

## BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION

<b>IN THE MATTER OF THE INVESTIGATION</b>	)	<b>CASE NO. RED-W-24-01</b>
<b>INTO RED PHEASANT HOLDINGS, LLC -</b>	)	
<b>OWNER OF A WATER SUPPLY AND</b>	)	<b>CERTIFICATE NO. 564</b>
<b>DISTRIBUTION SYSTEM</b>	)	
	)	

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IT IS HEREBY CERTIFIED that the Public Convenience and Necessity requires Red Pheasant Holdings, LLC, and its successors and assigns to hold, construct or otherwise acquire, to maintain and to operate a water system and provide a potable water supply to customers in Nez Perce County, Idaho, more specifically:

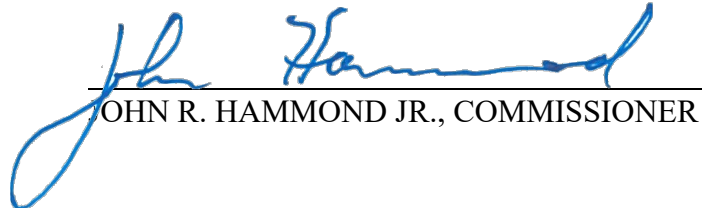
*See Attachment 1 – Red Pheasant Holdings, LLC Service Area and Real Estate Parcels*

This Certificate is for such purpose to own, hold, construct or otherwise acquire and to maintain and operate within said territory water wells, reservoirs, tanks, towers, stand pipes collectors, settling basins, galleries and other works and structures, and also to lay, take up, repair, renew, extend, alter, maintain, and operate water mains, pipes, conduits, aqueducts hydrants and other appliances, equipment and facilities, in, upon, over, under, along, through and across all streets, avenues, alleys, streams, highways, roads, and other public places in said territory as the same now exists or may hereafter be extended, laid out or established, and to exercise the rights and privileges granted, or to which hereafter may be granted to Red Pheasant Holdings, LLC its successors or assigns, by any franchise conferred by the State of Idaho or any political subdivision thereof.

This Certificate is predicated upon and issued pursuant to the findings and conclusions of Order Nos. 36604 and 36877 in Case No. RED-W-24-01 to which reference is hereby made.

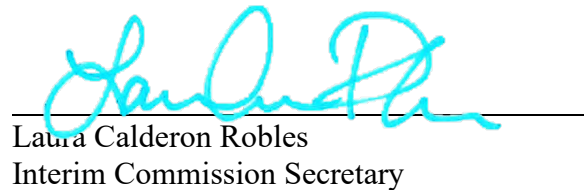
DATED at Boise, Idaho this 18<sup>th</sup> day of December 2025.

  
EDWARD LODGE, PRESIDENT

  
JOHN R. HAMMOND JR., COMMISSIONER

Recused  
DAYN HARDIE, COMMISSIONER

ATTEST:

  
Laura Calderon Robles  
Interim Commission Secretary


I:\Legal\WATER\RED-W-24-01\_invest\REDW2401\_Cert 564\_kh.docx


# Red Pheasant Holdings, LLC

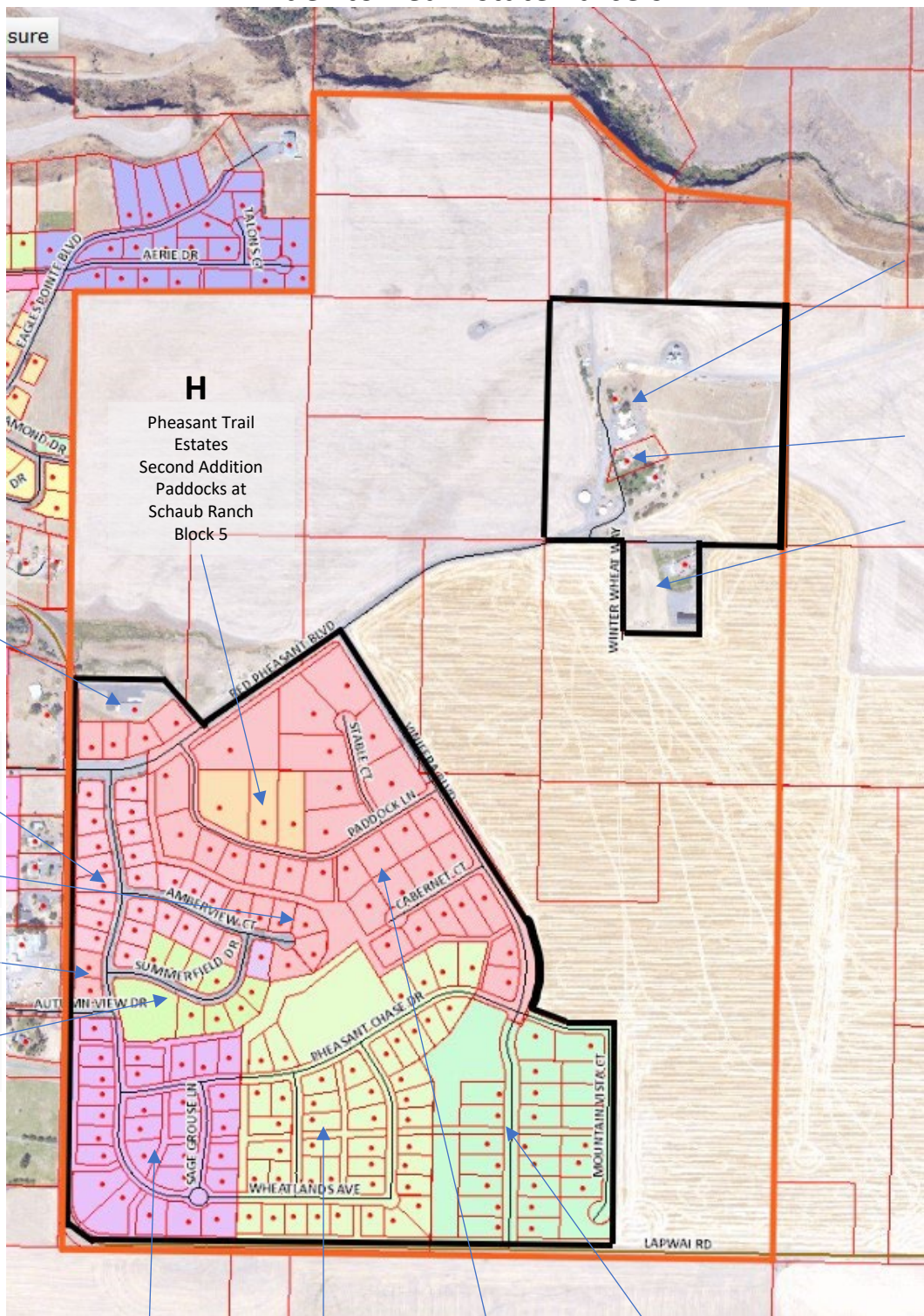
## CPCN Service Area

## and

## Index to Real Estate Parcels

 = CPCN Service Boundary

 = DWR Place of Use Permit Boundaries



**I** Wheatland Fire Protection Dist.

**A** Harvest Vista Addition Block 1

**B** Harvest Vista Addition Block 2

**B** Harvest Vista Addition Block 3

**C** Harvest Vista Addition Block 4

1153 Harvest Moon Ln **J**

1065 Harvest Moon Ln **K**

8260 Red Pheasant Blvd **L**

Pheasant Trail Estates

Pheasant Trail Estates First Addition

Pheasant Trail Estates Second Addition

Pheasant Trail Estates Third Addition

Attachment No. 1  
Case No. RED-W-24-01  
CPCN No. 564

**D**

**E**

**F**

**G**

# BLOCK 1, HARVEST VISTA ADDITION

PART OF THE EAST 1/2, OF EAST 1/2 OF  
SECTION 2, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.  
IN THE COUNTY OF NEZ PERCE, STATE OF IDAHO

CAB II 300A

601119 Pfr  
Schwab Ranch

Virginia

## COUNTY PROSECUTOR

I HEREBY CERTIFY THAT THE DEDICATIONS AND CERTIFICATIONS AS SHOWN HEREIN ARE  
IN CORRECT FORM.

Denise Rosen  
NEZ PERCE COUNTY PROSECUTOR

9/5/95  
DATE

## CHAIRMAN COUNTY COMMISSIONERS

ACCEPTANCE BY NEZ PERCE COUNTY OF THE DEDICATION OF PUBLIC RIGHTS OF WAY  
SHOWN ON THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OR  
IMPROVEMENT BY THE COUNTY OF ANY STREET OR FACILITY THEREOF, GUARANTEED TO  
BE, IN ACCORDANCE WITH THE PROVISIONS OF POLICIES, STANDARDS, DESIGNS AND  
SPECIFICATIONS ADOPTED FOR ROADS AND STREETS BY NEZ PERCE COUNTY, SUCH  
STREETS OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY  
BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH SEPARATE ACTION OF THE  
BOARD OF COUNTY COMMISSIONERS.

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS SHOWN HEREON HAVE BEEN  
APPROVED BY THE BOARD OF COMMISSIONERS OF NEZ PERCE COUNTY, IDAHO AT A  
MEETING HELD ON THE 05 DAY OF Sept, 1995.

Carl J. Thompson  
CHAIRMAN, NEZ PERCE COUNTY  
BOARD OF COMMISSIONERS

05 Sept 95  
DATE

## COUNTY TREASURER

HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 1994 AND PRECEDING YEARS.

Denise Kazda, Deputy  
NEZ PERCE COUNTY TREASURER

6-8-95  
DATE

## NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13,  
HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED,  
IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A  
CERTIFICATE OF DISAPPROVAL.

Spencer Ogden  
ENVIRONMENTAL HEALTH SPECIALIST

6-1-95  
DATE

## COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE  
REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE AND SUBDIVISION ORDINANCES  
OF THE COUNTY OF NEZ PERCE, IDAHO.

S.R. Stone  
NEZ PERCE COUNTY SURVEYOR

6-15-95  
DATE

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED AND PLATTED PROPERTY DO  
HEREBY CERTIFY THAT WE INTEND TO SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS  
INSTRUMENT. THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT WE HEREBY  
DEDICATE TO THE PUBLIC, FOREVER, THOSE STREETS AND EASEMENTS AS SHOWN PLATTED  
HEREIN.

Steve Schaub  
STEVE SCHAUB

May 30, 1995  
DATE

DATE

DATE

## ACKNOWLEDGEMENT

STATE OF Maryland  
COUNTY OF Prince Georges

SWORN STATEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
Steve Schaub

KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING OWNER'S  
CERTIFICATE, A FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS THEREOF, THIS 30 DAY OF May, 1995.  
I SET MY HAND AND AFFIX MY SEAL.

Mark Fando  
NOTARY PUBLIC, IN AND FOR THE STATE OF Maryland  
RESIDING AT 360 Domes Ave. Laurel MD 20797  
MY COMMISSION EXPIRES Nov 10, 1996

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST  
OF Steve Schaub DURING April, 1995.

D. Richard Wyatt  
D. RICHARD WYATT L.S. 2115

5/31/95  
DATE



## WYATT ENGINEERING

ENGINEERS & SURVEYORS  
W. 1801 BROADWAY, #110  
SPOKANE, WA 99201  
FAX (509) 328-0423  
(509) 328-5139  
101 THAIN RD.  
LEWISTON, ID 83501  
FAX (208) 746-6825  
(208) 746-2661

DRAWN BY: BDS	DATE: 5-17-95	JOB NO. 2146
CHECKED BY: MH	SCALE: N/A	SHEET 2 OF 2

Attachment No. 1  
A - Plat Map Harvest Vista  
Addition Block 1  
Case No. RED-W-24-01  
CPCN No. 564

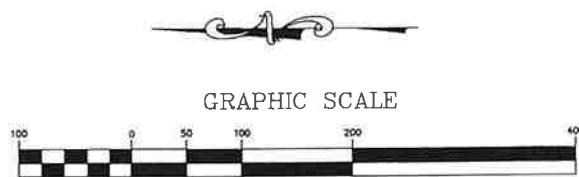
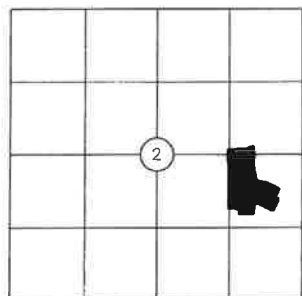


60119 P8

## BLOCK 1, HARVEST VISTA ADDITION

11<sup>00</sup> *Schenck Ranch* PART OF THE EAST 1/2, OF EAST 1/2 OF  
SECTION 2, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.  
IN THE COUNTY OF NEZ PERCE, STATE OF IDAHO

Virginia Col



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

SCHAUB RANCH

FOUND SECTION CORNER  
AS PER RECORD OF SURVEY  
INSTRUMENT No. 595141



A PARCEL OF LAND IN THE E 1/2, E 1/2 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M., IN THE COUNTY OF NEZ PERCE, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, T. 35 N., R. 5 W., B.M.; THENCE S 89°42'00" E ALONG THE SOUTH LINE OF SECTION 2 FOR 1325.07 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4, SE 1/4 OF SAID SECTION 2; THENCE N 00°27'05" W ALONG THE SIXTEENTH LINE FOR 1671.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE N 00°27'05" W ALONG SAID SIXTEENTH LINE FOR 1051.07 FEET; THENCE N 89°52'04" E FOR 240.85 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE A RADIUS OF 440.0 FEET, A CENTRAL ANGLE OF 28°54'23", AND A LONG CHORD OF 219.64 FEET THAT BEARS N 75°24'53" E FOR AN ARC LENGTH OF 221.99 FEET; THENCE S 00°08'16" E FOR 340.87 FEET; THENCE S 12°19'17" E FOR 287.99 FEET; THENCE S 79°55'09" E FOR 186.00 FEET; THENCE S 64°36'16" W FOR 256.24 FEET; THENCE S 25°23'44" W FOR 170.00 FEET; THENCE S 64°36'16" E FOR 14.26 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 6°14'39" AND A LONG CHORD OF 51.20 FEET THAT BEARS S 67°43'36" E FOR AN ARC LENGTH OF 51.22 FEET; THENCE S 19°09'05" W ALONG A LINE RADIAL TO SAID CURVE FOR 60.00 FEET; THENCE S 25°23'44" W FOR 173.14 FEET; THENCE N 64°36'16" W FOR 361.33 FEET; THENCE S 13°53'54" W FOR 167.68 FEET; THENCE S 00°43'02" E FOR 55.29 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 11°43'24", AND A LONG CHORD OF 87.83 FEET THAT BEARS N 84°51'20" W FOR AN ARC LENGTH OF 87.98 FEET; THENCE S 89°16'58" W FOR 151.65 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 8°23'36", AND A LONG CHORD OF 77.57 FEET THAT BEARS N 06°43'27" E FOR AN ARC LENGTH OF 77.64 FEET; THENCE LEAVING SAID CURVE AND RUNNING N 79°04'45" W FOR 161.07 FEET; THENCE S 89°32'55" W FOR 61.24 FEET TO THE POINT OF BEGINNING, CONTAINING 16.00 ACRES MORE OR LESS.

## NOTES

SET 5/8" REBAR IN CONCRETE WITH PLASTIC CAP, STAMPED  
WYATT LS 2115 AT ALL EXTERIOR BOUNDARY ANGLE POINTS.

SET 5/8" x 30" REBAR WITH PLASTIC CAP, STAMPED WYATT  
LS 2115 AT ALL LOT CORNERS.

SET 2" BRASS CAP IN CASE AT CENTERLINE MONUMENTS  
AS SHOWN AND STAMPED L.S. 2115

FOR SECTION 2 BREAKDOWN SEE RECORD OF SURVEY BY  
GARY STONE LS 4346, RECORDED AS INSTRUMENT No.  
595141 OF COUNTY RECORDS.

ALL LOTS WILL BE SERVED BY A NEW CENTRAL WATER SYSTEM

FOUND 1/16 TH CORNER  
AS PER RECORD OF SURVEY  
INSTRUMENT No. 595141

### LEGEND

- |                                     |   |
|-------------------------------------|---|
| ✚ = FOUND SECTION CORNER AS NOTED   | ✚ = SECTION CORNER NOT FOUND OR SET                       |
| ✚ = FOUND QUARTER CORNER AS NOTED   | ✚ = QUARTER CORNER NOT FOUND OR SET                       |
| ✚ = FOUND SIXTEENTH CORNER AS NOTED | ✚ = SIXTEENTH CORNER NOT FOUND OR SET                     |
| ⊙ = FOUND MONUMENT AS NOTED         | ● = SET MONUMENT AS NOTED                                 |
| ○ = FOUND IRON PIPE OR PIN AS NOTED | ● = SET 5/8" x 30" REBAR W/CAP<br>STAMPED WYATT ENG. L.S. |



**WYATT ENGINEERING**  
ENGINEERS • SURVEYORS

W. 1801 BROADWAY, #110  
SPOKANE, WA 99201  
FAX (509) 328-0423  
(509) 328-5139

DRAWN BY: BDS	DATE: 5-17-95	JOB NO. 2146
CHECKED BY: DRW	SCALE: 1" = 100'	SHEET 1 OF 2

Attachment No. 1

### A - Plat Map Harvest Vista

## Addition Block 1

Case No. RED-W-24-01

CPCN No. 564

## BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION

PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 2, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.  
IN THE COUNTY OF NEZ PERCE, STATE OF IDAHO

EXTERIOR BOUNDARY  
7.60 ACRES  
10 LOTS

## LEGAL DESCRIPTION

## BLOCK 2

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 2, and the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 35 North, Range 5 West, B.M. in the County of Nez Perce, State of Idaho, and being more particularly described as follows:

Commencing at the southeast corner of Section 2, T. 35 N., R. 5 W., B.M. (as per the record of survey by Gary Stone and Associates filed as Instrument No. 595141 of said County records); thence N 17°56'39" W for a distance of 1696.91 feet to the southeast corner of Block 1 of Harvest Vista Addition recorded as Instrument No. 601119 of said County records, said point being the TRUE POINT OF BEGINNING; thence N 25°23'44" E along the east line of Lot 14, Block 1 for a distance of 173.14 feet; thence N 19°09'05" E along the east line of said Block 1 for a distance of 60.00 feet to a point on a curve on the north right-of-way line of Amber View Court; thence along said curve to the right having a radius of 470.00 feet, a central angle of 6°14'39" and a long chord of 51.20 feet that bears N 67°43'36" W for an arc length of 51.22 feet; thence N 64°36'16" W for a distance of 14.26 feet to the southeast corner of Lot 15 of Block 1 of Harvest Vista Addition; thence continuing along the east line of Lot 15, Block 1 N 25°23'44" E for a distance of 170.00 feet to the northeast corner of said Block 1; thence S 80°26'30" E for a distance of 129.99; thence S 79°19'46" E for a distance of 245.00 feet; thence S 70°38'59" E for a distance of 121.15 feet; thence S 28°03'23" E for a distance of 123.32 feet; thence S 01°33'48" W for a distance of 120.45 feet; thence S 30°28'42" W for a distance of 139.00 feet; thence S 77°06'27" W for a distance of 241.89 feet; thence N 16°52'41" W for a distance of 43.90 feet; thence N 80°55'57" W for a distance of 126.00 feet; thence N 79°34'11" W for a distance of 60.00 feet; thence N 72°21'39" W for a distance of 149.10 feet to the Point of Beginning; containing 5.44 acres more or less.

## BLOCK 3

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 2, Township 35 North, Range 5 West, B.M., in the County of Nez Perce, State of Idaho, and being more particularly described as follows:

Commencing at the southeast corner of Section 2, T. 35 N., R. 5 W., B.M.; thence S 89°42'00" W along the south line of Section 2 for a distance of 1325.07 feet to the southwest corner of the SE 1/4, SE 1/4 of said Section 2; thence N 00°27'05" W along the sixteenth line for a distance of 1671.31 feet to the southwest corner of Block 1, Harvest Vista Addition, recorded as Instrument No. 601119 of said County records and the TRUE POINT OF BEGINNING; thence N 89°32'55" E along the south line of said Block 1 a distance of 61.24 feet; thence S 79°04'45" E along the south line of Lot 8, Block 1 a distance of 161.07 feet to the southeast corner of Lot 8, Block 1, Harvest Vista Addition, said point being on a curve on the west right-of-way line of Wheatlands Avenue; thence along said curve to the left having a radius of 530.00 feet, a central angle of 8°23'36" and a long chord of 77.57 feet that bears S 06°43'27" W for an arc length of 77.64 feet; thence continuing along the south line of said Block 1 N 89°16'58" E for a distance of 93.26 feet; thence leaving the south line of Block 1 S 00°43'02" E a distance of 60.00 feet to the beginning of a curve to the left; thence along said curve having a radius of 30.00 feet, a central angle of 97°50'15" and a long chord of 45.23 feet that bears S 40°21'50" W for an arc length of 51.23 feet to the beginning of a compound curve to the left; thence along said curve having a radius of 470.00 feet, a central angle of 6°46'42" and a long chord of 55.57 feet that bears S 11°56'38" E for an arc length of 55.60 feet; thence S 15°19'59" E for a distance of 107.03 feet; thence S 89°54'25" W for a distance of 312.00 feet to a point on the west line of the East 1/2 of the Southeast 1/4 of Section 2; thence N 00°27'05" W along said sixteenth line a distance of 358.46 feet to the Point of Beginning; containing 2.16 acres more or less.

Totalling a combined platted area of 7.60 acres more or less.

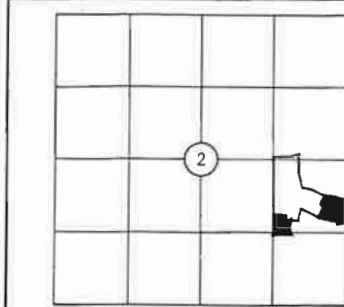
## SURVEY NOTES

SET 5/8" REBAR IN CONCRETE WITH PLASTIC CAP, STAMPED WYATT LS 2115 AT ALL EXTERIOR BOUNDARY ANGLE POINTS.

