

INST. NO. 780162
FILED FOR RECORD
FEE 1.00 REC. BY NEZ PERCE COUNTY
2010 APR 29 PM 3 56
PATTY O. WEEKS
RECORDER, NEZ PERCE CO. ID.
BY P. L. L. DEPUTY

CAB X 125 A

MCHARGUE INDUSTRIAL PARK

A part of the SW $\frac{1}{4}$, Section 33
Township 36 North, Range 5 West, Boise Meridian,
Nez Perce County, Idaho.

T 36 N, R 5 W, S 33

COUNTY PROSECUTOR CERTIFICATE

I hereby certify that the Dedication and Certifications as shown hereon are in correct form.

Daniel J. Spiller
NEZ PERCE COUNTY PROSECUTOR

4-23-2010
DATE

COUNTY COMMISSIONER 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, design 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 Dedication shown hereon have been approved and accepted by the County Commissioners of Nez Perce County, Idaho, at a meeting held on the 26th day of April, 2010.

Douglas A. Zenger
CHAIRMAN, NEZ PERCE COUNTY
BOARD OF COMMISSIONERS

April 26, 2010
DATE

DISCLAIMER

This plat includes private roads and private easements, which are governed by private contracts between property owners, not incorporated into or made a part of this plat. Access (ingress, egress or other access) or utility easements to any lots contained within this plat or adjoining this plat, as the subject of such private contracts, are not the subject of, or guaranteed in any way by this instrument.

COUNTY TREASURER

I, Barbara A. Fry, 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 an assessments for the property hereon described have been paid in full for the year 2008 and preceding years. This certification is valid for the next thirty (30) days only.

Barbara A. Fry
NEZ PERCE COUNTY TREASURER

6-5-09
DATE

By: W. C. C. Deputy

NORTH CENTRAL DISTRICT HEALTH DEPT.

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be reimposed, in accordance with Section per 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Shirley J. REHS
ENVIRONMENTAL HEALTH SPECIALIST
NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

6/2/2009
DATE

COUNTY SURVEYOR CERTIFICATE

I, Mark J. Weiland, a registered Professional Land Surveyor in the State of Idaho License No. 10504, do hereby certify that I have thoroughly reviewed the plat and computations thereon and have determined that it complies with the requirements of Title 50, Chapter 13 and Title 55, Chapter 16 of Idaho Code and local ordinances; Nez Perce County Zoning Ordinance #72z and Nez Perce County Subdivision Ordinance #76a.

Mark J. Weiland
SURVEYOR, NEZ PERCE COUNTY, IDAHO

7/2/09
DATE

COUNTY ENGINEER CERTIFICATE

I, Steven N. Marsh, a registered Professional Engineer in the State of Idaho License No. 12895, do hereby certify that I have thoroughly reviewed the plat and computations thereon and have determined that it complies with the requirements of Title 50, Chapter 13 and local ordinances; Nez Perce County Zoning Ordinance #72z and Nez Perce County Subdivision Ordinance #76a and Development Standards Ordinance #83a.

Steven N. Marsh
ENGINEER, NEZ PERCE COUNTY, IDAHO

7/6/09
DATE

LEGAL DESCRIPTION

A parcel of land situated in the Southwest Quarter of Section 33, Township 36 North, Range 5 West, Boise Meridian, Nez Perce County, State of Idaho, described as follows:

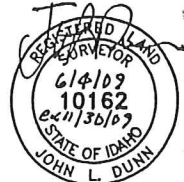
COMMENCING at the Center Quarter corner of said Section 33, per CFF Instrument No. 444226, from which the West Quarter corner of said Section bears N 89°59'00" W, 2,651.58 feet;
Thence along the North line of said Southwest Quarter, N 89°59'00" W, 40.29 feet to the POINT OF BEGINNING;

Thence S 06°44'46" W, 368.09 feet;
Thence S 12°31'33" W, 329.46 feet;
Thence S 11°49'22" W, 349.32 feet;
Thence S 32°44'22" W, 730.20 feet;
Thence S 61°46'51" W, 645.31 feet;
Thence S 83°53'11" W, 139.29 feet;
Thence N 00°04'34" E, 467.57 feet;
Thence S 88°54'13" W, 914.93 feet;
Thence N 77°30'45" W, 244.31 feet;
Thence N 73°54'41" W, 107.57 feet;
Thence N 39°09'29" W, 105.01 feet to a 1/2" rebar with plastic cap 15 749, said point being on the West line of said Section;
Thence S 73°57'15" E, 191.98 feet;
Thence S 77°30'40" E, 235.26 feet;
Thence N 88°54'13" E, 1,327.24 feet;
Thence N 00°02'42" W, 705.54 feet;
Thence N 49°05'10" E, 29.74 feet;
Thence N 49°00'51" E, 98.49 feet;
Thence N 42°24'51" E, 143.79 feet;
Thence N 41°16'51" E, 156.74 feet;
Thence N 32°26'38" E, 276.10 feet;
Thence N 83°32'27" E, 91.14 feet;
Thence N 57°38'13" E, 301.65 feet;
Thence N 06°55'03" E, 9.44 feet to North line of said Southwest Quarter of Section 33;
Thence along said North line, S 89°59'00" E, 78.15 feet to the POINT OF BEGINNING.

Said parcel contains, 26.42 acres, more or less.

