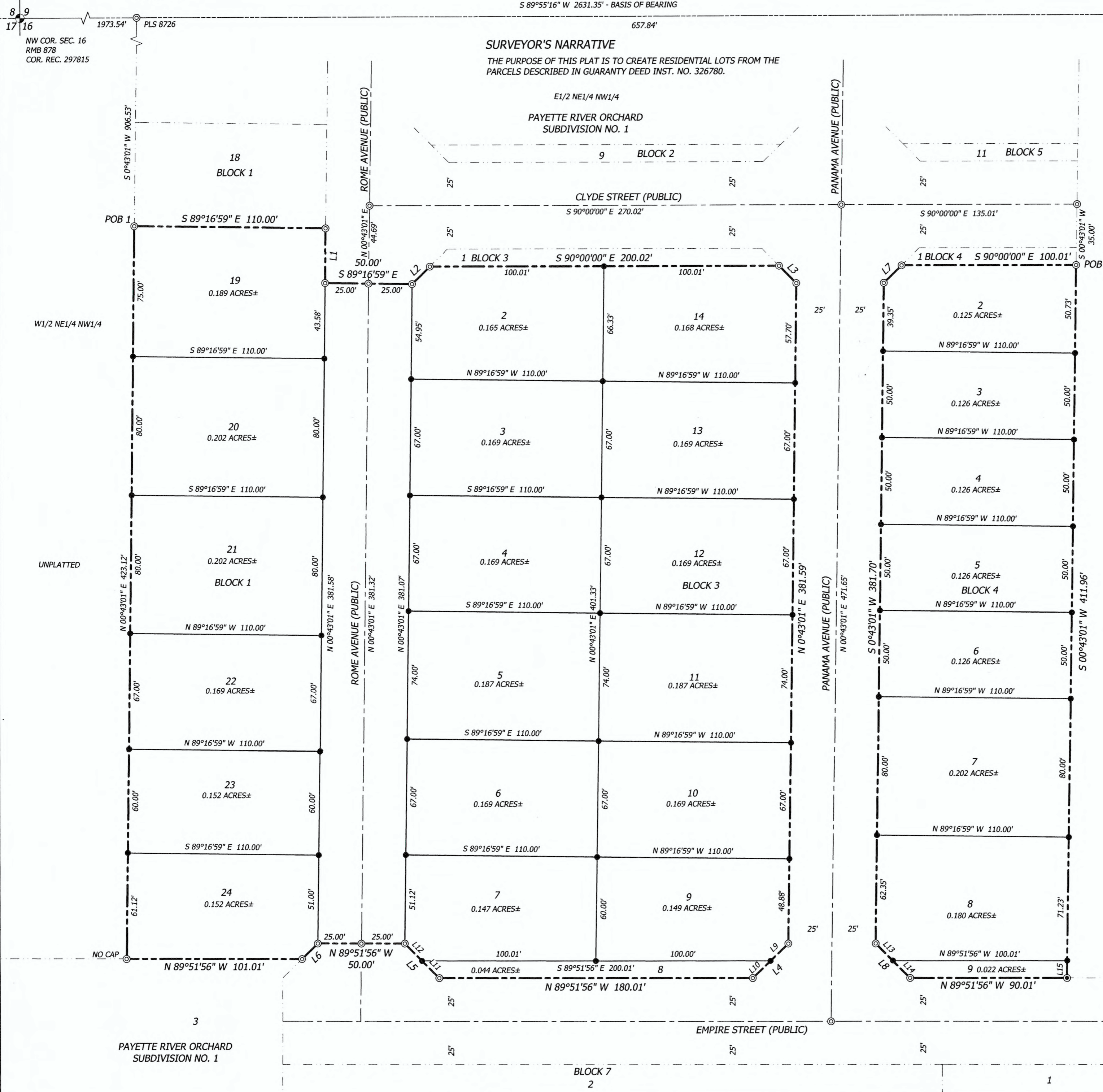
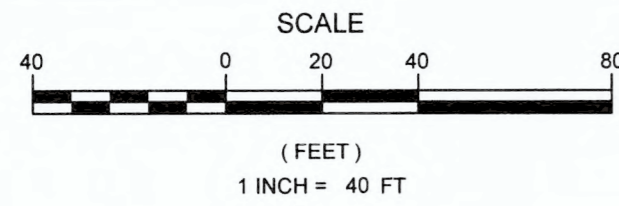


PAYETTE RIVER ORCHARDS SUBDIVISION NO.2 FP 21-001

LOCATED IN THE E1/2 OF THE NW1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,
CITY OF EMMETT, GEM COUNTY, IDAHO
2021



SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CREATE RESIDENTIAL LOTS FROM THE PARCELS DESCRIBED IN GUARANTY DEED INST. NO. 326780.

