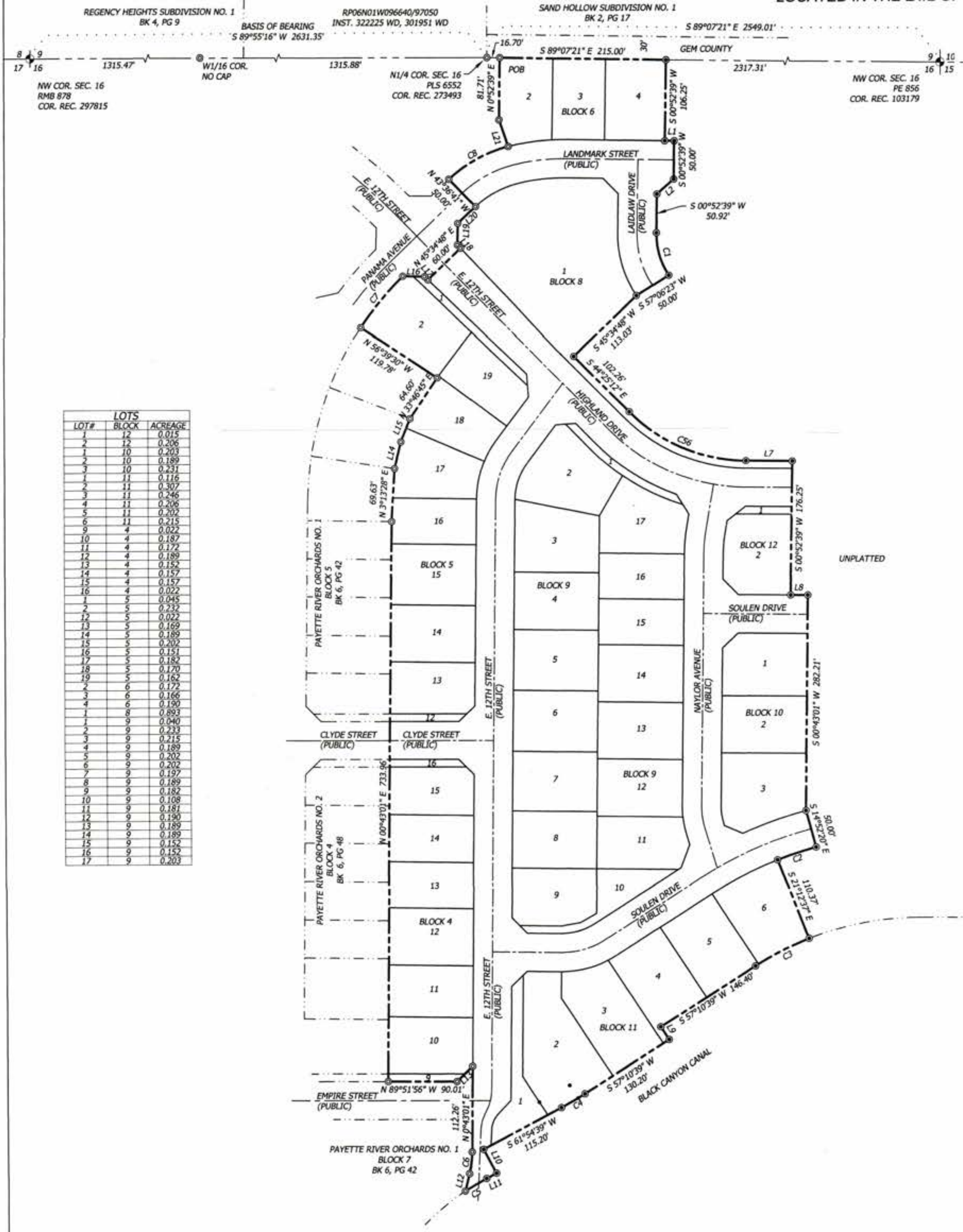
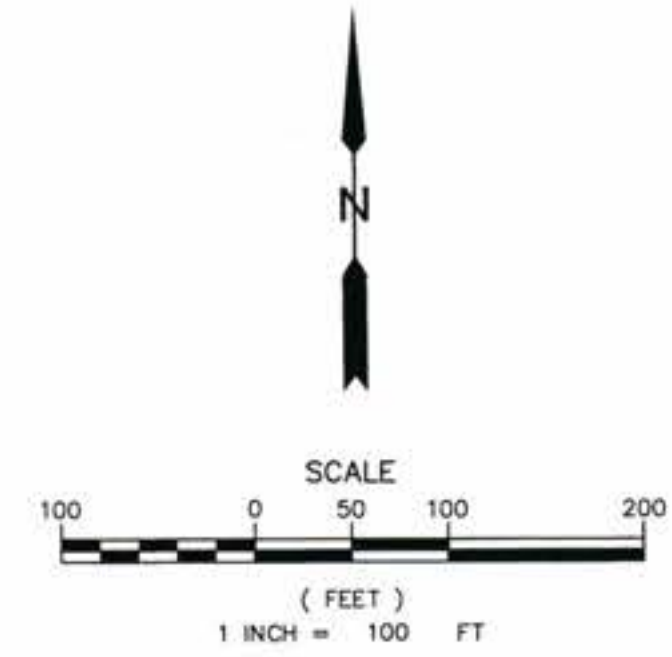


