



CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

ITEM TITLE NEZ PERCE PLAZA No. 2 ADMINISTRATIVE PLAT		AGENDA NO. _____ AGENDA DATE _____ CONSENT: ☐ ACTIVE: ☐	1ST READING _____ 2ND READING _____ 3RD/ADOPTION _____
ORIGINATING SOURCE Daniel Hayhurst, P.L.S. <i>Daniel Hayhurst</i> Date: <u>6/2/16</u>		FUNDING CERTIFICATION (IF APPLICABLE) Date: _____	
DIVISION MANAGER REVIEW (If applicable) Shawn Stubbers, P.E. <i>Shawn Stubbers</i> Date: <u>6/2/16</u>		DEPARTMENT MANAGER REVIEW (If applicable) Chris Davies, P.E. <i>Shawn Stubbers for Chris Davies</i> Date: <u>6/2/16</u>	
RECOMMENDED FOR COUNCIL ACTION	CITY MANAGER Jim Bennett Date: _____		
ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY) The Nez Perce Plaza No. 1 administrative plat was approved by City Council to subdivide 48.37 acres into ten lots in 2003. Bedrock, LLC is the current owner of Lot 9 of that subdivision. Lot 9 contains several retail businesses including Pier 1 Imports, Ross Dress for Less, Famous Footwear, TJ Max, Eddie Bauer, Salon Centric and Inland Cellular. Bedrock proposes to further subdivide Lot 9 into seven lots for management purposes. A request for a Subdivision Code Requirement Modification allowing two lots to front on a private street instead of a public street was approved by Council on February 22, 2016 after the Planning and Zoning Commission recommended approval on January 27, 2016.			
ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources. Bedrock, LLC intends to continue to utilize this area for commercial purposes. All necessary public and private improvements such as utility infrastructure and parking lots in the subdivision area were completed prior to this subdivision request. Easements giving all seven lots access to public streets and adequate parking areas are shown on the plat. All public utilities located within the subdivision area have easements for access and maintenance. The plat complies with applicable City zoning regulations, the City subdivision code and Idaho Code Title 50, Chapter 13. Approval of this plat will have no impact on Public Works' staff and budgets.			
ACTION PROPOSED Staff recommends that Council conditionally accept and approve the Nez Perce Plaza No. 2 administrative plat with the condition that the plat will not be recorded until all required survey monuments are installed and approved by the City Surveyor.			

M:\DEVELOPMENT\SUBDIVISIONS\ADMIN\2016\ACTIVE\Nez Perce Plaza No. 2\GENERAL\NP Plaza 2 Council Agenda Item.docx

ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

T 35 N, R 5 W, S 5 & 8

CITY ENGINEER'S CERTIFICATE

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

ENGINEER, CITY OF LEWISTON, IDAHO _____ DATE _____

CITY CLERK'S CERTIFICATE

I hereby certify that this Plat and Dedications shown hereon have been approved by the City Council of Lewiston, Idaho at a meeting held on the _____ day of _____, 2016.

CLERK, CITY OF LEWISTON, IDAHO _____ DATE _____

CITY SURVEYOR'S CERTIFICATE

I hereby certify that this Plat has been examined and that it complies with the requirements of Title 50, Chapter 13, Idaho Code.

SURVEYOR, CITY OF LEWISTON, IDAHO _____ DATE _____

COUNTY TREASURER

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

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 based on the review of the plat and design. The plat and design also comply with the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary Restrictions may be removed, in accordance with Section per 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

ENVIRONMENTAL HEALTH SPECIALIST
PUBLIC HEALTH - IDAHO NORTH CENTRAL DISTRICT _____ DATE _____

LEGAL DESCRIPTION

Lot 9, Nez Perce Plaza No. 1, Section 5 & 8, Township 35 North, Range 5 West, Boise Meridian, City of Lewiston, Nez Perce County, Idaho.

WATER SYSTEM CERTIFICATE

All of the lots described in this plat will be eligible to receive water service from an existing water system. The plat is subject to the regulation of the Idaho Public Utilities Commission and the existing water distribution system has agreed in writing to serve all the lots in this subdivision.

RICHARD A. VANDERVERT, MANAGING MEMBER _____ DATE _____

FUTURE DEVELOPMENT NOTE

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 determine if all development requirements are satisfied. The City of Lewiston is not responsible for any losses, financial or otherwise, resulting from the unavailability of a lot for a specific use.

DEED OF TRUST CONSENT

NUMERICA CREDIT UNION, as beneficiary of a deed of trust recorded May 26, 2015 as Instrument No. 830620, do hereby consent to this subdivision and conditions thereof as evidenced by the signatures of the authorized signifier(s) of the Corporation below.

GREG HANSEN
NUMERICA CREDIT CARD BUSINESS RELATIONSHIP MANAGER _____ DATE _____

ACKNOWLEDGMENT

State of _____ } S.S.
County of _____ }

Before me, the undersigned notary public, personally appeared GREG HANSEN, known or identified to me to be the authorized signifier(s) of NUMERICA CREDIT UNION, the corporation that executed the foregoing deed of trust consent on the persons who executed the foregoing deed of trust consent on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness thereof, this _____ day of _____, 2016, I set my hand and affix my seal.

Notary Public, in and for the State of _____
Residing at _____
My Commission Expires _____

OWNER'S DEDICATION CERTIFICATE

We, the undersigned Owner(s) of the hereon described and platted property do hereby certify that we:

1. Intend to subdivide said property as indicated by this instrument;
2. Grant to the City of Lewiston all easements, unless shown otherwise.

BEDROCK, L.L.C., an Idaho Limited Liability Company

BY: RICHARD A. VANDERVERT, MANAGING MEMBER DATE: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

On this _____ day of _____, in the year of 2016, before me, a Notary Public in and for the State of _____, personally appeared _____, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Notary Public, in and for the State of _____
Residing at _____
My Commission Expires _____

COUNTY RECORDER CERTIFICATE

SURVEYORS CERTIFICATION

I do hereby certify that I have surveyed, subdivided, and platted NEZ PERCE PLAZA No. 2 as shown hereon. I further certify that the survey was performed under my direction in conformance with Idaho Codes relating to plats and subdivisions.



MICHAEL A. MARTINEZ
IDAHO PROFESSIONAL LAND SURVEYOR _____ DATE _____

KELTIC ENGINEERING, Inc.

315 Adams Lane • Lewiston, Idaho 83501 • (208) 743-2135 & (208) 743-2136 fax
9423 N. Nevada St., Ste. 204 • Spokane, WA 99218 • (509) 464-3000 • (509) 464-3065 fax
• Development • Planning • Design • Construction Management



ALTA LAND SURVEYING, INC.
9517 Greenwood, Springfield, IL
La. Mesa, CA 91941
Phone: (619) 715-2582
altaandsurveying.com

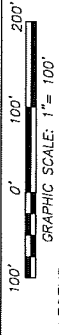
SHEET 1 OF 13

ADMINISTRATIVE PLAT

NEZ PERCE PLAZA NO. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

T 35 N, R 5 W, S 5 & 8



LEGEND

- Set 3/4" x 24" long rebar w/ Alum. cap LS 8076
- Fnd. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
- ⊙ Fnd. centerline brass cap monument in case as shown
- ⊕ Found Section or 1/4 Section Corner
- ⊕ Found Section Subdivision Corner, as noted
- (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490

- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Section line
- Section Subdivision line
- Existing lot line

BASIS OF BEARINGS

The Basis of Bearings for this survey is N 69°49'50" E along the North line of Section 8 between the brass cap monument marking the intersection of the centerline of the Nez Perce River and the North Quarter of said Section 8.

