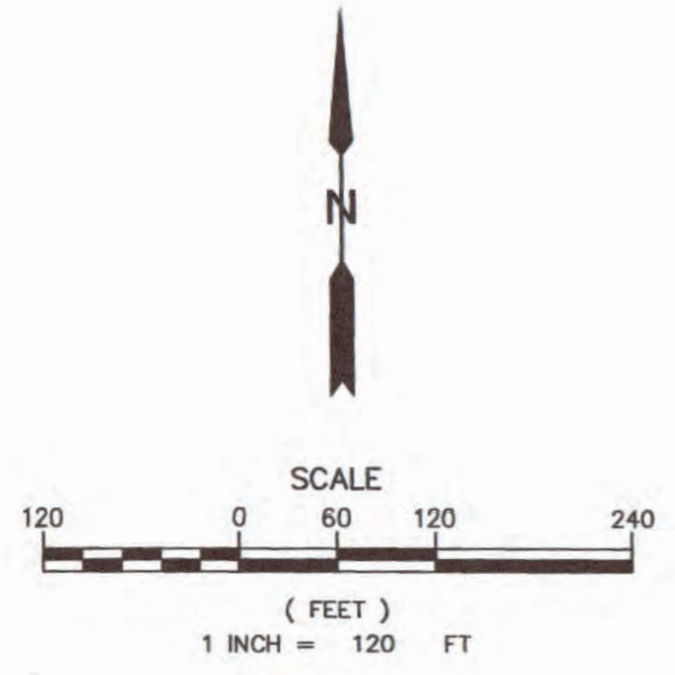
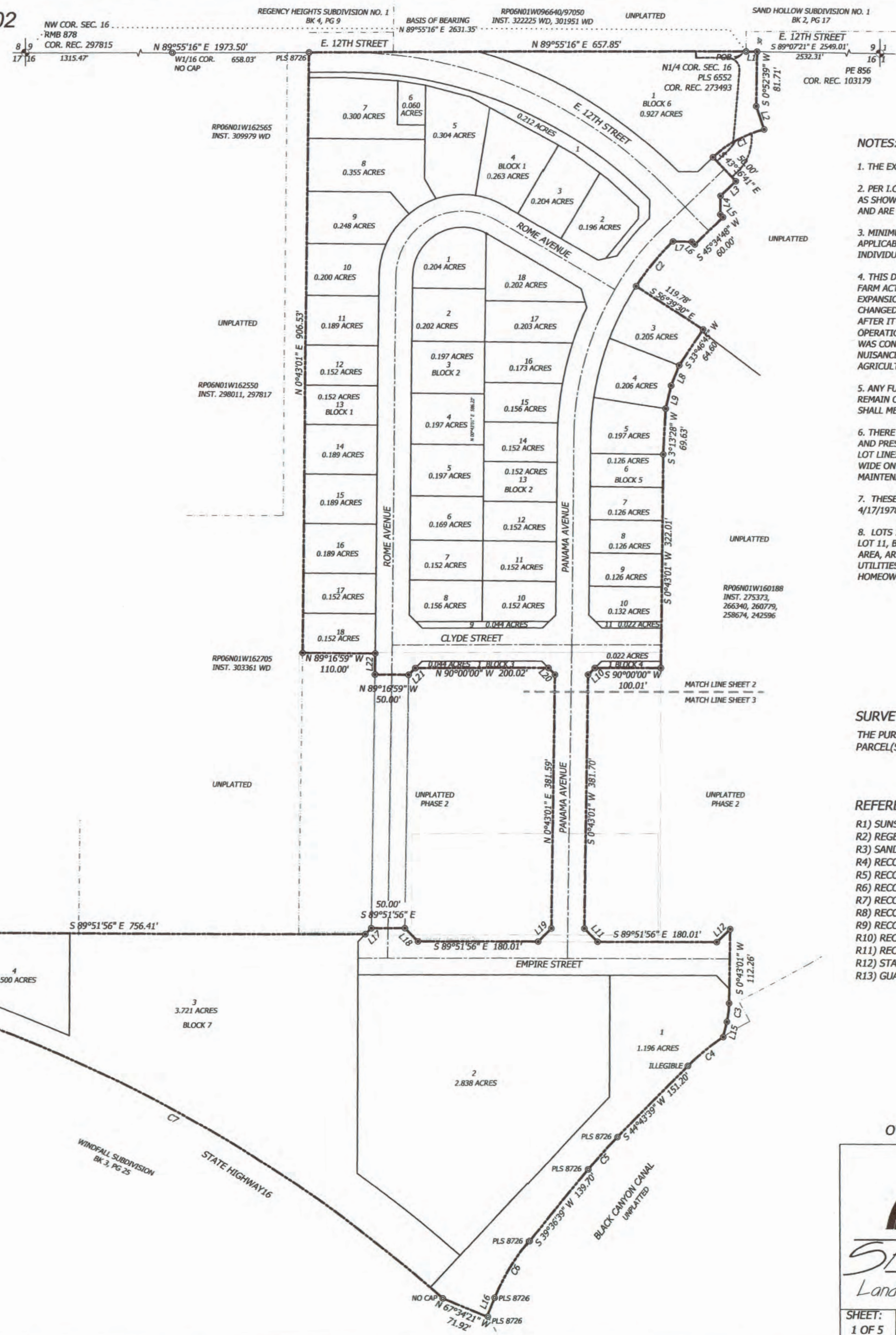


PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1 20-002
 LOCATED IN THE E1/2 OF THE NW1/4 AND
 THE NW1/4 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,
 CITY OF EMMETT, GEM COUNTY, IDAHO
 2020



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - EXISTING DEED OR LOT LINE
 - LOT LINE
 - CENTERLINE
 - SECTIONAL LINE
 - ⊙ FOUND 5/8" REBAR AS NOTED
 - ⊙ FOUND BRASS CAP
 - ⊙ FOUND ALUMINUM CAP
 - ⊙ SET 5/8" REBAR/CAP PLS 10561
 - ▲ CALCULATED POINT
 - 1 LOT NUMBER
 - POB POINT OF BEGINNING
 - WC WITNESS CORNER

SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES



NOTES:

1. THE EXISTING ZONING OF THIS SUBDIVISION IS R-1.
2. PER I.C. 31-3805, THIS PLAT IS WITHIN EMMETT IRRIGATION DISTRICT AND THE LOTS AS SHOWN HEREON ARE SUBJECT TO ASSESSMENTS FROM EMMETT IRRIGATION DISTRICT AND ARE ELIGIBLE TO RECEIVE WATER FROM EMMETT IRRIGATION DISTRICT.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF EMMETT APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND OR REQUIRED.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. ANY FUTURE STRUCTURES ERRECTED WITHIN THE SUBDIVISION SHOWN HEREON SHALL REMAIN OUTSIDE ANY PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENTS, AND SHALL MEET ALL REQUIRED CITY OF EMMETT BUILDING SETBACKS.
6. THERE IS AN UNOBSTRUCTED 5 FOOT WIDE UTILITY, FIBER, IRRIGATION (GRAVITY AND PRESSURE IRRIGATION), AND DRAINAGE EASEMENT ALONG FRONT LOT LINES, REAR LOT LINES, AND SIDE LOT LINES. ADDITIONALLY, THERE IS AN EASEMENT OF 10 FOOT WIDE ON REAR LOT LINES AND FRONT LOT LINES TO PERFORM INSTALLATION, MAINTENANCE, AND REPAIR.
7. THESE PARCELS LIE WITHIN ZONE D: PER MAP NO. 160127 0270A, EFFECTIVE DATE 4/17/1978. ZONE D: AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.
8. LOTS 1 AND 7, BLOCK 1, LOTS 9 AND 18, BLOCK 2, LOT 1, BLOCK 3, LOT 1, BLOCK 4, LOT 11, BLOCK 5, LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE RESERVED AS COMMON AREA, ARE NON-BUILDABLE LOTS, ARE BLANKET EASEMENTS FOR DRAINAGE AND UTILITIES AND ARE OWNED AND MAINTAINED BY THE PAYETTE RIVER ORCHARDS HOMEOWNERS ASSOCIATION.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE RESIDENTIAL LOTS FROM THE PARCEL(S) DESCRIBED IN GUARANTY DEED INST. NO. 326780.

REFERENCES:

- R1) SUNSET HEIGHTS SUBDIVISION, BOOK 3, PAGE 8
- R2) REGENCY HEIGHTS SUBDIVISION, BOOK 4, PAGE 17
- R3) SAND HOLLOW SUBDIVISION NO. 1, BOOK 2, PAGE 17
- R4) RECORD OF SURVEY INST. NO. 149849
- R5) RECORD OF SURVEY INST. NO. 161719
- R6) RECORD OF SURVEY INST. NO. 243777
- R7) RECORD OF SURVEY INST. NO. 249108
- R8) RECORD OF SURVEY INST. NO. 257605
- R9) RECORD OF SURVEY INST. NO. 274393
- R10) RECORD OF SURVEY INST. NO. 297816
- R11) RECORD OF SURVEY INST. NO. 201148
- R12) STATE OF IDAHO, RIGHT OF WAY PLANS, FAP S-3832(6)
- R13) GUARANTY DEED INST. NO. 326780