**PAYETTE RIVER ORCHARDS SUBDIVISION NO. 3 21-003**  
 LOCATED IN THE E1/2 OF THE NW1/4 AND THE W1/2 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,  
 CITY OF EMMETT, GEM COUNTY, IDAHO  
 2021



LOT#	BLOCK	ACREAGE
1	12	0.015
2	12	0.206
1	10	0.203
2	10	0.189
1	11	0.231
2	11	0.116
3	11	0.307
4	11	0.246
5	11	0.189
6	11	0.202
7	11	0.215
8	11	0.182
9	11	0.187
10	11	0.172
11	11	0.189
12	11	0.189
13	11	0.152
14	11	0.157
15	11	0.157
16	11	0.022
1	5	0.045
2	5	0.232
3	5	0.022
4	5	0.182
5	5	0.169
6	5	0.189
7	5	0.202
8	5	0.151
9	5	0.182
10	5	0.170
11	5	0.189
12	5	0.172
1	6	0.166
2	6	0.190
3	6	0.190
4	6	0.189
5	6	0.202
6	6	0.189
7	6	0.197
8	6	0.189
9	6	0.182
10	6	0.108
11	6	0.181
12	6	0.190
13	6	0.189
14	6	0.189
15	6	0.152
16	6	0.152
17	6	0.203



- 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
  - ⊙ CALCULATED POINT
  - 1 LOT NUMBER
  - POB POINT OF BEGINNING
  - HOA HOMEOWNERS ASSOCIATION

- NOTES:**
- THE EXISTING ZONING OF THIS SUBDIVISION IS R-1.
  - 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.
  - 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.
  - 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."
  - 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.
  - THERE IS AN UNOBSTRUCTED UTILITY, FIBER, IRRIGATION (GRAVITY AND PRESSURE IRRIGATION), AND DRAINAGE EASEMENT ALONG:  
FRONT LOT LINES 10 FOOT WIDE, REAR LOT LINES 7 FOOT WIDE, AND SIDE LOT LINES 5 FOOT WIDE FURTHER, REAR LOT LINES IN BLOCK 4 AND 5 HAVE A 1.5 FOOT WIDE EASEMENT TO SET FENCE EAST OF PROPERTY LINE AND A 10 FOOT WIDE IRRIGATION EASEMENT.
  - 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.
  - LOTS 9 AND 16, BLOCK 4, LOTS 1 AND 12, BLOCK 5, LOTS 1 AND 10, BLOCK 9, LOT 1, BLOCK 11, AND LOT 1, BLOCK 12 ARE RESERVED AS COMMON AREA, ARE NON-BUILDABLE LOTS, ARE BLANKET EASEMENTS FOR DRAINAGE AND UTILITIES AND ARE OWNED AND MAINTAINED BY THE EMMETT HIGHLAND OWNER'S ASSOCIATION.
  - LOT 1, BLOCK 8 IS RESERVED AS A COMMON AREA AND IS BUILDABLE IN THE FUTURE AND IS OWNED AND MAINTAINED BY THE EMMETT HIGHLAND OWNER'S ASSOCIATION.

**SURVEYOR'S NARRATIVE**  
 THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION FROM A PORTION OF TRACT 1, II AND III OF GRANT DEED INST. NO. 326780.

