

# AMENDED PAYETTE RIVER ORCHARDS SUBDIVISION NO. 4 21-004

LOCATED IN THE NE 1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,

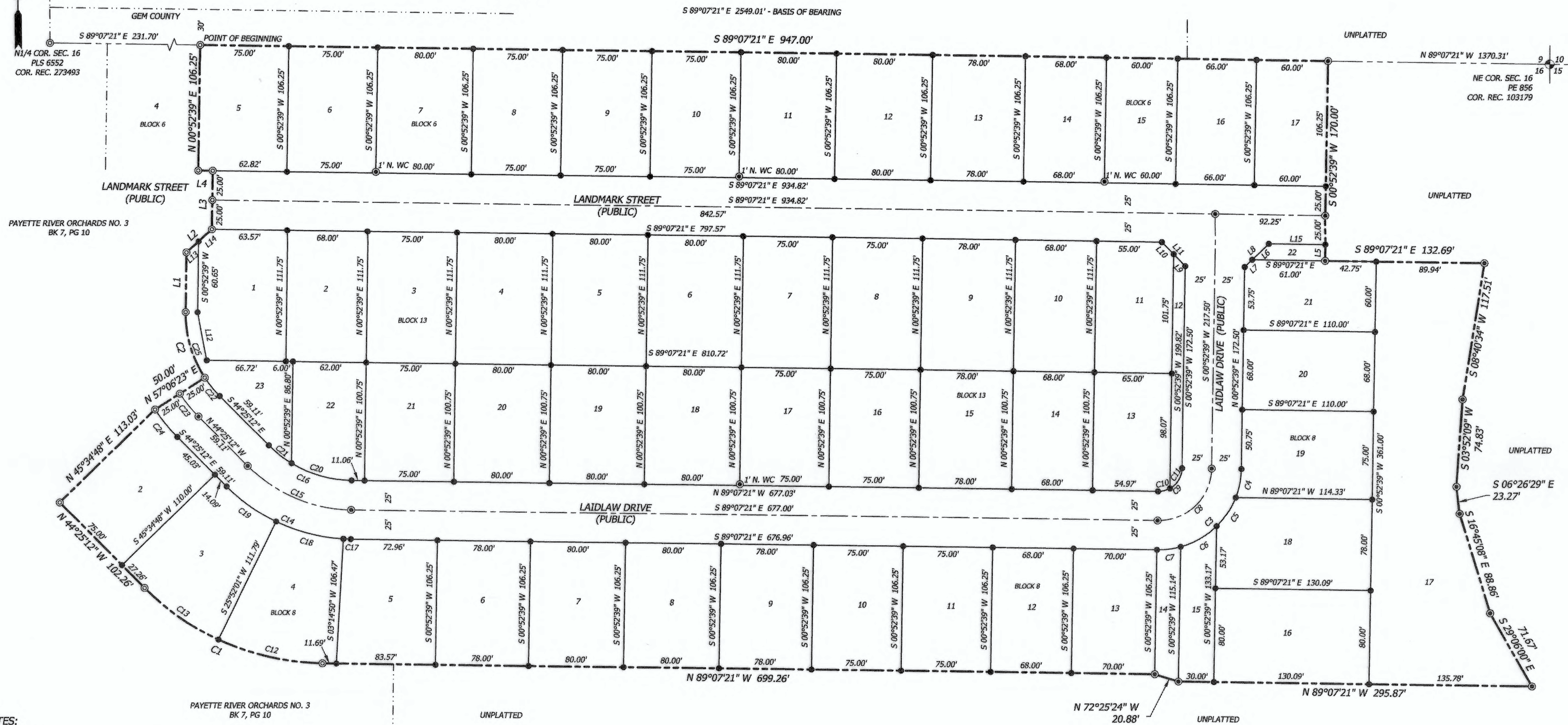
CITY OF EMMETT, GEM COUNTY, IDAHO

2022



( FEET )  
1 INCH = 60 FT

SAND HOLLOW SUBDIVISION NO. 1  
BK 2, PG 17



**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 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.
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 14, 15, 17 AND 22, BLOCK 8, LOTS 12 AND 23, BLOCK 13, 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.