SURVEY REFERENCES

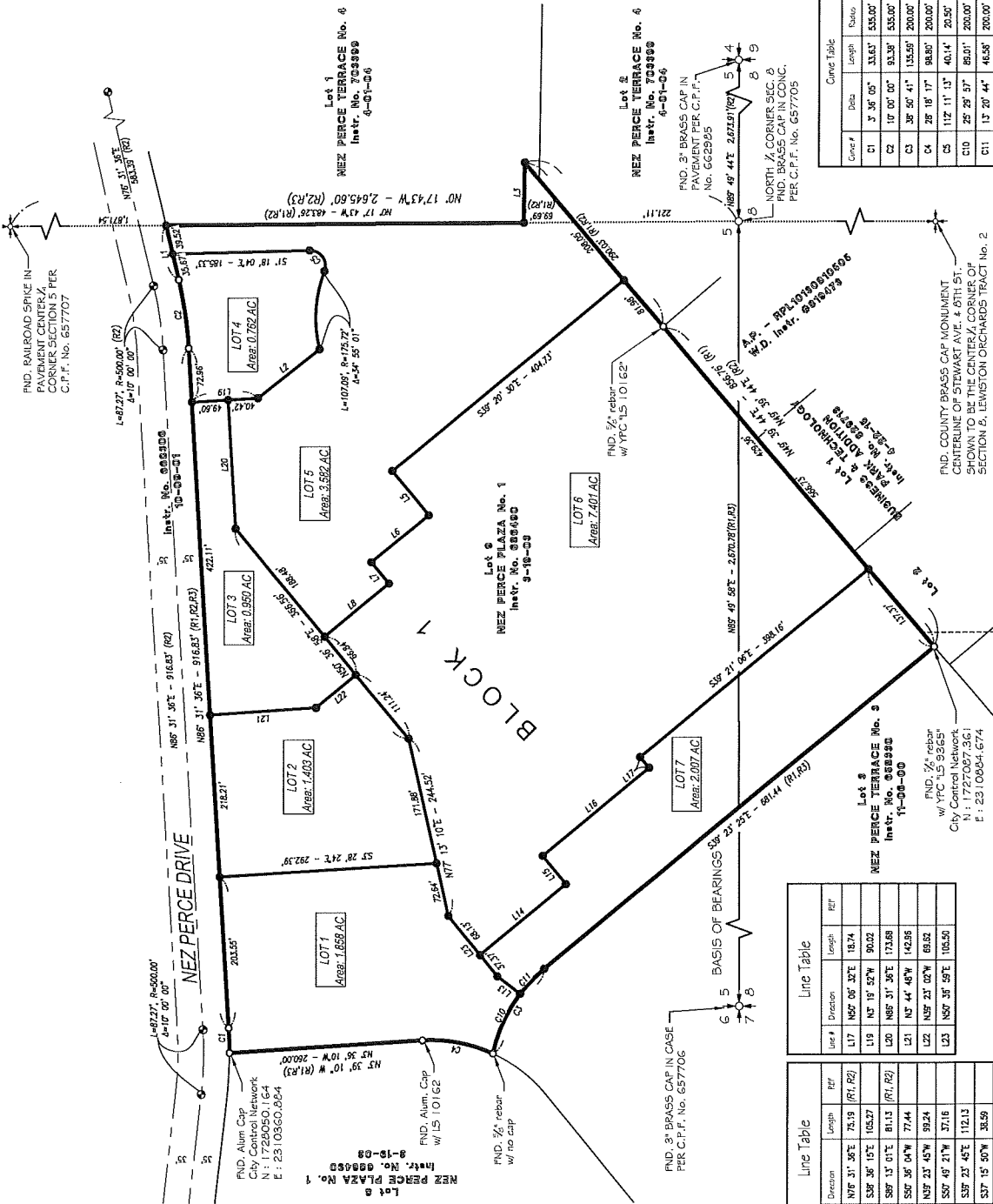
1. NEZ PERCE PLAZA No. 1, Instr. No. 686490
2. NEZ PERCE TERRACE No. 4, Instr. No. 703399
3. NEZ PERCE TERRACE No. 3, Instr. No. 659330
4. NEZ PERCE TERRACE No. 7, Instr. No. 531343
5. Warranty Deed, Instr. No. 676057
6. Corner Perpetuation Form, Instr. No. 657705
7. Corner Perpetuation Form, Instr. No. 657705
8. Corner Perpetuation Form, Instr. No. 662985
9. Corner Perpetuation Form, Instr. No. 657707
10. Dedication of Right-of-Way, Instr. No. 668306
11. Business & Technology Park Addition, Instr. No. 829713
12. Warranty Deed, Instr. No. 819473

SURVEYOR'S NOTES

1. No encroachments along the exterior boundary were found during the execution of this survey.
2. The City of Lewiston may not approve any additional entrances from Nez Perce Drive to any of the lots in this subdivision.
3. Coordinates shown are City of Lewiston Control Network - 2007 State Plane Coordinate System, Zone 1103 (Idaho West), UAD 831199511999, per Record of Survey, Instr. No. 735222.

ADDITIONAL SURVEYOR'S NOTES

1. The lots in this subdivision are subject to the following:
Ordinance No. 4261, Instr. No. 651460.
2. Restriction Agreement and Grant of Easements, Instr. No. 620817.
3. Agreement for Transfer of Real Property for Transfer and Development of Right-of-Way, Instr. No. 666193.
4. Reciprocal Easement Agreement, Instr. No. 724995.
5. Memorandum of Lease, Instr. No. 727150.



Curve #	Delta	Length	Radius	PST
C1	3° 36' 05"	33.63'	535.00'	(R)
C2	10° 00' 00"	93.39'	535.00'	(R)
C3	38° 56' 41"	135.50'	200.00'	(R, R)
C4	28° 18' 17"	98.80'	200.00'	
C5	112° 11' 13"	40.14'	20.50'	
C10	25° 25' 57"	85.01'	200.00'	
C11	13° 20' 44"	46.58'	200.00'	

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315 Adams Lane & Lewiston, Idaho 83501 & (208) 742-2135 & (208) 742-2136 fax
9425 N. Nevada St., Ste. 204 & Spokane, WA 99218 & (509) 464-3000 & (509) 464-3005 fax
Development & Planning & Design & Construction Management

Line Table			
Line #	Direction	Length	REF
L1	N 87° 31' 57"	75.9	(R1, R2)
L2	S 89° 36' 05"	105.27	
L3	S 89° 13' 01"	173.68	(R1, R2)
L4	S 89° 36' 04"	74.44	
L5	N 87° 23' 02"	99.24	
L6	S 87° 46' 31"	37.16	
L7	S 87° 23' 45"	112.13	
L8	S 87° 15' 50"	38.59	
L14	S 87° 23' 30"	49.35	
L15	N 87° 36' 30"	49.35	
L16	S 87° 23' 30"	68.25	

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APR 2016	ID	Nez Perce	14-0071	TML

ALTLAND SURVEYING, INC.
9517 Grassmont Summit Dr.
La Mesa, CA 91941
Phone: (619) 719-2582
altlandsurveying.com

ADMINISTRATIVE PLAT

NEZ PERCE PLAZA NO. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

T 35 N, R 5 W, S 5 & 8

NOTE:
Public Water Utility and Access
Easements Granted Hereon.

LEGEND

- Set 3/4" x 24" long rebar w/ Alum. cap LS 8078
- Find. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
- Find. centerline brass cap monument in case as shown
- Found Section or 1/4 Section Corner
- Found Section Subdivision Corner, as noted
- Record per Nez Perce Plaza No. 1, Instr. No. 686490