- REFERENCES:**
- R1) SUNSET HEIGHTS SUBDIVISION, BOOK 3, PAGE 8
  - R2) REGENCY HEIGHTS SUBDIVISION, BOOK 4, PAGE 9
  - 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 5-3832(6)
  - R13) GRANT DEED INST. NO. 326780



SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

OWNER: 210 MAIN, LLC

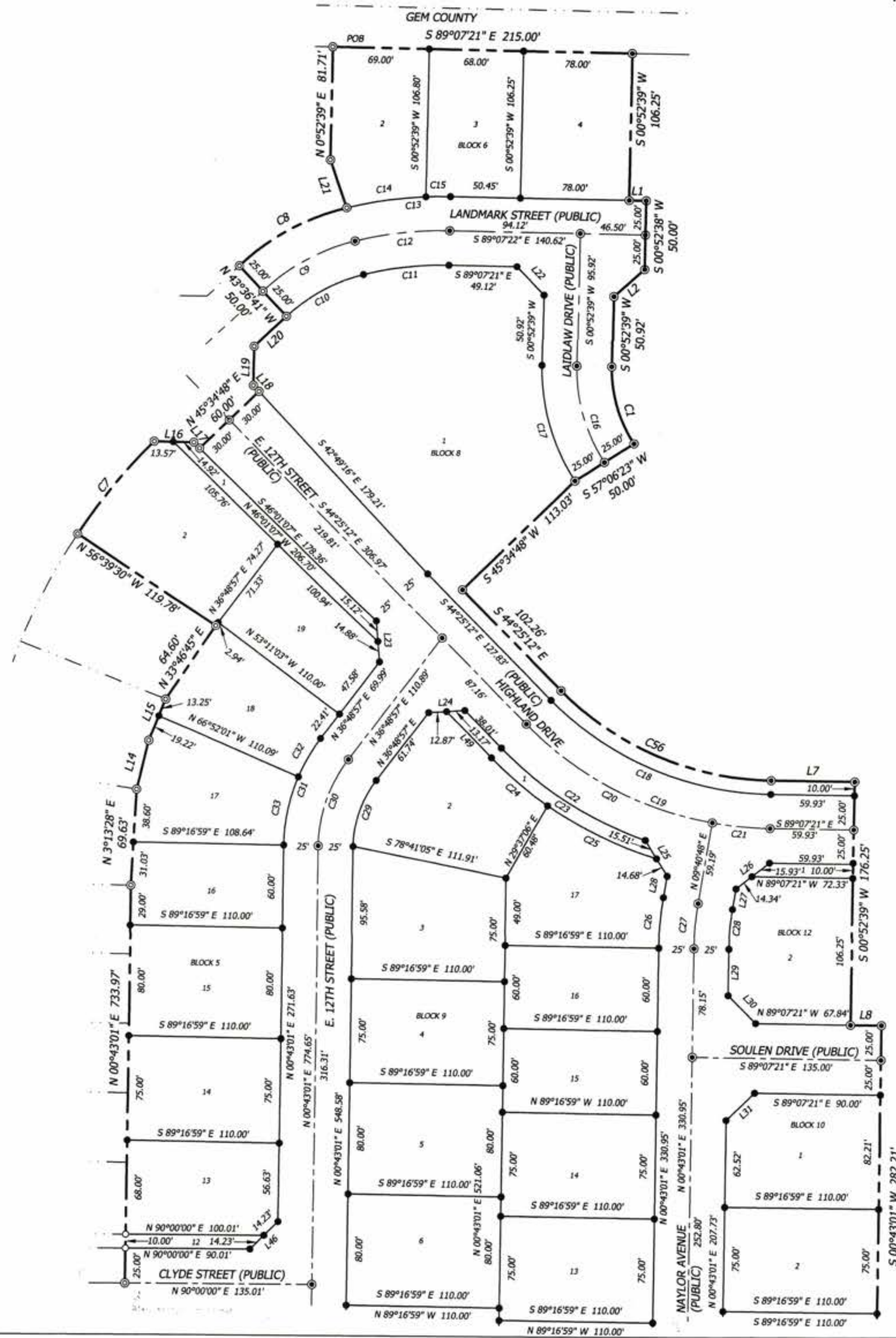
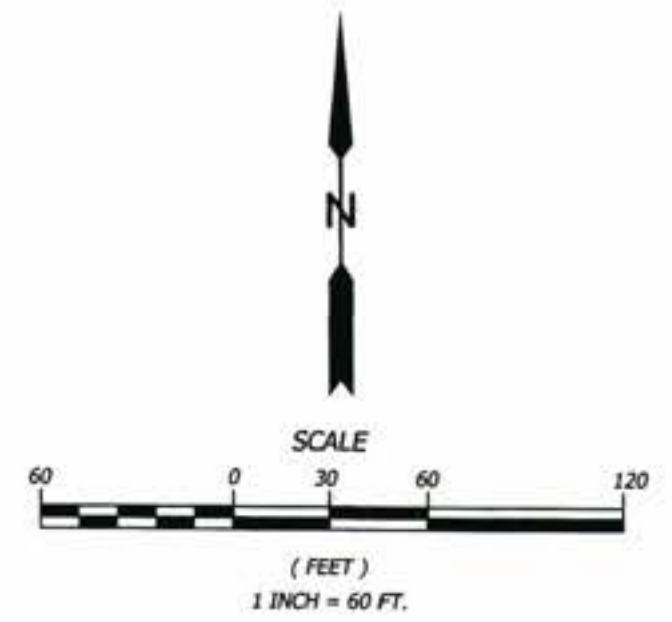
**SAWTOOTH**  
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SHEET: 1 OF 5	DATE: 11/2021	DRAWN BY: AR	CHECKED BY: KB	JOB#: 121085	DWG#: 121085-FP
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LOCATED IN THE E1/2 OF THE NW1/4 AND  
THE W1/2 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,  
CITY OF EMMETT, GEM COUNTY, IDAHO  
2021