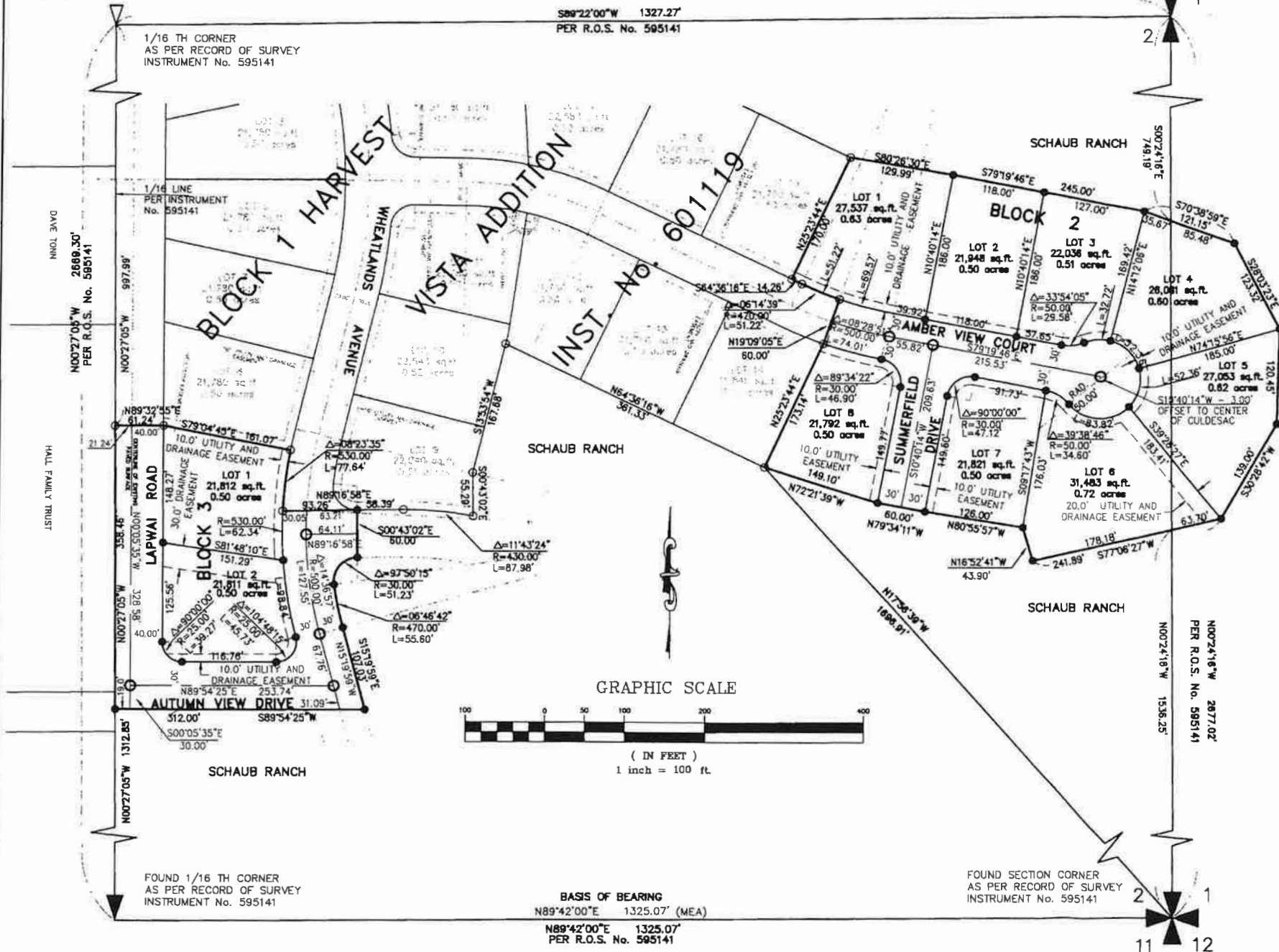
SET 5/8" x 30" REBAR WITH PLASTIC CAP, STAMPED WYATT LS 2115 AT ALL LOT CORNERS.

SET 2" BRASS CAP AT CENTERLINE MONUMENTS AS SHOWN AND STAMPED L.S. 2115

FOR SECTION 2 BREAKDOWN SEE RECORD OF SURVEY BY GARY STONE LS 4346, RECORDED AS INSTRUMENT No. 595141 OF COUNTY RECORDS.



INST. NO. 1031287  
FILED FOR RECORD  
REG. BY Schaub Ranch  
1998 APR 23 P 1:43  
J. J. W. S. P.  
J. J. W. S. P.  
J. J. W. S. P.



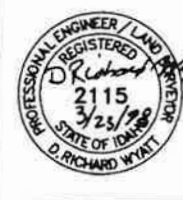
## LEGEND

- ✕ = FOUND SECTION CORNER AS NOTED
- ✕ = SECTION CORNER NOT FOUND OR SET
- ◄ = FOUND QUARTER CORNER AS NOTED
- ◄ = QUARTER CORNER NOT FOUND OR SET
- ◄ = FOUND SIXTEENTH CORNER AS NOTED
- ◄ = SIXTEENTH CORNER NOT FOUND OR SET
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = SET MONUMENT AS NOTED
- = FOUND 5/8" REBAR WITH CAP STAMPED WJ ENG, LS 2115
- = SET 5/8" x 30" REBAR W/CAP STAMPED WYATT ENG, LS 2115

## PROJECT NOTES

SEWAGE: INDIVIDUAL SEPTIC TANKS  
WATER: CENTRAL WATER SYSTEM WITH FIRE HYDRANTS LOCATED AS REQUIRED.  
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL  
STORMWATER: SURFACE RUNOFF TO BE TRANSPORTED IN DITCHES ALONG PROPOSED STREETS AND THROUGH CULVERTS.

OWNER/DEVELOPER  
STEVE SCHAUB  
6708 AUTUMN VIEW COURT  
ELDENSBURG, MARYLAND 21784  
PHONE (202) 260-7591



## WYATT ENGINEERING &amp; SURVEYORS

W. 1801 BROADWAY, #110  
SPOKANE, WA 99201  
FAX (509) 328-0423  
(509) 328-5139

DRAWN BY: BDS  
CHECKED BY: DRW  
DATE: 3-3-98  
SCALE: 1" = 100'  
JOB NO: 2146-D  
SHEET 1 OF 2

Attachment No. 1  
B - Plat Map Harvest Vista  
Addition Blocks 2 and 3  
Case No. RED-W-24-01  
CPCN No. 564

**BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION**  
PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, AND THE NORTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.  
IN THE COUNTY OF NEZ PERCE, STATE OF IDAHO

**COUNTY PROSECUTOR**

I HEREBY CERTIFY THAT THE DEDICATIONS AND CERTIFICATIONS AS SHOWN HEREIN ARE  
IN CORRECT FORM.

James C. Snopce 4-20-98  
NEZ PERCE COUNTY PROSECUTOR DATE

**CHAIRMAN COUNTY COMMISSIONERS**

ACCEPTANCE BY NEZ PERCE COUNTY OF THE DEDICATION OF PUBLIC RIGHTS OF WAY  
SHOWN ON THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OR  
IMPROVEMENT BY THE COUNTY OF ANY STREET OR FACILITY CONSTRUCTED THEREON  
WHICH IS NOT IMPROVED, OR THE CONSTRUCTION THEREOF, GUARANTEED TO BE, IN  
ACCORDANCE WITH THE PROVISIONS OF POLICIES, STANDARDS, DESIGNS AND  
SPECIFICATIONS ADOPTED FOR ROADS AND STREETS BY NEZ PERCE COUNTY, SUCH  
STREETS OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY  
BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH SEPARATE ACTION OF THE  
BOARD OF COUNTY COMMISSIONERS.

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS SHOWN HEREON HAVE BEEN  
APPROVED BY THE BOARD OF COMMISSIONERS OF NEZ PERCE COUNTY, IDAHO AT A  
MEETING HELD ON THE 14th DAY OF April, 1998.

[Signature] 4/21/98  
CHAIRMAN, NEZ PERCE COUNTY BOARD OF COMMISSIONERS DATE

**COUNTY TREASURER**

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY  
HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 1997 AND PRECEDING YEARS.

Rena M. Crisp 3-31-98  
NEZ PERCE COUNTY TREASURER DATE

**NORTH CENTRAL DISTRICT HEALTH DEPARTMENT**

SANITARY RESTRICTIONS SATISFIED PER SECTION 50-1326 OF IDAHO CODE.

[Signature] 4-2-98  
ENVIRONMENTAL HEALTH SPECIALIST DATE

**COUNTY SURVEYOR CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE  
REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE AND SUBDIVISION ORDINANCES  
OF THE COUNTY OF NEZ PERCE, IDAHO.

[Signature] 4-6-98  
NEZ PERCE COUNTY SURVEYOR DATE

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED AND PLATTED PROPERTY DO  
HEREBY CERTIFY THAT WE INTEND TO SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS  
INSTRUMENT. THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT WE HEREBY  
DEDICATE TO THE PUBLIC, FOREVER, THOSE STREETS AND EASEMENTS AS SHOWN PLATTED  
HEREIN.

[Signature] April 1, 1998  
STEVE SCHAUB DATE

STATE OF IDAHO )  
                          : ss  
County of            )

On this \_\_\_\_\_ day of \_\_\_\_\_, before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared \_\_\_\_\_,  
known to me to be the persons whose names  
are subscribed to the within instrument, and acknowledged to  
me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal the day and year in this certificate  
first above written.

NOTARY PUBLIC in and for said  
State residing at \_\_\_\_\_  
therein. My commission  
Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST  
OF STEVE SCHAUB DURING MARCH, 1998.

[Signature] 3/23/98  
D. RICHARD WYATT L.S. 2115 DATE



**WYATT ENGINEERING**  
**ENGINEERS & SURVEYORS**

W. 1801 BROADWAY, #110  
SPOKANE, WA 99201  
FAX (509) 328-0423  
(509) 328-5139

101 THAIN RD.  
LEWISTON, ID 83501  
FAX (208) 746-8825  
(208) 746-2661

DRAWN BY: BDS	DATE: 3-3-98	JOB NO. 2146-D
CHECKED BY: DRW	SCALE: N/A	SHEET 2 OF 2

Attachment No. 1  
B - Plat Map Harvest Vista  
Addition Blocks 2 and 3  
Case No. RED-W-24-01  
CPCN No. 564



717573  
FILED FOR RECORD  
1100 REG. BY Schaub  
Ranch LLC  
2005 MAY 17 A 8:55  
PAUL O. WEEKS  
RECORDER, NEZ PERCE COUNTY  
BY Nathan

# PHEASANT TRAIL ESTATES

Part of SE 1/4 SE 1/4, Section 2, Township 35 North, Range 5 West,  
Boise Meridian, Nez Perce County, Idaho

T. 35 N., R. 5 W., Sec. 2

## BOARD OF COMMISSIONER'S CERTIFICATE

ACCEPTANCE BY NEZ PERCE COUNTY OF THE DEDICATION OF PUBLIC RIGHTS OF WAY SHOWN ON THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OR IMPROVEMENT BY THE COUNTY OF ANY STREET OR FACILITY THEREOF. GUARANTEED TO BE, IN ACCORDANCE WITH THE PROVISIONS OF POLICIES, STANDARDS, DESIGNS AND SPECIFICATIONS ADOPTED FOR ROADS AND STREETS BY NEZ PERCE COUNTY, SUCH STREETS OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH SEPARATE ACTION OF THE BOARD OF COUNTY COMMISSIONERS.

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS SHOWN HEREON HAVE BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF NEZ PERCE COUNTY, IDAHO AT A MEETING HELD ON THE 16th DAY OF May, 2005.

*[Signature]*  
CHAIRMAN, NEZ PERCE COUNTY  
BOARD OF COMMISSIONERS

5/16/05  
DATE

## COUNTY PROSECUTOR CERTIFICATE

I HEREBY CERTIFY THAT THE DEDICATIONS AND CERTIFICATIONS SHOWN HEREON ARE CORRECT IN FORM.

*[Signature]*  
ATTORNEY, NEZ PERCE COUNTY, IDAHO

5-12-2005  
DATE

## COUNTY 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 AND WITH THE NEZ PERCE COUNTY SUBDIVISION ORDINANCE.

*[Signature]*  
SURVEYOR, NEZ PERCE COUNTY, IDAHO  
MARK J. WEIGAND, PLS 10504

5/11/05  
DATE

## NORTH CENTRAL DISTRICT HEALTH DEPT.

SANITARY RESTRICTIONS SATISFIED PER SECTION 50-1326 OF THE IDAHO CODE.

*[Signature]*  
ENVIRONMENTAL HEALTH SPECIALIST

5-11-05  
DATE

## COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 2004 AND PRECEDING YEARS.

*[Signature]*  
NEZ PERCE COUNTY TREASURER

5-11-06  
DATE

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 50 CHAPTER 13 AND THE SURVEY RECORDING ACT AT THE REQUEST OF RED PHEASANT HOLDINGS, L.L.C. DURING APRIL 2005, AND THE MONUMENTS ARE SET, AND THE TYPE AND CHARACTER SHOWN HEREON.

*[Signature]*  
RONALD P. MONSON, PLS #7013  
PROFESSIONAL LAND SURVEYOR  
STATE OF IDAHO  
7013  
RONALD P. MONSON

May 11, 2005  
DATE

## OWNER'S DEDICATION CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED AND PLATTED PROPERTY DO HEREBY CERTIFY THAT WE INTEND TO SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS INSTRUMENT. THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT WE HEREBY DEDICATE TO THE PUBLIC, FOREVER, THOSE STREETS AND EASEMENTS AS SHOWN PLATTED HEREON. ALL LOTS DESCRIBED IN THE PLAT SHALL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE STEPHEN A. SCHAUB DBA HARVEST VISTA WATER DISTRICT.

RED PHEASANT HOLDINGS, LLC.

*[Signature]*  
PRESIDENT

5/11/05  
DATE

## PROPERTY LEGAL DESCRIPTION

All that portion of the Southeast 1/4 (SE 1/4) of the Southeast 1/4 (SE 1/4) of Section 2, T. 35 N., R. 5 W., BM, Nez Perce County, Idaho, described as follows:

Commencing at the southwest corner of said SE 1/4 of the SE 1/4 of Section 2; Thence along the west line thereof, N 00°27'05"W, 1,281.63 feet to the southwest corner of Block 3 of Harvest Vista Addition Replat as filed under Doc. No. 654775, Nez Perce County Records; Thence along the south line of said Replat, N 89°54'25"E, 50.00 feet to the POINT OF BEGINNING; Thence continuing along said south line thereof, N 89°54'25"E, 270.31 feet to a point in the west line of Block 4 of Harvest Vista Addition Replat; Thence along said west line and the south line thereof, the following seven (7) courses: (1) 102.20 feet along the arc of a non-tangent 530.00 foot radius curve to the right, through a central angle of 11°02'54", with a chord of S 09°48'32"E, 102.04 feet, to a point of reverse curve; (2) 36.79 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 84°18'46", with a chord of S 46°26'28"E, 33.56 feet; (3) Tangent to last said curve, S 88°35'51"E, 134.27 feet; (4) 32.18 feet along the arc of a tangent, 50.00 foot radius curve to the left, through a central angle of 36°52'12", with a chord of N 72°58'03"E, 31.62 feet to a point of reverse curve; (5) 48.00 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 54°59'55", with a chord of N 82°01'55"E, 46.17 feet; (6) N 81°42'45"E, 388.36 feet; (7) N 53°51'27"E, 48.87 feet; Thence leaving said south line of Block 4, S 00°00'00"W, 1200.45 feet to a point in the north line of the County Road (50 feet in width) the south line of which is identical with the south line of said SE 1/4 of the SE 1/4 of Section 2; Thence along said north line of the County Road, S 89°42'00"W, 711.88 feet; Thence continuing along said line of the County Road, 352.83 feet along the arc of a tangent, 225.00 foot radius curve to the right, through a central angle of 89°50'55", with a chord of N 45°22'33"W, 317.78 feet; Thence along the east line of said County Road, parallel with and 50.00 feet equidistant from the west line of said SE 1/4 of the SE 1/4, N 00°27'05"W, 1,007.04 feet to the point of beginning. Containing 24.87 Acres, more or less. Subject To Easements of Record.

## ACKNOWLEDGMENT FOR LIMITED LIABILITY COMPANY

RED PHEASANT HOLDINGS, LLC.

STATE OF IDAHO )  
COUNTY OF NEZ PERCE

ON THIS 11th DAY OF May, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED *[Signature]*, AS PRESIDENT OF THE RED PHEASANT HOLDINGS, LLC. (PERSONALLY KNOWN TO ME OR PROVEN ON OATH TO ME AND KNOWN TO ME TO BE THE PRESIDENT OF THE RED PHEASANT HOLDINGS, LLC.), PERSONALLY KNOWN TO ME OR PROVEN ON OATH TO ME AND KNOWN TO ME TO BE THE PRESIDENT FOR RED PHEASANT HOLDINGS, LLC., AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THE LIMITED LIABILITY COMPANY EXECUTED THE FORGOING INSTRUMENT AS SUCH PRESIDENT AS ITS FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN ON BEHALF OF THE LIMITED LIABILITY COMPANY.

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

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF Idaho  
RESIDING AT Clarkston, WA  
MY COMMISSION EXPIRES 8/17/10

BERNICE MARIE SEWARD  
NOTARY PUBLIC  
STATE OF IDAHO

J-U-B ENGINEERS, Inc.

114 Thain Road  
Lewiston, Idaho 83501  
Phone: 208.746.9010



RIM ROCK CONSULTING, INC.

Land Surveying  
Site Planning  
Mapping

1077 Cornell Road Moscow, Idaho 83843 208-882-9909 rimrock@moscow.com

SHEET

1  
OF  
2

Attachment No. 1  
D - Plat Map - Pheasant  
Trail Estates  
Case No. RED-W-24-01  
CPCN No. 564

DATE	STATE	COUNTY	PROJECT	DRAWN BY
5-01-05	ID	NEZ PERCE	PHEASANT TRAIL	RGW



Inst # 71753 CAP II 2012  
42A

T. 35 N., R. 5 W., Sec. 2

## PHEASANT TRAIL ESTATES

Part of SE 1/4 SE 1/4, Section 2, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho



ORIGINAL SCALE: 1" = 100 FEET  
CADD FILE: Pheasant-Trail.dwg

### LEGEND



Found Section corner as noted



Set 5/8" x 24" rebar w/ plastic cap "LS 7013"



Found 5/8" rebar "Wyatt"



Set 5/8" x 30" rebar w/ plastic cap "LS 7013"



Set Centerline Monument Brass cap



Lot No.  
Lot Area



Subdivision Boundary



R/W



Existing ROW



Proposed Lot Line



Proposed Easement



Existing Lots



Existing Easements

### BASIS OF BEARINGS

THE SOUTH LINE OF THE SE 1/4 SE 1/4, SECTION 2 AS N 89°42'00" E,  
AND AS SHOWN ON ROS #595141.

### SURVEY REFERENCES

- 1.) RECORD OF SURVEY (G. STONE) #595141.
- 2.) PLAT "BLOCK 4" & REPLAT OF BLOCK 3 OF HARVEST VISTA  
ADDITION #654775

### SURVEYORS NOTES

- 1.) WASTEWATER DISPOSAL SHALL BE ON-SITE SUBSURFACE DISPOSAL  
SYSTEMS AS APPROVED BY THE NORTH CENTRAL DISTRICT HEALTH  
DEPARTMENT.
- 2.) WATER SYSTEM SHALL BE AN EXTENSION OF THE EXISTING STEPHAN A.  
SCHAUB DBA HARVEST VISTA WATER DISTRICT MEETING THE  
REQUIREMENTS OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND  
LOCAL FIRE AGENCY.
- 3.) PARCELS A, B, C, AND D ARE COMMON AREAS OWNED BY THE HOME  
OWNERS ASSOCIATION.

Line Table		
LINE	BEARING	DISTANCE
L1	S 15°19'59" E	8.17'
L2	S 15°19'59" E	16.35'
L3	S 04°17'05" E	21.46'
L4	N 88°40'42" E	18.06'
L5	N 88°40'42" E	20.54'
L6	N 89°47'51" E	22.16'
L7	N 89°47'51" E	22.18'
L8	N 90°00'00" E	20.00'
L9	N 90°00'00" E	20.00'
L10	N 90°00'00" E	20.00'
L11	S 00°12'09" E	17.88'

Curve Table						
CURVE	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	11°02'53"	530.00	102.20	51.28	102.04	S 09°48'32" E
C2	84°19'10"	25.00	36.79	22.84	33.56	S 46°26'28" E
C3	38°52'00"	50.00	32.17	18.87	31.82	N 72°58'03" E
C4	54°59'37"	50.00	47.99	28.02	48.17	N 82°01'55" E
C5	88°50'58"	225.00	352.84	224.41	317.78	N 45°22'33" W
C6	11°02'54"	470.00	80.63	45.46	80.49	S 09°48'32" E
C7	89°02'13"	20.00	31.08	19.87	28.05	S 48°48'11" E
C8	08°52'27"	470.00	56.39	28.23	56.35	S 00°50'52" E
C9	08°11'19"	500.00	71.46	35.79	71.40	N 82°35'03" E
C10	84°05'20"	20.00	29.35	18.04	26.79	N 44°38'02" E
C11	08°11'19"	530.00	75.75	37.94	75.88	N 82°35'03" E
C12	08°11'19"	470.00	67.17	33.64	67.11	N 82°35'03" E
C13	14°27'46"	380.00	95.92	46.22	95.67	S 04°38'31" E
C14	13°00'20"	320.00	72.64	38.48	72.48	S 03°54'46" E
C15	12°12'04"	380.00	80.92	40.81	80.77	S 17°58'26" E
C16	06°02'31"	380.00	40.07	20.05	40.05	S 27°05'44" E
C17	12°50'15"	380.00	85.14	42.75	84.96	S 36°32'07" E
C18	12°50'15"	380.00	85.14	42.75	84.96	S 49°22'22" E
C19	07°18'46"	320.00	40.84	20.45	40.81	S 57°00'57" E
C20	06°02'32"	380.00	40.07	20.05	40.06	S 58°48'45" E
C21	17°49'59"	380.00	118.27	58.62	117.80	S 70°45'01" E
C22	29°31'49"	320.00	164.93	84.34	163.11	S 75°26'14" E
C23	10°32'08"	380.00	69.87	35.04	69.78	S 84°56'05" E
C24	53°07'48"	30.00	27.82	15.00	26.83	S 63°38'15" E
C25	72°01'26"	70.00	87.99	50.88	82.31	S 73°05'03" E
C26	34°14'11"	70.00	41.83	21.56	41.21	N 53°47'08" E
C27	53°07'48"	30.00	27.82	15.00	26.83	N 63°13'57" E
C28	05°59'09"	500.00	52.24	26.14	52.21	S 02°47'25" W
C29	05°22'47"	1030.00	96.71	48.39	96.67	N 81°10'46" E
C30	06°07'50"	1030.00	110.21	55.16	110.18	N 88°58'05" E
C31	90°00'00"	20.00	31.42	20.00	28.28	S 66°30'37" E
C32	04°39'31"	470.00	38.22	19.12	38.20	S 09°10'51" E
C33	12°38'05"	470.00	103.64	52.03	103.43	S 00°32'03" E
C34	12°25'31"	530.00	114.94	57.89	114.71	S 00°25'46" E
C35	04°52'05"	530.00	45.03	22.53	45.02	N 09°04'34" W
C36	93°01'01"	20.00	32.47	21.08	29.02	N 34°59'54" E
C37	08°29'36"	970.00	143.79	72.03	143.68	N 85°45'12" E
C38	00°57'47"	500.00	8.40	4.20	8.40	S 03°48'11" E
C39	05°54'40"	500.00	51.58	25.81	51.56	S 00°21'58" E

J-U-B ENGINEERS, Inc.