9. LOTS 16 AND 18 BLOCK 8, WILL TAKE ACCESS FROM LOT 15, BLOCK 8. THIS COMMON DRIVEWAY IS FOR THE PURPOSE OF INGRESS/EGRESS, SHALL CONTAIN BLANKET TYPE WATER, SEWER AND UTILITY EASEMENTS AND SHALL RUN WITH THE LAND. THIS COMMON DRIVEWAY/LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UDC 11-6C-3D AND BE PAVED A MINIMUM OF 20 FEET WIDE WITH SURFACE CAPABLE OF SUPPORTING 75,000 LBS. COMMON DRIVEWAY/LOTS SHALL BE OWNED AND MAINTAINED BY EMMETT HIGHLAND OWNER'S ASSOCIATION.

**SURVEYOR'S NARRATIVE**

THIS SURVEY WAS AMENDED TO ADJUST THE LOTS IN BLOCK 13.  
THE PURPOSE OF THIS SURVEY IS TO CREATE A RESIDENTIAL SUBDIVISION FROM A PORTION OF TRACT I, 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 S-3832(6)
- R13) GRANT DEED INST. NO. 326780
- R14) PAYETTE RIVER ORCHARDS SUBDIVISION NO. 3, BOOK 7, PAGE 10

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- - - - - EXISTING DEED OR LOT LINE
- LOT LINE
- - - - - CENTERLINE
- SECTION 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
- CALCULATED POINT
- 1 LOT NUMBER
- WC WITNESS CORNER



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: 5/2022	DRAWN BY: AR	CHECKED BY: KB	JOB#: 121085	DWG#: FP-PRO4
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SEE SHEET 2 OF 3 FOR LINE/CURVE TABLES

AMENDED PAYETTE RIVER ORCHARDS SUBDIVISION NO. 4 21-004

LOCATED IN THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,  
CITY OF EMMETT, GEM COUNTY, IDAHO  
2022

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 ERECTED 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 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 NORTHEAST CORNER OF SAID SECTION 16, MARKED BY A BRASS CAP/PE 856, BEARS SOUTH 89°07'21" EAST, 2549.01 FEET;

THENCE SOUTH 89°07'21" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NE1/4 OF SECTION 16, A DISTANCE OF 231.70 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°07'21" EAST, COINCIDENT WITH SAID NORTH LINE, 947.00 FEET;

THENCE SOUTH 00°52'39" WEST, PERPENDICULAR TO SAID NORTH LINE, 170.00 FEET;

THENCE SOUTH 89°07'21" EAST, PARALLEL WITH SAID NORTH LINE, 132.69 FEET;

THENCE SOUTH 08°40'34" WEST, 117.51 FEET;

THENCE SOUTH 03°52'09" WEST, 74.83 FEET;

THENCE SOUTH 06°26'29" EAST, 23.27 FEET;

THENCE SOUTH 16°45'08" EAST, 88.86 FEET;

THENCE SOUTH 29°06'00" EAST, 71.67 FEET;

THENCE NORTH 89°07'21" WEST, PARALLEL WITH SAID NORTH LINE, 295.87 FEET;

THENCE NORTH 72°25'24" WEST, 20.88 FEET;

THENCE NORTH 89°07'21" WEST, PARALLEL WITH SAID NORTH LINE, 699.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

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

THENCE NORTH 44°25'12" WEST, 102.26 FEET;

THENCE NORTH 45°34'48" EAST, 113.03 FEET;

THENCE NORTH 57°06'23" EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

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

THENCE NORTH 00°52'39" EAST, PERPENDICULAR TO SAID NORTH LINE, 50.92 FEET;

THENCE NORTH 47°56'51" EAST, 29.36 FEET;

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

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

THENCE NORTH 00°52'39" EAST, PERPENDICULAR TO SAID NORTH LINE, 106.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.766 ACRES, MORE OR LESS.

*David A. Little*  
210 MAIN, LLC  
DAVID A. LITTLE, MEMBER  
LOTS 9, 11-17, BLOCK 6, LOTS 2-7, 10, 11, 16, 18, 19 AND 21, BLOCK 8  
LOTS 2-10, 15-18 AND 21, BLOCK 13

*Adam Little*  
EMMETT HIGHLAND OWNERS ASSOCIATION  
ADAM LITTLE, PRESIDENT  
LOTS 14, 15, 17 AND 22, BLOCK 8, LOTS 12 AND 23, BLOCK 13

*Craig Smith*  
AGILE DESIGN COMPANY  
CRAIG SMITH, VICE PRESIDENT  
LOTS 6-8, AND 10, BLOCK 6, LOTS 12 AND 20, BLOCK 8, LOTS 11, 13, 14, 19 AND 20, BLOCK 13