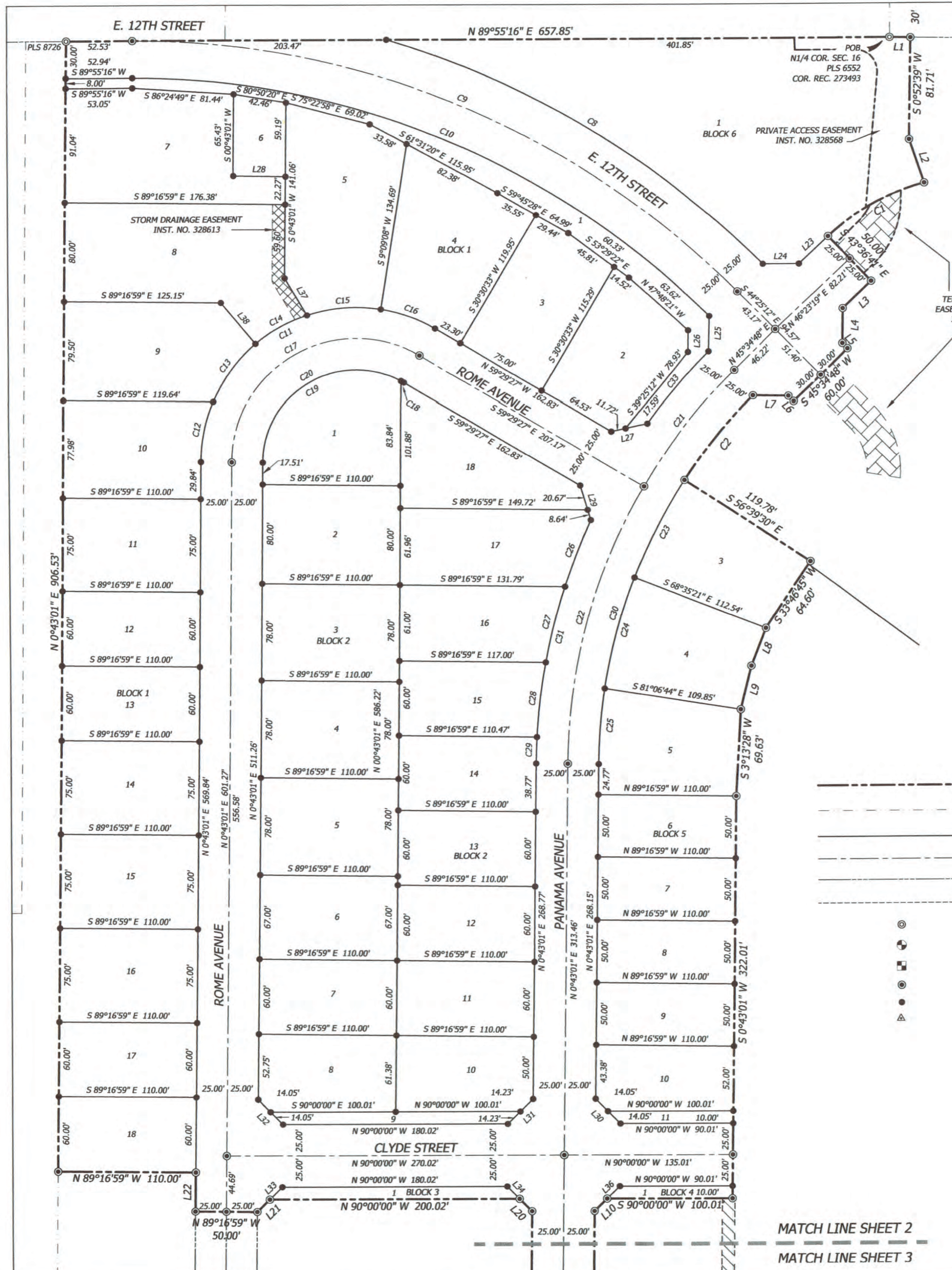
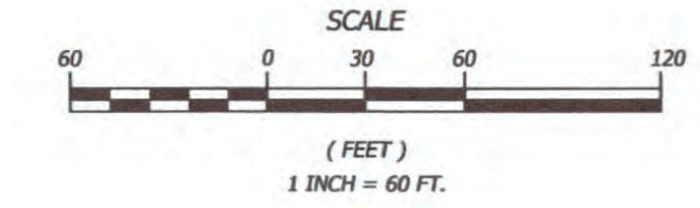
OWNER: 210 MAIN, LLC

SAWTOOTH
 Land Surveying, LLC
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 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SHEET: 1 OF 5	DATE: 12/2020	DRAWN BY: AM	CHECKED BY: KB	JOB#: 18067	DWG#: 18067-FP
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LOCATED IN THE E1/2 OF THE NW1/4 AND
THE NW1/4 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,
CITY OF EMMETT, GEM COUNTY, IDAHO
2020