114 Thain Road  
Lewiston, Idaho 83501  
Phone: 208.746.9010



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Land Surveying  
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Mapping

1077 Cornwell Road Moscow, Idaho 83843 208-882-9909 rimrock@moscow.com

SHEET

2  
OF  
2

Attachment No. 1  
D - Plat Map - Pheasant  
Trail Estates  
Case No. RED-W-24-01  
CPCN No. 564

DATE	STATE	COUNTY	PROJECT	DRAWN BY
4-23-05	ID	NEZ PERCE	PHEASANT TRAIL	RGW

# PHEASANT TRAIL ESTATES FIRST ADDITION

A Portion of the SE 1/4 of Section 2 and a Portion of the SW 1/4 Section 1,  
Township 35 North, Range 5 West, B.M., Nez Perce County, Idaho

## PHEASANT TRAIL ESTATES FIRST ADDITION

Be It known by these presents, that Red Pheasant Holdings, LLC, an Idaho Limited Liability Company, the record owner of the real property shown hereon, has caused the same to be surveyed and subdivided as platted hereon, to be known as Pheasant Trail Estates First Addition, being a portion of Section 1 and Section 2, Township 35 North, Range 5 West, Boise Meridian, more particularly described as follows:

Beginning at the most Northeastern Corner of Parcel D, Block 4, as said parcel is shown and so designated on the Plat of "Pheasant Trail Estates", recorded May 17, 2005 as Instrument No. 717573, Records of Nez Perce County from which the most Southeastern Corner of Parcel A, Block 1, of said Plat, bears South 00°00'00" West 1,200.48 feet;

thence from said POINT OF BEGINNING Northeasterly along the Southeastern Boundary Line of Lots 5 and 6, as said lots are shown and so designated on the Plat of "Block 4 and a Replat of Block 3 of Harvest Vista Addition", recorded June 12, 2000 as Instrument No. 654775, North 53°51'27" East 121.13 feet to a point on the common lot line between Lot 6 and Lot 5 of said Plat;

thence leaving said common lot line North 17°51'41" East 185.26 feet to a point on the common lot line between Lot 5 of said Plat and Lot 6, Block 2 as said Lot is shown and so designated on the Plat of "Blocks 2 and 3 of Harvest Vista Addition", recorded April 23, 1998 as Instrument No. 631287, Records of Nez Perce County, North 77°06'27" East 241.89 feet to a point on the common lot line between Lot 6 and Lot 5 of said Plat;

thence leaving said Boundary Line North 52°02'45" East 299.49 feet;

thence South 32°29'42" East 240.00 feet;

thence North 57°30'18" East 383.30 feet;

thence North 89°30'21" East 278.77 feet;

thence South 11°47'52" West 263.91 feet;

thence South 26°53'19" West 61.07 feet;

thence South 32°01'02" West 237.53 feet;

thence South 48°32'02" West 212.82 feet;

thence South 32°29'42" East 142.94 feet;

thence South 00°00'00" West 908.71 feet;

thence South 00°28'53" East 50.00 feet to a point on the line dividing Section 1 and Section 12, Township 35 North, Range 5 West, Boise Meridian, distant thereon South 89°31'06" West 1,932.42 feet from the Quarter Corner common to Sections 1 and 12;

thence along said line dividing said Sections 1 and 12, South 89°31'06" West 728.62 feet to the Southwest Corner of Section 1;

thence leaving said Corner Westerly along the South line of the Southeast Quarter of Section 1, South 89°42'00" West 338.91 feet;

thence leaving said Section Line North 00°18'00" West 50.00 feet to the aforesaid most Southeasterly Corner of Parcel A, Block 1 on the Plat of "Pheasant Trail Estates";

thence along the eastern boundary of said Plat North 00°00'00" East 1,200.45 feet to the POINT OF BEGINNING.

Excepting that portion of Section 1 and Section 2, Township 35 North, Range 5 West, Boise Meridian lying within the Right-Of-Way of Lapwai Road.

Containing 40.74 acres more or less.

All or part of the land being platted hereon is subject to:

1. An Easement for Telecommunication Facilities granted to US West Communications, Inc, recorded June 21, 1991 as Instrument No. 551718. Not defined of record.
2. Agreement and Restrictions concerning Water Rights recorded August 10, 1995 as Instrument No. 600356.
3. Right-of-Way easement for Natural Gas Pipelines and Natural Gas Regulator Station granted to Washington Water Power Company, recorded August 27, 1996 as Instrument No. 612565.
4. Certificate of Lot Restriction, recorded April 29, 1997 as Instrument No. 619773.

Subject to all existing easements and rights-of-way of record or appearing on said tract.

Sewage:	Sanitary Sewer Service for this Subdivision will be provided by Individual System
Water:	Domestic Water Service for this Subdivision will be provided by Steven A. Schaub DEA Harvest Vista Water District
Stormwater:	Surface Run-off to be transported in Ditches along Proposed Streets and through Culverts

## CHAIRMAN COUNTY COMMISSIONERS

Acceptance by Nez Perce County of the Dedication of Public Rights of Way shown on this plat does not constitute acceptance for maintenance or improvement by the county of any street or facility thereof, guaranteed to be. In accordance with the provisions of policies, standards, designs and specifications adopted for roads and streets by Nez Perce County, such streets or facilities, if subsequently improved to said county standards, may be accepted for maintenance by the county through separate action of the board of county commissioners.

I hereby certify that this plat and the dedication shown hereon have been approved by the board of commissioners of Nez Perce County, Idaho at a meeting held on the 24<sup>th</sup> day of Sept, 2007.

CHAIRMAN, NEZ PERCE COUNTY  
BOARD OF COMMISSIONERS

10/3/07  
DATE

## SURVEYOR'S CERTIFICATE

I, Bradley Anderson, Professional Land Surveyor No.11280, hereby certify that this plat was prepared under my direction and is based on an actual survey in the East half of the Southeast quarter of Section 2 and the West half of the Southwest quarter of Section 1, Township 35 North, Range 5 West, Nez Perce County, Lewiston, Idaho, and that all distances, courses and angles are shown correctly thereon and that the monuments have been placed and all lot corners properly set and the survey is in compliance with all provisions of applicable state laws and local ordinances.

Dated this 14 day of SEPT 2007

Bradley Anderson  
SURVEYOR

## COUNTY PROSECUTOR

I hereby certify that the dedication and certifications as shown herein are in correct form.

David L. Speller  
NEZ PERCE COUNTY PROSECUTOR  
10-3-2007  
DATE

## COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein replat of PHEASANT TRAIL ESTATES and checked the plat and computations thereon and have determined that the requirements of the Idaho Code pertaining to plats and vacations have been met.

Dated this 28<sup>th</sup> day of SEPTEMBER 2007

Mark J. Weigand  
NEZ PERCE COUNTY SURVEYOR  
MARK J. WEIGAND PLS. 10504

## COUNTY TREASURER

I hereby certify that all ad valorem taxes and assessments for the property hereon described have been paid for the year of 2006 and preceding years.

Barbara A. Jay  
NEZ PERCE COUNTY TREASURER  
By: Vicki Colvin, Deputy

## NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions satisfied per section 50-1326 of Idaho code.

Richard M. Merial  
ENVIRONMENTAL HEALTH SPECIALIST  
9/21/07  
DATE

## OWNER'S DEDICATION

We, the undersigned owners of the herein described and platted property do hereby certify that we intend to subdivide said property as indicated by this instrument. Therefore, know all persons by these presents, that we hereby dedicate to the public, forever, those streets and easements as shown platted herein.

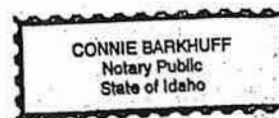
H. Wilson  
RED PHEASANT HOLDINGS, LLC,  
AN IDAHO LIMITED LIABILITY COMPANY  
9/21/07  
DATE

## ACKNOWLEDGMENT

State of Idaho

County of NEZ PERCE

On this 21<sup>st</sup> day of SEPT. 2007, before me, a notary public in and for the state of Idaho, personally appeared H. Wilson known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same and that the statements therein contained are true.



Connie Barkhuff  
NOTARY PUBLIC, IN AND FOR THE STATE OF IDAHO  
RESIDING AT Pomeroy, WA  
MY COMMISSION EXPIRES: 8/27/2010

## COUNTY RECORDER

I hereby certify that this Plat of PHEASANT TRAIL ESTATES FIRST ADDITION was filed for record in the office of the Recorder of Nez Perce County, Idaho at the request of this day of 2007, at o'clock M., and duly recorded in Plat Book at Pages and as Instrument Number

NEZ PERCE COUNTY RECORDER

## Pheasant Trail Estates First Addition

A PORTION OF THE SE 1/4 OF SECTION 2 AND  
A PORTION OF THE SW 1/4 SECTION 1,  
T. 35 N., R. 5 W., B.M.,  
NEZ PERCE COUNTY, IDAHO



Engineers • Surveyors • Planners

SCALE: N/A

## J-U-B ENGINEERS, Inc.

7825 Meadowlark Way  
Coeur d'Alene, Idaho 83815  
Phone: 208.762.8787

DWG NAME: 21-07-005-FP.dwg

DR. SHK

CH. BLA








SHEET 4 OF 4

DATE: 8/21/2007

PROJ. NO.: 21-07-005

Attachment No. 1  
E - Plat Map - Pheasant Trail  
Estates First Addition  
Case No. RED-W-24-01  
CPCN No. 564

*A Portion of the SE 1/4 of Section 2 and a Portion of the SW 1/4 Section 1,  
Township 35 North, Range 5 West, B.M., Nez Perce County, Idaho*

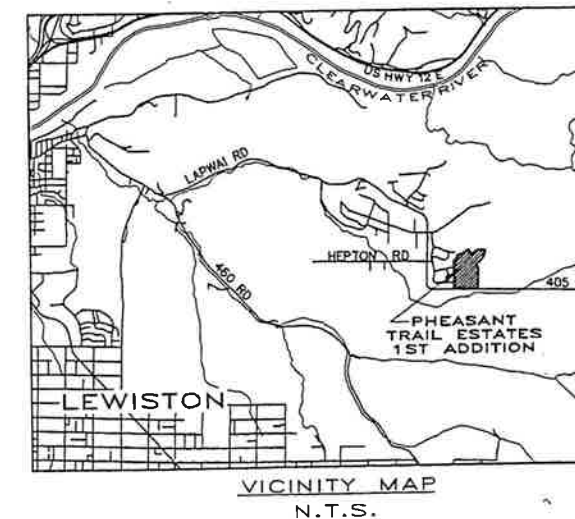
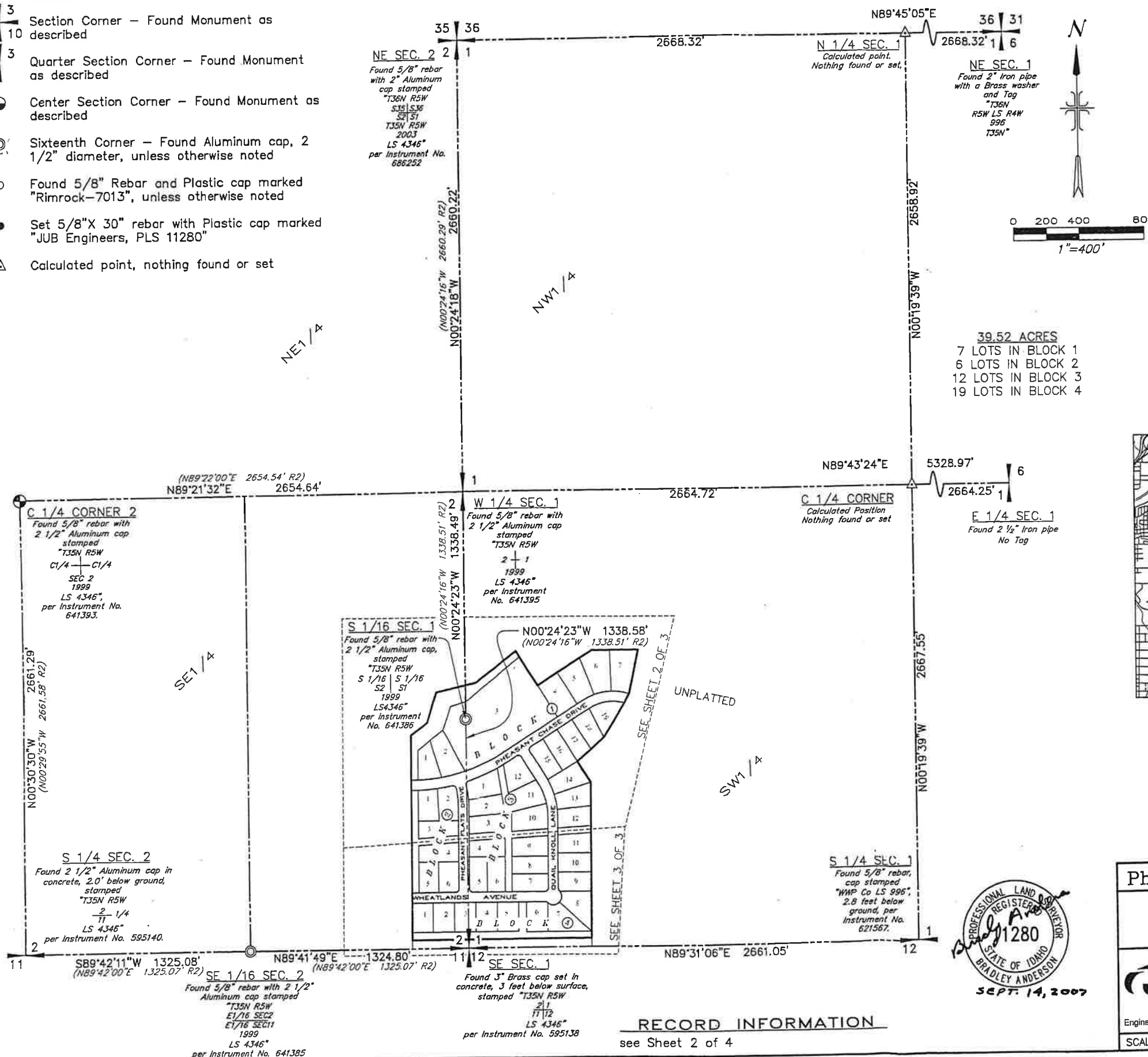
-  Section Corner – Found Monument as described
-  Quarter Section Corner – Found Monument as described
-  Center Section Corner – Found Monument as described
-  Sixteenth Corner – Found Aluminum cap, 2 1/2" diameter, unless otherwise noted
-  Found 5/8" Rebar and Plastic cap marked "Rimrock-7013", unless otherwise noted
-  Set 5/8" X 30" rebar with Plastic cap marked "JUB Engineers, PLS 11280"
-  Calculated point, nothing found or set

CABF  
air


Book: \_\_\_\_\_ Page: \_\_\_\_\_  
No. 749418  
2084

Basis of Bearing for this plat is the West line of the Southwest Quarter of Section 1, T. 35 N., R. 5 W., B.M., as measured between monuments at the Southwest Corner of Section 1 and the West Quarter Corner of Section 2, N00°24'23"W.

- 1) Waste disposal shall be on-site subsurface disposal system as approved by the North Central District Health Department.
- 2) Waste System shall be an extension of the existing Stephen A. Schaub & Red Pheasant Water Company, LLC, meeting the requirements of Idaho Department of Environmental Quality and Local Fire Agency.
- 3) Parcels A, B, C, D & E are common Areas owned by the Home Owners Association. All parcel spaces held as Utility Easements.
- 4) Any monuments shown hereon not set at the time of the recording of this plat, will be set no later than November 15, 2007.



A PORTION OF THE SE 1/4 OF SECTION 2 AND  
A PORTION OF THE SW 1/4 SECTION 1,  
T. 35 N., R. 5 W., B.M.,  
NEZ PERCE COUNTY, IDAHO

	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 21-07-005-FP.dwg		
Engineers • Surveyors • Planners	DR. SHK	CH. BLA	SHEET 1 OF 4
SCALE: 1"=400'	DATE: 8/21/2007		PROJ. NO.: 21-07-005

Attachment No. 1  
E - Plat Map - Pheasant Trail  
Estates First Addition  
Case No. RED-W-24-01  
CPCN No. 564



Book: \_\_\_\_\_ Page: \_\_\_\_\_  
No. 749418

30/5/



BLOCK 4 AND A  
REPLAT OF BLOCK 3  
HARVEST VISTA ADDITION  
INSTRUMENT #654775

B L O C K 4

BLOCK

(R1) Plat of Pheasant Trail Estates  
(R2) Record of Survey  
(R3) Blocks 2 and 3 of Harvest Vista Addition,  
(R4) Block 4 and a Replat of Block 3 of  
Harvest Vista Addition,

PLS 7013	MAY 17, 2005	Inst. #717573
PLS 4346	FEB 14, 1995	Inst. #595141
PLS 2115	APR 23, 1998	Inst. #631287
PLS 9365	JUN 12, 2000	Inst. #654775

SEE SHEET 3 OF 4



SEPT: 14, 2007

A PORTION OF THE SE 1/4 OF SECTION 2 AND  
A PORTION OF THE SW 1/4 SECTION 1,  
T. 35 N., R. 5 W., B.M.,  
NEZ PERCE COUNTY, IDAHO



Engineers • Surveyors • Planners

**J-U-B ENGINEERS, Inc.**  
7825 Meadowlark Way  
Coeur d'Alene, Idaho 83815  
Phone: 208.762.8787

DWG NAME: 21-07-005-FP.dwg

DR. SHK

[illegible]

SHEET 2 OF 4








SCALE: 1"=100'

DATE: 8/21/ 2007

PROJ. NO.: 21-07-005
----------------------

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	12.14	970.00	0°43'02"	6.07
C2	146.26	970.00	8°38'21"	73.27
C3	143.59	970.00	8°28'54"	71.93
C4	251.95	970.00	14°52'55"	126.65
C5	70.21	330.00	12°11'25"	35.24
C6	106.62	330.00	18°30'44"	53.78
C7	109.38	330.00	18°59'26"	55.20
C8	223.89	270.00	47°30'41"	118.83
C9	31.42	20.00	90°00'00"	7.00
C10	14.93	430.00	1°59'22"	24.47
C11	94.21	430.00	12°33'13"	47.30
C12	89.95	430.00	11°59'09"	45.14
C13	44.78	430.00	5°57'58"	22.41
C19	80.16	370.00	12°24'48"	40.24
C20	129.68	370.00	20°04'55"	65.51
C21	31.42	20.00	90°00'00"	20.00
C22	29.93	20.00	85°44'30"	18.57
C23	87.84	530.00	9°29'44"	44.02
C24	37.78	530.00	4°05'02"	18.90
C27	108.61	470.00	13°14'23"	54.55
C28	31.11	20.00	89°08'12"	19.70
C29	39.29	1030.00	2°11'09"	19.65
C30	42.45	1030.00	2°21'40"	21.23
C31	185.67	1030.00	10°19'42"	93.05
C32	90.37	1030.00	5°01'37"	45.21
C33	119.99	1030.00	6°40'29"	60.06
C34	12.14	1030.00	0°40'32"	6.07

### LEGEND

-  Section Corner — Found Monument as described
-  Quarter Section Corner — Found Monument as described
-  Center Section Corner — Found Monument as described
-  Sixteenth Corner — Found Aluminum cap, 2 1/2" diameter, unless otherwise noted
-  Found 5/8" Rebar and Plastic cap marked "Rimrock-7013", unless otherwise noted
-  Set 5/8"X 30" rebar with Plastic cap marked "JUB Engineers, PLS 11280"
-  Calculated point, nothing found or set

Attachment No. 1

**E - Plat Map - Pheasant Trail  
Estates First Addition**

Case No. RED-W-24-01

CPCN No. 564



PHEASANT TRAIL ESTATES FIRST ADDITION

A Portion of the SE 1/4 of Section 2 and a Portion of the SW 1/4 Section 1,  
Township 35 North, Range 5 West, B.M., Nez Perce County, Idaho

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
No. 749410

4 of 4

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C14	15.50	20.00	44°24'55"	8.16
C15	68.70	50.00	78°43'42"	47.15
C16	80.33	50.00	92°02'55"	51.82
C17	15.45	20.00	44°15'39"	8.13
C18	31.35	20.00	89°47'52"	19.93
C25	31.50	20.00	90°13'38"	20.08
C26	31.35	20.00	89°47'51"	19.93
C35	6.91	50.00	7°54'47"	3.46

