

LOT LINE CURVES

NUMBER	DELTA	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C7	90°39'22"	286°28'44"	S 43°14'21" W	20.23	20.00	31.64	28.43
C8	30°02'29"	286°28'44"	N 76°05'48" W	5.48	20.00	10.71	10.58
C9	19°43'33"	286°28'44"	N 52°55'51" W	2.41	20.00	4.00	4.79
C10	107°12'04"	114°35'30"	N 79°23'54" E	67.82	50.00	93.55	80.49
C11	62°33'58"	114°35'30"	N 05°29'07" W	39.38	50.00	54.60	51.93
C12	99°03'48"	114°35'30"	N 86°18'00" W	58.61	50.00	86.43	76.08
C13	17°42'03"	286°28'44"	S 53°01'07" W	3.11	20.00	6.18	6.15
C14	26°41'54"	286°28'44"	N 75°12'05" E	4.75	20.00	9.32	9.24
C15	91°03'29"	286°28'44"	N 45°54'13" W	20.37	20.00	31.79	28.54
C16	12°15'25"	17°21'44"	N 06°30'11" W	35.43	330.00	70.60	70.46
C17	09°11'12"	17°21'44"	N 17°13'30" W	26.51	330.00	52.91	52.85
C18	15°33'17"	17°21'44"	N 30°05'44" W	48.01	330.00	79.35	79.02
C19	15°16'20"	24°54'40"	S 45°00'33" E	39.84	230.00	61.31	61.13
C20	75°00'35"	286°28'44"	N 16°08'25" W	15.35	20.00	26.18	24.33
C21	00°19'44"	17°21'44"	N 12°12'01" E	6.95	330.00	1.89	1.89
C22	44°24'55"	286°28'44"	N 43°14'36" E	8.16	20.00	15.50	15.12
C23	35°07'01"	114°35'30"	N 47°23'33" E	16.39	50.00	31.52	31.00
C24	98°10'14"	114°35'30"	N 19°45'04" W	57.69	50.00	85.67	75.57
C25	08°32'56"	114°35'30"	S 69°53'21" W	43.89	50.00	72.04	65.97
C26	51°59'39"	114°35'30"	N 12°37'03" E	24.38	50.00	45.37	43.83
C27	44°24'55"	286°28'44"	S 01°10'19" E	8.16	20.00	15.50	15.12
C28	02°44'04"	21°19'14"	N 22°24'11" E	6.44	270.00	12.89	12.89
C29	31°01'13"	21°19'14"	S 39°16'50" W	74.93	270.00	146.18	144.40
C30	31°00'45"	21°19'14"	S 07°17'49" W	74.91	270.00	146.14	144.37
C31	02°45'51"	21°19'14"	N 87°11'07" E	6.31	270.00	13.03	13.02
C32	91°03'19"	286°28'44"	N 45°54'18" W	20.37	20.00	31.79	28.54
C33	08°56'44"	286°28'44"	S 44°05'42" W	19.63	20.00	31.05	28.02