Subdivision Boundary

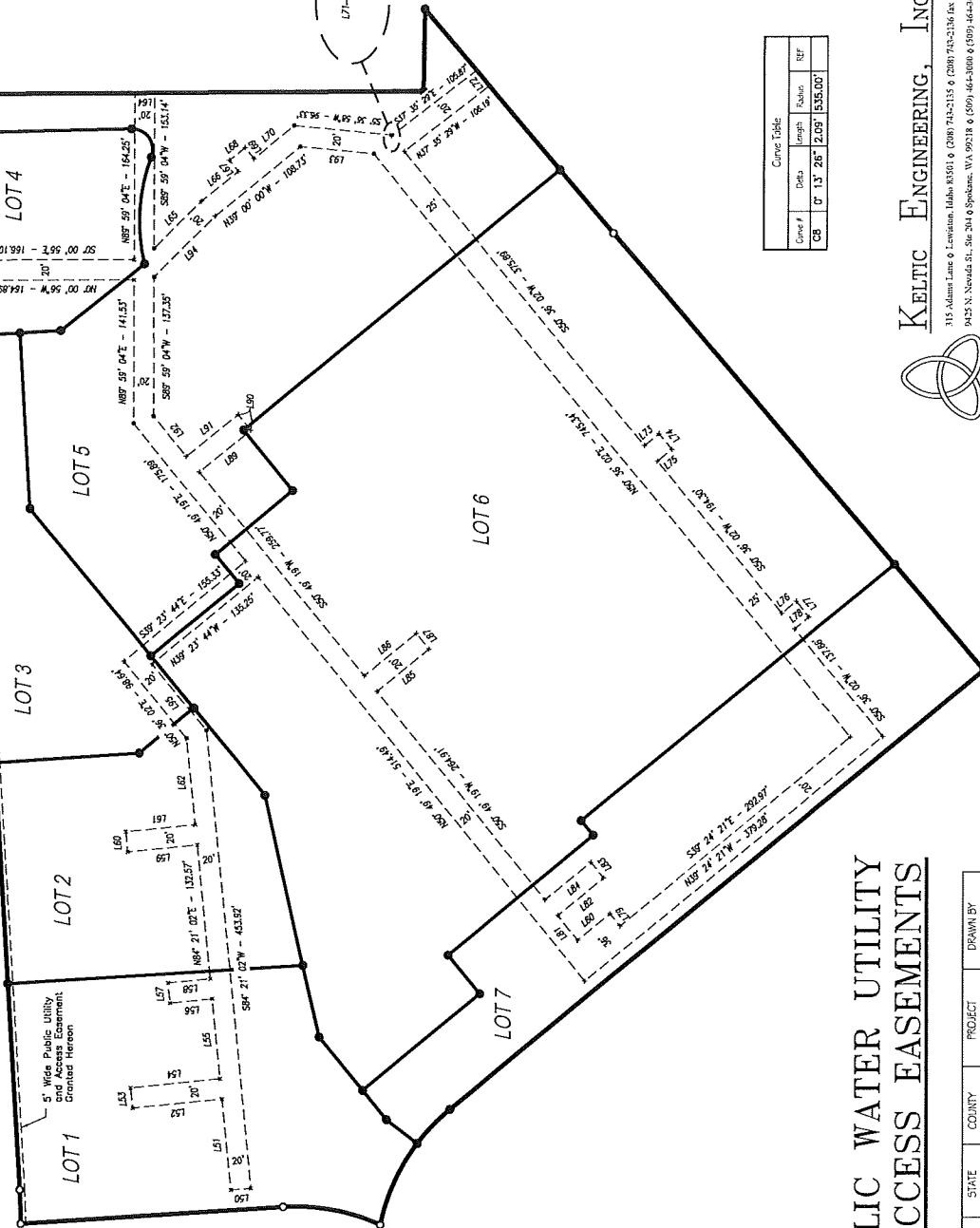
Lot Line

Centerline

Right-of-Way line

Easement Line

NEZ PERCE DRIVE



Line Table		
Line #	Direction	Length
L74	S50° 39' 24" W	20.00
L75	N37° 20' 58" W	18.39
L76	S37° 20' 35" E	18.41
L77	S50° 39' 24" W	20.00
L78	N37° 20' 58" W	18.39
L79	N50° 35' 39" E	15.52
L80	S37° 10' 41" E	41.17
L81	S50° 48' 19" W	31.39
L82	N37° 05' 19" W	59.59
L83	S50° 34' 41" W	20.00
L84	S37° 05' 19" E	59.62
L85	N37° 05' 19" W	65.39
L86	S37° 05' 19" E	65.42
L87	S50° 34' 41" W	20.00
L88	N37° 05' 19" W	65.30
L89	S37° 05' 19" E	65.33
L90	S50° 34' 41" W	20.00
L91	N37° 05' 19" E	65.33
L92	N50° 40' 10" E	51.44
L93	N5° 30' 58" E	72.77
L94	N40° 00' 00" W	84.65
L95	S50° 35' 02" W	84.71

Line Table		
Line #	Direction	Length
L50	N7° 58' 52" W	20.01
L51	N84° 21' 02" E	89.86
L52	N7° 30' 12" W	86.79
L53	N84° 21' 02" E	20.00
L54	S37° 10' 41" E	88.78
L55	N84° 21' 02" E	79.27
L56	N7° 34' 58" W	41.51
L57	N84° 25' 02" E	20.00
L58	S37° 34' 58" E	41.46
L59	N7° 37' 00" W	88.11
L60	N84° 25' 02" E	20.00
L61	S37° 37' 00" E	89.10
L62	N84° 21' 02" E	88.48
L64	S37° 17' 43" E	20.00
L65	S45° 00' 00" E	65.71
L66	S37° 00' 00" E	46.30
L67	N37° 00' 31" E	14.15
L68	S37° 59' 20" E	20.00
L69	S37° 00' 31" W	14.15
L70	S37° 00' 00" E	51.88
L71	S50° 35' 02" W	0.75
L72	S40° 39' 44" W	20.02
L73	S37° 20' 35" E	18.41

Curve Table		
Curve #	Data	Length
CB	0° 13' 26" 2.09'	5355.00'

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Development & Planning & Design & Construction Management

PUBLIC WATER UTILITY & ACCESS EASEMENTS

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APR 2016		Nez Perce	14-0071	TML

SHEET

3

OF

13

ALTALAND SURVEYING, INC.
9517 Greenwood Summit Dr.
La Mesa, CA 91941
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ADMINISTRATIVE PLAT

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T 35 N, R 5 W, S 5 & 8

GRAPHIC SCALE: 1" = 80'

LEGEND

- Sat. 3/4" x 24" long rebar w/ Alum. cap LS 8076
- Fnd. rebar w/ Plastic cap LS 10182 Unless Noted Otherwise
- ⊙ Fnd. centerline brass cap monument in case as shown
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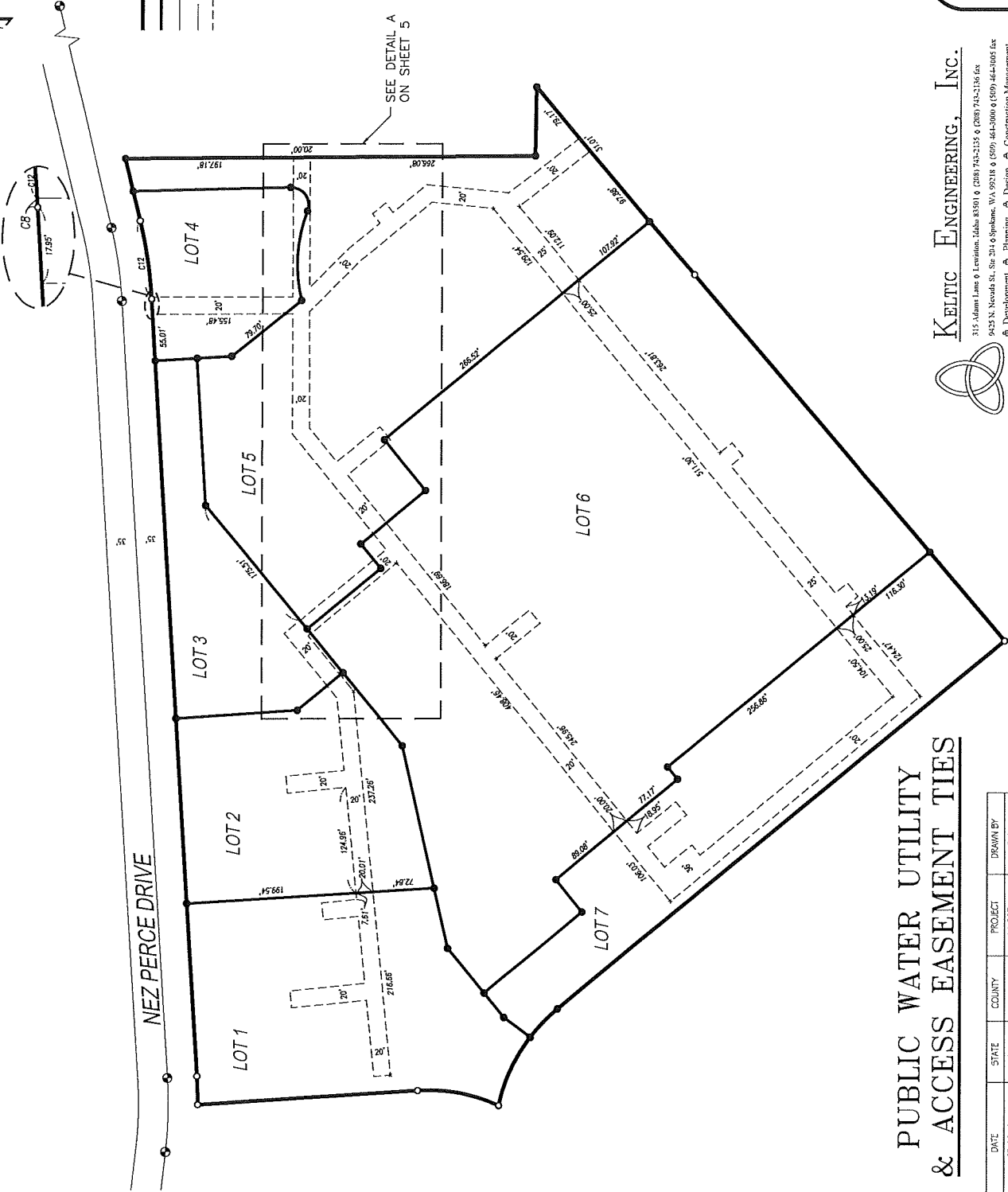
Subdivision Boundary

Lot Line

Centerline

Right-of-Way line

Easement Line



Curve #	Delta	Length	Radius	RTF
C8	13° 28'	2.08'	533.00'	
C12	8° 45' 34"	91.29'	533.00'	

PUBLIC WATER UTILITY & ACCESS EASEMENT TIES

KELTIC ENGINEERING, INC.