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°07'21" E	16.70'
L2	S 19°01'11" E	36.66'
L3	S 46°23'19" W	31.86'
L4	S 00°59'04" W	28.08'
L5	S 44°25'12" E	5.97'
L6	N 44°25'12" W	6.09'
L7	N 89°00'01" W	28.49'
L8	S 21°32'07" W	32.46'
L9	S 13°39'58" W	36.20'
L10	S 45°21'31" W	14.23'
L11	S 44°34'27" E	28.14'
L12	N 45°25'33" E	28.43'
L13	S 44°34'27" E	28.14'
L14	NOT USED	
L15	S 13°44'05" W	23.52'
L16	S 22°25'39" W	30.70'
L17	N 45°25'33" E	12.79'
L18	S 44°34'27" E	28.14'
L19	N 45°25'33" E	28.43'
L20	N 44°38'29" W	14.05'
L21	S 45°21'31" W	14.23'
L22	N 00°43'01" E	31.42'
L23	N 46°23'19" E	31.86'
L24	S 89°59'49" E	28.99'
L25	S 01°18'51" W	28.29'
L26	S 00°35'10" W	17.24'
L27	S 77°37'15" W	29.31'
L28	N 89°16'59" W	42.00'
L29	N 16°36'09" W	29.31'
L30	N 44°38'29" W	28.11'
L31	N 45°21'31" E	28.46'
L32	S 44°38'29" E	28.11'
L33	N 45°21'31" E	14.23'
L34	S 44°38'29" E	14.05'
L35	S 45°25'33" W	15.64'
L36	S 45°21'31" W	14.23'
L37	N 30°24'10" W	34.83'
L38	N 39°59'54" W	43.40'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	89.22'	175.00'	29°12'36"	S 60°59'37" W	88.25'
C2	87.00'	425.00'	11°43'46"	S 39°12'22" W	86.85'
C3	28.40'	125.00'	13°01'04"	S 07°13'33" W	28.34'
C4	68.38'	335.00'	11°41'41"	S 50°34'29" W	68.26'
C5	65.64'	735.00'	5°07'00"	S 42°10'09" W	65.62'
C6	100.47'	335.00'	17°11'00"	S 31°01'09" W	100.09'
C7	1001.80'	2133.48'	26°54'14"	N 61°41'04" W	992.62'
C8	353.99'	705.00'	28°46'10"	S 58°55'10" E	350.29'
C9	537.90'	675.00'	45°39'32"	S 67°14'58" E	523.78'
C10	512.44'	645.00'	45°31'12"	S 67°19'08" E	499.06'
C11	261.35'	125.00'	119°47'32"	S 60°36'47" W	216.28'
C12	49.42'	125.00'	22°39'02"	S 12°02'32" W	49.09'
C13	58.11'	125.00'	26°38'03"	S 36°41'05" W	57.58'
C14	47.46'	125.00'	21°45'14"	S 60°52'44" W	47.18'
C15	59.77'	125.00'	27°23'47"	S 85°27'14" W	59.20'
C16	46.59'	125.00'	21°21'25"	N 70°10'10" W	46.32'
C17	209.08'	100.00'	119°47'32"	S 60°36'47" W	173.02'
C18	2.58'	75.00'	1°53'26"	N 60°28'40" W	2.58'
C19	154.22'	75.00'	117°49'05"	S 59°37'34" W	128.45'
C20	156.81'	75.00'	119°47'32"	S 60°36'47" W	129.77'
C21	118.37'	450.00'	15°04'16"	S 38°02'41" W	118.03'
C22	233.99'	450.00'	29°47'32"	S 15°36'47" W	231.36'
C23	88.50'	425.00'	11°55'51"	N 27°22'34" E	88.34'
C24	92.89'	425.00'	12°31'22"	N 15°08'58" E	92.71'
C25	60.61'	425.00'	8°10'15"	N 04°48'09" E	60.56'
C26	57.53'	475.00'	6°56'22"	S 21°36'35" W	57.50'
C27	62.81'	475.00'	7°34'37"	N 14°21'06" E	62.77'
C28	60.39'	475.00'	7°17'06"	N 06°55'15" E	60.35'
C29	21.23'	475.00'	2°33'41"	S 01°59'51" W	21.23'
C30	242.00'	425.00'	32°37'28"	N 17°01'45" E	238.74'
C31	201.97'	475.00'	24°21'45"	S 12°53'54" W	200.46'
C32	198.13'	2198.39'	5°09'50"	S 51°23'16" E	198.06'
C33	75.89'	475.00'	9°09'14"	N 40°30'56" E	75.81'
C34	25.33'	2133.48'	00°40'49"	N 48°34'22" W	25.33'
C35	976.47'	2133.48'	16°13'26"	N 62°01'29" E	967.97'

LEGEND

	SUBDIVISION BOUNDARY LINE	1	LOT NUMBER
	EXISTING DEED OR LOT LINE	POB	POINT OF BEGINNING
	LOT LINE	WC	WITNESS CORNER
	CENTERLINE		
	SECTIONAL LINE		STORM DRAINAGE EASEMENT INST. NO. 328613
	EASEMENT		TEMPORARY STORM DRAINAGE EASEMENT INST. NO. 328612
	FOUND 5/8" REBAR AS NOTED		TEMPORARY PRESSURIZED IRRIGATION EASEMENT INST. NO. 328614
	FOUND BRASS CAP		PRESSURIZED IRRIGATION EASEMENT INST. NO. 328674
	FOUND ALUMINUM CAP		
	SET 5/8" REBAR/CAP PLS 10561		TEMPORARY ACCESS EASEMENTS INST. NO.'S 328566, 328567
	SET 1/2" REBAR/CAP PLS 10561		
	CALCULATED POINT		GRAVITY IRRIGATION EASEMENTS INST. NO. 328615

