

Instrument # 824976

NEZ PERCE COUNTY

9/29/2014 02:12:15 No. of Pages: 2

Recorded for: CITY OF LEWISTON

PATY WEEKS

Ex-Officio Recorder Deputy

Index to: PLATS

CAB VI 27A

Fee: 11.00

See Note 2

6TH STREET

7TH STREET

CEDAR AVENUE

GRELLE AVENUE

BASIS OF BEARING

Centerline of Cedar Avenue, between 6th Street and 7th Street, being S 89°30' E, (Inst. No. 713703, 573712 & Lewiston Orchards Tract No. 11, CAB I, 52A records of Nez Perce County, Idaho).

Note: The bearing given for Cedar Avenue (N 89°30' E) in said Inst. No. 713703 is incorrect and should read S 89°30' E. Determination based on field inventoried monuments, property corners and Lewiston Orchards Tract No. 11, CAB I 52A (Inst. # 66684).

BOUNDARY DESCRIPTION

A tract of land located in that portion of Lot 7, Block 80, LEWISTON ORCHARDS TRACT NO. 11, according to the recorded plat thereof, records of Nez Perce County, Idaho, more particularly described as follows:

Beginning at the Northwest Corner of Lot 7, said point being N 89°30'00" W 671.58 feet of the Brass Cap Monument marking the intersection of Cedar Avenue and 7th Street; thence S 00°07'58" E 20.00 feet to a point on the southerly Right-of-way line of said Cedar Avenue, and the TRUE POINT OF BEGINNING;

thence continuing along the westerly line of said Lot 7 S 00°07'58" E 314.93; thence S 89°29'53" E 335.73 feet to a point on the easterly line of said Lot 7; thence N 00°07'20" W 169.97 feet along the easterly line of said Lot 7; thence N 89°30'00" W 174.00 feet; thence N 00°07'38" W 144.97 feet to a point on the southerly Right-of-way line of said Cedar Avenue; thence N 89°30'00" W 161.77 feet along said Right-of-way line to the TRUE POINT OF BEGINNING.

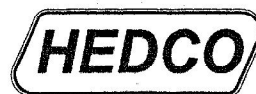
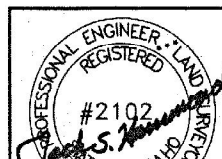
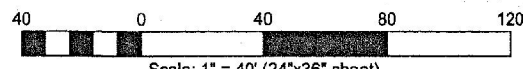
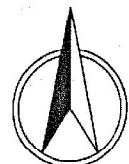
Said parcel contains 1.849 acres, more or less.

NOTES

1. Encroachments: Exterior livestock fencing, as shown
2. Cedar Avenue, within Block (80) Lewiston Orchards, became a 40.00' Right-of-way with Quitclaim Deed filed in Book 185, Page 285 of Nez Perce County records.
3. All buildings must be within 600' of the existing fire hydrant (at the northwest corner of Lot 1) to the farthest reach of the building, otherwise a fire hydrant may be required.
4. Laurel Lane is a private street. The City of Lewiston is not responsible for street maintenance.

LEGEND

- Centerline
- New Lot Line
- Existing Lot Line
- Subject Parcel Boundary
- Utility Easement
- Existing Fence Line
- Field Measurement
- Record Measurement (Inst. No. 573712)
- Record Measurement (Lewiston Orchards Tract No. 11)
- Found Property Corner (as described)
- SET 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO, Inc. PE/LS 2102"
- Calculated Corner, nothing found or set
- Centerline Monument or Lewiston Control Network Monument



FINAL PLAT
AIRPORT EAST ADDITION
A PORTION OF LOT 7, BLOCK 80, LEWISTON
ORCHARDS TRACT NO. 11
SW 1/4, S. 17, T. 35 N., R. 5 W., B.M.
CITY OF LEWISTON
IEZ PERCE COUNTY, IDAHO

SCALE 1"=40'	
DRAWN BY MEE	CHECKED BY JSH
DATE 8-29-14	JOB # 1419
SHEET 1 OF 2	
DRAWING # 1419-FP1	

DEDICATION

Moore Quality Design, Inc., an Idaho Corporation, as its sole and separate property, being the owner of the land and premises in the accompanying plat, have caused said land to be subdivided and platted as shown upon said Plat as an addition to the City of Lewiston, Idaho, to be known as Airport East Addition. Said undersigned owners do herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the City of Lewiston, unless identified as a private easement, all of the public easements and rights-of-way as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.

This 3rd day of Sept, 2014

Daniel T. Yonge, President

Daniel T. Yonge

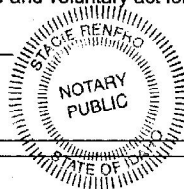
Kathryn J. Yonge, Secretary
Kathryn J. Yonge

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF NEZ PERCE } S.S.