NUMBER	DELTA	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C34	44°24'55"	286°28'44"	N 69°13'30" E	8.16	20.00	15.50	15.12
C35	38°33'06"	114°35'30"	S 63°17'36" E	14.62	30.00	28.41	28.03
C36	130°05'59"	114°35'30"	N 53°25'52" E	107.47	50.00	115.53	96.67
C37	77°32'57"	114°35'30"	N 68°52'36" E	40.16	50.00	62.67	52.63
C38	28°37'48"	114°35'30"	N 58°28'01" E	18.76	50.00	24.98	24.73
C39	44°24'55"	286°28'44"	N 66°21'35" E	8.16	20.00	15.50	15.12
C40	91°07'00"	286°28'44"	N 45°32'28" W	20.39	20.00	31.81	28.56
C41	88°56'41"	286°28'44"	S 44°05'42" W	19.63	20.00	31.05	28.02
C42	16°12'33"	17°21'44"	S 06°37'37" W	47.01	330.00	95.39	93.08
C43	16°25'06"	17°21'44"	N 64°08'36" E	47.61	330.00	94.56	94.24
C44	17°57'11"	17°21'44"	N 45°57'28" E	52.13	330.00	103.40	102.98
C45	32°52'26"	286°28'44"	N 84°25'05" E	21.03	20.00	32.42	28.98
C46	10°46'19"	37°42'12"	S 43°43'33" E	16.03	170.00	31.96	31.91
C47	90°00'00"	286°28'44"	S 06°37'37" W	20.00	20.00	31.42	28.28
C48	30°05'28"	21°19'14"	N 66°40'21" E	72.58	270.00	141.80	140.18
C49	06°31'15"	21°19'14"	S 85°08'43" W	16.17	270.00	32.30	32.28
C50	91°03'01"	286°28'44"	N 45°54'09" W	20.37	20.00	31.78	28.54
C51	88°56'41"	286°28'44"	N 44°05'41" E	19.64	20.00	31.05	28.02
C52	17°26'28"	17°21'44"	N 79°29'42" E	50.62	330.00	100.45	100.07
C53	19°08'51"	17°21'44"	N 61°12'02" E	55.66	330.00	110.28	109.77
C54	90°00'00"	286°28'44"	S 83°22'23" E	20.00	20.00	31.42	28.28
C55	15°24'34"	21°19'14"	N 30°40'06" E	36.53	270.00	72.62	72.40
C56	15°53'05"	21°19'14"	S 08°19'08" E	37.67	270.00	74.85	74.62
C57	08°56'31"	286°28'44"	S 44°05'47" W	19.63	20.00	31.05	28.02
C58	91°03'19"	286°28'44"	S 45°54'18" E	20.37	20.00	31.78	28.54
C59	19°11'29"	12°43'54"	S 61°19'31" W	76.08	450.00	150.74	150.03
C60	90°24'04"	286°28'44"	N 45°54'14" W	20.38	20.00	31.62	28.43
C61	00°21'25"	17°21'44"	N 88°23'38" E	1.83	330.00	2.06	2.06

CENTER LINE CURVES

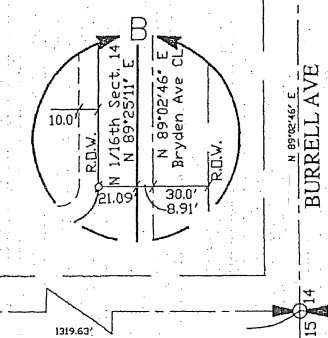
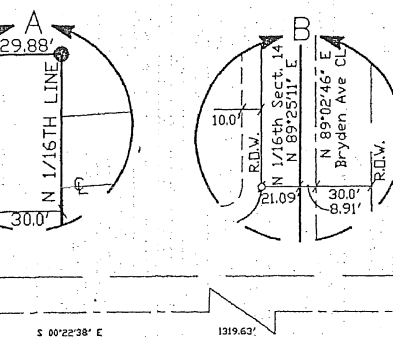
NUMBER	DELTA	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	17°20'11"	19°05'55"	N 09°02'34" W	45.74	300.00	90.77	90.43
C2	20°39'44"	19°05'55"	N 28°02'31" W	54.69	300.00	108.19	107.60
C3	22°21'56"	23°38'28"	N 49°33'21" W	59.54	200.00	78.07	77.58
C4	59°18'21"	19°05'55"	N 58°54'52" E	170.79	300.00	310.32	296.85
C5	08°13'32"	19°05'55"	S 29°08'55" W	21.57	300.00	43.07	43.03
C6	36°56'44"	19°05'55"	S 70°05'59" W	100.22	300.00	193.45	190.11

PUD HOUSING UNITS

PUD	PHASE I	PHASES II-V
375 UNITS	68 UNITS	307 UNITS

TYPE OF DWELLING UNITS IN PHASE I

HOUSING TYPE	LOT	BLOCK
SINGLE FAMILY	1 - 20	1
SINGLE FAMILY	1 - 5 & 9 - 21	2
SINGLE FAMILY	1, 2, 4, 5, 6, 9 & 10	3
SINGLE FAMILY	1 - 17	4
TOTAL		63
DUPLEXES	6, 7	2
DUPLEXES	3, 7 & 8	3
TOTAL		5
TOTAL		68



- NOTES:
- Warranty Deed No. 735864, recorded in Nez Perce County, Idaho, includes an old easement for a power line and a lease on a spring that contain vague legal descriptions that cannot be reliably located.
  - All lots are required to provide on-site, subsurface detention for the storm water generated by all impervious surfaces except for an allowed 600 square feet.
  - Setbacks to property lines, allowable percentage of lot coverage and other development requirements pertaining to the lots in this subdivision are stated in the Planned Unit Development Improvement Agreement approved by the City Council under Resolution 2007-41.