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SHEET
4
OF
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DATE	STATE	COUNTY	PROJECT	DRAWN BY
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ADMINISTRATIVE PLAT NEZ PERCE PLAZA NO. 2

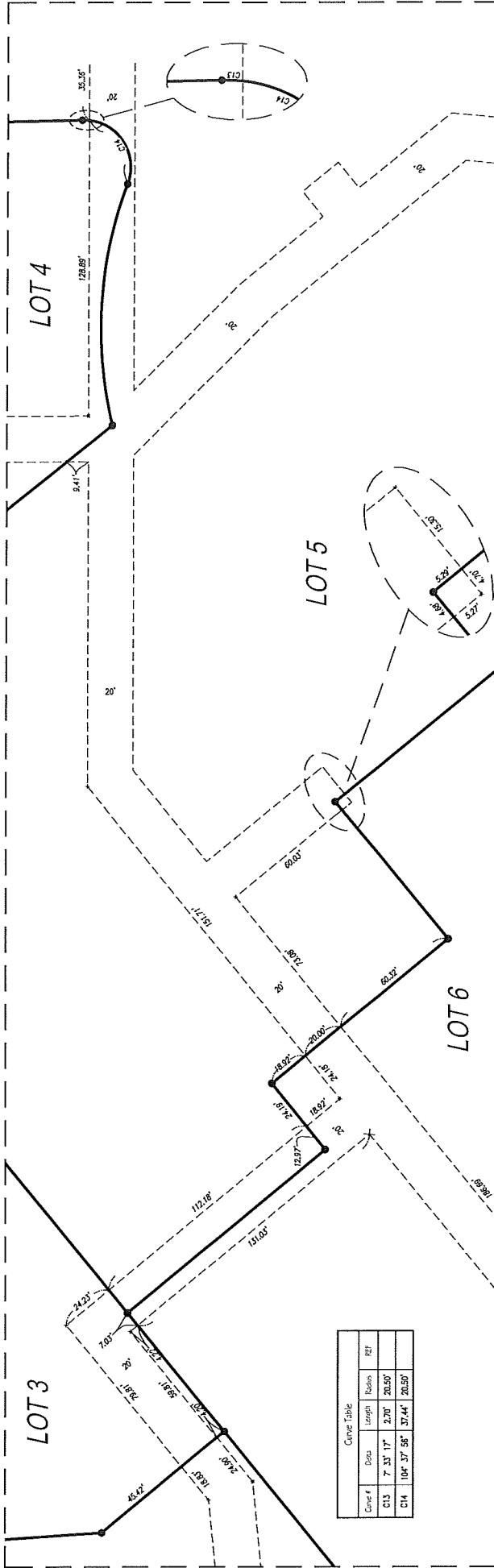
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T 35 N, R 5 W, S 5 & 8

GRAPHIC SCALE: 1" = 30'

LEGEND

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- Find. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
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- Record per Nez Perce Plaza No. 1, Instr. No. 586490
- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
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DETAIL A

PUBLIC WATER UTILITY & ACCESS EASEMENT TIES

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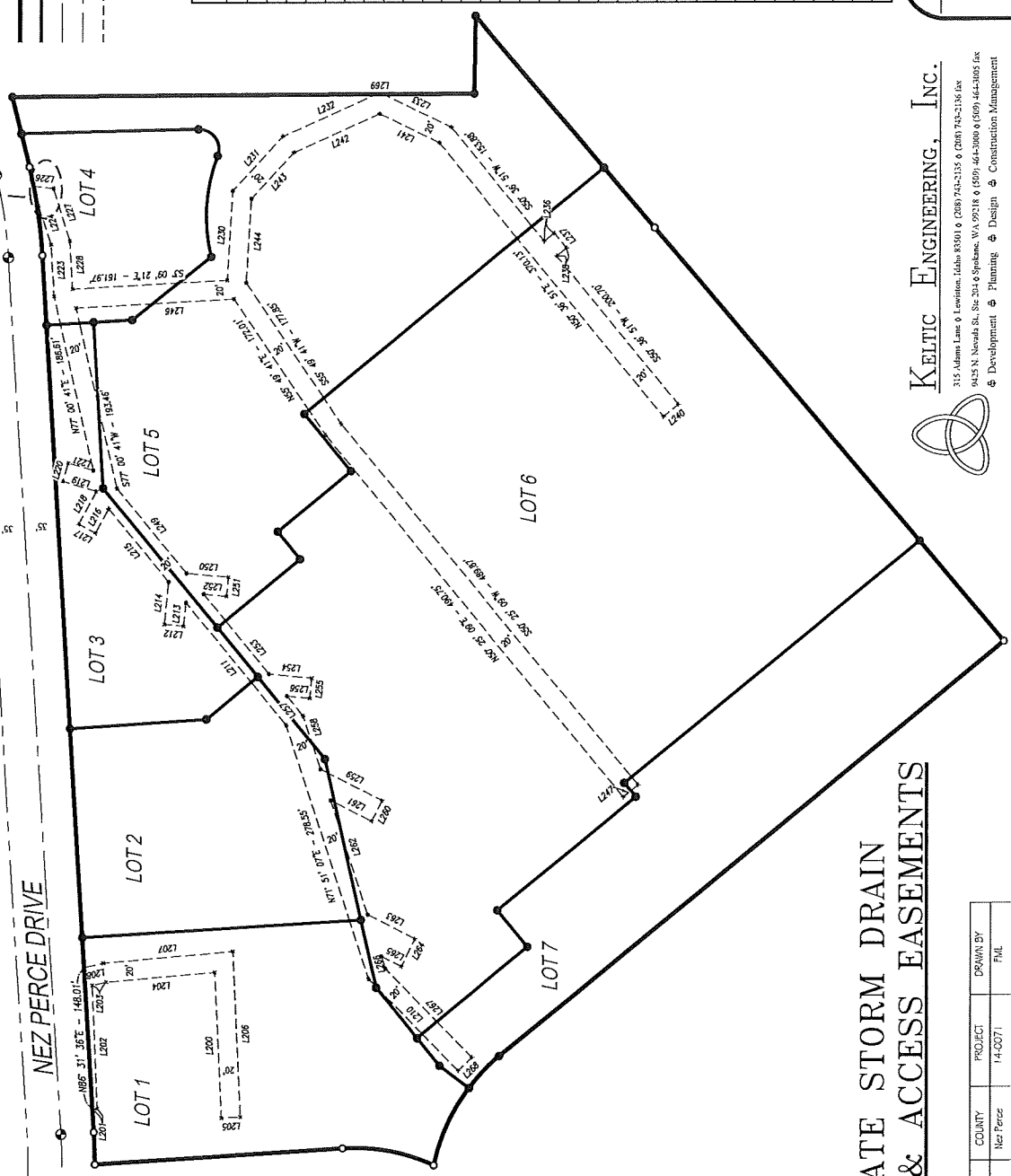
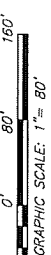
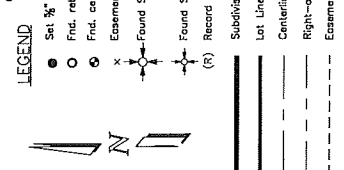
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T 35 N, R 5 W, S 5 & 8

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T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

NOTES:
1. Private Storm Drain System and Access Easements
Granted Hereon for the Benefit of Lots 1 through 7.
2. The Private Storm Drain System is not Owned or
Maintained by the City of Lewiston.



Line Table		
Line #	Direction	Length
L200	N 87° 21' 23"E	152.09
L201	N 2° 26' 24"W	4.91
L202	S 87° 38' 39"W	126.56
L203	N 12° 31' 10"W	15.11
L204	N 5° 03' 12"W	13.64
L205	N 2° 36' 37"W	20.00
L206	S 87° 21' 23"E	172.55
L207	S 5° 03' 12"E	135.80
L208	S 12° 31' 10"E	20.75
L210	N 45° 24' 19"E	134.74
L211	N 50° 36' 58"E	165.83
L212	N 3° 36' 58"E	20.00
L213	N 84° 24' 40"W	24.61
L214	S 84° 23' 58"E	44.61
L215	N 50° 36' 58"E	95.10
L216	N 61° 37' 23"W	28.69
L217	N 8° 22' 37"E	20.00
L218	S 81° 37' 23"E	38.91
L219	N 16° 17' 13"E	36.94
L220	S 73° 42' 47"E	20.00
L221	S 16° 17' 13"W	27.55
L223	N 86° 31' 58"E	54.00
L224	N 72° 13' 10"E	42.35
L225	N 7° 11' 06"E	1.59
L226	S 71° 11' 06"W	20.58
L227	S 72° 13' 10"W	57.61
L228	S 86° 31' 58"W	50.28
L230	S 86° 40' 58"E	33.21
L231	S 47° 16' 41"E	77.03
L232	S 24° 12' 50"E	107.50
L233	S 25° 31' 05"W	80.10
L236	S 39° 19' 40"E	13.22
L237	S 50° 40' 20"W	20.00

Curve Table			
Curve #	Data	Length	RT
C16	7° 14' 39"	20.95	535.00'