SURVEYORS CERTIFICATION

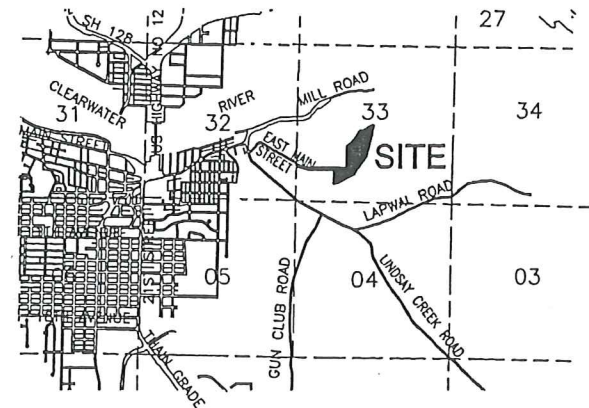
I, John L. Dunn, a registered Professional Land Surveyor in the State of Idaho License No. 10162, do hereby certify that this plat correctly represents a survey made by me or under my direction in conformance with Title 50, Chapter 16 of Idaho Code and that all distances, courses and angles are shown 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 applicable state laws and local ordinances, including Nez Perce County Zoning Ordinance #72z and Nez Perce County Subdivision Ordinance #76g.



JOHN L. DUNN IDAHO PROFESSIONAL LAND SURVEYOR

DISCLAIMER:

Each lot described in this plat shall be served by an individual septic system, which shall not be provided by the owner, or by Nez Perce County, but shall be the responsibility of the individual lot owner to provide to that lot upon further development.



VICINITY MAP

OWNER'S DEDICATION CERTIFICATE

I, the undersigned Owner of the hereon described and platted property do hereby certify that I:

- 1.) I intend to and do hereby subdivide said property as indicated by this instrument;
- 2.) I dedicate 'Industrial Way' to Nez Perce County as a Public right of way.
- 3.) I hereby grant those easements as shown and described hereon, or attached hereto and incorporated by reference as Exhibit A;

Therefore, know all persons by these presents, that I hereby dedicate to the public, forever, those streets and easements as shown platted herein.

Mike Mchargue
Owner

6-2-09
Date

OWNER'S WATER SYSTEM DEDICATION

I, the undersigned Owner of the hereon described and platted property, do hereby certify that the following water system statement is true.

DISCLAIMER:

Each lot described in this plat shall be served by an individual wells, which shall not be provided by the owner, or by Nez Perce County, but shall be the responsibility of the individual lot owner to provide to that lot upon further development.

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF NEZ PERCE) ss.

On this 2nd day of JUNE, in the year of 2009, before me personally appeared:

MIKE MCHARGUE known or identified to me be the person whose name is subscribed to the within instrument and after being duly depose, acknowledged to me that he executed the same, as their free and voluntary act and deed, and that the statements therein contained are true.

Wanda Paulsen
Notary Public in and for the
State of IDAHO
Residing at 1821 VICTORIA DR, MOSCOW
My Commission Expires 12-22-2014



KELTIC ENGINEERING, INC.

315 Adams Lane • Lewiston, Idaho 83501 • (208) 743-2135 • (208) 743-2136 fax
1621 N Third St., Ste 500 • Coeur d'Alene, Idaho 83814 • (208) 664-4836 • (208) 664-4893 fax
• Development • Planning • Design • Construction Management



RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

115 South Washington Street Ste 3 Moscow, Idaho 83843 208-883-9339 rimrock@moscow.com

SHEET

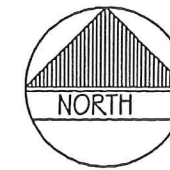
1
OF
2

DATE	STATE	COUNTY	PROJECT	DRAWN BY
04-15-09	ID	Nez Perce	08-0008	RGW

MCHARGUE INDUSTRIAL PARK

A part of the SW $\frac{1}{4}$, Section 33
Township 36 North, Range 5 West, Boise Meridian,
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T 36 N, R 5 W, S 33



ORIGINAL SCALE: 1" = 200 FEET
CADD FILE: 00-0000.dwg

LEGEND

- Set $\frac{3}{8}$ " x 30" long rebar w/ Alum. cap 15 10162
- Fnd. $\frac{3}{8}$ " rebar with cap 15 2115" or as noted
- Centerline point - $\frac{3}{8}$ " x 30" long rebar w/ Alum. cap 15 10162
- ⊕ Found Section or 1/4 Section Corner
- ⊕ Found Sectional subdivision corner
- (R) Record Measurement Per ROS #536974
- [R] Record Measurement Per GCD #748928
- [R] Record Measurement Per ROS #667255
- Subdivision boundary
- Section line
- Section Subdivisional line
- Proposed lot lines
- Parcel lines
- Centerline
- Right of Way line

BASIS OF BEARINGS

The Basis of Bearings for this survey is S 89°59'00" E as shown between the found brass cap monuments at the West $\frac{1}{4}$ corner and the Center Quarter corner of Section 33.

SURVEY REFERENCES

1. Warranty Deed, Instr. #738771.
2. Record of Survey, Instr. #536974.
3. Record of Survey, Instr. #667255.
4. Warranty Deed, Instr. #617099.
5. Warranty Deed, Instr. #613010.
6. Easement, Instr. #607915.

SURVEYOR NOTES

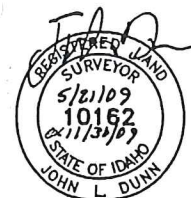
1. The Washington Water Power Easement No. 372405 does not disclose the specific location of the easement.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 39°09'29" E	52.37'
L2	S 73°51'46" E	97.31'
L3	S 77°31'24" E	239.83'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	48°11'21"	20.00	16.82	16.33	N 64°48'33" E
C2	76°48'34"	55.00	73.73	68.33	N 79°07'08" E
C3	95°12'57"	55.00	91.40	81.24	S 14°52'08" E
C4	104°21'15"	55.00	100.17	86.89	S 84°54'59" W
C5	48°11'23"	20.00	16.82	16.33	N 67°00'05" W



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2
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