CAD 1/23A  
 BASIS OF BEARING  
 Basis of Bearing For This Survey is S 00° 18' 58" E along The South Half of the East Line of Section 10 As Per Record of Survey #650884  
 INST. NO. 745919  
 FILED FOR RECORD  
 FEE 1100 REC. BY City of Lewiston  
 2007 JUL 2 PM 3 35  
 PATTY O. WEEKS  
 RECORDER, NEZ PERCE CO. ID.  
 BY R. Lewis DEPUTY

- LEGEND
- Set 3/8" dia. x 30" long rebar w/yellow plastic cap stamped "HEDCO ID 2102"
  - Set 1/2" dia. x 30" long rebar w/yellow plastic cap stamped "HEDCO ID 2102"
  - Set 1 1/2" Alum. Cap Encased in Standard City of Lewiston Monument Frame and Cover
  - Found 1/4 Corner
  - Found Section Corner
  - Calculated Point (Nothing Set)
  - Property Line
  - Plat Boundary
  - Centerline
  - Public Utility Easement Line
  - Public Street Right of Way
  - Existing Fence Line

PROFESSIONAL ENGINEER - LAND SURVEYOR  
 REGISTERED  
 #2102  
 S. SHAMMOND  
 STATE OF IDAHO

HEDCO  
 HAMMOND ENGINEERING & DEVELOPMENT COMPANY  
 528 Bryden Avenue Lewiston, Idaho 83501  
 (208)798-5422

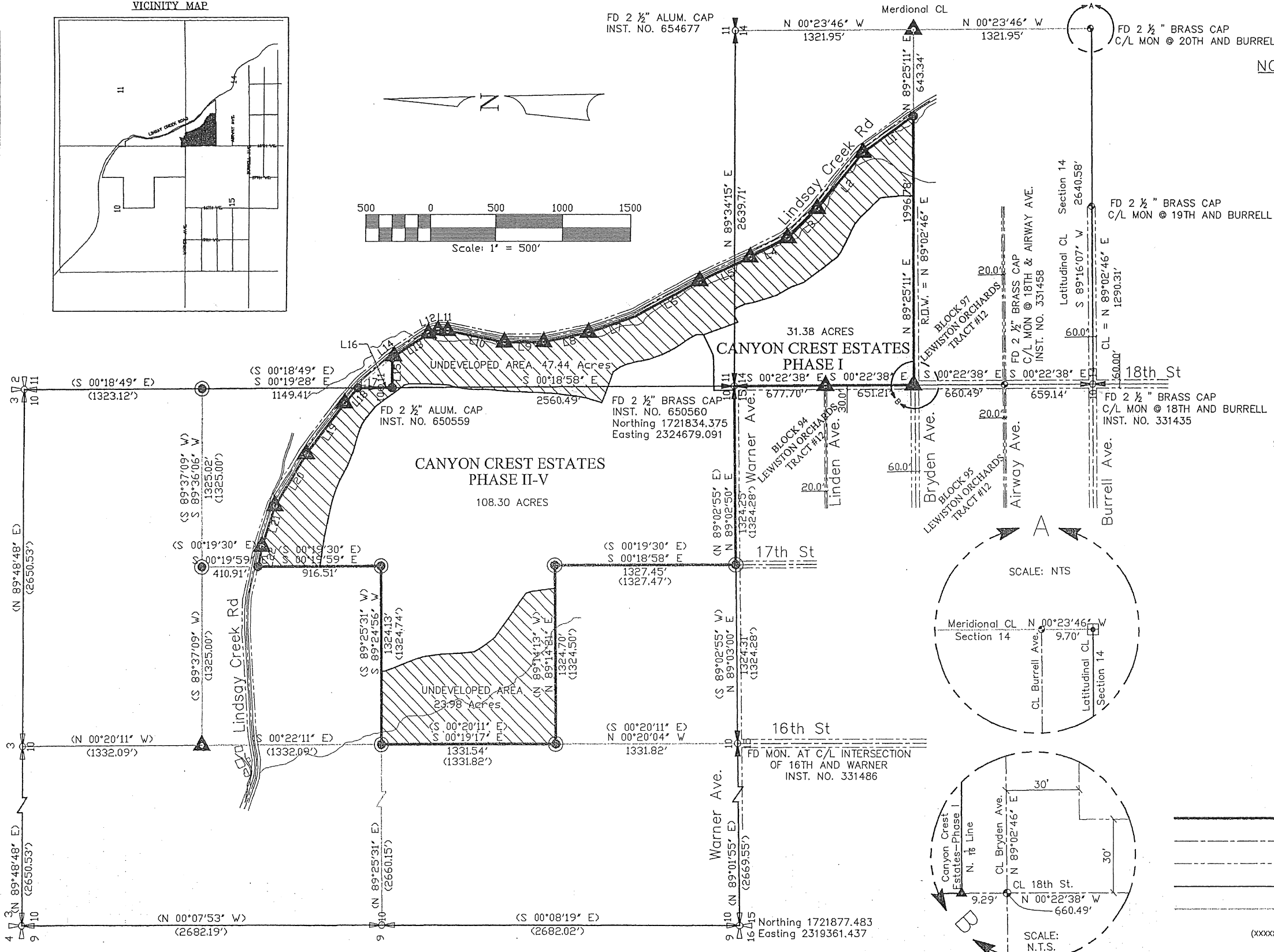
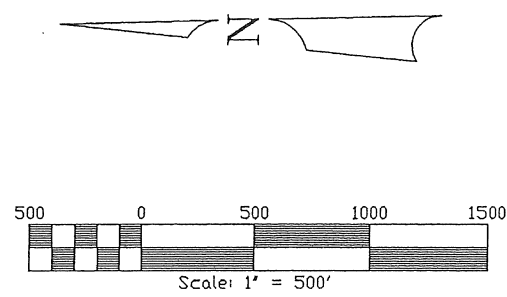
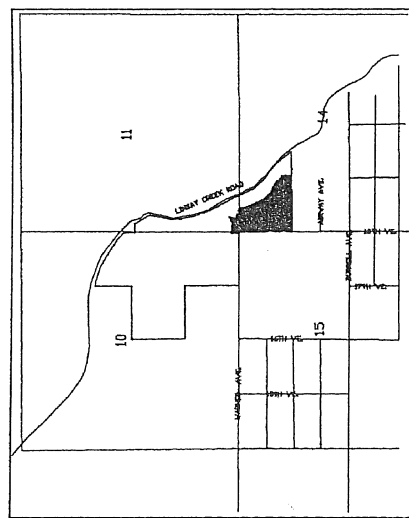
THE ESTATES AT CANYON CREST - PHASE I  
 FINAL PLAT  
 NEZ PERCE COUNTY  
 CANYON CREST ESTATES, LLC., - LEWISTON, ID

