ PERCE COUNTY, IDAHO

SCALE 1"=500'	
DRAWN BY: MEE	CHECKED BY: JSH
DATE: 8-11-15	JOB #: 1434
SHEET: 3 OF 3	

09-15-08-20