N1/4 COR. SEC. 16
PLS 6552
COR. REC. 273493

- 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 THROUGH THE EMMETT HIGHLAND OWNERS ASSOCIATION 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 ERECTED 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. LOT 8, BLOCK 3 AND LOT 9, BLOCK 4 ARE COMMON AREAS, NON-BUILDABLE LOTS, BLANKET EASEMENTS FOR DRAINAGE AND UTILITIES AND ARE OWNED AND MAINTAINED BY THE EMMETT HIGHLAND OWNERS ASSOCIATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°43'01" W	31.42'
L2	N 45°21'31" E	14.23'
L3	S 44°38'29" E	14.05'
L4	S 45°25'33" W	28.43'
L5	N 44°34'27" W	28.14'
L6	S 45°25'33" W	12.79'
L7	N 45°21'31" E	14.23'
L8	N 44°34'27" W	28.14'
L9	S 45°25'33" W	14.21'
L10	S 45°25'33" W	14.22'
L11	N 44°34'27" W	14.07'
L12	N 44°34'27" W	14.07'
L13	N 44°34'27" W	14.07'
L14	S 44°34'27" E	14.07'
L15	N 00°43'01" E	10.00'

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - - - EXISTING DEED OR LOT LINE
 - ___ LOT LINE
 - ___ CENTERLINE
 - SECTIONAL LINE
 - ⊙ FOUND 5/8" REBAR/CAP PLS 10561 OR AS NOTED
 - ⊙ FOUND BRASS CAP
 - ⊙ SET 5/8" REBAR/CAP PLS 10561
 - ⊙ SET 1/2" REBAR/CAP PLS 10561
 - 1 LOT NUMBER
 - POB POINT OF BEGINNING

- REFERENCES:**
- R1) GUARANTY DEED INST. NO. 326780
 - R2) PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1, BOOK 6, PAGES 42



OWNER: 210 MAIN, LLC

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

SHEET: 1 OF 3	DATE: 3/2021	DRAWN BY: AM	CHECKED BY: KB	JOB#: 18067	DWG#: 18067-FP2
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PAYETTE RIVER ORCHARDS SUBDIVISION NO. 2 FP 21-001
 LOCATED IN THE E1/2 OF THE NW1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,
 CITY OF EMMETT, GEM COUNTY, IDAHO
 2021

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 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 OF SECTION 16, T. 6 N., R. 1 W., B.M., CITY OF EMMETT, GEM COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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°55'16" WEST, COINCIDENT WITH THE NORTH LINE OF SAID E1/2 NW1/4, A DISTANCE OF 657.84 FEET TO THE NORTHWEST CORNER OF THE E1/2 NE1/4 NW1/4 OF SAID SECTION 16, ALSO BEING THE NORTHWEST CORNER OF PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1, AS SHOWN IN BOOK 6 OF PLATS, AT PAGE 42, GEM COUNTY RECORDS, MARKED BY A 5/8 INCH REBAR /CAP PLS 8726;

THENCE SOUTH 00°43'01" WEST, COINCIDENT WITH THE WEST LINE OF SAID E1/2 NE1/4 NW1/4 AND THE WEST BOUNDARY LINE OF SAID PAYETTE RIVER ORCHARDS SUBDIVISION, 906.53 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 1 OF SAID PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561 AND THE **POINT OF BEGINNING 1**;

THENCE COINCIDENT WITH THE BOUNDARY LINE OF SAID PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1, THE FOLLOWING 13 (THIRTEEN) COURSES AND DISTANCES:

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

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

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

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

SOUTH 90°00'00" EAST, 200.02 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

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

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

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

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

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

NORTH 89°51'56" WEST, 50.00 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

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

NORTH 89°51'56" WEST, 101.01 FEET TO SAID WEST LINE OF THE E1/2 NE1/4 NW1/4, MARKED BY A 5/8 INCH REBAR WITH NO CAP;

THENCE NORTH 00°43'01" EAST, COINCIDENT WITH SAID WEST LINE, 423.12 FEET TO THE **POINT OF BEGINNING 1**.