SCALE 1"=100'

DRAWN BY	BJW	CHECKED BY	JSH
DATE	6-6-07	JOB #	612
SHEET	1 OF 3		
DRAWING #	612-FP1		

CAB V 83B #745919

VICINITY MAP

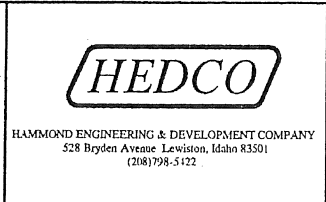
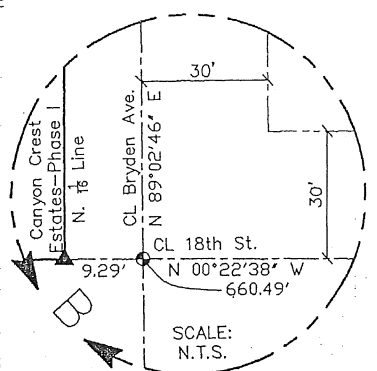
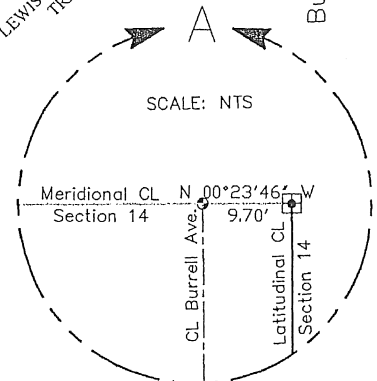


NORTHEASTERLY PROPERTY BOUNDARIES

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" W	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  
 Section 10 As Per Record of Survey #650884

- LEGEND**
- Set 3/8" dia. x 30" long rebar w/yellow plastic cap stamped "HEDCO ID 2102"
  - ⊙ Found 3/8" dia. Rebar w / yellow plastic cap stamped LS #4346
  - ⊕ FD 2 1/2" Brass Cap Section Corner
  - ⊕ FD 2 1/2" 1/4 Corner
  - ⊕ Calculated Section Corner as Per ROS #650884
  - ⊕ 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
  - - - 1/6 Line
  - (xxxxxxx) Record Information as per ROS #650884