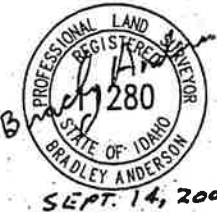
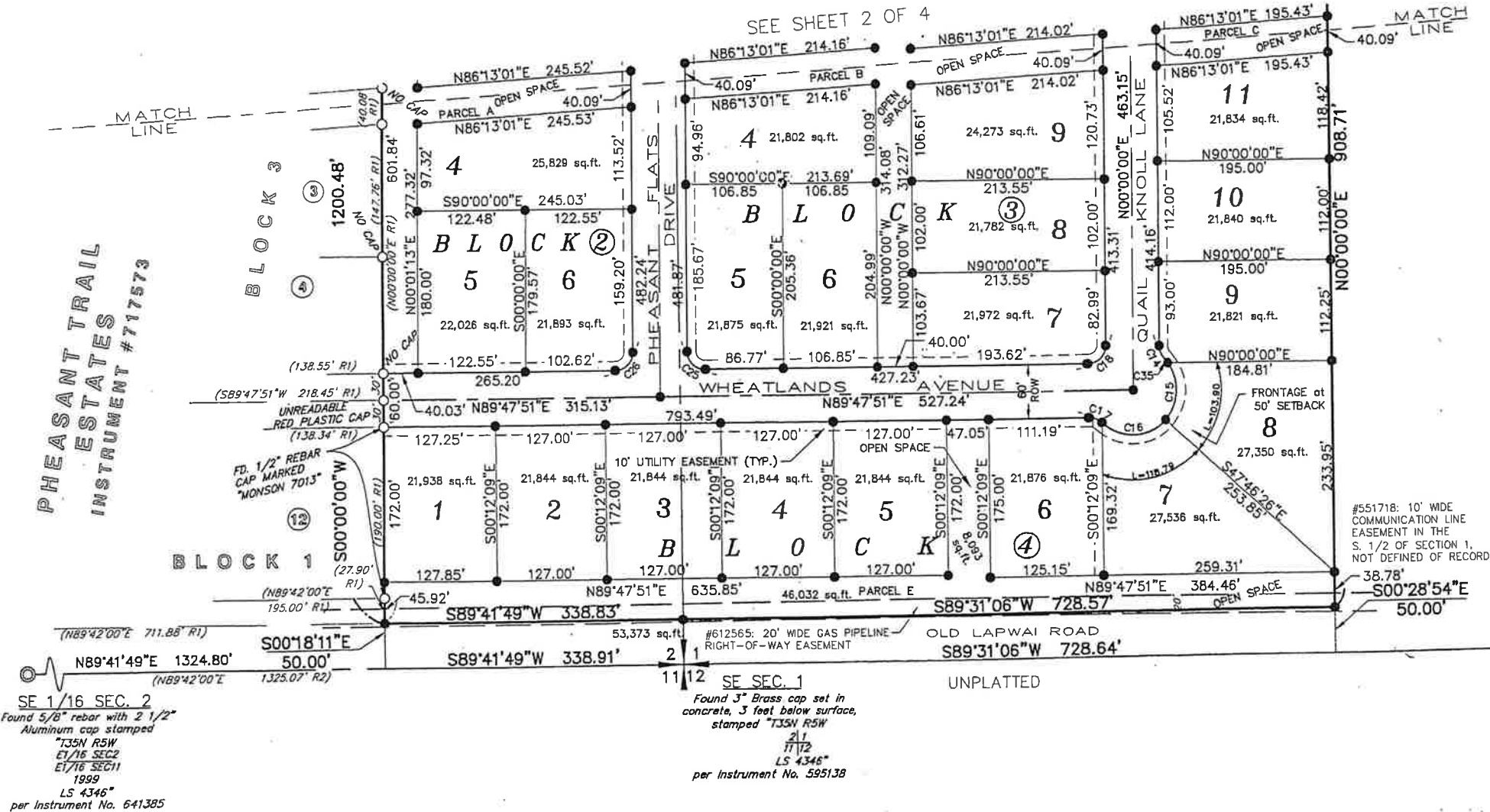
LEGEND

- Section Corner - Found Monument as described
- Quarter Section Corner - Found Monument as described
- Center Section Corner - Found Monument as described
- Sixteenth Corner - Found Aluminum cap, 2 1/2" diameter, unless otherwise noted
- Found 5/8" Rebar and Plastic cap marked "Rimrock-7013", unless otherwise noted
- Set 5/8" X 30" rebar with Plastic cap marked "JUB Engineers, PLS 11280"
- Calculated point, nothing found or set

RECORD INFORMATION

see Sheet 2 of 4

0 50 100 200  
1"=100'



Pheasant Trail Estates First Addition

A PORTION OF THE SE 1/4 OF SECTION 2 AND  
A PORTION OF THE SW 1/4 SECTION 1,  
T. 35 N., R. 5 W., B.M.,  
NEZ PERCE COUNTY, IDAHO



J-U-B ENGINEERS, Inc.

7825 Meadowlark Way  
Coeur d'Alene, Idaho 83815  
Phone: 208.762.8787

Engineers • Surveyors • Planners

SCALE: 1"=100'

DWG NAME: 21-07-005-FP.dwg

DR. SHK

CH. BLA

SHEET 3 OF 4

DATE: 8/21/2007

PROJ. NO.: 21-07-005

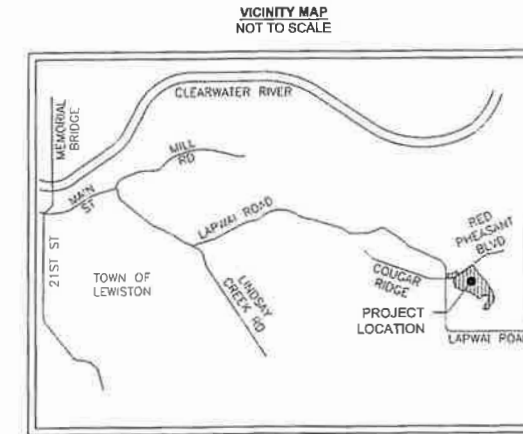
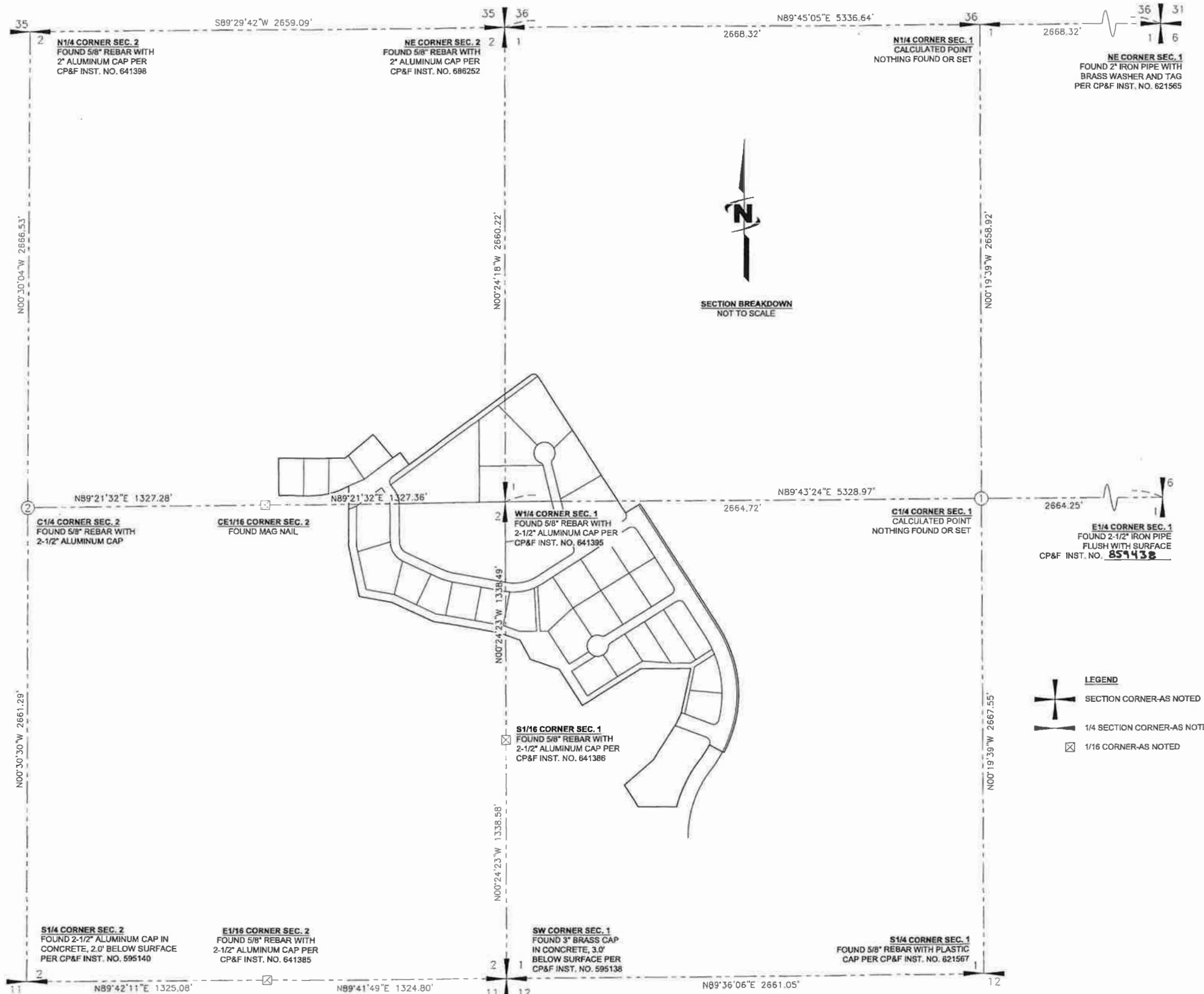
Attachment No. 1  
E - Plat Map - Pheasant Trail  
Estates First Addition  
Case No. RED-W-24-01  
CPCN No. 564

PHEASANT TRAIL ESTATES 2ND ADDITION  
THE PADDOCKS AT THE SCHAUB RANCH

LOCATED IN A PORTION OF THE E1/2 OF SECTION 2 AND THE W1/2 OF  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 859621 CAB VI 156A  
NEZ PERCE COUNTY  
7-24-2018 02:04:58 PM No. of Pages: 6  
Recorded for: BILL HOBBS  
PATTY WEEKS  
Ex-Officio Recorder Deputy  
Index to PLATS

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO: \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°24'23\"/>


- RECORD INFORMATION**
1. RECORD OF SURVEY, PLS 7379, DATED SEPTEMBER 9, 2008, INSTRUMENT NUMBER 750970, RECORDS OF NEZ PERCE COUNTY.
  2. PLAT OF PHEASANT TRAIL ESTATES FIRST ADDITION, PLS 11280, DATED OCTOBER 4, 2007, INSTRUMENT NUMBER 749418, RECORDS OF NEZ PERCE COUNTY.
  3. BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION, PLS 2115, DATED APRIL 23, 1998, INSTRUMENT NUMBER 631287, RECORDS OF NEZ PERCE COUNTY.
  4. BLOCK 1 OF HARVEST VISTA ADDITION, PLS 2115, DATED SEPTEMBER 9, 1995, INSTRUMENT NUMBER 601119, RECORDS OF NEZ PERCE COUNTY.
  5. RECORD OF SURVEY, PLS 7379, DATED DECEMBER 7, 2012, INSTRUMENT NUMBER 807227, RECORDS OF NEZ PERCE COUNTY.
  6. RECORD OF SURVEY, PLS 2115, DATED MARCH 19, 1999, INSTRUMENT NUMBER 642027, RECORDS OF NEZ PERCE COUNTY.
  7. QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 852577, RECORDS OF NEZ PERCE COUNTY.
  8. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 815141, RECORDS OF NEZ PERCE COUNTY.
  9. QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 699831, RECORDS OF NEZ PERCE COUNTY.
  10. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 810811, RECORDS OF NEZ PERCE COUNTY.
  11. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 786410, RECORDS OF NEZ PERCE COUNTY.

- SURVEYOR'S NOTES**
1. WASTEWATER DISPOSAL WILL BE ON-SITE SUBSURFACE DISPOSAL SYSTEM AS APPROVED BY THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.
  2. WATER SYSTEM SHALL BE AN EXTENSION OF THE EXISTING STEPHAN A. SCHAUB AND RED PHEASANT WATER COMPANY, MEETING THE REQUIREMENTS OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND LOCAL FIRE AGENCY.
  3. PARCELS A, B, AND C ARE COMMON AREAS OWNED BY THE HOME OWNERS ASSOCIATION.

**INTERIOR MONUMENTATION CERTIFICATE**  
I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1303 NO LATER THAN JUNE 1, 2019.

**SURVEYOR'S CERTIFICATE**  
I, GEREY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



 J-U-B ENGINEERS, INC.	7825 Meadowlark Way Coeur d'Alene, ID 83815 p   208 762 8787 w   www.jub.com		
	Dwg Name: 21-16-008_PTE 2ND ADDITION		
	Date: June 28, 2018		
	Dr: DFG	Ch: GJR	Sheet 1 of 5

Attachment No. 1  
F - Plat Map - Pheasant Trail  
Estates 2nd Addition  
Case No. RED-W-24-01  
CPCN No. 564

PHEASANT TRAIL ESTATES 2ND ADDITION  
THE PADDOCKS AT THE SCHAUB RANCH  
LOCATED IN A PORTION OF THE E1/2 OF SECTION 2 AND THE W1/2 OF  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 859621 CABII 1563  
NEZ PERCE COUNTY  
7-24-2018 02:04:58 PM No. of Pages: 5  
Recorded for: BILL HOBBS  
PATTY WEEKS  
Ex-Officio Recorder Deputy  
Notes to PLAT

BOOK: PAGE:  
INST NO.:  
AT THE REQUEST OF:  
THIS DAY OF 20 A.D.  
AT PAST O'CLOCK M  
BY:  
FOR:  
FEE \$:

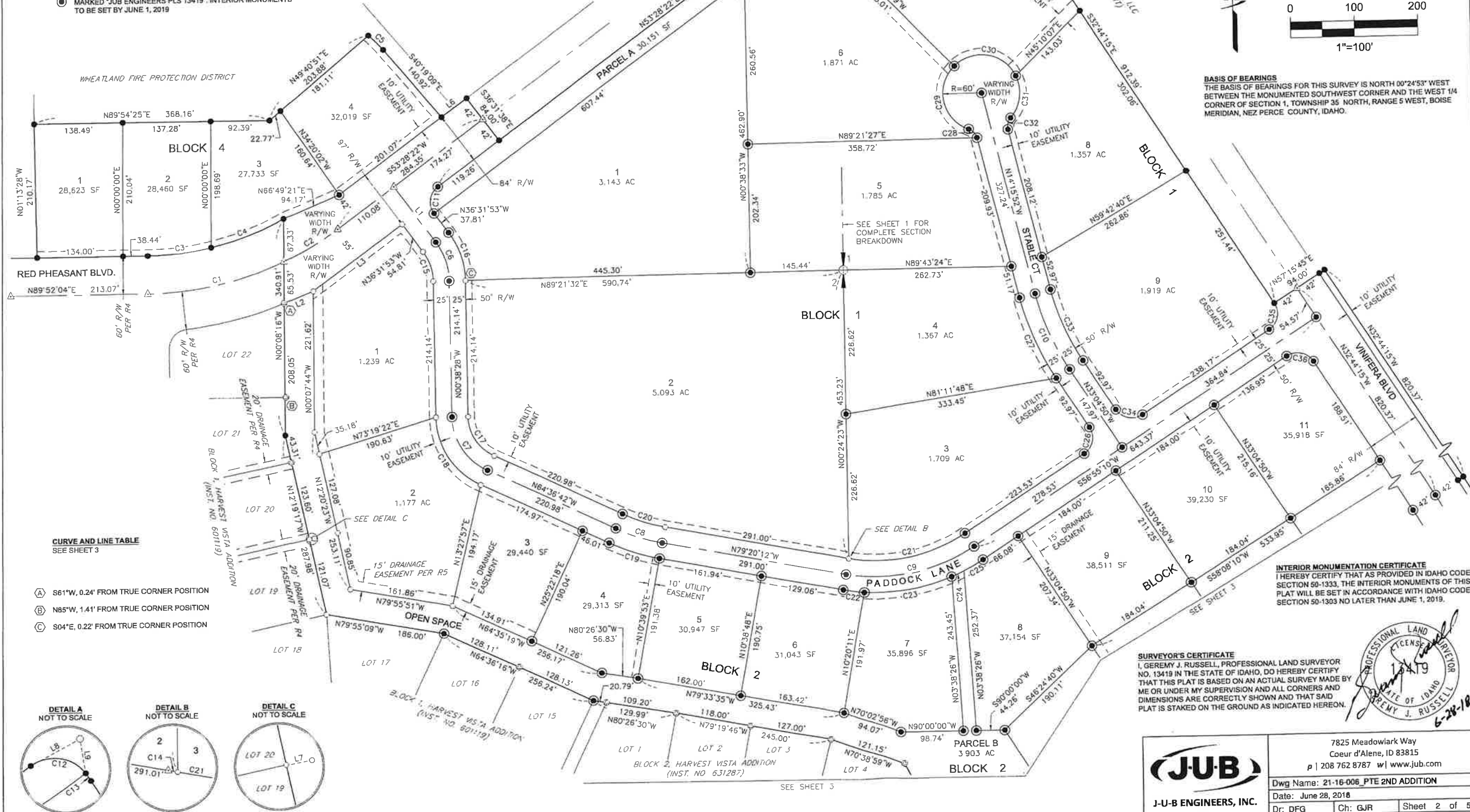
LEGEND  
1/4 SECTION CORNER-SEE SHEET 1

- FOUND MONUMENT, NOT ACCEPTED. SEE TABLE FOR RELATIONSHIP OF MONUMENT TO TRUE CORNER POSITION.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "WYATT LS 2115"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "PLS 7378"
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419". INTERIOR MONUMENTS TO BE SET BY JUNE 1, 2019

- LEGEND
- R/W RIGHT-OF-WAY
  - SF SQUARE FEET, MORE OR LESS
  - AC ACRE, MORE OR LESS
  - PROPERTY LINES
  - PRIVATE UTILITY EASEMENT
  - PRIVATE ROADWAY CENTERLINE

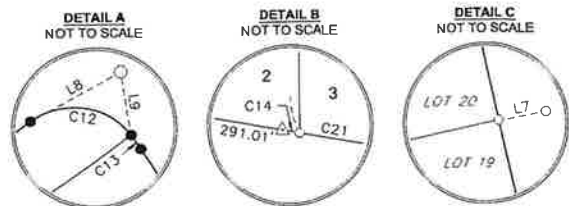


**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°24'53" WEST  
BETWEEN THE MONUMENTED SOUTHWEST CORNER AND THE WEST 1/4  
CORNER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE  
MERIDIAN, NEZ PERCE COUNTY, IDAHO.



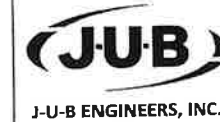
CURVE AND LINE TABLE  
SEE SHEET 3

- S61°W, 0.24' FROM TRUE CORNER POSITION
- N85°W, 1.41' FROM TRUE CORNER POSITION
- S04°E, 0.22' FROM TRUE CORNER POSITION



**INTERIOR MONUMENTATION CERTIFICATE**  
I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE  
SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS  
PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE  
SECTION 50-1303 NO LATER THAN JUNE 1, 2019.

**SURVEYOR'S CERTIFICATE**  
I, GERMER J. RUSSELL, PROFESSIONAL LAND SURVEYOR  
NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY  
THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY  
ME OR UNDER MY SUPERVISION AND ALL CORNERS AND  
DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID  
PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



7825 Meadowlark Way  
Coeur d'Alene, ID 83815  
p | 208 762 8787 w | www.jub.com  
Dwg Name: 21-16-006\_PTE 2ND ADDITION  
Date: June 28, 2018  
Dr: DFG Ch: GJR Sheet 2 of 5

Attachment No. 1  
F - Plat Map - Pheasant Trail  
Estates 2nd Addition  
Case No. RED-W-24-01  
CPCN No. 564

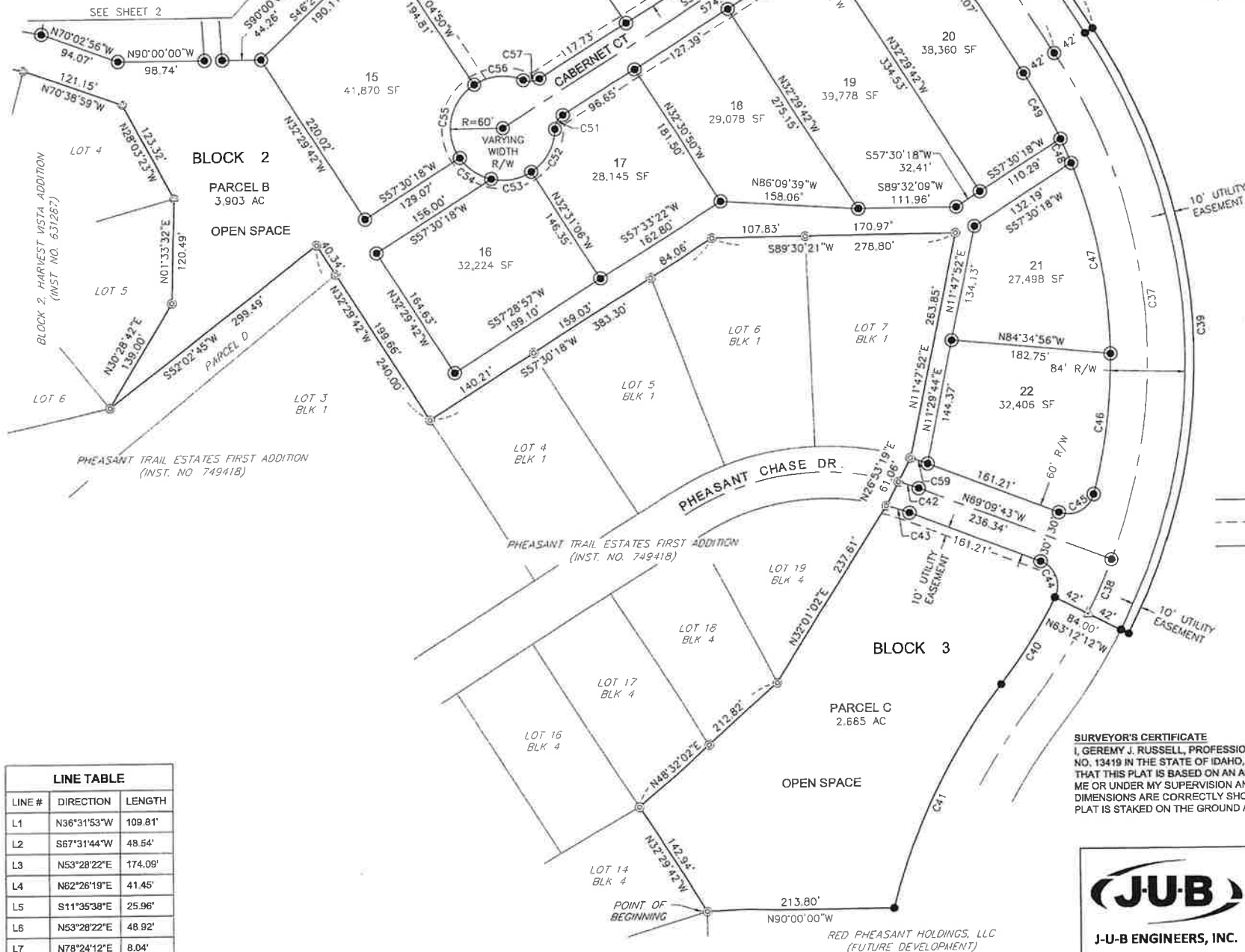
PHEASANT TRAIL ESTATES 2ND ADDITION  
THE PADDOCKS AT THE SCHAUB RANCH  
LOCATED IN A PORTION OF THE E1/2 OF SECTION 2 AND THE W1/2 OF  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 859621 CAB VII 1574  
NEZ PERCE COUNTY  
7-24-2018 02:04:58 PM No. of Pages: 6  
Recorded for: BILL HOBBS  
PATTY WEEKS  
Ex-Officio Recorder Deputy  
Info to: PLAC  
in Liberman 315