AND ALSO

COMMENCING AT THE POINT OF BEGINNING 1;

THENCE SOUTH 89°16'59" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18, BLOCK 1, A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561;

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

THENCE SOUTH 89°16'59" EAST, 25.00 FEET TO THE CENTERLINE OF ROME AVENUE, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 00°43'01" EAST, COINCIDENT WITH SAID CENTERLINE OF ROME AVENUE, 44.69 FEET TO THE CENTERLINE OF CLYDE STREET, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 90°00'00" EAST, COINCIDENT WITH SAID CENTERLINE CLYDE STREET, 405.03 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 00°43'01" WEST, 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CLYDE STREET, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561 AND THE **POINT OF BEGINNING 2**;

THENCE CONTINUING SOUTH 00°43'01" WEST, 411.96 FEET TO THE NORTH RIGHT OF WAY LINE OF EMPIRE STREET, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 89°51'56" WEST, COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE, 90.01 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 44°34'27" WEST, 28.14 FEET TO THE EAST RIGHT OF WAY LINE OF PANAMA AVENUE, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 00°43'01" EAST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, 381.70 FEET TO A 5/8 INCH REBAR/CAP PLS 10561;

THENCE NORTH 45°21'31" EAST, 14.23 FEET TO SAID SOUTH RIGHT OF WAY LINE OF CLYDE STREET, MARKED BY A 5/8 INCH REBAR/CAP PLS 10561;

THENCE SOUTH 90°00'00" EAST, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, 100.01 FEET TO THE **POINT OF BEGINNING 2**.

THE ABOVE DESCRIBED PARCELS CONTAIN 4.605 ACRES, MORE OR LESS.

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

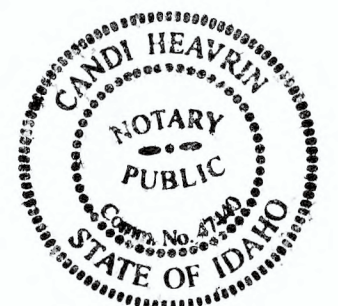
ACKNOWLEDGEMENT

STATE OF IDAHO }
 COUNTY OF GEM } SS

ON THIS 11 DAY OF March, 2021, 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 CAR
 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 3/11/21 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: 2 OF 3	DATE: 3/2021	DRAWN BY: AM	CHECKED BY: KB	JOB#: 18067	DWG#: 18067-FP2
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HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF EMMETT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Bryant 4.7.21
 SOUTHWEST DISTRICT HEALTH, 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 3/26/21
 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.

Megan Keene 03/17/2021
 GEM COUNTY TREASURER DATE

APPROVAL OF PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 9th DAY OF March, ECC, 2021, BY THE CITY OF EMMETT PLANNING AND ZONING COMMISSION.

Steven Eads 4/8/21
 CHAIRMAN, EMMETT PLANNING AND ZONING COMMISSION DATE

Brian Sull 3/15/21
 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.

Danielle Linnelle 3/15/2021
 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 9th DAY OF March, 2021 THIS PLAT OF PAYETTE RIVER ORCHARDS SUBDIVISION NO. 2 AND THE STREETS AND ROAD DEDICATIONS SHOWN HEREON, WERE ACCEPTED AND APPROVED.

Johnnie 17 MAR 2021
 MAYOR, CITY OF EMMETT DATE

Lyle Jerome 3-17-21
 CITY CLERK DATE

CERTIFICATE OF COUNTY RECORDER

Instrument # 333628
 EMMETT, GEM, IDAHO
 4-9-2021 09:14:17 AM No. of Pages: 3
 Recorded for : 210 MAIN LLC
 SHELLY TILTON Fee: 11.00
 Ex-Officio Recorder Deputy Jodi Jensen
 Index to PLAT

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 V. Meyer CE 11621 3/26/21
 CITY ENGINEER DATE



2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SAWTOOTH
 Land Surveying, LLC
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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
3 OF 3	3/2021	AM	KB	18067	18067-FP2