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- EXISTING DEED OR LOT LINE
- LOT LINE
- CENTERLINE
- 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
- CALCULATED POINT
- FOUND 1/2" REBAR/CAP PLS 10561 OR AS NOTED
- LOT NUMBER
- POINT OF BEGINNING

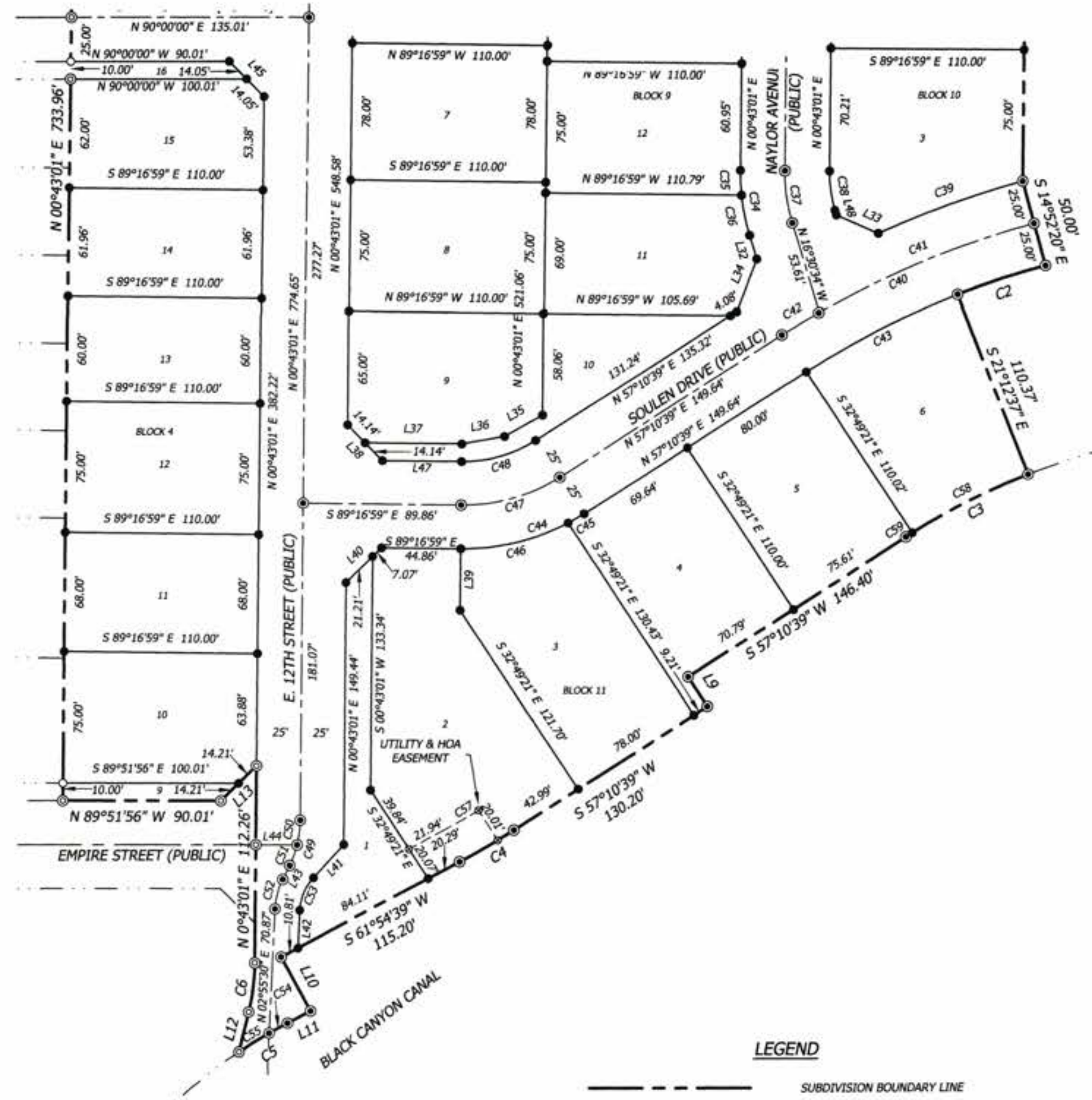
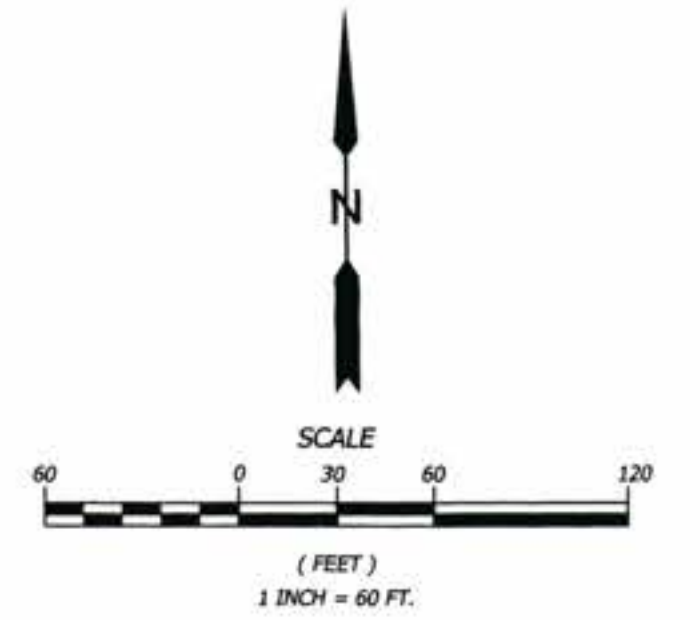