*Jonathan Hastings*  
TRESIDIO HOMES LLC  
JONATHAN HASTINGS, MANAGER  
LOT 5, BLOCK 6, LOTS 8, 9 AND 13, BLOCK 8, LOTS 1 AND 22, BLOCK 13

LOT	BLOCK	ACRES±
5	6	0.183
6	6	0.183
7	6	0.195
8	6	0.183
9	6	0.183
10	6	0.183
11	6	0.195
12	6	0.195
13	6	0.190
14	6	0.166
15	6	0.146
16	6	0.161
17	6	0.146
18	8	0.190
19	8	0.216
20	8	0.204
21	8	0.199
22	8	0.190
23	8	0.195
24	8	0.195
25	8	0.190
26	8	0.195
27	8	0.195
28	8	0.190
29	8	0.183
30	8	0.183
31	8	0.166
32	8	0.171
33	8	0.051
34	8	0.084
35	8	0.139
36	8	0.177
37	8	0.228
38	8	0.190
39	8	0.172
40	8	0.151
41	8	0.017
42	13	0.187
43	13	0.174
44	13	0.192
45	13	0.205
46	13	0.205
47	13	0.192
48	13	0.192
49	13	0.200
50	13	0.174
51	13	0.166
52	13	0.044
53	13	0.150
54	13	0.157
55	13	0.180
56	13	0.174
57	13	0.174
58	13	0.185
59	13	0.185
60	13	0.174
61	13	0.138
62	13	0.117

LINE	BEARING	DISTANCE
L1	N 00°52'39" E	50.92'
L2	N 47°56'51" E	29.36'
L3	S 00°52'39" W	50.00'
L4	S 89°07'21" E	12.18'
L5	S 00°52'39" W	13.75'
L6	S 45°52'39" W	19.45'
L7	S 45°52'39" W	8.84'
L8	N 45°52'39" E	28.28'
L9	S 44°07'21" E	14.14'
L10	S 44°07'21" E	14.14'
L11	N 44°07'21" W	28.28'
L12	S 10°40'49" E	41.31'
L13	S 47°56'51" W	13.76'
L14	S 47°56'51" W	15.61'
L15	S 89°07'21" E	47.25'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	167.74'	215.00'	44°42'10"	N 66°46'17" W	163.52'
C2	58.94'	100.00'	33°46'15"	N 16°00'29" W	58.09'
C3	110.05'	70.00'	90°04'34"	S 45°54'55" W	99.06'
C4	24.76'	70.00'	20°16'08"	N 11°00'43" E	24.63'
C5	29.63'	70.00'	24°15'17"	S 33°16'26" W	29.41'
C6	35.37'	70.00'	28°57'14"	S 59°52'41" W	35.00'
C7	20.28'	70.00'	16°35'54"	S 82°39'15" W	20.21'
C8	70.75'	45.00'	90°04'34"	N 45°54'55" E	63.68'
C9	31.44'	20.00'	90°04'34"	S 45°54'55" W	28.30'
C10	10.50'	20.00'	90°04'34"	S 75°54'55" W	10.38'
C11	20.94'	20.00'	60°00'00"	S 30°52'39" W	20.00'
C12	90.99'	215.00'	24°15'17"	S 76°59'53" E	90.32'
C13	76.75'	215.00'	20°22'13"	S 54°38'48" E	76.34'
C14	117.03'	150.00'	44°42'10"	S 66°46'17" E	114.09'
C15	97.53'	125.00'	44°42'10"	S 66°46'17" E	95.07'
C16	78.02'	100.00'	44°42'10"	S 66°46'17" E	76.06'
C17	6.20'	150.00'	2°22'12"	S 87°56'16" E	6.20'
C18	59.22'	150.00'	2°22'12"	N 75°26'34" W	58.83'
C19	51.61'	150.00'	16°42'42"	S 54°16'35" E	51.35'
C20	53.45'	100.00'	90°37'33"	N 73°48'38" W	52.82'
C21	24.57'	100.00'	14°04'36"	N 51°27'30" W	24.51'
C22	20.12'	100.00'	11°31'35"	S 38°39'24" E	20.08'
C23	25.15'	125.00'	11°31'35"	S 38°39'24" E	25.10'
C24	30.18'	150.00'	11°31'35"	S 38°39'24" E	30.13'
C25	79.06'	100.00'	45°17'50"	N 21°46'17" W	77.02'

ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF GEM } SS

ON THIS 6<sup>th</sup> DAY OF May, 2022, 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 *Tamara A. Burke*  
RESIDING AT Emmett  
MY COMMISSION EXPIRES: 12/19/2027

Tamara A Burke  
Notary Public-State Idaho  
Commission Number 41338  
Commission Expires 12-19-2027

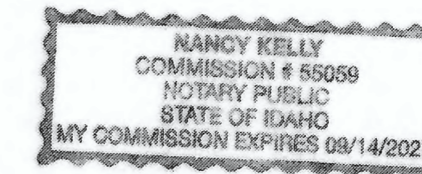
ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF GEM } SS

ON THIS 6<sup>th</sup> DAY OF MAY, 2022, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ADAM LITTLE, EMMETT HIGHLAND OWNERS ASSOCIATION, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT, 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 *Nancy Kelly*  
RESIDING AT GEM COUNTY  
MY COMMISSION EXPIRES: 9/14/2027



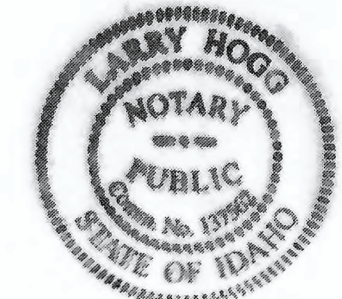
ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF PAYETTE } SS

ON THIS 6<sup>th</sup> DAY OF May, 2022, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG SMITH, AGILE DESIGN COMPANY, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT, 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 *Craig Smith*  
RESIDING AT Idaho, SD  
MY COMMISSION EXPIRES: 4/13/25



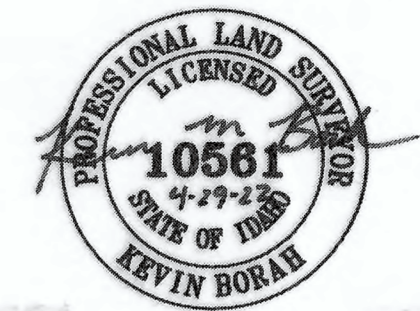
ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 6<sup>th</sup> DAY OF May, 2022, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN HASTINGS, TRESIDIO HOMES LLC, AN IDAHO LIMITED LIABILITY CORPORATION, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER, 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 *Misty Edwards*  
RESIDING AT 1711 E. Adelaide Dr.  
MY COMMISSION EXPIRES: 4/19/2024



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

**SAWTOOTH**  
Land Surveying, LLC  
WWW.SAWTOOTHLS.COM

**AMENDED PAYETTE RIVER ORCHARDS SUBDIVISION NO. 4 21-004**  
 LOCATED IN THE NE1/4 OF SECTION 16, T.6 N., R. 1 W., B.M.,  
 CITY OF EMMETT, GEM COUNTY, IDAHO  
 2022

**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 (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. 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.

[Signature] 5/19/2022  
 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.

[Signature] 5/6/22  
 DAVID R. KINZER PE/PLS 2659 UNDER PL 50-1305 DATE  
 DAVID R. KINZER PE/PLS 2659

**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.

[Signature] 05/06/2022  
 GEM COUNTY TREASURER DATE

**CERTIFICATE OF SURVEYOR:**

I, KEVIN BORAH, PLS, 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 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 Seal] P.L.S. 10561

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.

[Signature] 5/6/22  
 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 8<sup>TH</sup> DAY OF March, 2022 THIS PLAT OF PAYETTE RIVER ORCHARDS SUBDIVISION AND THE STREETS AND ROAD DEDICATIONS SHOWN HEREON, WERE ACCEPTED AND APPROVED.

[Signature] 11 MAY 2022  
 MAYOR, CITY OF EMMETT DATE

[Signature] 5/11/22  
 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 \_\_\_\_\_, 2022, A.D., AND WAS DULY RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_

Instrument # 341334  
 EMMETT, GEM, IDAHO  
 5-11-2022 03:44:54 PM No. of Pages: 3  
 Recorded for : 210 MAIN LLC  
 SHELLY TILTON Fee: 1100  
 Ex-Officio Recorder Deputy [Signature]  
 DEPU' Index to: PLAT 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.

[Signature] May 6, 2022  
 CITY ENGINEER DATE

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

**SAWTOOTH**  
 Land Surveying, LLC  
 WWW.SAWTOOTHLS.COM

SHEET: 3 OF 3	DATE: 5/2022	DRAWN BY: AR	CHECKED BY: KB	JOB#: 121085	DWG#: FP-PRO4
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