THE ESTATES AT CANYON CREST - PHASE I  
 FINAL PLAT  
 NEZ PERCE COUNTY  
 CANYON CREST ESTATES, LLC., LEWISTON, ID

SCALE 1"=500'	
DRAWN BY BJW	CHECKED BY JSH
DATE 6-6-07	JOB # 612
SHEET 2 OF 3	
DRAWING # 612-FP2	

LEGAL DESCRIPTION

A parcel of land located in the East half of Section 10, the North half of the NW¼ of Section 14, and West half of the SW¼ of Section 11, T. 35 N., R. 5 W., B.M., Nez Perce County, Idaho, more particularly described as follows:

Beginning at the Northwest Corner of Section 14, T. 35 N., R. 5 W., B.M., said point being the TRUE POINT OF BEGINNING for this description and running thence S00°22'38"E 1328.92 feet along the West Line of said Section 14 to the North Sixteenth Corner on said West Section Line;

- thence N89°25'11"E 1404.94 feet along the North Sixteenth Line of said Section 14;
thence N00°57'14"W 29.88 feet to a point on the north right-of-way line of Bryden Avenue;
thence N00°57'14"W 15.54 feet;
thence N01°47'45"E 40.01 feet;
thence N05°41'34"W 160.69 feet;
thence N44°51'05"W 201.67 feet;
thence N51°40'15"W 68.48 feet;
thence N64°00'00"W 231.25 feet;
thence N56°13'02"W 42.86 feet;
thence N36°48'11"W 316.63 feet;
thence N19°54'01"W 94.98 feet;
thence N30°29'37"W 119.52 feet;
thence N17°42'46"W 171.84 feet;
thence N10°42'36"W 85.02 feet;
thence N24°53'41"W 51.86 feet;
thence N42°12'19"W 27.12 feet;
thence S89°41'43"W 48.89 feet;
thence S65°24'04"W 49.58 feet;
thence N20°26'31"W 266.42 feet;
thence S63°33'57"W 169.49 feet;
thence S88°34'02"W 260.08 feet to a point on the Westerly right-of-way line of 18th Street;
thence S00°18'58"E 148.75 feet along said Westerly right-of-way to a point on the South Line of said Section 10;
thence N89°02'50"E 30.00 feet along said Section Line to the Southeast Corner of said Section 10 and the TRUE POINT OF BEGINNING.

This Parcel contains 31.38 Acres, more or less.

DEDICATION

CANYON CREST ESTATES, 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 I. 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 all of the easements, rights-of-way and storm water parcel as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.

This 15th day of June, 2007

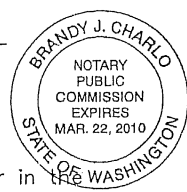
Man G. Rogan, Partner

STATE OF IDAHO WASHINGTON 1888

COUNTY OF NEZ PERCE S.S.

On this 15th day of June, 2007, before Brandy Charlo a Notary Public in and for the aforesaid state, personally appeared me Peter Greene, pres. of PCSE, Inc. and Man G. Rogan to me known to be the persons whose names are subscribed on the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act for the purposes therein mentioned.

Notary Public My Commission Expires 03/22/2010



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 I 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 15th day of June, 2007

Jack S. Hammond Idaho License No.2102



COUNTY RECORDER

CAB I 84A #745919

CITY CLERKS CERTIFICATE

I hereby certify that this plat was approved and accepted by The City Council at a meeting with a quorum present held on the 11th day of June

City Clerk, City of Lewiston Date 6/29/07



CITY ATTORNEY'S CERTIFICATE

I hereby certify that I have examined this plat and that all dedications as shown are in order.

Attorney, City of Lewiston Date 21 June 07

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 JUNE 27, 2007

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 6-28-07

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 2006 and preceding years.

Nez Perce County Treasurer Date 6-21-07

DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restriction may be reimposed, in accordance with section 50-1326, Idaho Code, by issuance of certificate of disapproval.

Environmental Health Specialist Date 6/22/07

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.

CANYON CREST ESTATES, LLC - Man G. Rogan, Partner

Man G. Rogan, Partner Date 6/18/07

Project information block including HEDCO logo, project name 'THE ESTATES AT CANYON CREST - PHASE I FINAL PLAT', location 'NEZ PERCE COUNTY CANYON CREST ESTATES, LLC., - LEWISTON, ID', scale '1"=100'', and drawing details.