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SHEET: 2 OF 5	DATE: 11/2021	DRAWN BY: AR	CHECKED BY: KB	JOB#: 121085	DWG#: 121085-FP
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PAYETTE RIVER ORCHARDS SUBDIVISION NO. 3 21-003

LOCATED IN THE E1/2 OF THE NW1/4 AND  
THE W1/2 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,  
CITY OF EMMETT, GEM COUNTY, IDAHO  
2021



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - - - EXISTING DEED OR LOT LINE
- LOT LINE
- CENTERLINE
- - - - - EASEMENT
- ⊙ 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
- ⊙ SET 1/2" REBAR/CAP "EASEMENT PLS 10561"
- ⊙ CALCULATED POINT
- FOUND 1/2" REBAR/CAP PLS 10561 OR AS NOTED
- 1 LOT NUMBER

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.94	100.00	13°46'15"	S 16°00'25" E	58.09
C2	53.53	425.00	6°20'17"	S 71°59'31" W	52.52
C3	78.31	390.00	11°20'19"	S 64°55'48" W	78.18
C4	35.52	430.00	4°44'00"	S 59°12'39" W	35.51
C5	32.08	335.00	5°29'14"	S 59°09'56" W	32.07
C6	28.40	125.00	13°01'04"	N 07°13'33" E	28.34
C7	87.00	425.00	11°43'46"	N 39°12'22" E	86.85
C8	89.22	175.00	29°12'36"	N 60°59'37" E	88.25
C9	76.47	140.00	29°12'36"	N 60°59'37" E	75.65
C10	63.79	125.00	29°12'36"	N 60°59'37" E	63.04
C11	61.63	231.10	15°16'43"	N 83°14'17" E	61.44
C12	68.29	256.10	15°16'43"	S 83°14'17" W	68.09
C13	74.96	281.10	15°16'43"	S 83°14'17" W	74.74
C14	57.40	281.10	11°41'56"	N 81°26'54" E	57.30
C15	17.56	281.10	3°34'47"	N 89°05'15" E	17.56
C16	73.68	125.00	13°46'15"	S 16°00'25" E	72.61
C17	88.41	150.00	13°46'15"	S 16°00'25" E	87.14
C18	175.55	225.00	44°42'10"	N 66°46'17" W	171.13
C19	195.05	250.00	44°42'10"	N 66°46'17" W	190.14
C20	153.35	250.00	35°08'44"	N 61°59'34" W	150.96
C21	41.70	250.00	9°33'25"	S 84°20'39" E	41.65
C22	123.96	275.00	25°49'38"	N 57°20'01" W	122.91
C23	140.54	285.00	28°15'14"	N 58°32'49" W	139.12
C24	53.54	285.00	10°45'50"	S 49°48'08" E	53.46
C25	87.00	285.00	17°29'24"	N 63°55'44" W	86.66
C26	37.11	237.23	8°57'47"	N 05°11'55" E	37.07
C27	33.20	212.23	8°57'47"	S 05°11'55" E	33.17
C28	29.29	187.23	8°57'47"	N 05°11'55" E	29.26
C29	51.88	82.02	36°05'58"	N 18°45'59" E	50.83
C30	67.43	107.02	36°05'58"	N 18°45'59" E	66.32
C31	83.18	132.02	36°05'58"	S 18°45'59" W	81.81
C32	132.09	132.02	13°55'36"	S 29°51'09" W	132.01
C33	51.09	132.02	22°10'20"	S 11°48'11" W	50.72
C34	37.58	125.00	17°13'35"	S 07°53'46" E	37.44