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO.: \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	219.76'	500.00'	25°10'58"	N77°16'35"E	218.00'
C2	97.84'	500.00'	11°12'44"	N59°04'44"E	97.69'
C3	99.72'	440.00'	12°59'09"	N83°22'30"E	99.51'
C4	122.33'	440.00'	15°55'47"	N88°55'02"E	121.94'
C5	32.30'	188.00'	9°50'39"	S45°14'28"E	32.26'
C6	85.77'	105.00'	35°53'25"	N18°35'10"W	84.70'
C7	105.07'	95.00'	63°58'20"	N32°37'38"W	100.65'
C8	75.81'	295.00'	14°43'30"	N71°58'27"W	75.61'
C9	209.96'	275.00'	43°44'38"	S78°47'29"W	204.89'
C10	131.36'	400.00'	18°48'58"	N23°40'21"W	130.77'
C11	47.13'	30.00'	90°00'15"	N08°28'15"E	42.43'
C12	47.13'	30.00'	90°00'15"	N81°31'30"W	42.43'
C13	1.98'	30.00'	3°47'08"	N34°37'49"W	1.98'
C14	0.12'	250.00'	0°01'38"	N79°21'01"W	0.12'
C15	50.11'	80.00'	35°53'25"	N18°35'10"W	49.30'
C16	81.43'	130.00'	35°53'25"	N18°35'10"W	80.11'
C17	78.16'	70.00'	63°58'20"	N32°37'39"W	74.16'
C18	133.98'	120.00'	63°58'20"	N32°37'37"W	127.13'
C19	82.24'	320.00'	14°43'30"	N71°58'27"W	82.01'
C20	69.39'	270.00'	14°43'30"	N71°58'27"W	69.20'
C21	190.75'	250.00'	43°42'58"	S78°46'40"W	186.16'
C22	33.39'	300.00'	6°22'36"	N82°31'30"W	33.37'
C23	140.28'	300.00'	26°47'32"	S80°53'26"W	139.01'
C24	21.41'	300.00'	4°05'24"	S85°26'58"W	21.41'
C25	33.96'	300.00'	6°29'06"	S60°09'43"W	33.94'
C26	47.12'	30.00'	90°00'00"	N11°55'10"E	42.43'
C27	139.57'	425.00'	18°48'58"	N23°40'21"W	138.94'
C28	19.47'	20.00'	55°46'16"	N42°09'00"W	18.71'
C29	121.26'	60.00'	115°47'29"	N12°08'23"W	101.65'
C30	113.51'	60.00'	108°23'30"	S80°02'53"E	97.32'
C31	70.54'	60.00'	67°21'32"	N07°49'38"E	68.55'
C32	19.47'	20.00'	55°46'16"	N13°37'16"E	18.71'
C33	123.15'	375.00'	18°48'58"	N23°40'21"W	122.60'
C34	47.12'	30.00'	90°00'00"	N78°04'50"W	42.43'
C35	46.94'	30.00'	89°39'25"	S12°05'28"W	42.30'
C36	47.30'	30.00'	90°20'35"	N77°54'32"W	42.55'
C37	607.80'	650.00'	53°34'32"	N05°56'59"W	585.89'
C38	67.60'	650.00'	5°57'30"	N23°49'03"E	67.57'
C39	728.42'	702.00'	59°32'02"	N02°58'14"W	697.05'
C40	117.44'	608.00'	11°04'02"	S32°19'48"W	117.26'
C41	287.41'	692.00'	23°47'48"	S25°57'58"W	285.35'
C42	24.11'	300.00'	4°36'19"	N71°27'52"W	24.11'
C43	27.35'	270.00'	5°48'14"	N72°03'50"W	27.34'
C44	50.24'	30.00'	95°57'30"	N21°10'57"W	44.57'
C45	50.24'	30.00'	95°57'30"	N62°51'32"E	44.57'
C46	163.01'	608.00'	15°21'40"	N07°11'57"E	162.52'
C47	225.02'	608.00'	21°12'19"	N11°05'02"W	223.74'
C48	30.41'	608.00'	2°51'56"	N23°07'10"W	30.41'
C49	86.86'	608.00'	8°11'07"	N28°38'41"W	86.78'
C50	47.00'	30.00'	89°45'27"	N77°36'58"W	42.34'
C51	19.47'	20.00'	55°46'16"	S29°37'10"W	18.71'
C52	58.40'	60.00'	55°46'16"	S29°37'10"W	56.12'
C53	48.00'	60.00'	45°50'24"	S80°25'30"W	46.73'
C54	44.44'	60.00'	42°26'28"	N55°26'05"W	43.43'
C55	95.55'	60.00'	91°14'48"	N11°24'33"E	85.77'
C56	58.90'	60.00'	56°14'36"	N85°09'16"E	56.56'
C57	19.47'	20.00'	55°46'16"	N85°23'26"E	18.71'
C58	47.25'	30.00'	90°14'33"	N12°23'02"E	42.52'
C59	20.88'	330.00'	3°37'32"	N70°58'28"W	20.88'

- LEGEND
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "WYATT LS 2115"
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 11280"
  - CALCULATED POINT, NOTHING FOUND OR SET
  - SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
  - SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419", INTERIOR MONUMENTS TO BE SET BY JUNE 1, 2019





PHEASANT TRAIL ESTATES 2ND ADDITION  
THE PADDOCKS AT THE SCHAUB RANCH

LOCATED IN A PORTION OF THE E1/2 OF SECTION 2 AND THE W1/2 OF  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, 8.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 859621 CVD II 157B  
NEZ PERCE COUNTY  
7-24-2018 02:04:58 PM No. of Pages: 5  
Recorded for: BILL HOBBS  
PATTY WEEKS Fee: 11.00  
Ex-Officio Recorder Deputy M. G. Krempasky 416  
Index to PLATS

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO: \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT RED PHEASANT HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, JEFFREY T. BRADEN AND ANDREA M. BRADEN, HUSBAND AND WIFE, AND JEFFREY G. NESSET AND THERESA A. NESSET, HUSBAND AND WIFE ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED, BEING THAT PORTION OF THE E1/2 OF SECTION 2 AND THE W1/2 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, NEZ PERCE COUNTY, IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 14, BLOCK 4 OF PHEASANT TRAIL ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 4, 2007, AS INSTRUMENT NUMBER 749419, RECORDS OF NEZ PERCE COUNTY, IDAHO (FROM WHICH THE NORTHERNMOST CORNER OF SAID LOT 14 BEARS NORTH 32°29'42" WEST, A DISTANCE OF 142.94 FEET); THENCE ALONG THE PLAT BOUNDARY OF SAID PHEASANT TRAIL ESTATES FIRST ADDITION THE FOLLOWING NINE (9) COURSES:

1. NORTH 32°29'42" WEST, A DISTANCE OF 142.94 FEET;
2. NORTH 48°32'02" EAST, A DISTANCE OF 212.82 FEET;
3. NORTH 32°01'02" EAST, A DISTANCE OF 237.61 FEET;
4. NORTH 26°53'19" EAST, A DISTANCE OF 61.06 FEET;
5. NORTH 11°47'52" EAST, A DISTANCE OF 263.85 FEET;
6. SOUTH 89°30'21" WEST, A DISTANCE OF 278.80 FEET;
7. SOUTH 57°30'18" WEST, A DISTANCE OF 383.30 FEET;
8. NORTH 32°29'42" WEST, A DISTANCE OF 240.00 FEET;
9. SOUTH 52°02'45" WEST, A DISTANCE OF 299.49 FEET, MORE OR LESS, TO THE SOUTHERNMOST CORNER OF LOT 5, BLOCK 2 OF BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 23, 1998, AS INSTRUMENT NUMBER 631287, RECORDS OF NEZ PERCE COUNTY, IDAHO;

THENCE LEAVING THE PLAT BOUNDARY OF SAID PHEASANT TRAIL ESTATES FIRST ADDITION AND ALONG THE PLAT BOUNDARY OF SAID BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION THE FOLLOWING SIX (6) COURSES:

1. NORTH 30°28'42" EAST, A DISTANCE OF 139.00 FEET;
2. NORTH 01°33'32" EAST, A DISTANCE OF 120.49 FEET;
3. NORTH 28°03'23" WEST, A DISTANCE OF 123.32 FEET;
4. NORTH 70°38'59" WEST, A DISTANCE OF 121.15 FEET;
5. NORTH 79°19'46" WEST, A DISTANCE OF 245.00 FEET;
6. NORTH 80°26'30" WEST, A DISTANCE OF 129.99 FEET, MORE OR LESS, TO THE EASTERNMOST CORNER OF LOT 15 OF BLOCK 1 OF HARVEST VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 6, 1995, AS INSTRUMENT NUMBER 601119, RECORDS OF NEZ PERCE COUNTY, IDAHO;

THENCE LEAVING THE PLAT BOUNDARY OF SAID BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION AND ALONG THE PLAT BOUNDARY OF SAID BLOCK 1 OF HARVEST VISTA ADDITION THE FOLLOWING SIX (6) COURSES:

1. NORTH 84°36'16" WEST, A DISTANCE OF 256.24 FEET;
2. NORTH 79°55'09" WEST, A DISTANCE OF 186.00 FEET;
3. NORTH 12°19'17" WEST, A DISTANCE OF 287.98 FEET;
4. NORTH 00°08'16" WEST, A DISTANCE OF 340.91 FEET;
5. 222.05 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 28°54'55", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 75°24'36" WEST A CHORD DISTANCE OF 219.70 FEET;
6. SOUTH 89°52'04" WEST, 172.44 FEET;

THENCE NORTH 01°13'28" WEST LEAVING THE PLAT BOUNDARY OF SAID BLOCK OF VISTA HARVEST ADDITION, A DISTANCE OF 210.17 FEET;  
THENCE NORTH 89°54'25" EAST, A DISTANCE OF 368.16 FEET;  
THENCE NORTH 49°40'51" EAST, A DISTANCE OF 203.88 FEET;  
THENCE 32.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 188.00 FEET, THROUGH A CENTRAL ANGLE OF 09°50'39", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 45°14'28" EAST, A DISTANCE OF 32.26 FEET;  
THENCE SOUTH 40°19'09" EAST, A DISTANCE OF 140.92 FEET;  
THENCE NORTH 53°28'22" EAST, A DISTANCE OF 48.92 FEET;  
THENCE SOUTH 38°31'38" EAST, A DISTANCE OF 84.00 FEET;  
THENCE NORTH 53°28'22" EAST, A DISTANCE OF 838.58 FEET;  
THENCE 49.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 93°47'23", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 79°37'58" EAST, A DISTANCE OF 43.81 FEET;  
THENCE SOUTH 32°44'15" EAST, A DISTANCE OF 912.39 FEET;  
THENCE NORTH 57°15'45" EAST, A DISTANCE OF 94.00 FEET;  
THENCE SOUTH 32°44'15" EAST, A DISTANCE OF 820.37 FEET;  
THENCE 729.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 702.00 FEET, THROUGH A CENTRAL ANGLE OF 59°32'02", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 02°58'14" EAST, A DISTANCE OF 697.05 FEET;  
THENCE NORTH 83°12'12" WEST, A DISTANCE OF 94.00 FEET;  
THENCE 117.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 608.00 FEET, THROUGH A CENTRAL ANGLE OF 11°04'02", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 32°19'48" WEST, A DISTANCE OF 117.28 FEET;  
THENCE 287.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 692.00 FEET, THROUGH A CENTRAL ANGLE OF 23°47'48", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 25°57'58" WEST, A DISTANCE OF 285.35 FEET;  
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 213.80 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 56.738 ACRES, MORE OR LESS.

SUBJECT TO: EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON ABOVE-DESCRIBED TRACT

WATER SYSTEM SHALL BE AN EXTENSION OF THE EXISTING STEPHAN A. SCHAUB AND RED PHEASANT WATER COMPANY, MEETING THE REQUIREMENTS OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND LOCAL FIRE AGENCY.

WASTEWATER DISPOSAL WILL BE ON-SITE SUBSURFACE DISPOSAL SYSTEM AS APPROVED BY THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.

THE ROADS WILL BE MAINTAINED PER A PRIVATE ROAD MAINTENANCE AGREEMENT, RECORDED ON THE 24<sup>th</sup> DAY OF July, 20 18, RECORDING INSTRUMENT NUMBER 859614.

William Hobbs, Jr.  
H WILLIAM HOBBS, JR.  
MANAGING MEMBER, RED PHEASANT HOLDINGS, LLC

Jeffrey T. Braden  
JEFFREY T. BRADEN

Andrea M. Braden  
ANDREA M. BRADEN

Jeffrey G. Nessel  
JEFFREY G. NESSET

Theresa A. Nessel  
THERESA A. NESSET

John F. Porter  
JOHN F. PORTER

Carol A. Porter  
CAROL PORTER

ACKNOWLEDGEMENT

THE STATE OF IDAHO )  
COUNTY OF Nez Perce ) SS.

ON THIS DAY 12<sup>th</sup> DAY OF July, 20 18 BEFORE ME, Mary G. Krempasky NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED H WILLIAM HOBBS, JR., MANAGING MEMBER, RED PHEASANT HOLDINGS, LLC AN IDAHO LIMITED LIABILITY COMPANY KNOWN OR IDENTIFIED TO ME TO BE WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

RESIDING AT Lewiston, ID MY COMMISSION EXPIRES: June 21, 2023  
Mary G. Krempasky  
NOTARY PUBLIC

MARY G. KREMPASKY  
Notary Public  
State of Idaho

ACKNOWLEDGEMENT

THE STATE OF IDAHO )  
COUNTY OF Nez Perce ) SS.

ON THIS DAY 12<sup>th</sup> DAY OF July, 20 18 BEFORE ME, MARY G. KREMPASKY NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED JEFFREY T. BRADEN AND ANDREA M. BRADEN, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

RESIDING AT Lewiston, ID MY COMMISSION EXPIRES: June 21, 2023  
Mary G. Krempasky  
NOTARY PUBLIC

MARY G. KREMPASKY  
Notary Public  
State of Idaho

ACKNOWLEDGEMENT

THE STATE OF IDAHO )  
COUNTY OF Nez Perce ) SS.

ON THIS DAY 12<sup>th</sup> DAY OF July, 20 18 BEFORE ME, MARY G. KREMPASKY NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED JEFFREY G. NESSET AND THERESA A. NESSET, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

RESIDING AT Lewiston, ID MY COMMISSION EXPIRES: June 21, 2023  
Mary G. Krempasky  
NOTARY PUBLIC

MARY G. KREMPASKY  
Notary Public  
State of Idaho

ACKNOWLEDGEMENT

THE STATE OF IDAHO )  
COUNTY OF Nez Perce ) SS.

ON THIS DAY 12<sup>th</sup> DAY OF July, 20 18 BEFORE ME, MARY G. KREMPASKY NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED JOHN F. PORTER AND CAROL PORTER, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

RESIDING AT Lewiston, ID MY COMMISSION EXPIRES: June 21, 2023  
Mary G. Krempasky  
NOTARY PUBLIC

MARY G. KREMPASKY  
Notary Public  
State of Idaho

INTERIOR MONUMENTATION CERTIFICATE

I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1303 NO LATER THAN JUNE 1, 2019.

SURVEYOR'S CERTIFICATE

I, GEREY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



**(JUB)**  
J-U-B ENGINEERS, INC.

7825 Meadowlark Way  
Coeur d'Alene, ID 83815  
p | 208 762 8787 w | www.jub.com  
Dwg Name: 21-16-006\_PTE 2ND ADDITION  
Date: June 28, 2018  
Dr: DFG Ch: GJR Sheet 4 of 5

Attachment No. 1  
F - Plat Map - Pheasant Trail  
Estates 2nd Addition  
Case No. RED-W-24-01  
CPCN No. 564

PHEASANT TRAIL ESTATES 2ND ADDITION  
THE PADDOCKS AT THE SCHAUB RANCH  
LOCATED IN A PORTION OF THE E1/2 OF SECTION 2 AND THE W1/2 OF  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 859621 CABIT 158A  
NEZ PERCE COUNTY  
7-24-2018 02:04:56 PM No. of Pages: 5  
Recorded for: BILL HOBBS  
PATTY WEEKS  
Ex-Officio Recorder Deputy  
Fees: \$11.00  
J. L. Bennett 5/5

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO: \_\_\_\_\_  
AT THE REQUEST OF: \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_

CHAIRMAN COUNTY COMMISSIONERS

THE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE AND RELATE TO PRIVATE ROADS AND PRIVATE UTILITIES. ACCEPTANCE BY NEZ PERCE COUNTY OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE, REPAIRS OR IMPROVEMENTS BY THE COUNTY OF ANY ROAD, STREET, RIGHT-OF-WAY, EASEMENTS OR FACILITY THEREOF. NEZ PERCE COUNTY DOES NOT ACCEPT OR ASSUME JURISDICTION OR RESPONSIBILITY FOR THE DESIGN, INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIRS OR IMPROVEMENTS OF ANY ROAD, STREET, RIGHT-OF-WAY, EASEMENTS OR FACILITIES DEDICATED ON THIS PLAT. SUCH ROADS, STREETS, RIGHT-OF-WAYS, EASEMENTS, OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH A SEPARATE ACTION OF THE BOARD OF COUNTY COMMISSIONERS. WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF NEZ PERCE COUNTY, IDAHO, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Douglas W. Hansen 7/24/18  
CHAIRMAN NEZ PERCE COUNTY BOARD OF COMMISSIONERS DATE

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 20 17 AND PRECEDING YEARS.

Lois Schaefer, Deputy 7-12-18  
NEZ PERCE COUNTY TREASURER DATE

PUBLIC HEALTH- IDAHO NORTH CENTRAL DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY REQUIREMENTS ARE SATISFIED.

Shirley J. Jones 7/12/2018  
HEALTH DISTRICT DATE

COUNTY SURVEYOR'S CERTIFICATE


I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PHEASANT TRAIL ESTATES 2ND ADDITION AND THAT IT COMPLIES WITH THE REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE AND SUBDIVISION ORDINANCES OF NEZ PERCE COUNTY, IDAHO.

John Elsberry 7/18/2018  
NEZ PERCE COUNTY SURVEYOR DATE

INTERIOR MONUMENTATION CERTIFICATE  
I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1303 NO LATER THAN JUNE 1, 2019.