MATCH LINE SHEET 2
MATCH LINE SHEET 3

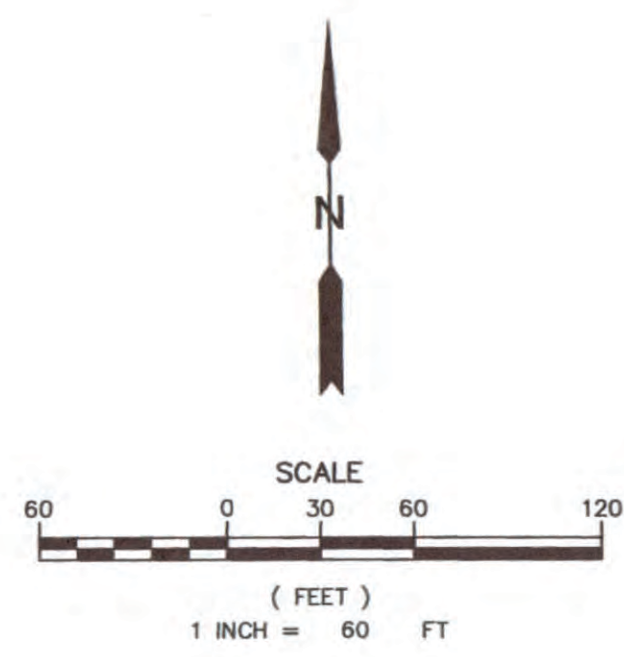


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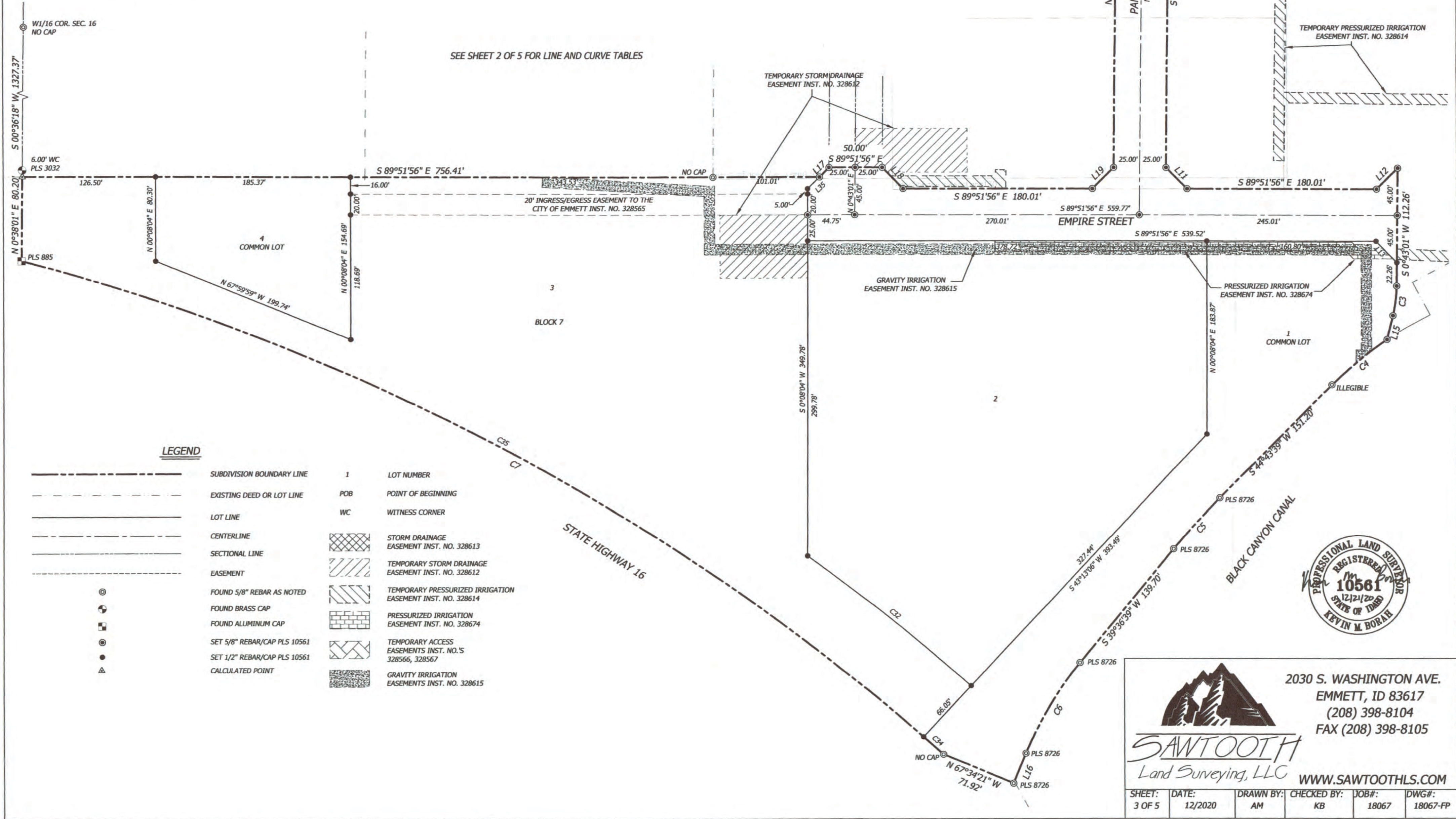
SAWTOOTH
Land Surveying, LLC
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SHEET: 2 OF 5	DATE: 12/2020	DRAWN BY: AM	CHECKED BY: KB	JOB#: 18067	DWG#: 18067-FP
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PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1 20-002
 LOCATED IN THE E1/2 OF THE NW1/4 AND
 THE NW1/4 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,
 CITY OF EMMETT, GEM COUNTY, IDAHO
 2020



SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES



LEGEND

	SUBDIVISION BOUNDARY LINE	1	LOT NUMBER
	EXISTING DEED OR LOT LINE	POB	POINT OF BEGINNING
	LOT LINE	WC	WITNESS CORNER
	CENTERLINE		STORM DRAINAGE EASEMENT INST. NO. 328613
	SECTIONAL LINE		TEMPORARY STORM DRAINAGE EASEMENT INST. NO. 328612
	EASEMENT		TEMPORARY PRESSURIZED IRRIGATION EASEMENT INST. NO. 328614
	FOUND 5/8" REBAR AS NOTED		PRESSURIZED IRRIGATION EASEMENT INST. NO. 328674
	FOUND BRASS CAP		TEMPORARY ACCESS EASEMENTS INST. NO.'S 328566, 328567
	FOUND ALUMINUM CAP		GRAVITY IRRIGATION EASEMENTS INST. NO. 328615
	SET 5/8" REBAR/CAP PLS 10561		
	SET 1/2" REBAR/CAP PLS 10561		
	CALCULATED POINT		



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SHEET: 3 OF 5	DATE: 12/2020	DRAWN BY: AM	CHECKED BY: KB	JOB#: 18067	DWG#: 18067-FP
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CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER AND SANITARY SEWER SERVICE FROM THE CITY OF EMMETT, AND THE CITY OF EMMETT HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334) AND (I.C. 50-1326)

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

A PARCEL OF LAND LOCATED IN THE E1/2 OF THE NW1/4 AND THE NW1/4 NE1/4 OF SECTION 16, T. 6 N., R. 1 W., B.M., CITY OF EMMETT, GEM COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 16, MARKED BY A 5/8 INCH CAP/PLS 6552, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 16, MARKED BY A BRASS CAP/RMB 878, BEARS SOUTH 89°55'16" WEST, 2631.35 FEET;

THENCE SOUTH 89°07'21" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 16.70 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 00°52'39" WEST, 81.71 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 19°01'11" EAST, 36.66 FEET TO A 5/8 INCH REBAR/CAP PLS 10561 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 89.22 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 29°12'36", SUBTENDED BY A CHORD BEARING, SOUTH 60°59'37" WEST, 88.25 FEET TO A 5/8 INCH REBAR/CAP PLS 6373;

THENCE SOUTH 43°36'41" EAST, 50.00 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 46°23'19" WEST, 31.86 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 00°59'04" WEST, 28.08 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 44°25'12" EAST, 5.97 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 45°34'48" WEST, 60.00 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 44°25'12" WEST, 6.09 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 89°00'01" WEST, 28.49 FEET TO A 5/8 INCH REBAR/CAP PLS 10561 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, 87.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 11°43'46", SUBTENDED BY A CHORD BEARING SOUTH 39°12'22" WEST, 86.85 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 56°39'30" EAST, 119.78 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 33°46'45" WEST, 64.60 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 21°32'07" WEST, 32.46 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 13°39'58" WEST, 36.20 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 03°13'28" WEST, 69.63 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 00°43'01" WEST, 322.01 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 90°00'00" WEST, 100.01 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 45°21'31" WEST, 14.23 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 00°43'01" WEST, 381.70 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 44°34'27" EAST, 28.14 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 89°51'56" EAST, 180.01 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 45°25'33" EAST, 28.43 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 00°43'01" WEST, 112.26 FEET TO A 5/8 INCH REBAR/CAP PLS 10561 TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHERLY, 28.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 13°01'04", SUBTENDED BY A CHORD BEARING SOUTH 07°13'33" WEST, 28.34 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 13°44'05" WEST, 23.52 FEET TO A 5/8 INCH REBAR/CAP PLS 10561 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BLACK CREEKS CANYON AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

SOUTHWESTERLY, 68.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 11°41'41", SUBTENDED BY A CHORD BEARING SOUTH 50°34'29" WEST, 68.26 FEET TO A 5/8 INCH REBAR/CAP ILLEGIBLE;

SOUTH 44°43'39" WEST, 151.20 FEET TO A 5/8 INCH REBAR/CAP PLS 8726 AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1 20-002

LOCATED IN THE E1/2 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M., CITY OF EMMETT, GEM COUNTY, IDAHO 2020

SOUTHWESTERLY, 65.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 05°07'00", SUBTENDED BY A CHORD BEARING SOUTH 42°10'09" WEST, 65.62 FEET TO A 5/8 INCH REBAR/CAP PLS 8726;