C35	14.08	125.00	6°22'20"	N 02°30'39" W	14.08
C36	23.50	125.00	10°46'15"	N 11°07'26" W	23.46
C37	30.07	100.00	17°13'35"	N 07°53'46" W	29.95
C38	22.55	75.00	17°13'35"	N 07°53'46" W	22.46
C39	87.49	575.00	9°23'33"	S 70°11'11" W	87.39
C40	156.65	500.00	17°59'01"	S 66°09'09" W	156.01
C41	132.39	500.00	15°10'16"	S 67°32'32" W	132.01
C42	24.25	500.00	2°46'45"	S 58°34'01" W	24.25
C43	96.27	475.00	11°36'44"	N 67°59'01" E	96.10
C44	73.17	125.00	33°32'23"	N 73°56'50" E	72.13
C45	10.38	125.00	4°45'21"	S 59°33'19" W	10.37
C46	62.80	125.00	28°47'03"	N 78°19'30" E	62.14
C47	38.54	100.00	33°32'23"	N 73°56'50" E	37.71
C48	43.90	75.00	33°32'23"	N 73°56'50" E	43.28
C49	26.49	60.00	25°17'51"	N 13°21'57" E	26.28
C50	14.09	60.00	13°27'14"	N 07°26'38" E	14.06
C51	12.40	60.00	11°50'38"	S 20°05'34" W	12.38
C52	17.73	44.00	23°05'24"	S 14°28'12" W	17.61
C53	20.75	30.00	38°18'03"	S 2°44'15" W	20.34
C54	11.89	335.00	1°02'03"	S 50°53'32" W	11.89
C55	20.19	335.00	3°27'11"	N 58°08'55" E	20.19
C56	167.74	215.00	44°42'10"	S 66°46'17" E	163.52
C57	23.17	410.00	3°14'16"	N 60°17'30" E	23.17
C58	73.92	390.00	10°51'35"	S 63°15'10" W	73.81
C59	4.39	390.00	0°38'44"	S 57°30'01" W	4.39

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°07'21" E	12.18
L2	S 47°56'51" W	29.36
L3	S 69°27'00" E	38.32
L4	S 59°45'37" E	38.32
L5	S 70°56'09" E	45.41
L6	N 83°03'37" W	45.41
L7	S 89°07'21" E	59.93
L8	S 89°07'21" E	22.16
L9	S 32°49'21" E	20.00
L10	S 28°05'21" E	35.00
L11	S 61°54'59" W	14.81
L12	N 13°44'05" E	23.52
L13	S 45°25'33" W	28.43
L14	N 13°39'58" E	36.20
L15	N 21°33'07" E	32.46
L16	S 89°00'01" E	28.49
L17	S 44°25'12" E	6.00
L18	N 44°25'12" W	5.97
L19	N 00°59'04" E	28.08
L20	N 46°23'19" E	31.86
L21	N 19°01'11" W	36.66
L22	S 44°07'21" E	28.28
L23	N 04°36'05" W	30.00
L24	N 86°11'53" E	26.04
L25	S 21°19'32" E	30.19
L26	N 51°59'39" E	30.27
L27	N 09°40'48" E	15.03
L28	N 09°40'48" E	15.63
L29	N 00°43'01" E	33.22
L30	N 44°12'10" W	28.32
L31	N 45°47'50" E	28.24
L32	N 16°20'34" W	14.27
L33	N 66°00'38" W	25.98
L34	N 20°20'02" E	32.01
L35	N 60°13'05" E	24.48
L36	N 80°04'40" E	24.48
L37	N 89°16'59" W	54.86
L38	S 44°16'59" E	28.26
L39	S 00°43'01" W	34.93
L40	N 45°43'01" E	28.26
L41	N 42°33'39" E	25.71
L42	N 02°55'30" E	21.37
L43	N 26°00'53" E	8.95
L44	S 89°51'56" E	23.35
L45	S 44°38'29" E	28.11
L46	N 45°21'31" E	28.46
L47	S 89°16'59" E	44.86
L48	N 16°20'34" W	2.86
L49	N 44°25'12" W	46.58