SURVEYOR'S CERTIFICATE  
I, GEREY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



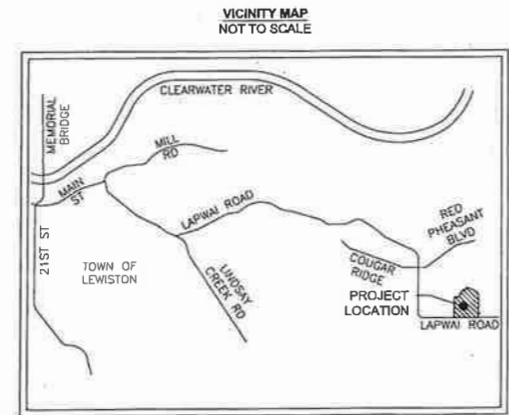
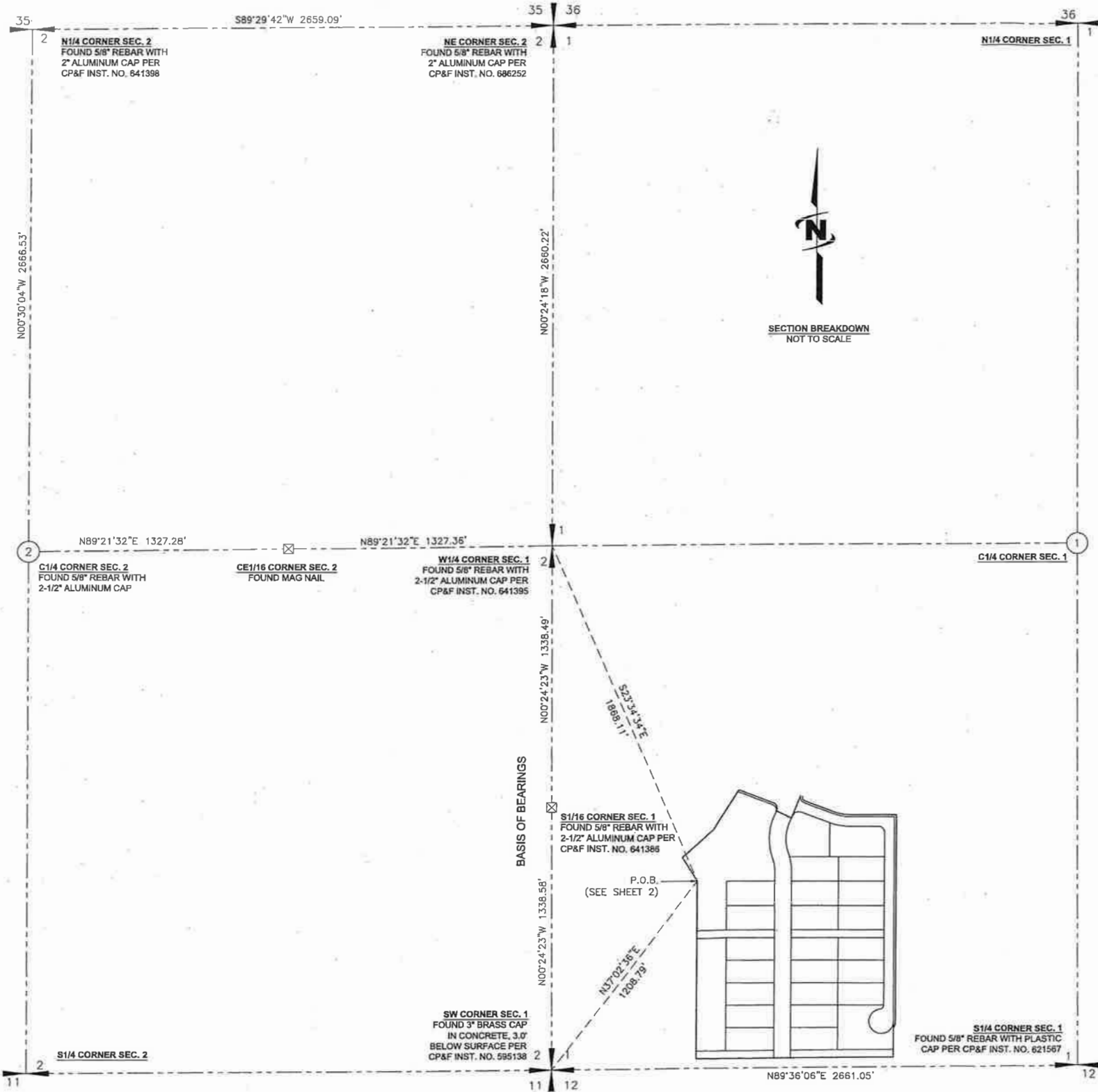
 J-U-B ENGINEERS, INC.	7825 Meadowlark Way Coeur d'Alene, ID 83815 p   208 762 8787 w   www.jub.com		
	Dwg Name: 21-16-006_PTE 2ND ADDITION		
	Date: June 28, 2018		
	Dr: DFG	Ch: GJR	Sheet 5 of 5

Attachment No. 1  
F - Plat Map - Pheasant Trail  
Estates 2nd Addition  
Case No. RED-W-24-01  
CPCN No. 564

PHEASANT TRAIL ESTATES 3RD ADDITION  
A REPLAT OF PARCEL C, BLOCK 3, PHEASANT TRAIL ESTATES 2ND ADDITION AND A  
PORTION OF THE SW1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 892511 CAB II 2897  
NEZ PERCE COUNTY  
9-3-2021 11:48:14 AM No. of Pages: 3  
Recorded for: JUB ENGINEERS  
PATTY WEEKS Fee: 11.00  
Ex-Officio Recorder Deputy *in Liberhant* 103  
Index to PLATS

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO: \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00°24'23\"/>

- RECORD INFORMATION**
1. RECORD OF SURVEY, PLS 7379, DATED SEPTEMBER 9, 2008, INSTRUMENT NUMBER 760970, RECORDS OF NEZ PERCE COUNTY.
  2. PLAT OF PHEASANT TRAIL ESTATES FIRST ADDITION, PLS 11280, DATED OCTOBER 4, 2007, INSTRUMENT NUMBER 749418, RECORDS OF NEZ PERCE COUNTY.
  3. BLOCKS 2 AND 3 OF HARVEST VISTA ADDITION, PLS 2115, DATED APRIL 23, 1998, INSTRUMENT NUMBER 631287, RECORDS OF NEZ PERCE COUNTY.
  4. BLOCK 1 OF HARVEST VISTA ADDITION, PLS 2115, DATED SEPTEMBER 9, 1995, INSTRUMENT NUMBER 601119, RECORDS OF NEZ PERCE COUNTY.
  5. RECORD OF SURVEY, PLS 7379, DATED DECEMBER 7, 2012, INSTRUMENT NUMBER 807227, RECORDS OF NEZ PERCE COUNTY.
  6. RECORD OF SURVEY, PLS 2115, DATED MARCH 19, 1999, INSTRUMENT NUMBER 642027, RECORDS OF NEZ PERCE COUNTY.
  7. QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 852577, RECORDS OF NEZ PERCE COUNTY.
  8. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 815141, RECORDS OF NEZ PERCE COUNTY.
  9. QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 699631, RECORDS OF NEZ PERCE COUNTY.
  10. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 810811, RECORDS OF NEZ PERCE COUNTY.
  11. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 786410, RECORDS OF NEZ PERCE COUNTY.
  12. PLAT OF PHEASANT TRAIL ESTATES 2ND ADDITION, PLS 13419, DATED JULY 24, 2018 INSTRUMENT NUMBER 859621, RECORDS OF NEZ PERCE COUNTY.


**SURVEYOR'S NOTES**

1. WASTEWATER DISPOSAL WILL BE ON-SITE SUBSURFACE DISPOSAL SYSTEM AS APPROVED BY THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.
2. WATER SYSTEM SHALL BE AN EXTENSION OF THE EXISTING STEPHAN A. SCHAUB AND RED PHEASANT WATER COMPANY, MEETING THE REQUIREMENTS OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND LOCAL FIRE AGENCY.
3. PARCELS A, B, AND C ARE COMMON AREAS OWNED BY THE HOME OWNERS ASSOCIATION.

**INTERIOR MONUMENTATION CERTIFICATE**  
I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1303 NO LATER THAN JULY 1, 2022.

**SURVEYOR'S CERTIFICATE**  
I, JEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



 J-U-B ENGINEERS, INC.	7825 Meadowlark Way Coeur d'Alene, ID 83815 p   208 762 8787 w   www.jub.com		
	Dwg Name: 21-20-011_PTE 3RD ADDITION_FP		
	Date: August 12, 2021		
	Dr: SDN	Ch: GJR	Sheet 1 of 3

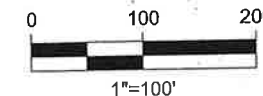
Attachment No. 1  
G - Plat Map - Pheasant Trail Estates  
3rd Addition  
Case No. RED-W-24-01  
CPCN No. 564

PHEASANT TRAIL ESTATES 3RD ADDITION  
A REPLAT OF PARCEL C, BLOCK 3, PHEASANT TRAIL ESTATES 2ND ADDITION AND A  
PORTION OF THE SW1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 892511 CAB VI 289B  
NEZ PERCE COUNTY  
9-3-2021 11:48:14 AM No. of Pages: 3  
Recorded for: JUB ENGINEERS  
PARTY WEEKS Fee: 17.00  
Ex-Officio Recorder Deputy J. Liberman 2023  
into the PLATS

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO.: \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.35'	270.00'	5°48'14"	S72°03'50"E	27.34'
C2	50.24'	30.00'	95°57'30"	S21°10'57"E	44.57'
C3	6.86'	608.00'	0°38'47"	S27°07'11"W	6.86'
C4	240.73'	292.00'	47°14'11"	S03°49'29"W	233.97'
C5	71.86'	208.00'	19°47'36"	S09°53'48"E	71.50'
C6	67.60'	650.00'	5°57'30"	N23°49'03"E	67.57'
C7	7.33'	650.00'	0°38'47"	N27°07'11"E	7.33'
C8	206.11'	250.00'	47°14'11"	N03°49'29"E	200.32'
C9	86.36'	250.00'	19°47'36"	N09°53'48"W	85.94'
C10	52.77'	692.00'	4°22'08"	N18°39'13"E	52.75'
C11	19.20'	692.00'	1°35'22"	N26°00'06"E	19.20'
C12	7.81'	692.00'	0°38'47"	S27°07'11"W	7.81'
C13	171.48'	208.00'	47°14'11"	S03°49'29"W	166.67'
C14	21.53'	292.00'	4°13'31"	S17°40'51"E	21.53'
C15	79.34'	292.00'	15°34'06"	S07°47'03"E	78.10'
C16	44.84'	30.00'	85°37'52"	S26°20'47"E	40.78'
C17	44.84'	30.00'	85°37'52"	S68°01'21"W	40.78'
C18	28.89'	20.00'	85°37'52"	S26°20'47"E	27.19'
C19	78.19'	215.00'	20°50'17"	S78°34'51"E	77.76'
C20	81.83'	225.00'	20°50'17"	S79°34'51"E	81.38'
C21	90.92'	250.00'	20°50'17"	S79°34'51"E	90.42'
C22	100.02'	275.00'	20°50'17"	S79°34'51"E	99.47'
C23	47.12'	30.00'	90°00'00"	N45°00'00"W	42.43'
C24	29.73'	20.00'	85°09'43"	N42°34'52"E	27.07'
C25	79.12'	75.00'	60°26'24"	N30°13'12"E	75.50'
C26	291.68'	63.00'	285°09'43"	S47°25'08"E	92.78'
C27	38.86'	73.00'	30°20'36"	S15°10'18"W	38.21'
C28	24.11'	300.00'	4°36'19"	S71°27'52"E	24.11'
C29	287.41'	692.00'	23°47'48"	S25°57'56"W	285.35'
C30	117.44'	608.00'	11°04'02"	S32°19'46"W	117.26'
C31	52.77'	692.00'	4°22'08"	S23°01'21"W	52.75'
C32	255.19'	300.00'	48°44'19"	S81°51'49"W	247.57'



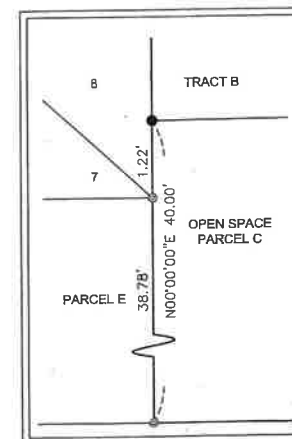
**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00°24'23" WEST  
BETWEEN THE MONUMENTED SOUTHWEST CORNER AND THE WEST 1/4  
CORNER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE  
MERIDIAN, NEZ PERCE COUNTY, IDAHO, PER PLAT OF PHEASANT TRAIL  
ESTATES 2ND ADDITION, RECORDED AS INSTRUMENT NUMBER 859621,  
RECORDS OF NEZ PERCE COUNTY, IDAHO.

**LEGEND**  
SECTION CORNER AS NOTED

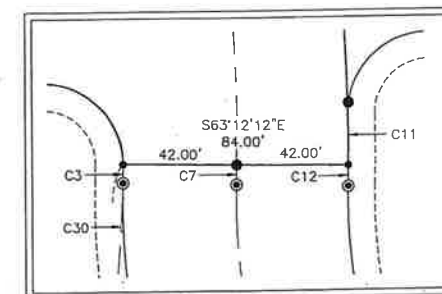
1/4 SECTION CORNER-SEE SHEET 1

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 11280"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "PLS 7379"
- FOUND 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419", INTERIOR MONUMENTS TO BE SET BY JULY 1, 2022

P.O.B. POINT OF BEGINNING  
PROPERTY LINES  
PRIVATE UTILITY EASEMENT  
PRIVATE ROADWAY CENTERLINE



DETAIL A  
NOT TO SCALE

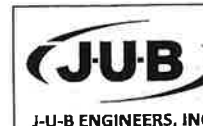


DETAIL B  
NOT TO SCALE

**INTERIOR MONUMENTATION CERTIFICATE**  
I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1303 NO LATER THAN JULY 1, 2022.

**TRACT A NOTE**  
THE EASTERLY AND SOUTHERLY LINES OF PARCEL C, BLOCK 3 OF PHEASANT TRAIL ESTATES 2ND ADDITION ARE REMOVED BY THIS PLAT AND SAID PARCEL C IS BEING REPLATED AS PART OF TRACT A AS SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**  
I, JEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



7825 Meadowlark Way  
Coeur d'Alene, ID 83815  
p | 208 762 8787 w | www.jub.com  
Dwg Name: 21-20-011\_PTE 3RD ADDITION\_FP  
Date: August 12, 2021  
Dr: SDN Ch: GJR Sheet 2 of 3

Attachment No. 1  
G - Plat Map - Pheasant Trail  
Estates 3rd Addition  
Case No. RED-W-24-01  
CPCN No. 564



PHEASANT TRAIL ESTATES 3RD ADDITION

A REPLAT OF PARCEL C, BLOCK 3, PHEASANT TRAIL ESTATES 2ND ADDITION AND A  
PORTION OF THE SW1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, B.M.,  
NEZ PERCE COUNTY, IDAHO

Instrument # 892511 CABII 290A  
NEZ PERCE COUNTY  
9-3-2021 11:45:14 AM No. of Pages: 3  
Recorded for: JUB ENGINEERS  
PATY WEEKS Fee: 11.00  
Ex-Officio Recorder Deputy: J. Ubermohr 3 of 3  
In the PLAT

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST NO: \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.  
AT \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
FEE \$ \_\_\_\_\_

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT RED PHEASANT HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED, BEING A REPLAT OF PARCEL C, BLOCK 3 OF PHEASANT TRAIL ESTATES 2ND ADDITION AND A PORTION OF THE SW 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, NEZ PERCE COUNTY, IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL C, BLOCK 3 OF PHEASANT TRAIL ESTATES 2ND ADDITION THE PADDOCKS AT THE SCHAUB RANCH. ACCORDING TO THE PLAT THEREOF, RECORDED JULY 24, 2018 AS INSTRUMENT NUMBER 859521, RECORDS OF NEZ PERCE COUNTY, IDAHO (FROM WHICH THE SOUTHEAST CORNER OF SAID PARCEL C BEARS SOUTH 90°00'00" EAST, A DISTANCE OF 213.80 FEET);

THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 32°29'42" WEST, A DISTANCE OF 142.94 FEET;
2. NORTH 48°32'02" EAST, A DISTANCE OF 212.81 FEET;
3. NORTH 32°01'02" EAST, A DISTANCE OF 237.61 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PHEASANT CHASE DRIVE;
4. 27.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 05°48'14", SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 72°03'50" EAST A CHORD DISTANCE OF 27.34 FEET;
5. SOUTH 69°09'43" EAST, A DISTANCE OF 151.21 FEET;
6. 50.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°57'30", SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 21°10'57" EAST A CHORD DISTANCE OF 44.57 FEET;
7. SOUTH 63°12'12" EAST, A DISTANCE OF 84.00 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF VINIFERA BOULEVARD AS SHOWN ON SAID PHEASANT TRAIL ESTATES 2ND ADDITION THE PADDOCKS AT SCHAUB RANCH;
8. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 124.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 692.00 FEET, THROUGH A CENTRAL ANGLE OF 10°19'38", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 21°37'59" EAST A CHORD DISTANCE OF 124.56 FEET;

THENCE SOUTH 73°31'51" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE EASTERLY BOUNDARY OF THE 10-FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT;

THENCE 29.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 85°37'52", SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 26°20'47" EAST A CHORD DISTANCE OF 27.19 FEET;

THENCE SOUTH 69°09'43" EAST, A DISTANCE OF 156.95 FEET;

THENCE 78.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 20°50'17", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 79°34'51" EAST, A CHORD LENGTH OF 77.76 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 241.84 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1052.35 FEET;

THENCE 38.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 73.00 FEET, THROUGH A CENTRAL ANGLE OF 30°20'36", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 15°10'18" WEST, A CHORD LENGTH OF 38.21 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.54 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF LAPWAI ROAD;

THENCE SOUTH 89°31'07" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 999.03 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PHEASANT TRAIL ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 4, 2007 AS INSTRUMENT NUMBER 748416, RECORDS OF NEZ PERCE COUNTY, IDAHO;

THENCE NORTH 00°00'00" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 908.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOTAL AREA: 28.37 ACRES, MORE OR LESS.

SUBJECT TO: EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON ABOVE-DESCRIBED TRACT

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSE AS NOTED.

WATER SYSTEM SHALL BE AN EXTENSION OF THE EXISTING STEPHAN A. SCHAUB AND RED PHEASANT WATER COMPANY, MEETING THE REQUIREMENTS OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND LOCAL FIRE AGENCY.

WASTEWATER DISPOSAL WILL BE ON-SITE SUBSURFACE DISPOSAL SYSTEM AS APPROVED BY THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.

THE ROADS WILL BE MAINTAINED PER A PRIVATE ROAD MAINTENANCE AGREEMENT, RECORDED ON THE 26 DAY OF August, 2021 RECORDING INSTRUMENT NUMBER 829230

H. William Hobbs, Jr.  
H WILLIAM HOBBS, JR.

ACKNOWLEDGEMENT

THE STATE OF Idaho )  
COUNTY OF Nez Perce ) ss.

ON THIS DAY 26 DAY OF August, 2021, BEFORE ME, Mario D. Gomez, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED H WILLIAM HOBBS, JR., MANAGING MEMBER, RED PHEASANT HOLDINGS, LLC AN IDAHO LIMITED LIABILITY COMPANY KNOWN OR IDENTIFIED TO ME TO BE WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.  
NOTARY PUBLIC IN AND FOR THE STATE OF Idaho

RESIDING AT Lewisla ID MY COMMISSION EXPIRES: 3/3/2024  
Mario D. Gomez  
NOTARY PUBLIC

MARIO D. GOMEZ  
Commission #59271  
Notary Public  
State of Idaho

CHAIRMAN COUNTY COMMISSIONERS

THE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE AND RELATE TO PRIVATE ROADS AND PRIVATE UTILITIES. ACCEPTANCE BY NEZ PERCE COUNTY OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE, REPAIRS OR IMPROVEMENTS BY THE COUNTY OF ANY ROAD, STREET, RIGHT-OF-WAY, EASEMENTS OR FACILITY THEREOF. NEZ PERCE COUNTY DOES NOT ACCEPT OR ASSUME JURISDICTION OR RESPONSIBILITY FOR THE DESIGN, INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIRS OR IMPROVEMENTS OF ANY ROAD, STREET, RIGHT-OF-WAY, EASEMENTS OR FACILITIES DEDICATED ON THIS PLAT. SUCH ROADS, STREETS, RIGHT-OF-WAYS, EASEMENTS, OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH A SEPARATE ACTION OF THE BOARD OF COUNTY COMMISSIONERS. WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF NEZ PERCE COUNTY, IDAHO, AT A MEETING HELD ON THE 30 DAY OF Sept, 2021.

Douglas W. Ham  
CHAIRMAN, NEZ PERCE COUNTY BOARD OF COMMISSIONERS  
9/3/21  
DATE

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 2020 AND PRECEDING YEARS.

for Michelle P. Kirk  
NEZ PERCE COUNTY TREASURER  
8/17/21  
DATE

PUBLIC HEALTH- IDAHO NORTH CENTRAL DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) 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 OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Bonnie Waldman  
HEALTH DISTRICT  
8-18-21  
DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PHEASANT TRAIL ESTATES 3RD ADDITION AND THAT IT COMPLIES WITH THE REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE AND SUBDIVISION ORDINANCES OF NEZ PERCE COUNTY, IDAHO.

For J. Ubermohr  
NEZ PERCE COUNTY SURVEYOR  
PLS 20165  
8-17-21  
DATE


INTERIOR MONUMENTATION CERTIFICATE

I HEREBY CERTIFY THAT AS PROVIDED IN IDAHO CODE SECTION 50-1333, THE INTERIOR MONUMENTS OF THIS PLAT WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1303 NO LATER THAN JULY 1, 2022.

SURVEYOR'S CERTIFICATE

I, GEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



 J-U-B ENGINEERS, INC.	7825 Meadowlark Way Coeur d'Alene, ID 83815 p   208 762.8787 w   www.jub.com		
	Dwg Name: 21-20-011_PTE 3RD ADDITION_FP		
	Date: August 17, 2021		
	Dr: SDN	Ch: GJR	Sheet 3 of 3

Attachment No. 1  
G - Plat Map - Pheasant Trail  
Estates 3rd Addition  
Case No. RED-W-24-01  
CPCN No. 564

# THE PADDOCKS AT THE SCHAUB RANCH, BLOCK 5

A DIVISION OF LOT 2, BLOCK 1 OF PHEASANT TRAIL ESTATES 2ND ADDITION, THE PADDOCKS AT THE SCHAUB RANCH, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN.  
NEZ PERCE COUNTY, IDAHO.

## LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 - SE 1/4) OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 5 WEST, NEZ PERCE COUNTY, IDAHO, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2 MARKED BY AN ALUMINUM CAPPED MONUMENT, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 2 BEARS S 00°24'23" E, A DISTANCE OF 2677.07 FEET;  
THENCE S 00°24'23" E, A DISTANCE OF 453.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 0.12 FEET, A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 00°01'38", A CHORD BEARING OF N 79°21'01" W, AND A CHORD LENGTH OF 0.12 FEET;  
THENCE N 79°20'12" W, A DISTANCE OF 291.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 69.39 FEET, A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 14°43'30", A CHORD BEARING OF N 71°58'27" W, AND A CHORD LENGTH OF 69.20 FEET;  
THENCE N 64°36'42" W, A DISTANCE OF 220.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 76.16 FEET, A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 63°58'20", A CHORD BEARING OF N 32°37'39" W, AND A CHORD LENGTH OF 74.16 FEET;  
THENCE N 00°38'28" W, A DISTANCE OF 214.14 FEET;  
THENCE N 89°21'32" E, A DISTANCE OF 590.74 FEET TO THE TRUE POINT OF BEGINNING;  
SAID PARCEL CONTAINS 5.09 ACRES, MORE OR LESS.

## OWNER'S DEDICATION CERTIFICATE

I, JEFFREY G. NESSET AND THERESA A. NESSET, TRUSTEES OF THE JEFFREY G. NESSET AND THERESA A. NESSET, TRUST DATED FEBRUARY 4, 2003, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED AND PLATTED PROPERTY DO HEREBY CERTIFY THAT:

I, JEFFREY G. NESSET AND THERESA A. NESSET, TRUSTEES OF THE JEFFREY G. NESSET AND THERESA A. NESSET, TRUST DATED FEBRUARY 4, 2003, INTEND TO AND DO HEREBY SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS INSTRUMENT;

THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT I HEREBY DEDICATE TO PUBLIC, FOREVER, THOSE STREETS AND EASEMENTS AS SHOWN PLATTED HEREIN.