SOUTH 39°36'39" WEST, 139.70 FEET TO A 5/8 INCH REBAR/CAP PLS 8726 TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, 100.47 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 17°11'00", SUBTENDED BY A CHORD BEARING SOUTH 31°01'09" WEST, 100.09 FEET TO A 5/8 INCH REBAR/CAP PLS 8726;

SOUTH 22°25'39" WEST, 30.70 FEET TO A 5/8 INCH REBAR/CAP PLS 8726;

THENCE NORTH 67°34'21" WEST, 71.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 16, MARKED BY A 5/8 INCH REBAR/NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY LINE, 1001.80 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2133.48 FEET, A CENTRAL ANGLE OF 26°54'14", SUBTENDED BY A CHORD BEARING NORTH 61°41'04" WEST, 992.63 FEET TO THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 16, MARKED BY AN ALUMINUM CAP/PLS 885;

THENCE NORTH 00°38'01" EAST, COINCIDENT WITH SAID WEST LINE, 80.20 FEET TO THE NW1/16 CORNER OF SAID SECTION 16, FROM WHICH A WITNESS CORNER BEARS NORTH 00°38'01" EAST, 6.00 FEET TO A BRASS CAP/PLS 3032;

THENCE SOUTH 89°51'56" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SE1/4 NW1/4 OF SECTION 16, A DISTANCE OF 756.41 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 45°25'33" EAST, 12.79 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 89°51'56" EAST, PARALLEL WITH SAID NORTH LINE OF THE SE1/4 NW1/4 OF SECTION 16, A DISTANCE OF 50.00 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 44°34'27" EAST, 28.14 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 89°51'56" EAST, PARALLEL WITH SAID NORTH LINE OF THE SE1/4 NW1/4 OF SECTION 16, A DISTANCE OF 180.01 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 45°25'33" EAST, 28.43 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 00°43'01" EAST, 381.59 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 44°38'29" WEST, 14.05 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 90°00'00" WEST, 200.02 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 45°21'31" WEST, 14.23 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 89°16'59" WEST, 50.00 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 00°43'01" EAST, 31.42 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 89°16'59" WEST, 110.00 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 00°43'01" EAST, 906.52 FEET TO SAID NORTH LINE OF THE NW1/4 OF SECTION 16, MARKED BY A 5/8 INCH REBAR/CAP PLS 8726;

THENCE NORTH 89°55'16" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NW1/4 OF SECTION 16, A DISTANCE OF 657.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.667 ACRES, MORE OR LESS.

David Little
210 MAIN, LLC.
DAVID A. LITTLE, MEMBER

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF GEM } SS

ON THIS 21 DAY OF December, 2020, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID A. LITTLE, 210 MAIN, LLC, AN IDAHO LIMITED LIABILITY CORPORATION, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER, THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR IDAHO CAN
RESIDING AT Emmett
MY COMMISSION EXPIRES: 3-22-25



CERTIFICATE OF SURVEYOR

I, KEVIN BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 3/12/2018 UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

KEVIN BORAH
PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
3/12/2018
STATE OF IDAHO
KEVIN M. BORAH
P.L.S. 10561

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM
SHEET: 4 OF 5 DATE: 12/2020 DRAWN BY: AM CHECKED BY: KB JOB#: 18067 DWG#: 18067-FP

PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1 20-002
 LOCATED IN THE E1/2 OF THE NW1/4 AND
 THE NW1/4 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,
 CITY OF EMMETT, GEM COUNTY, IDAHO
 2020

SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QIPE) REPRESENTING THE CITY OF EMMETT, AND THE QIPE 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 EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN THE 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.

Beigitt Gumbert PE/PLS 12.24.2020
 SOUTHWEST DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR GEM COUNTY, IDAHO, DO HEREBY STATE THAT I HAVE CHECKED THIS SUBDIVISION PLAT AND THAT IT IS IN COMPLIANCE WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, AND TITLE 55, CHAPTER 16, RELATING TO PLATS AND SURVEYS.

David R. Kinzer PE/PLS 2659 12/29/20
 DAVID R. KINZER PE/PLS 2659 DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50.1308, DO HEREBY CERTIFY AND AFFIRM THAT THE PROPERTY TAX FOR THE PROPERTY DESCRIBED HEREIN IS PAID IN FULL THROUGH THE 2020 TAX YEAR. THE PROPERTY TAX LEVIED FOR THE 2021 TAX YEAR IS A LIEN DUE AND NOT YET PAYABLE. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF CERTIFICATION.