PRIVATE STORM DRAIN SYSTEM & ACCESS EASEMENTS

KELTIC ENGINEERING, INC.
315 Adams Lane • Lewiston, Idaho 83501 • (208) 742-2155 • (208) 742-2156 fax
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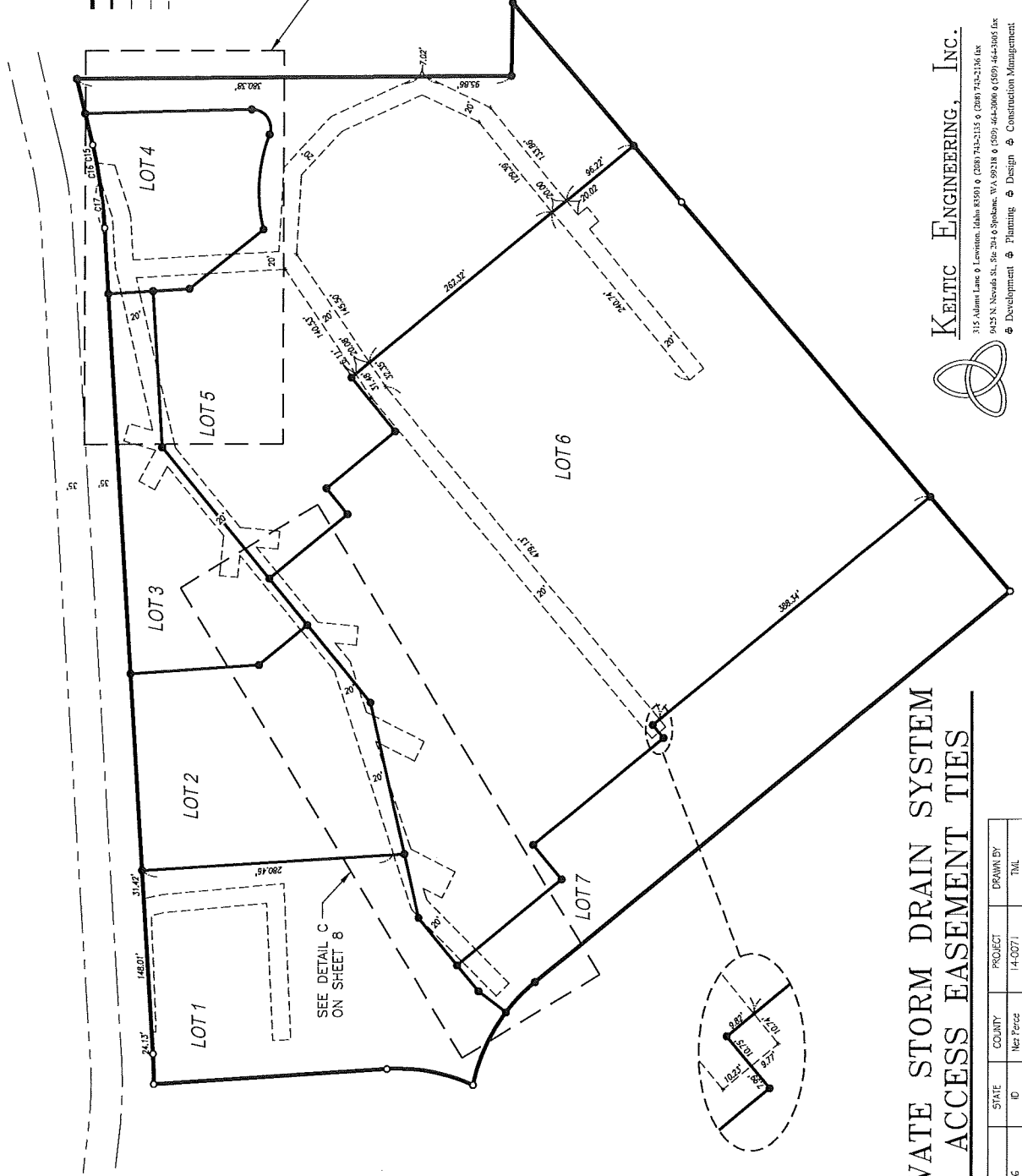
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T 35 N, R 5 W, S 5 & 8

GRAPHIC SCALE: 1" = 80'

LEGEND

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- Easement Line



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altlandsurveying.com

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APR 2016	ID	Nez Perce	14-0071	TML

SHEET
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OF
13

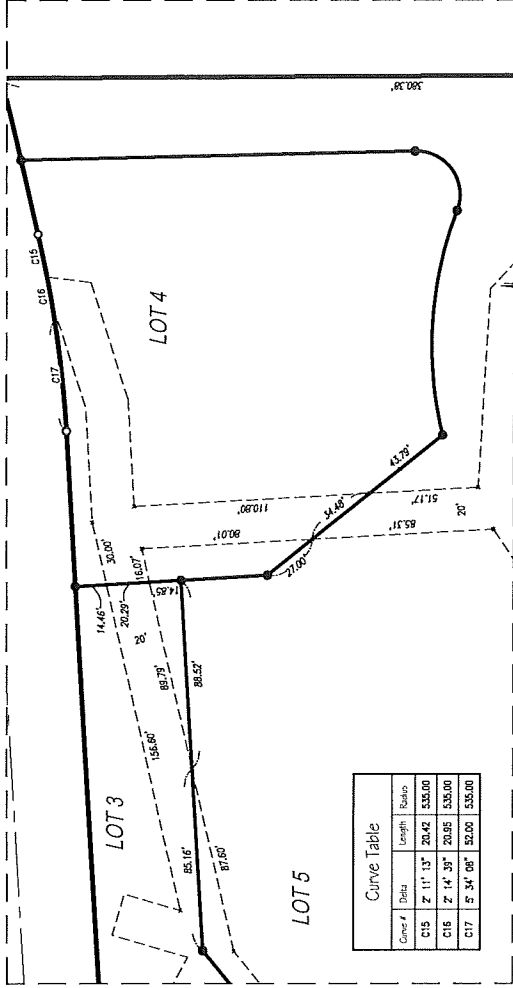
T 35 N, R 5 W, S 5 & 8

ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

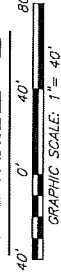
LEGEND

- Set 3/8" x 24" long rebar w/ Alum. cap LS 8076
- Fnd. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
- ⊙ Fnd. centerline brass cap monument in case as shown
- ⊕ Found Section or 1/4 Section Corner
- ⊕ Found Section Subdivision Corner, as noted
- (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490
- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Easement Line

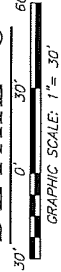


Curve #	Delta	Length	Radius
C15	2° 11' 13"	20.42	535.00
C16	2° 14' 39"	20.95	535.00
C17	5° 34' 08"	52.00	535.00

DETAIL B



DETAIL C



PRIVATE STORM DRAIN SYSTEM
& ACCESS EASEMENT TIES

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APR 2016	ID	Nez Perce	14-0071	TML

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315 Adams Lane & Lewiston, Idaho 83501 & (208) 743-2335 & (208) 743-2136 fax
9425 N. Nevada St., Ste 204 & Spalding, WA 99218 & (509) 464-3000 & (509) 464-3095 fax
Development & Planning & Design & Construction Management



ALTLAND SURVEYING, INC.
9517 Grassmont Summit Dr.
La Mesa, CA 91941
Phone: (619) 713-2682
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SHEET
8
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13