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SHEET: 3 OF 5	DATE: 11/2021	DRAWN BY: AR	CHECKED BY: KB	JOB#: 121085	DWG#: 121085-FP
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LOCATED IN THE E1/2 OF THE NW1/4 AND  
THE W1/2 OF THE NE1/4 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 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 BEING A PORTION OF THE E1/2 NW1/4 AND THE W1/2 NE1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CITY OF EMMETT, GEM COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 16, MARKED BY A 5/8 INCH REBAR/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 THE NE1/4 OF SAID SECTION 16, A DISTANCE OF 16.70 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°07'21" EAST, COINCIDENT WITH SAID NORTH LINE, 215.00 FEET;

THENCE SOUTH 00°52'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 106.25 FEET;

THENCE SOUTH 89°07'21" EAST, PARALLEL WITH SAID NORTH LINE, 12.18 FEET;

THENCE SOUTH 00°52'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 50.00 FEET;

THENCE SOUTH 47°56'51" WEST, 29.36 FEET;

THENCE SOUTH 00°52'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 50.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, 58.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00, A CENTRAL ANGLE OF 33°46'15" AND SUBTENDED BY A CHORD BEARING SOUTH 16°00'29" EAST, 58.09 FEET;

THENCE SOUTH 57°06'23" WEST, 50.00 FEET;

THENCE SOUTH 45°34'48" WEST, 113.03 FEET;

THENCE SOUTH 44°25'12" EAST, 102.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 167.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 215.00, A CENTRAL ANGLE OF 44°42'10" AND SUBTENDED BY A CHORD BEARING SOUTH 66°46'17" EAST, 163.52 FEET;

THENCE SOUTH 89°07'21" EAST, PARALLEL WITH SAID NORTH LINE, 59.93 FEET;

THENCE SOUTH 00°52'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 176.25 FEET;

THENCE SOUTH 89°07'21" EAST, PARALLEL WITH SAID NORTH LINE, 22.16 FEET;

THENCE SOUTH 00°43'01" WEST, 282.21 FEET;

THENCE SOUTH 14°52'20" EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, 52.55 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 475.00, A CENTRAL ANGLE OF 06°20'17" AND SUBTENDED BY A CHORD BEARING SOUTH 71°57'31" WEST, 52.52 FEET;

THENCE SOUTH 21°12'37" EAST, 110.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BLACK CANYON CANAL AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE COINCIDENT WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF THE BLACK CANYON CANAL THE FOLLOWING NINE COURSES AND DISTANCES:

SOUTHWESTERLY, 78.31 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 390.00, A CENTRAL ANGLE OF 11°30'19" AND SUBTENDED BY A CHORD BEARING SOUTH 62°55'48" WEST, 78.18 FEET;

SOUTH 57°10'39" WEST, 146.40 FEET;

SOUTH 32°49'21" EAST, 20.00 FEET;

SOUTH 57°10'39" WEST, 130.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, 35.52 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00, A CENTRAL ANGLE OF 04°44'00" AND SUBTENDED BY A CHORD BEARING SOUTH 59°32'39" WEST, 35.51 FEET;

SOUTH 61°54'39" WEST, 115.20 FEET;

SOUTH 28°05'21" EAST, 35.00 FEET;

SOUTH 61°54'39" WEST, 14.81 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, 32.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.00, A CENTRAL ANGLE OF 05°29'14" AND SUBTENDED BY A CHORD BEARING SOUTH 59°09'56" WEST, 32.07 FEET TO THE SOUTHEASTERLY CORNER OF THE PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1, AS RECORDED IN BOOK 6 OF PLATS AT PAGE 42, GEM COUNTY RECORDS;

THENCE COINCIDENT WITH THE BOUNDARY LINE OF SAID PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1 THE FOLLOWING FIVE COURSES AND DISTANCES:

NORTH 13°44'05" EAST, 23.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHERLY, 28.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00, A CENTRAL ANGLE OF 13°01'04" AND SUBTENDED BY A CHORD BEARING NORTH 07°13'33" EAST, 28.34 FEET;

NORTH 00°43'01" EAST, 112.26 FEET;

SOUTH 45°25'33" WEST, 28.43 FEET;

NORTH 89°51'56" WEST, 90.01 FEET TO THE SOUTHEAST CORNER OF THE PAYETTE RIVER ORCHARDS SUBDIVISION NO. 2, AS RECORDED IN BOOK 6 OF PLATS AT PAGE 48, GEM COUNTY RECORDS;