Anna Decker (Chief Deputy) 12-28-2020
 GEM COUNTY TREASURER DATE

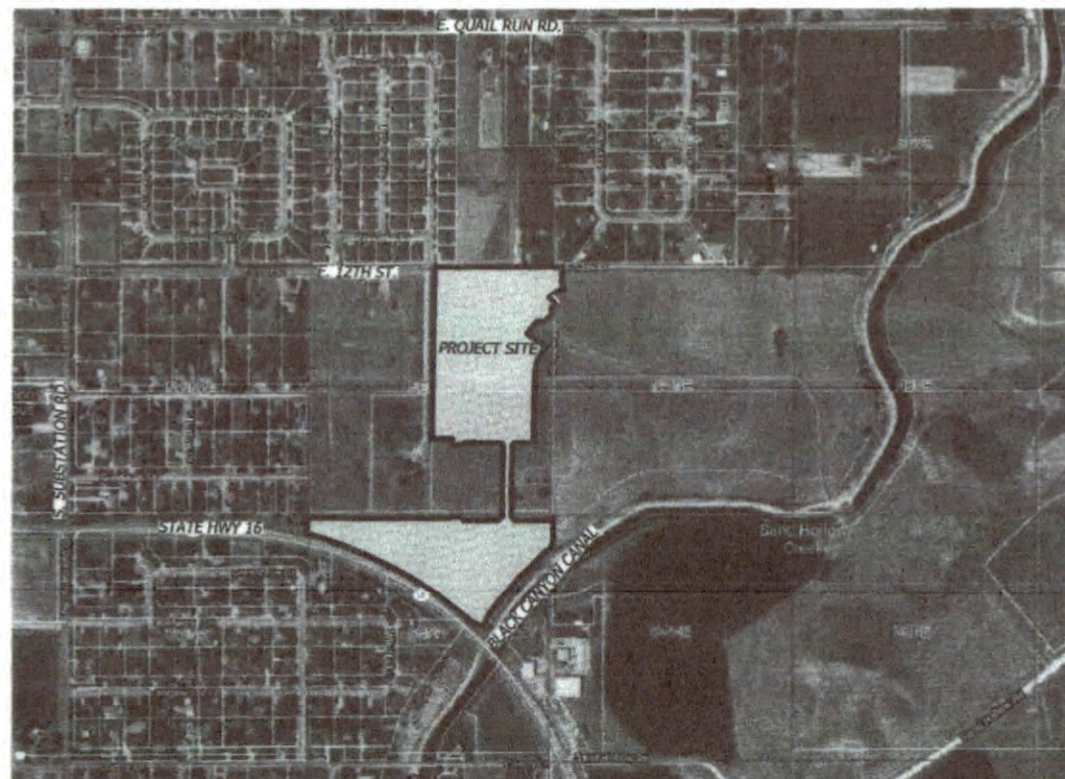
APPROVAL OF PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 15th DAY OF December, ECC, 2020, BY THE CITY OF EMMETT PLANNING AND ZONING COMMISSION.

Steven Gault 12/30/20
 CHAIRMAN, EMMETT PLANNING AND ZONING COMMISSION DATE

Ben Ball 12/30/20
 SECRETARY, EMMETT PLANNING AND ZONING COMMISSION DATE

VICINITY MAP
 NTS



CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED COUNTY ASSESSOR, IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, DO HEREBY STATE THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSMENT PURPOSES.

David Little 12-28-2020
 GEM COUNTY ASSESSOR DATE

APPROVAL OF EMMETT CITY COUNCIL

WE, THE MAYOR AND CITY CLERK AT AND FOR THE CITY OF EMMETT, GEM COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15th DAY OF December, 2020 THIS PLAT OF PAYETTE RIVER ORCHARDS SUBDIVISION AND THE STREETS AND ROAD DEDICATIONS SHOWN HEREON, WERE ACCEPTED AND APPROVED.

David Little 30 Dec 2020
 MAYOR, CITY OF EMMETT DATE

Lylee Jerome 12/30/20
 CITY CLERK DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
 COUNTY OF GEM } SS

Instrument # 331352
 EMMETT, GEM, IDAHO
 1-4-2021 12:37:35 PM No. of Pages: 5
 Recorded for: DAVID LITTLE
 SHELLY TILTON Fee: 11.00
 Ex-Officio Recorder Deputy John O'Connell
 Index to: PLAT

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, INSTRUMENT NUMBER _____ AND SURVEYING, LLC. AT _____ MINUTES PAST _____ O'CLOCK _____ M THIS _____ DAY OF _____, 2020, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, INSTRUMENT NUMBER _____.

DEPUTY EX-OFFICIO RECORDER

APPROVAL OF CITY OF EMMETT ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF EMMETT, IDAHO, DO HEREBY APPROVE THIS PLAT AND CERTIFY THAT IT IS IN ACCORDANCE WITH THE CITY OF EMMETT SUBDIVISION ORDINANCE RELATING TO SUBDIVISION PLATS IN EFFECT AS OF THE DATE OF THIS PLAT.

Ryan Z. [Signature] PE # 11621 12/29/20
 CITY ENGINEER DATE



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 FAX (208) 398-8105

SAWTOOTH
 Land Surveying, LLC
 WWW.SAWTOOTHLS.COM

SHEET: 5 OF 5	DATE: 12/2020	DRAWN BY: AM	CHECKED BY: KB	JOB#: 18067	DWG#: 18067-FP
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