Jeffrey G. Nasset Theresa A. Nasset 7/30/20  
JEFFREY G. NESSET AND THERESA A. NESSET, TRUSTEES OF THE JEFFREY G. NESSET AND THERESA A. NESSET, TRUST DATED FEBRUARY 4, 2003, DATE

## ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF NEZ PERCE } ss.

ON THIS 20 DAY OF July, 2020, BEFORE ME PERSONALLY APPEARED

(JEFFREY G. NESSET AND THERESA A. NESSET, TRUSTEES OF THE JEFFREY G. NESSET AND THERESA A. NESSET, TRUST DATED FEBRUARY 4, 2003), KNOWN OR IDENTIFIED TO ME BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND AFTER BEING DULY DEPOSED, ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME, AS THEIR FREE AND VOLUNTARY ACT AND DEED AND THAT THE STATEMENTS THEREIN CONTAINED ARE TRUE.

Lisa A. Hasenauer  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO  
RESIDING AT LEWISTON, ID, THEREIN.  
MY COMMISSION EXPIRES 12-22-2020



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, BETWEEN THE MONUMENTED SOUTHEAST CORNER AND THE MONUMENTED EAST QUARTER CORNER, SAID BEARING BEING N 00°24'23" W, PER INST. NO. 069621.

## COUNTRY RECORDER CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
AT THE REQUEST OF JEFFREY G. NESSET.

## COUNTY COMMISSIONERS CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT ARE, PRIVATE AND RELATE TO PRIVATE ROADS AND PRIVATE UTILITIES. ACCEPTANCE BY NEZ PERCE COUNTY OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE, REPAIRS OR IMPROVEMENTS BY THE COUNTY OF ANY ROAD, STREET, RIGHT-OF-WAY, EASEMENT OR FACILITY THEREOF. NEZ PERCE COUNTY DOES NOT ACCEPT OR ASSUME JURISDICTION OR RESPONSIBILITY FOR THE DESIGN, INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIRS OR IMPROVEMENTS OF ANY ROAD, STREET, RIGHT-OF-WAY, EASEMENT OR FACILITIES DEDICATED ON THIS PLAT. SUCH ROADS, STREETS, RIGHTS-OF-WAY, EASEMENTS OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH A SEPARATE ACTION OF THE BOARD.

ACCEPTANCE BY NEZ PERCE COUNTY OF THE DEDICATION OF PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE, REPAIRS OR IMPROVEMENT BY THE COUNTY OF ANY STREET OR FACILITY THEREOF, AND NEZ PERCE COUNTY DOES NOT ACCEPT OR ASSUME JURISDICTION OR RESPONSIBILITY FOR THE DESIGN, INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIRS OR IMPROVEMENTS OF STREETS DEDICATED ON THIS PLAT. SUCH STREETS OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH A SEPARATE ACTION OF THE BOARD.

WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF NEZ PERCE COUNTY, IDAHO, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Don H. Beal Jr. 7-27-2020  
CHAIRPERSON, NEZ PERCE BOARD OF COMMISSIONERS DATE

## PUBLIC HEALTH-IDAHO NORTH CENTRAL DISTRICT

SEWER  
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Bonnie Waldman 7/26/2020  
HEALTH DISTRICT DATE

## SURVEYOR'S NOTES

1. WASTEWATER DISPOSAL SHALL BE ON-SITE SUB SURFACE DISPOSAL SYSTEM AS APPROVED BY THE IDAHO NORTH CENTRAL DISTRICT.
2. WATER SHALL BE AN EXTENSION OF THE EXISTING STEPHAN A. SCHAUB AND RED PHEASANT WATER COMPANY, MEETING THE REQUIREMENTS OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND LOCAL FIRE DEPARTMENT.
3. THIS SURVEY WAS PERFORMED USING LEICA GX1230GG GPS SYSTEM.

## SURVEYOR CERTIFICATION

I, STEPHEN D. STABE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO LICENSE NO. 1015, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH TITLE 50, CHAPTER 16 OF IDAHO CODE AND THAT ALL DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND FURTHERMORE, THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICATION STATE LAWS AND LOCAL ORDINANCES, INCLUDING NEZ PERCE COUNTY ZONING ORDINANCE #722 AND NEZ PERCE COUNTY SUBDIVISION ORDINANCE #76G.

Stephen D. Stabe 7/17/2020  
STEPHEN D. STABE IDAHO PROFESSIONAL LAND SURVEYOR NO. L-1015 DATE

## COUNTY SURVEYOR CERTIFICATE

I, John Elsberry, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO LICENSE NO. 7731, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND ITS COMPUTATIONS THEREON AND HAVE DETERMINED THAT IT COMPLIES WITH THE FINAL PLAT REQUIREMENTS OF THE NEZ PERCE COUNTY SUBDIVISION ORDINANCE NUMBER 76H, IDAHO CODE, TITLE 50, CHAPTER 13 AND TITLE 55, CHAPTER 16 (IDAHO CODE, §§ 50-1301 ET SEQ., 55-1601 ET SEQ.).

John Elsberry 7/22/2020  
SURVEYOR, NEZ PERCE COUNTY, IDAHO DATE

## COUNTY TREASURER

I, Barbara Fay, COUNTY TREASURER IN AND FOR THE COUNTY OF NEZ PERCE, STATE OF IDAHO PER THE REQUIREMENTS OF IDAHO STATE CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID IN FULL FOR THE YEARS 9 AND PRECEDING YEARS, THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Barbara Fay 7/20/2020  
NEZ PERCE COUNTY TREASURER DATE



KELTIC ENGINEERING, INC.

315 Adams Lane Lewiston, Idaho 83501 (208) 743-2135 (208) 743-2136 fax  
Development Planning Design Construction Management

THE PADDOCKS AT THE SCHAUB RANCH, BLOCK 5  
Sec. 2, Township 35 North, Range 5 West, B.M.  
NEZ PERCE COUNTY, IDAHO

DRAWN BY TML	DATE 5/28/2020	PROJECT NUMBER 19-0138
CHECKED BY SDS	SCALE NTS	SHEET 1 OF 2

Attachment No. 1  
H - Plat Map - The Paddocks  
Block 5  
Case No. RED-W-24-01  
CPCN No. 564

# THE PADDOCKS AT THE SCHAUB RANCH, BLOCK 5

A DIVISION OF LOT 2, BLOCK 1 OF PHEASANT TRAIL ESTATES 2ND ADDITION, THE PADDOCKS AT THE SCHAUB RANCH, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN.  
NEZ PERCE COUNTY, IDAHO.



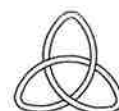
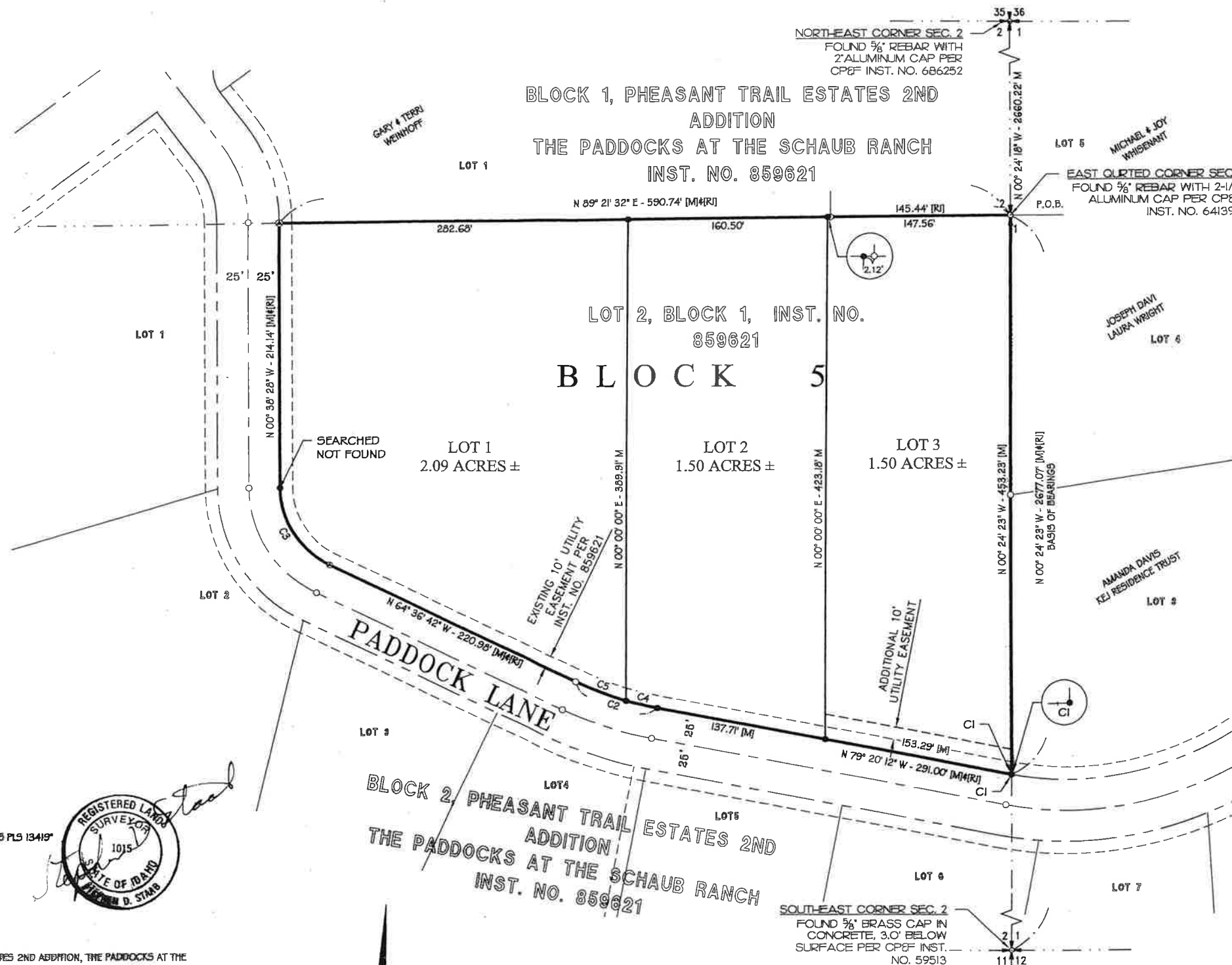
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	0.12'	250.00'	0°01'38"	N79° 21' 01"W	0.12' M
				N79° 21' 01"W	0.12' [R]
C2	69.39'	270.00'	14°43'30"	N71° 58' 27"W	69.20' [M]
				N71° 58' 27"W	69.20' [R]
C3	78.16'	70.00'	63°58'20"	N32° 37' 39"W	74.16' [M]
				N32° 37' 39"W	74.16' [R]
C4	25.88'	270.00'	5°29'29"	N76° 35' 27"W	25.87' [M]
				N76° 35' 27"W	25.87' [R]
C5	43.51'	270.00'	9°14'01"	N69° 13' 42"W	48.46' [M]
				N69° 13' 42"W	48.46' [R]

## LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 3/8" REBAR W/ YPC MARKED "15 1015"
- FOUND 5/8" REBAR W/ YPC MARKED "JUB ENGINEERS PLS 13419"
- FOUND 5/8" REBAR W/ YPC MARKED "15 7379"
- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- QUARTER SECTION SUBDIVISION LINE
- [R] RECORD MEASUREMENT PER PHEASANT TRAIL ESTATES 2ND ADDITION, THE PADDOCKS AT THE SCHAUB RANCH INST. NO. 859621
- [M] MEASURED BEARING AND DISTANCE



Scale: 1" = 60'



KELTIC ENGINEERING, INC.

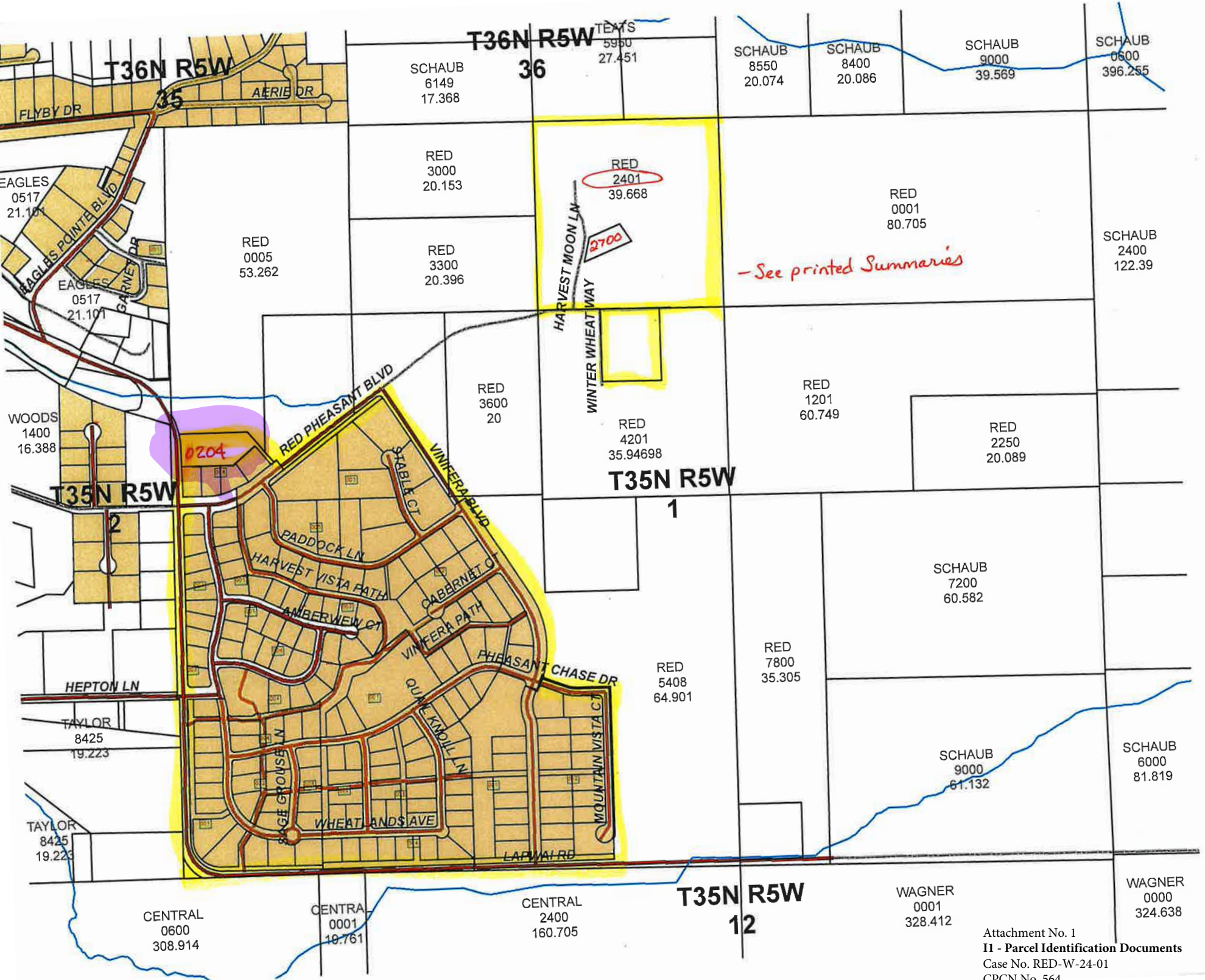
315 Adams Lane Lewiston, Idaho 83501 (208) 743-2135 (208) 743-2136 fax  
Development Planning Design Construction Management

THE PADDOCKS AT THE SCHAUB RANCH, BLOCK 5  
Sec. 2, Township 35 North, Range 5 West, B.M.  
NEZ PERCE COUNTY, IDAHO

DRAWN BY TML	DATE 5/28/2020	PROJECT NUMBER 19-0138
CHECKED BY SDS	SCALE 1:60	SHEET 2 OF 2

Attachment No. 1  
H - Plat Map - The Paddocks  
Block 5  
Case No. RED-W-24-01  
CPCN No. 564







Station

Summary: RP35N05W810204

2025

Name	Mailing Address	Property Address	Legal	Old Parcel #s
WHEATLAND FIRE PROTECTION DIST	8101 RED PHEASANT BLVD LEWISTON, ID 83501		815.0-100.00 #10027 SENE 2 35 5W	RP35N05W020001 RP35N05W021800
Effective: 3/1/2009	Expires:	Tax Code Area: 720000	Appraiser: MJP, Area: 4	

Cat	Sheet	RY	Quantity	Units	Market Value	HO Value	HO Exemption	CB Value	Other Exemption
81	1	2024	2.608	AC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Totals:	2.608		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Deed References			Related Parcels	Zoning: R1	Comments	
111-DEED	763958	12/23/2008	- desc only this parcel	Map #: 135-A		
101-WD	699831	12/5/2003		Insp Year: 2024		
504-RCPA	699789	12/5/2003		Parcel Type: XG		
501-CPA	666503	7/20/2001		Location Code: 2281		
Tax Specials				Ag Exempt? No		
					Parcel # Changes	
					Before	After
					111-DEED 763958	
					RP35N05W020001	RP35N05W810204
					RP35N05W021800	
Homeowners	Applicant	Applied	Disallowed	Full %	Comments	

Attachment No. 1  
II - Parcel Identification Documents  
Case No. RED-W-24-01  
CPCN No. 564

\* In progress or not valid

Generated: 10/28/2025 1:53:23 PM

## DEED OF GIFT

Schaub Ranch, LLC, Grantor, an Idaho limited liability company, in consideration of Grantee undertaking responsibility under Idaho law for the protection of property against fire, to preserve life and to ensure public safety, and for other good and valuable consideration, gives, conveys, transfers and quitclaims to Wheatland Fire Protection District, a fire protection district of the State of Idaho organized under Idaho Code Sections 31-1401 et seq., Grantee, whose current address is 8101 Red Pheasant Blvd., Lewiston, Idaho 83501, in trust for and dedicated and set apart to the uses and purposes set forth in Chapter 14 of Article 31 of the Idaho Code, and for no other purpose, all right, title and interest of Grantor in the following described real property situate in the State of Idaho, County of Nez Perce, to wit:

That portion of the southeast quarter of the northeast quarter Section 2, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, described as follows:

BEGINNING at a point on the north right-of-way line of Schaub Ranch Drive as shown on "BLOCK 1, HARVEST VISTA ADDITION", recorded as instrument No. 601119, from which the northeast corner of Lot 22 of said Block 1 bears South 40°57'46" West, 405.67 feet, thence South 56° 41' 37" West, 24.18 feet along said north right-of-way line of Schaub Ranch Drive;

thence North 40° 19' 09" West, 137.68 feet;

thence 32.30 feet along the arc of a 188.00 foot radius curve to the left, the center of which bears South 44° 45' 31" West through a central angle of 09° 50' 39";

thence South 49° 40' 51" West, 203.88 feet;

thence South 89° 54' 25" West, 368.16 feet, more or less, to the east right of way line of Lapwai Road;

thence North 00° 05' 35" West, along said east right-of-way line 115.11 feet;

thence continuing on said right-of-way line 115.03 feet along the arc of a 635.00 foot radius curve to the left, the center of which bears South 84° 43' 02" West through a central angle of 10° 22' 46";

thence North 89° 54' 25" East, 486.50 feet;

thence South 40° 19' 09" East, 278.29 feet, more or less, to the north right-of-way line of Schaub Ranch Drive and the POINT OF BEGINNING;

TOGETHER WITH all and singular the improvements, tenements, hereditaments and appurtenances thereto appertaining; and

RESERVING AND EXCEPTING therefrom, however, to Grantor, its successors or assigns, the right to enter upon said real property and do all things reasonably necessary to farm and crop any and all unimproved portions of said real property and retain all proceeds from said farming and cropping operations.

In the event Grantee, its successors or assigns, abandons or fails to set apart said real property, or any part thereof, to the uses and purposes set forth in Chapter 14 of Article 31 of the Idaho Code, then ownership of said real property, or any part thereof that is so abandoned or not so set apart to said use, shall immediately revert to Grantor, its successors or assigns, who may, upon any such abandonment or failure to set apart to said use, reenter, occupy and hold said real property, or any portion thereof that is so abandoned or not so set apart to said use, in fee simple absolute without claim of any kind by Grantee.

EXCLUDING any and all water and water rights.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 23<sup>rd</sup> day of December, 2008.

INST. NO. 763958

FILED FOR RECORD  
FEE 6.00 REC. BY Harry William Hobbs JR \*

2008 DEC 23 PM 1 30

PATTY O. WELLS  
RECORDED, NEZ PERCE CO. ID.

BY [Signature] DEPUTY

STATE OF IDAHO )

) ss

County of Nez Perce )

On this 23<sup>rd</sup> day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared H. William Hobbs, Jr., known or identified to me to be a Member of Schaub Ranch, LLC, an Idaho limited liability company, who executed the instrument on behalf of said company and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.