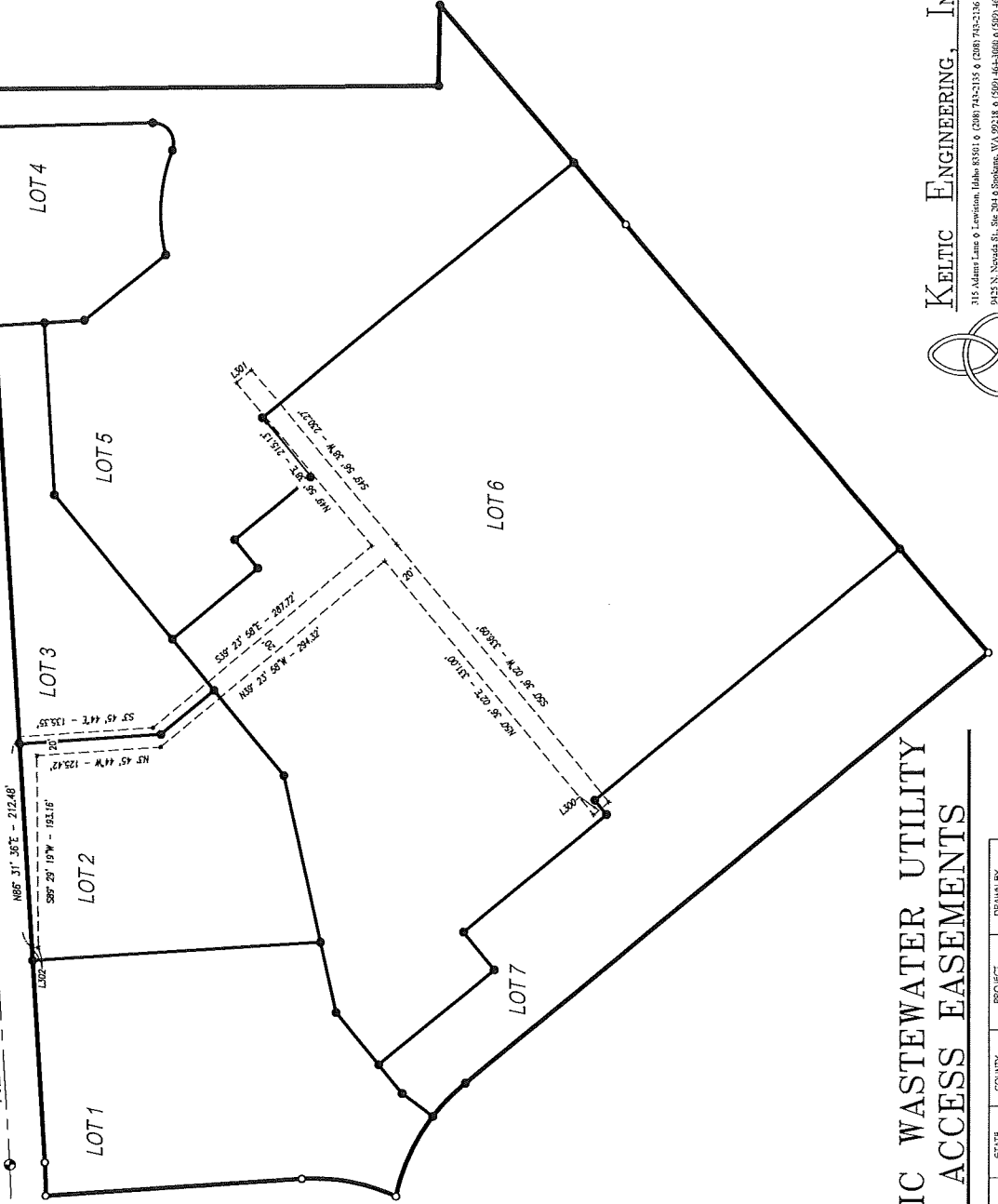
ADMINISTRATIVE PLAT

NEZ PERCE PLAZA NO. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

Note:
Public Wastewater Utility and Access
Easements Granted Hereon.

NEZ PERCE DRIVE



Lot #	Direction	Length	RTF
L300	N89° 23' 58" W	20.00	
L301	S40° 03' 22" E	20.00	
L302	N6° 30' 41" W	8.49	

Line Table

LEGEND

- Set 3/4" x 24" long rebar w/ Alum. cap LS 8076
- Find. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
- ⊙ Find. centerline brass cap monument in case as shown
- ⊕ Found Section or 1/4 Section Corner
- ⊕ Found Section Subdivision Corner, as noted
- (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490

- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Easement Line

T 35 N, R 5 W, S 5 & 8

GRAPHIC SCALE: 1" = 80'

PUBLIC WASTEWATER UTILITY & ACCESS EASEMENTS

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APR 2016	ID	Nez Perce	14-0071	TML

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Development & Planning & Design & Construction Management



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La Mesa, CA 91941
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OF
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SHEET
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OF
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EASEMENT VACATION NOTES

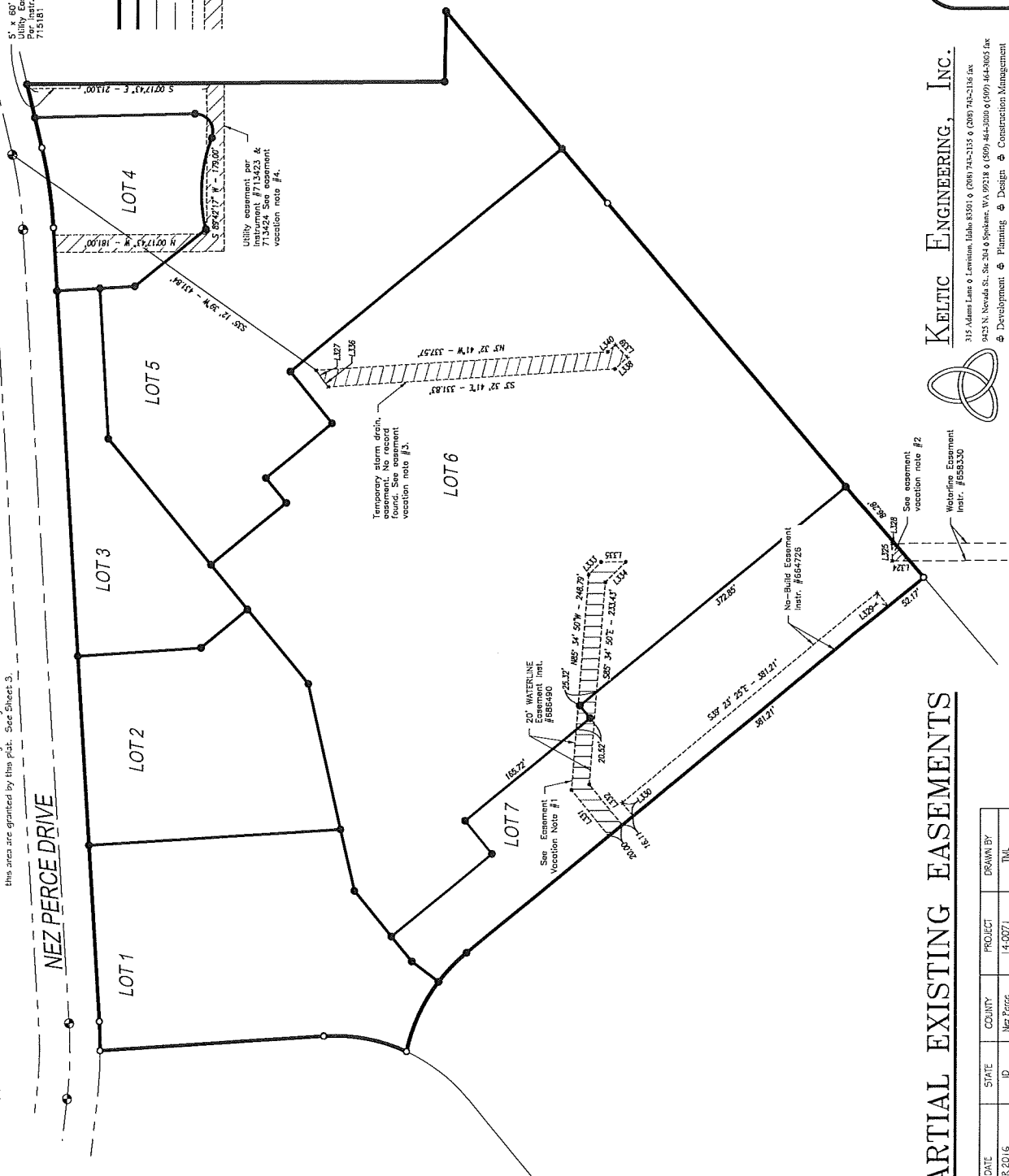
1. That portion of the 20 foot easement created by the easement map No. 66-649, lying within Lot 9 described in NE 30-306A, as shown hereon, SHALL BE VACATED BY THIS INSTRUMENT, as allowed by Idaho Code 50-306A (5).
That portion of the 20 foot easement located between the boundary of Lot 5, Nez Perce Farming No. 3, the west boundary of Lot 5, Nez Perce Farming No. 3, instr. No. 66-6330, as shown hereon, SHALL BE VACATED BY THIS INSTRUMENT, as allowed by Idaho Code 50-306A (5).
2. That portion of the 20 foot temporary storm water drainage easement shown on previous construction maps, located between the boundary of Lot 9, as shown hereon, SHALL BE VACATED BY THIS INSTRUMENT, as allowed by Idaho Code 50-306A (5).
That portion of a 20 foot utility easement created by instrument #71-2423 & #71-2424, lying within Lot 9 of Nez Perce Plaza No. 1, instrument No. 66-6490, appears to be invalid. The party granting the easement never possessed the property on which the easement is located. Easements covering existing waterlines in
3. That portion of a 20 foot temporary storm water drainage easement shown on previous construction maps, located between the boundary of Lot 9, as shown hereon, SHALL BE VACATED BY THIS INSTRUMENT, as allowed by Idaho Code 50-306A (5).
4. That portion of a 20 foot utility easement created by instrument #71-2423 & #71-2424, lying within Lot 9 of Nez Perce Plaza No. 1, instrument No. 66-6490, appears to be invalid. The party granting the easement never possessed the property on which the easement is located. Easements covering existing waterlines in

NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

City of Lewiston, Nez Perce County, Idaho

NEZ PERCE DRIVE



Line Table				RT
Line #	Direction	Length		
L24	S0° 10' 27"E	20.00		
L25	S89° 45' 33"W	20.00		
L27	S89° 45' 33"W	14.42		
L28	N0° 10' 27"W	3.05		
L29	S50° 35' 35"E	13.86		
L30	N65° 30' 55"E	15.86		
L31	S50° 50' 12"W	63.59		
L32	N65° 50' 12"E	60.32		
L33	N45° 05' 25"W	20.47		
L34	S45° 05' 25"E	33.20		
L35	N0° 17' 43"W	28.35		
L36	S00° 33' 07"W	9.45		
L38	S45° 16' 56"E	15.40		
L39	N45° 41' 04"E	20.00		
L40	N45° 16' 56"W	12.17		

T 35 N, R 5 W, S 5 & 8

GRAPHIC SCALE: 1" = 80'

LEGEND

● Sat 5/8" x 24" long rebar w/ Alum. cop LS 8076
○ End. rebar w/ Plastic cop LS 10162 Unless Noted Otherwise

5' x 60" Existing
Utility Easement,
Per Instr. No.
715181

Found Section or 1/4 Section Corner

—

Found Section Subdivision Corner, as noted

(R) Record per Naz Perce Place No. 1, Instr. No. 586490

Subdivision Boundary

Lot Line

Centerline

Right-of-Way line

--- Existing Easement as shown

Easement Areas Voted By This Instrument

PARTIAL EXISTING EASEMENTS

KELTIC ENGINEERING, INC.

315 Adams Lane • Lewiston, Idaho 83501 • (208) 743-2135 • (208) 743-2136 fax
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11 OF 13

T 35 N, R 5 W, S 5 & 8

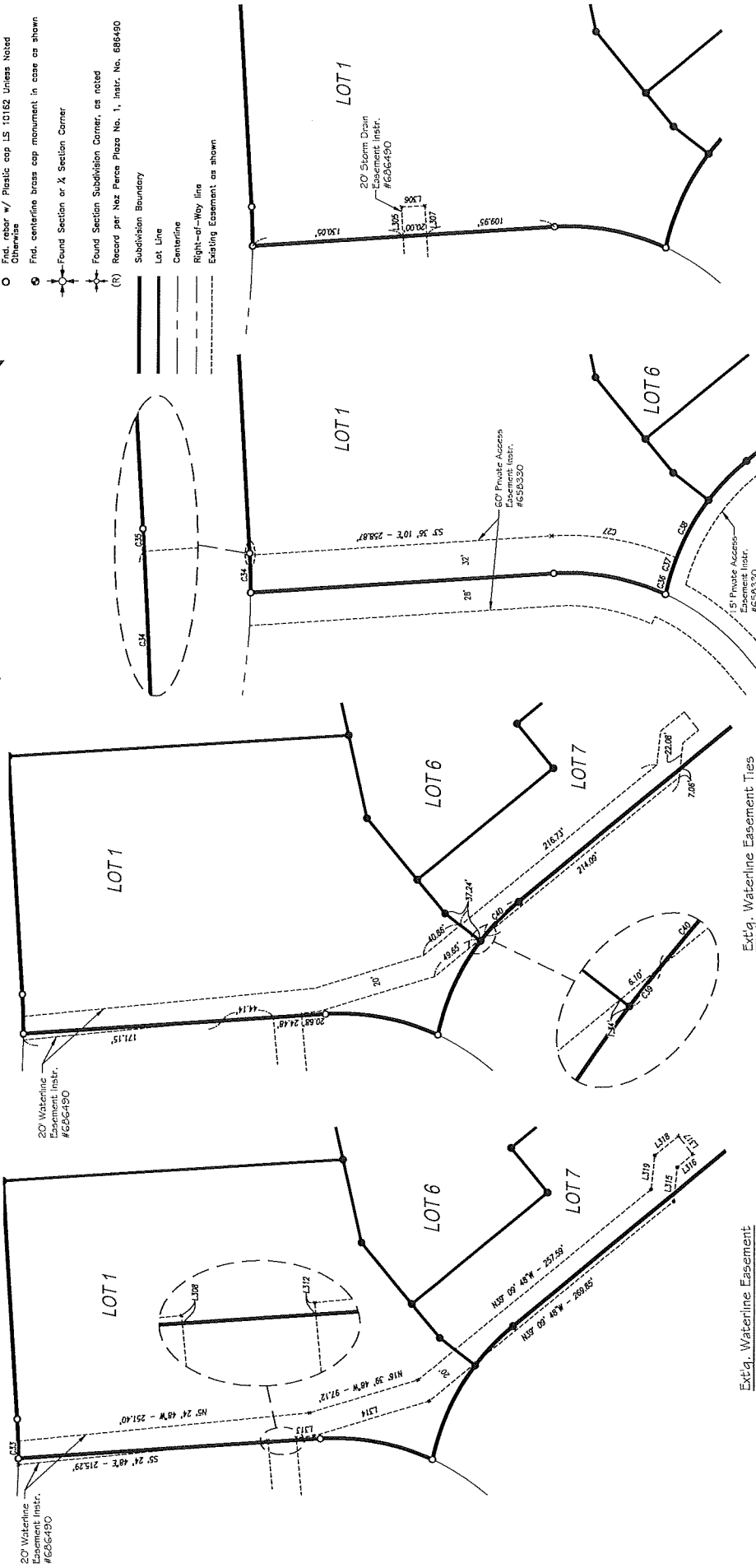
ADMINISTRATIVE PLAT NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

LEGEND

- Set 3/4" x 24" long rebar w/ Alum. cap LS 8076
- Find. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
- Find. centerline brass cap monument in case as shown
- Found Section or 1/2 Section Corner
- Found Section Subdivision Corner, as noted
- Record per Nez Perce Plaza No. 1, Instr. No. 686490

- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Existing Easement as shown



Ext'd. Waterline Easement
Scale: 1" = 60'

Ext'd. Waterline Easement Ties
Scale: 1" = 60'

Line #	Direction	Length	RTZ
L305	N85° 21' 50"E	25.01	
L306	S3° 35' 10"E	20.00	
L307	N85° 23' 50"E	25.01	
L308	S84° 42' 39"W	1.40	
L312	N84° 35' 12"E	2.17	
L313	S5° 24' 48"E	15.39	
L314	S15° 31' 48"E	103.05	
L315	S84° 09' 48"E	29.13	
L316	S39° 09' 49"E	17.81	
L317	S85° 50' 12"W	20.00	
L318	N37° 09' 48"W	25.00	
L319	N85° 09' 49"W	29.13	

Curve #	Delta	Length	Radius	RTZ
C27	27° 09' 09"	100.94'	232.00'	
C33	1° 34' 11"	14.85'	535.00'	
C34	3° 25' 47"	33.00'	535.00'	
C35	0° 10' 18"	1.60'	535.00'	
C36	4° 22' 10"	15.25'	200.00'	

Curve #	Delta	Length	Radius	RTZ
C37	4° 53' 28"	17.07'	200.00'	
C38	10° 14' 18"	56.88'	200.00'	
C39	1° 41' 51"	5.03'	200.00'	
C40	11° 38' 48"	40.65'	200.00'	

Ext'd. Private Access Easement
Scale: 1" = 60'

Ext'd. Stormwater Easement
Scale: 1" = 60'

PARTIAL EXISTING EASEMENTS

DATE	STATE	COUNTY	PROJECT	DRAWN BY
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Pomona, CA 91768-0411
Phone: (916) 713-2582
alta@alandsurveying.com