On this 3rd day of September, 2014, before Stacie Renfro a Notary Public in and for the aforesaid state, personally appeared before me Daniel T. Yonge and Kathryn J. Yonge to me known to be the persons whose names are subscribed on the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act for the purposes therein mentioned.

Stacie Renfro, Clarkston, WA
Notary Public Residing in
My Commission Expires 7-9-18

**DEEDED DESCRIPTION**

That portion of Lot 7, Block 80, LEWISTON ORCHARDS TRACT NO. 11, according to the recorded plat thereof, records of Nez Perce County, Idaho, described as follows:

Beginning at the Northwest corner of Lot 7, being a point on the centerline of Cedar Avenue; thence South 00°07' West a distance of 20 feet to a point on the South Right of Way of Cedar Avenue, and the POINT OF BEGINNING; thence continue South 00°07' East a distance of 315.00 feet; thence North 89°30' East a distance of 335.75 feet; thence North 00°07' West a distance of 170.00 feet; thence South 89°30' West a distance of 174.00 feet; thence North 00°07' West a distance of 145.00 feet to a point on the South Right of Way line of Cedar Avenue; thence South 89°30' West a distance of 161.75 feet to the POINT OF BEGINNING.

Note: The bearing given for Cedar Avenue and some other boundary lines (N 89°30' E) in Inst. No. 713703 and the deed are incorrect and should read S 89°30' E. Determination based on field inventoried monuments, property corners and Lewiston Orchards Tract No. 11, CAB I 52A (Inst. # 66684).

FUTURE DEVELOPMENT NOTE

Future development of the lots created by this subdivision plat require building permits based on plans complying with all City of Lewiston codes, duly adopted at the time of development, governing construction of buildings and adjacent public improvements. Prior to developing a lot, the owner or prospective owner is responsible for due diligence research to apprise themselves of all development requirements. These requirements may or may not have been identified during the subdivision process and may or may not be shown on the plat. The City of Lewiston is not responsible for any losses, financial or otherwise, resulting from the unsuitability of a lot for a specific use.

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Airport East Addition to the City of Lewiston, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown.

Witness my hand and seal this 29th day of August, 2014.

Jack S. Hammond
Jack S. Hammond Idaho License No. 2102

**MUTUAL ACCESS EASEMENT NOTE**

The Mutual Access and Private Utility Easements shown on this plat provide for mutual access, private utility placement and emergency services access to the specified lots. the 20-foot wide driveway surface shall be maintained by the lot owners being benefitted, in perpetuity, at their sole expense. The driveway shall be maintained to minimum Fire Department Fire Access Road Standards (sop 202.03 and 202.08) and shall be kept free from potholes and other significant surface irregularities including damage from water, snow and ice. Furthermore, it shall be the lot owner's responsibility to ensure that the driveway remains unobstructed and free from parked vehicles and other personal property at all times.

CITY CLERKS CERTIFICATE

I hereby certify that this plat was approved and accepted by The City Council of Lewiston, Idaho at a meeting with a quorum present held on the 8th day of Sept, 2014.

Kari R. Rasmussen, 9/17/14
City Clerk, City of Lewiston Date

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this plat and that it complies with the Subdivision Ordinance of The City of Lewiston, Idaho

Chris R. W., 9-17-14
Engineer, City of Lewiston Date

CITY 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.

Daniel Lee Hayhurst, 9-17-14
Surveyor, City of Lewiston Date

COUNTY TREASURER'S CERTIFICATE

I hereby certify that all ad valorem taxes and assessments for the property hereon described have been paid for the year 2013 and preceding years.

Barbara A. Fry by D. Ruddell Deputy, 9/3/14
Nez Perce County Treasurer Date

PUBLIC HEALTH - IDAHO NORTH CENTRAL DISTRICT

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.

Sharon J. REHS, 9/3/14
Environmental Health Specialist Date
Public Health-Idaho North Central District

WATER SYSTEM CERTIFICATE

All of the lots described in this plat will be eligible to receive water service from Lewiston Orchards Irrigation District (L.O.I.D.), a utility subject to the regulation of the Idaho Public Utilities Commission. L.O.I.D. has agreed in writing to serve all the lots in this subdivision.

Moore Quality Design, Inc., an Idaho Corporation

Daniel T. Yonge, 9/3/14
President Date



HAMMOND ENGINEERING & DEVELOPMENT CO.

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CITY OF LEWISTON
NEZ PERCE COUNTY, IDAHO

DRAWN BY MEE	CHECKED BY JSH
DATE 8-29-14	JOB # 1419
SHEET 2 OF 2	
DRAWING # 1419-FP2	