GRANTOR:

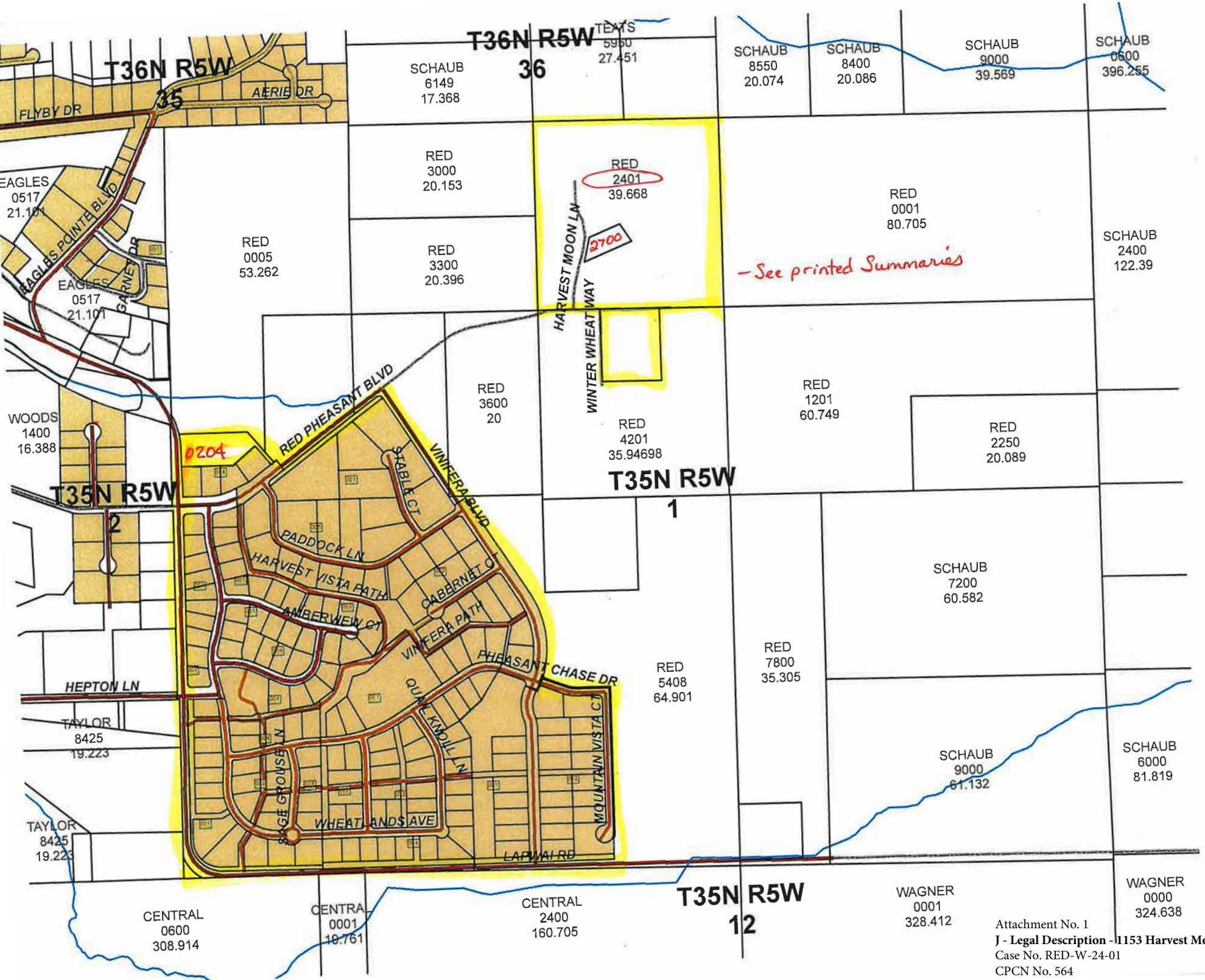
Schaub Ranch, LLC, an Idaho limited liability company

By:

[Signature]  
H. William Hobbs, Jr., Member

[Signature]  
NOTARY PUBLIC for Idaho  
My commission expires: 8/27/2010





Name	Mailing Address	Property Address	Legal	Old Parcel #s
RED PHEASANT HOLDINGS LLC	1065 HARVEST MOON LN LEWISTON, ID 83501	1153 HARVEST MOON LN Lewiston, ID 83501	815.0-100.00 NENW (EXC #9214)1 35 5W	

Effective: 3/1/2008

Expires:

Tax Code Area: 720000

Appraiser: BSB, Area: 4

Cat	Sheet	RY	Quantity	Units	Market Value	HO Value	HO Exemption	CB Value	Other Exemption
3	1	2024	30.400	AC	\$18,221.00	\$0.00	\$0.00	\$0.00	\$0.00
5	1	2024	7.350	AC	\$1,426.00	\$0.00	\$0.00	\$0.00	\$0.00
10	1	2024	1.000	AC	\$37,900.00	\$0.00	\$0.00	\$0.00	\$0.00
31	1	2024	0.000		\$179,522.00	\$0.00	\$0.00	\$0.00	\$0.00
32	1	2024	0.000		\$127,689.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals:			38.750		\$364,758.00	\$0.00	\$0.00	\$0.00	\$0.00

Deed References			Related Parcels	Zoning: R1	Comments
100-QCD	852577	9/27/2017	MH35N05W012400	Map #: 135-A	815.0-100.00
101-WD	699831	12/5/2003		Insp Year: 2024	
504-RCPA	699789	12/5/2003		Parcel Type: 22	
501-CPA	666503	7/20/2001		Location Code: 5210	
Tax Specials				Ag Exempt? Yes	
					Parcel # Changes
					BeforeAfter

Homeowners	Applicant	Applied	Disallowed	Full %	Comments
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Desc of Parcel RP35N05W012401

the NENW of Section 1 T35N R5W  
excepting therefrom:

ASSR #9214

RP35N05W012700

815.0-100.00

MAP #135-A

QC 692564

7-17-03

That part of the northwest quarter (NW 1/4) of section 1, township 35 north, range 5 west, B.M. described as follows: Commencing at the southwest corner of said section 1; thence north 0 degrees 02'09" west 5,337.15 feet more or less to the northwest corner of the said section 1; thence south 63 degrees 12'35" east 1896.70 feet to the point of beginning thence north 68 degrees 46'27" east 237.01 feet; thence south 32 degrees 36'07" east 146.19 feet; thence south 68 degrees 22'35" west 369.10 feet, thence north 14 degrees 03'36" east 178.72 feet more or less to the point of beginning (containing 1 acre) and together with the continuation of the easement as shown on the recorded plats of Harvest Vista Subdivision, a Schaub Ranch Development, Inc. project, called Red Pheasant Boulevard- a privately owned and maintained road, and continuing to the described parcel, as well as parcel referred to as 35north 05 west, 012400, to allow for ingress, egress, and utilities.

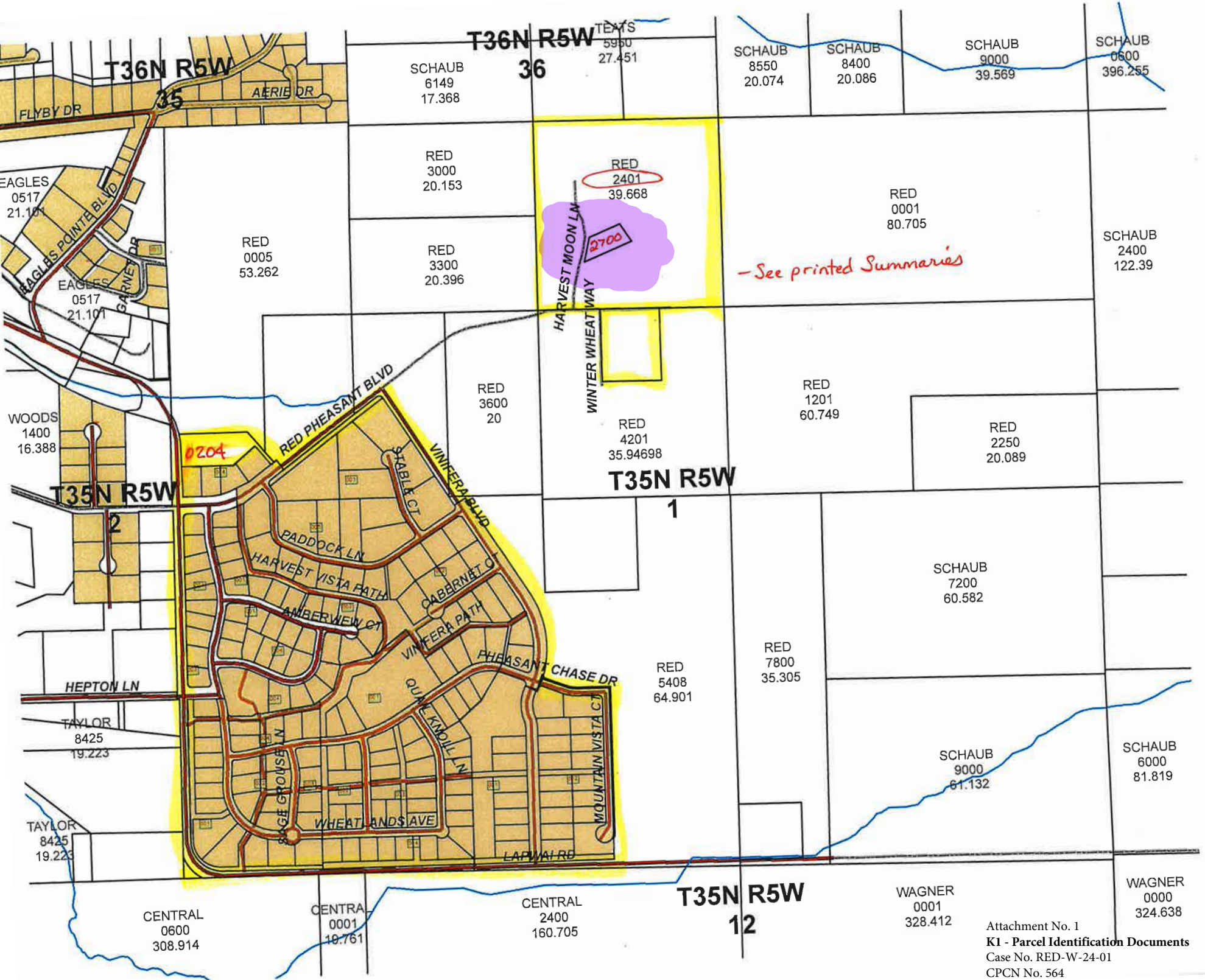
Attachment No. 1

**J - Legal Description - 1153 Harvest Moon Ln.**

Case No. RED-W-24-01

CPCN No. 564





Cat	Sheet	RY	Quantity	Units	Market Value	HO Value	HO Exemption	CB Value	Other Exemption
12	1	2024	1.000	AC	\$60,490.00	\$60,490.00	\$30,245.00	\$0.00	\$0.00
34	1	2024	0.000		\$175,742.00	\$175,742.00	\$87,871.00	\$0.00	\$0.00
Totals:			1.000		\$236,232.00	\$236,232.00	\$118,116.00	\$0.00	\$0.00

Deed References			Related Parcels	Zoning: R1	Comments
504-RCPA	699789	12/5/2003	<i>- desc just this parcel</i>	Map #: 135-A	815.0-100.00
101-WD	694674	8/20/2003		Insp Year: 2024	
101-WD	692564	7/17/2003		Parcel Type: 22	
501-CPA	666503	7/20/2001		Location Code: 2251	
Tax Specials				Ag Exempt? No	<div>Parcel # Changes</div> <div>Before After</div>

Homeowners	Applicant	Applied	Disallowed	Full %	Comments
	HOBBS DANIELLE S SCHAUB STEPHEN A &	12/19/2023	None	No	

694674

FILED FOR RECORD

REG. BY

2003 AUG 25 A 11:41

PATTY O. WEEKS

RECORDER, NEZ PERCE CO ID

QUITCLAIM DEED BY Christy Lee DEPUTY

ORDER NO.: 200303741

FOR VALUE RECEIVED,

Mary Tannicliff Schaub, wife of grantee herein

Do(es) hereby convey, release, remise and forever quit claim unto

Stephen A. Schaub a married man as his separate property

whose current address is: 8101 Red Pheasant Blvd., Lewiston, ID 83501

the following described premises:

**Parcel A:**

That part of Northwest Quarter of Section 1, Township 35 North, Range 5 West of the Boise Meridian, Nez Perce County, Idaho, described as follows:

Commencing at the Southwest corner of said Section 1; thence North 0°02'09" West 5,337.15 feet more or less to the Northwest corner of the said Section 1; thence South 63°12'35" East 1896.76 feet to the Point of Beginning; thence North 68°46'27" East 237.01 feet; thence South 32°34'07" East 146.19 feet; thence South 68°22'35" West 369.10 feet; thence North 14°43'36" East 178.72 feet more or less to the Point of Beginning.

**Parcel B:**

TOGETHER WITH an easement for ingress and egress more particularly described as follows:

That part of Sections 1 and 2, Township 35 North, Range 5 West of the Boise Meridian, Nez Perce County, Idaho, described as follows:

Commencing at the intersection of Lapwai Road and Red Pheasant Blvd., said point being the Northwest corner of Harvest Vista Addition; thence North 89°52'04" East 248.85 feet; thence in a Northeasterly direction to a point which is North 00°09'16" West of the Northeast corner of Lot 22 of the Harvest Vista Addition; thence North 46°24'36" East a distance of 1954 feet; thence North 66° East 1,020 feet to the Southwest corner of that piece of property described in Instrument No. 692564, records of Nez Perce County, Idaho. Said easement is 25 feet in width, said road is known as Red Pheasant Blvd.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

August 19, 2003

Mary Tannicliff Schaub 20 August 2003  
Mary Tannicliff Schaub

State of Idaho



694674

State of Maryland  
County of Anne Arundel }

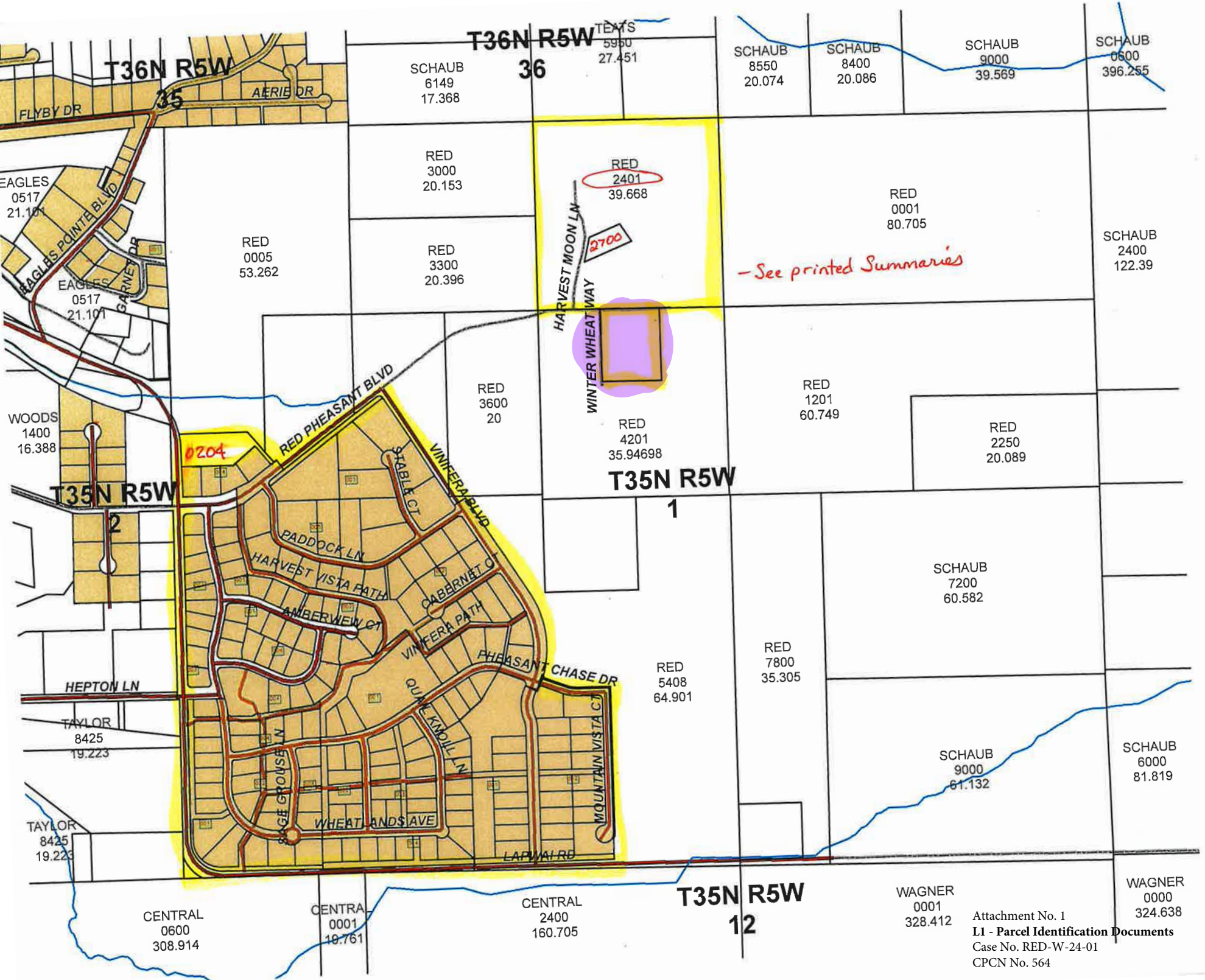
On this 20 day of August, in the year 2003, before me, a Notary Public in and for said state, personally appeared Mary Tunnickiff Schaub known or identified to me to be the person(s) whose name(s) subscribed to the within instrument and acknowledged to me that he/she/they executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for the State of Idaho  
Residing at: 1181 Annopolis Rd. Odenton, Md.  
Commission Expires:

7/1/2006

Thomas S. Michaels, Notary



Name	Mailing Address	Property Address	Legal	Old Parcel #s
HALEN KENNON & HALEN CHELSEA	8260 RED PHEASANT BLVD LEWISTON, ID 83501	8260 RED PHEASANT BLD Lewiston, ID 83501	815.0-100.00 #10152 OF SENW 1 35 5W	RP35N05W014200
Effective: 3/1/2014	Expires:	Tax Code Area: 720000	Appraiser: BSB, Area: 4	

Cat	Sheet	RY	Quantity	Units	Market Value	HO Value	HO Exemption	CB Value	Other Exemption
12	1	2024	5.020	AC	\$207,900.00	\$85,930.00	\$10,191.00	\$0.00	\$0.00
34	1	2024	0.000		\$968,093.00	\$968,093.00	\$114,809.00	\$0.00	\$0.00

Totals:	5.020		\$1,175,993.00		\$1,054,023.00		\$125,000.00	\$0.00	\$0.00
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Deed References			Related Parcels	Zoning: R1	Comments	
101-WD	896211	1/7/2022	desc just this parcel	Map #: 135-A	815.0-100.00	
100-QCD	852577	9/27/2017		Insp Year: 2024		
100-QCD	840672	6/23/2016		Parcel Type: 21		
101-WD	783759	8/27/2010		Location Code: 2251		
101-WD	781503	6/15/2010		Ag Exempt? No		
Tax Specials					Parcel # Changes	
					Before	After
					410-SURVEYS 781060	
					RP35N05W014200	RP35N05W014201
						RP35N05W014300
Homeowners	Applicant	Applied	Disallowed	Full %	Comments	
	HALEN CHELSEA HALEN KENNON &	1/7/2022	None	No		

Attachment No. 1

L1 - Parcel Identification Documents

Case No. RED-W-24-01

CPCN No. 564



Instrument # 896211  
NEZ PERCE COUNTY, IDAHO  
01-07-2022 02:15:21 PM No. of Pages: 3  
Recorded for: ALLIANCE TITLE - LEWISTON OFFI  
PATY WEEKS Fee: \$15.00  
Ex-Officio Recorder Deputy Raquel Lewis  
Index to: WRNTY/QCD (101)  
Electronically Recorded by Simplifile

**WARRANTY DEED**

FOR VALUE RECEIVED, MARK M. KELLY and PATTIL. KELLY, husband and wife, the Grantors, do hereby grant, bargain, sell, and convey unto KENNON HALEN and CHELSEA HALEN, husband and wife, the Grantees, whose current address is 8260 Red Pheasant Blvd., Lewiston, ID 83501, all of their interest in the following described premises situate in the County of Nez Perce, State of Idaho, to-wit:

A parcel of land in the Southeast one-quarter of the Northwest one-quarter (SE1/4-NW1/4) of Section 1, Township 35 North, Range 5 West, Boise Meridian, County of Nez Perce, State of Idaho, more particularly described as follows:

Commencing at the West one-quarter corner of Section 1, marked by an aluminum capped monument; thence North 00°48'21" East, along the West line of Section 1, a distance of 1,338.54 feet to the North 1/16 corner; thence South 88°57'51" East, a distance of 1,783.20 feet to a rebar on the North line of the Southeast one-quarter of the Northwest one-quarter (SE1/4-NW1/4), being the TRUE POINT OF BEGINNING; thence continuing South 88°57'51" East, along said North line, a distance of 425.00 feet to a rebar; thence South 00°50'37" West, a distance of 515.00 feet to a rebar; thence North 88°57'51" West, a distance of 425.00 feet to a rebar; thence North 00°50'37" East, a distance of 515.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO protective covenants, recorded August 2, 2010, as Instrument No. 782766, and as modified in a document recorded August 13, 2010, as Instrument No 783166, records of Nez Perce County, Idaho.

WARRANTY DEED

Page 1

BROWITT LAW OFFICE  
1317 Prospect Avenue  
Lewiston, ID 83501

RECEIVED  
2025 NOV -3 AM 11:33  
IDAHO PUBLIC  
UTILITIES COMMISSION

Attachment No. 1  
L2 - Warranty Deed 8260 Red Pheasant Blvd.  
Case No. RED-W-24-01  
CPCN No. 564

SUBJECT TO rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on Record of Survey, recorded May 28, 2010, as Instrument No. 781060, records of Nez Perce County, Idaho.

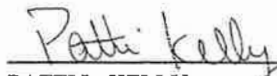
SUBJECT TO an easement for ingress, egress and utilities, recorded August 27, 2010, as Instrument No. 783759, records of Nez Perce County, Idaho.

TO HAVE AND TO HOLD the said premises, together with their appurtenances, unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except those specifically set forth herein, the current year's general taxes, and reservations, restrictions and easements of record or in use; and the said Grantors will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 7<sup>th</sup> day of January, 2022.

GRANTORS:

  
MARK M. KELLY

  
PATTI L. KELLY

WARRANTY DEED

Page 2

**BROWITT LAW OFFICE**  
1317 Prospect Avenue  
Lewiston, ID 83501

Attachment No. 1

**L2 - Warranty Deed 8260 Red Pheasant Blvd.**

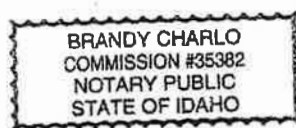
Case No. RED-W-24-01

CPCN No. 564

STATE OF Idaho )  
 ) ss.  
 County of Boise )

On this 14<sup>th</sup> day of January, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared MARK M. KELLY and PATTI L. KELLY, known or identified to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Brandy Charlo  
 Notary Public in and for the State of Idaho  
 Residing at Lewiston, ID  
 My commission expires 10.31.2026

WARRANTY DEED

Page 3

**BROWITT LAW OFFICE**  
 1317 Prospect Avenue  
 Lewiston, ID 83501

Attachment No. 1  
**L2 - Warranty Deed 8260 Red Pheasant Blvd.**  
 Case No. RED-W-24-01  
 CPCN No. 564