ADMINISTRATIVE PLAT

NEZ PERCE PLAZA NO. 2

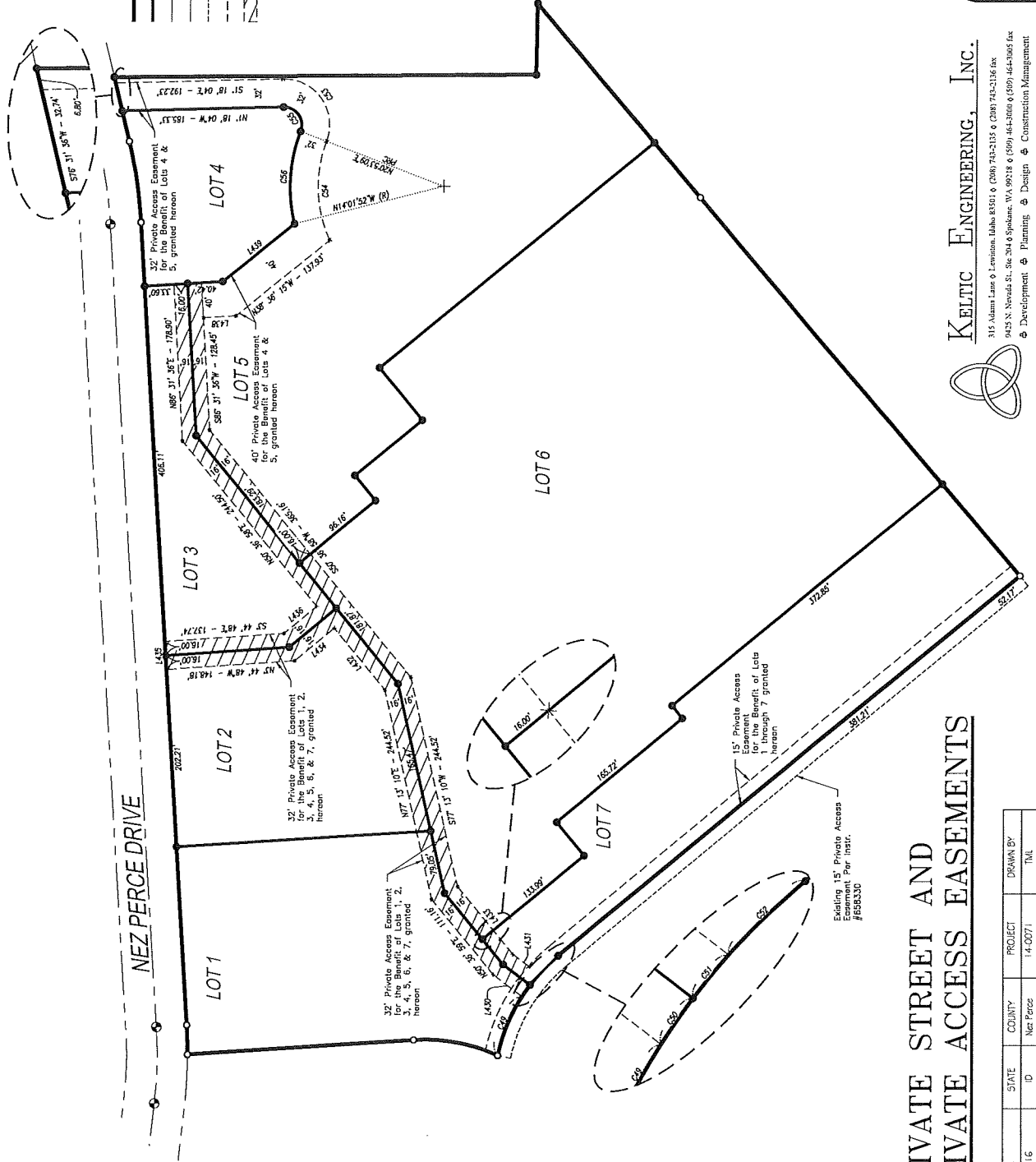
A Re-Plat of Lot 3, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

T 35 N, R 5 W, S 5 & 8

GRAPHIC SCALE: 1" = 80'

LEGEND

- Set 3/8" x 24" long rebar w/ Alum. cap LS 8076
- Find. rebar w/ Plastic cap LS 10182 Unless Noted Otherwise
- Find. centerline brass cap monument in case as shown
- Found Section or 1/2 Section Corner
- Found Section Subdivision Corner, as noted
- Record per Nez Perce Plat No. 1, Instr. No. 886490
- Subdivision Boundary
- Centerline
- Right-of-Way line
- Existing Easement as shown
- Easement Line
- Area designated hereon as a private street providing mutual access to Lots 1 through 7. This street is not a public right-of-way and will not be maintained by the City of Lewiston.

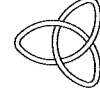


Curve #	Data	Length	Radius
C49	207 54' 30"	73.99	200.00
C50	4 35' 19"	16.02	200.00
C51	4 35' 18"	16.01	200.00
C52	8 45' 26"	30.57	200.00
C53	112 11' 13"	102.80	50.50
C54	46 11' 08"	115.85	143.72
C55	112 11' 13"	40.14	20.50
C56	34 55' 01"	107.09	175.72

Line #	Direction	Length	BET
L450	N07 15' 50"E	41.10	
L451	S37 15' 50"W	37.36	
L452	N65 36' 58"E	91.46	
L453	S55 36' 59"W	99.85	
L454	N07 23' 02"W	58.76	
L455	N65 31' 36"E	32.00	
L456	S39 23' 02"E	48.47	
L458	N07 15' 52"W	37.04	
L459	S39 36' 15"E	105.27	

PRIVATE STREET AND PRIVATE ACCESS EASEMENTS

KELTIC ENGINEERING, INC.



315 Adams Lane • Lewiston, Idaho 83501 • (208) 743-2115 • (208) 743-2156 fax
9425 N. Nevada St., Ste. 204 • Spokane, WA 99218 • (509) 464-1000 • (509) 464-1005 fax
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SHEET 13 OF 13

DATE	STATE	COUNTY	PROJECT	DRAWN BY
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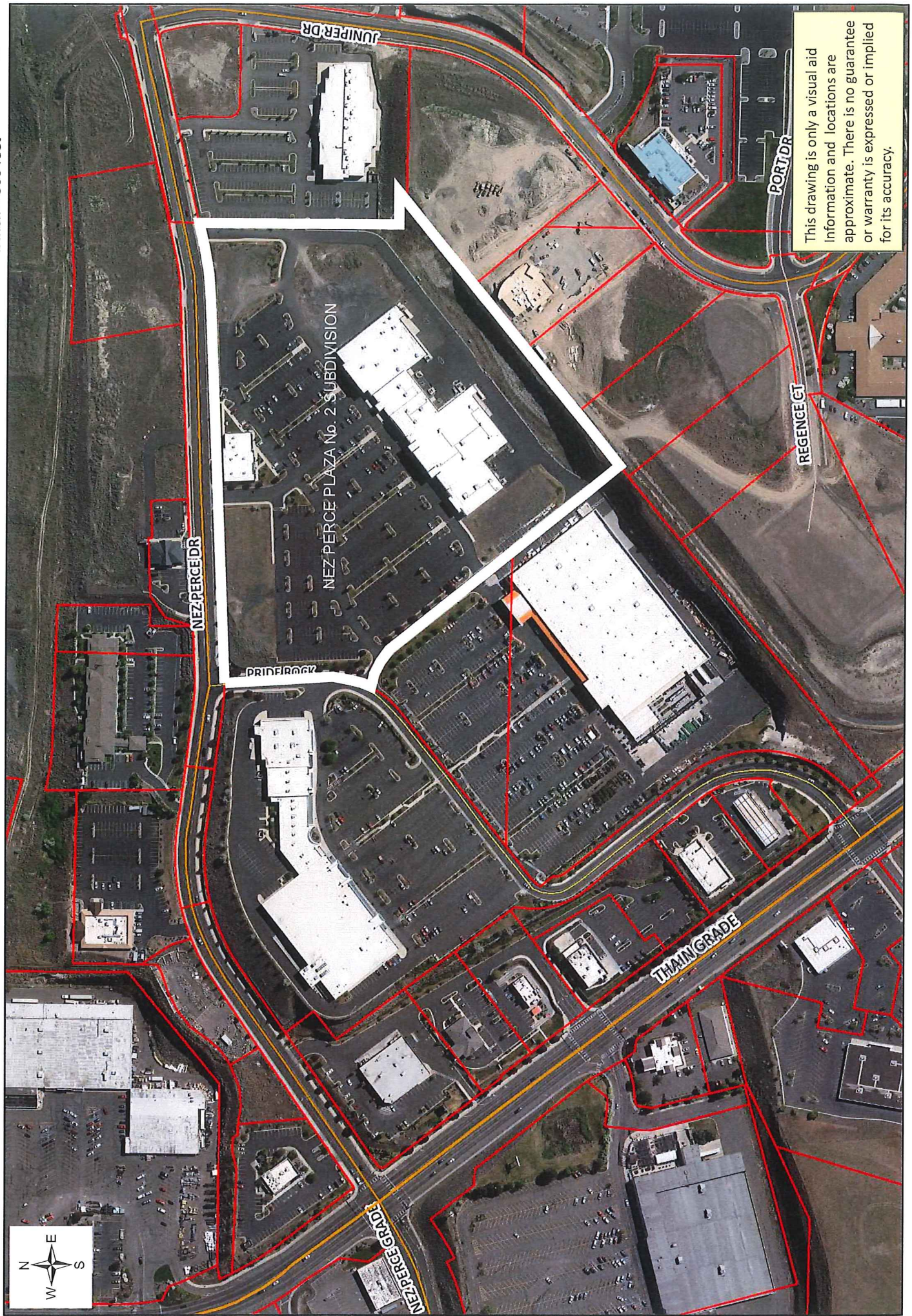


City of Lewiston

Public Works



1 inch = 300 feet



This drawing is only a visual aid
Information and locations are
approximate. There is no guarantee
or warranty is expressed or implied
for its accuracy.