THENCE NORTH 00°43'01" EAST, COINCIDENT WITH THE EAST LINE OF SAID PAYETTE RIVER ORCHARDS SUBDIVISIONS NO. 1 AND 2, A DISTANCE OF 733.96 FEET TO AN ANGLE POINT ON THE EAST LINE OF SAID PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1;

THENCE COINCIDENT WITH SAID EAST LINE OF PAYETTE RIVER ORCHARDS SUBDIVISION NO. 1 THE FOLLOWING SIXTEEN COURSES AND DISTANCES:

NORTH 03°13'28" EAST, 69.63 FEET;

NORTH 13°39'58" EAST, 36.20 FEET;

NORTH 21°32'07" EAST, 32.46 FEET;

NORTH 33°46'45" EAST, 64.60 FEET;

NORTH 56°39'30" WEST, 119.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, 87.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00, A CENTRAL ANGLE OF 11°43'46" AND SUBTENDED BY A CHORD BEARING NORTH 39°12'22" EAST, 86.85 FEET;

SOUTH 89°00'01" EAST, 28.49 FEET;

SOUTH 44°25'12" EAST, 6.09 FEET;

NORTH 45°34'48" EAST, 60.00 FEET;

NORTH 44°25'12" WEST, 5.97 FEET;

NORTH 00°59'04" EAST, 28.08 FEET;

NORTH 46°23'19" EAST, 31.86 FEET;

NORTH 43°36'41" WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, 89.22 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00, A CENTRAL ANGLE OF 29°12'36" AND SUBTENDED BY A CHORD BEARING NORTH 60°59'37" EAST, 88.25 FEET;

NORTH 19°01'11" WEST, 36.66 FEET;

NORTH 00°52'39" EAST, 81.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.795 ACRES, MORE OR LESS.

*David A. Little*

210 MAIN, LLC.  
DAVID A. LITTLE, MEMBER

**ACKNOWLEDGEMENT**

STATE OF IDAHO }  
COUNTY OF GEM } SS

ON THIS 10 DAY OF November, 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 *Carolyn Gibson*  
RESIDING AT Emmett  
MY COMMISSION EXPIRES: 2-8-2027



**CERTIFICATE OF SURVEYOR**

I, KEVIN M. 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.



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: 11/2021	DRAWN BY: AR	CHECKED BY: KB	JOB#: 121085	DWG#: 121085-FP
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LOCATED IN THE E1/2 OF THE NW1/4 AND  
THE W1/2 OF THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,  
CITY OF EMMETT, GEM COUNTY, IDAHO  
2021

**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 (QPE) REPRESENTING THE CITY OF EMMETT, AND THE QPE 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.

*Seamus Fitch* 11/15/2021  
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* 11/16/21  
DAVID R. KINZER PE/PLS 2659 UNDER TC 50-1704 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 2021 TAX YEAR. THE PROPERTY TAX LEVIED FOR THE 2022 TAX YEAR IS A LIEN DUE AND NOT YET PAYABLE. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF CERTIFICATION.

*Megan Keene* 11/10/2021  
GEM COUNTY TREASURER DATE

**APPROVAL OF PLANNING AND ZONING COMMISSION**

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

*Brian Sullivan* 11/17/21  
CHAIRMAN, EMMETT PLANNING AND ZONING COMMISSION DATE

*Brian Sullivan* 11/12/2021  
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 Laville* 11/10/21  
GEM COUNTY ASSESSOR DATE  
Chief Deputy

**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 November, 2021 THIS PLAT OF PAYETTE RIVER ORCHARDS SUBDIVISION AND THE STREETS AND ROAD DEDICATIONS SHOWN HEREON, WERE ACCEPTED AND APPROVED.

*David Little* 12 NOV 2021  
MAYOR, CITY OF EMMETT DATE

*Lylee Jerome* 11/12/21  
CITY CLERK DATE

**CERTIFICATE OF COUNTY RECORDER**

STATE OF IDAHO }  
COUNTY OF GEM } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC. AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., AND WAS DULY RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT \_\_\_\_\_ THROUGH \_\_\_\_\_ INSTRUMENT NUMBER \_\_\_\_\_

Instrument # 338213  
EMMETT, GEM, IDAHO  
11-18-2021 03:42:31 PM No. of Pages: 5  
Recorded for: DAVID LITTLE  
SHELLY TILTON Fee: 11.00  
Ex-Officio Recorder Deputy *Shelly Tilton*  
INDEX TO PLAT

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.

*Kevin M. Borah* PE 4621 November 15, 2021  
CITY ENGINEER DATE



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

**SAWTOOTH**  
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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
5 OF 5	11/2021	AR	KB	121085	121085-FP