

ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2
A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

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 Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary Restrictions may be reimposed, 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, be the water system municipal, a water district, a utility subject to the regulation of the Idaho Public Utilities Commission, or a mutual or nonprofit water company, 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 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.

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 signer(s) of the Corporation below.

GREG HANSEN DATE
NUMERICA CREDIT CARD BUSINESS RELATIONSHIP MANAGER

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 signer(s) of NUMERICA CREDIT UNION, the corporation that executed the foregoing deed of trust consent or 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:

- Intend to subdivide said property as indicated by this instrument;
- 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 _____)

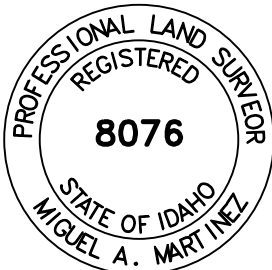
On this _____ day of _____, in the year of 2016, before me, a Notary Public in and for the State of _____, personally appeared _____, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf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

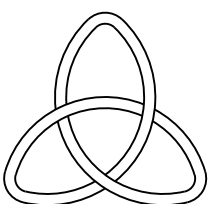
COUNTY RECORDER CERTIFICATE

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.

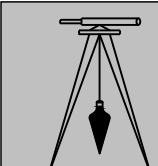


MIGUEL A. MARTINEZ DATE
IDAHO PROFESSIONAL LAND SURVEYOR



KELTIC ENGINEERING, INC.

315 Adams Lane ♦ Lewiston, Idaho 83501 ♦ (208) 743-2135 ♦ (208) 743-2136 fax
9425 N. Nevada St., Ste 204 ♦ Spokane, WA 99218 ♦ (509) 464-3000 ♦ (509) 464-3005 fax
♦ Development ♦ Planning ♦ Design ♦ Construction Management



ALTA LAND SURVEYING, INC.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Phone: (619) 713-2582
altalandsurveying.com

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

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 5/8" 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
- Section line
- Section Subdivision line
- Existing lot line

BASIS OF BEARINGS

The Basis of Bearings for this survey is N 89°49'58" E along the North line of Section 8 between the brass cap monument marking the northwest corner and the brass cap monument marking the North Quarter of said Section 8.

SURVEY REFERENCES

- NEZ PERCE PLAZA No. 1, Instr. No. 686490.
- NEZ PERCE TERRACE No. 4, Instr. No. 703399.
- NEZ PERCE TERRACE No. 3, Instr. No. 658330
- NEZ PERCE TERRACE No. 7, Instr. No. 831343
- Warranty Deed, Instr. No. 676057.
- Corner Perpetuation Form, Instr. No. 657705.
- Corner Perpetuation Form, Instr. No. 657706.
- Corner Perpetuation Form, Instr. No. 662985.
- Corner Perpetuation Form, Instr. No. 657707.
- Dedication of Right-of-Way Instr. No. 668306
- Business & Technology Park Addition, Instr. No. 829713
- Warranty Deed, Instr. No. 819473

SURVEYORS NOTES

- No Encroachments along the exterior boundary were found during the execution of this survey.
- The City of Lewiston may not approve any additional entrances from Nez Perce Drive to any of the lots in this subdivision.
- Coordinates shown are City of Lewiston Control Network - 2007 State Plane Coordinate System, Zone 1103 (Idaho West), NAD 83(1998/1999), per Record of Survey Instr. No. 738222.

ADDITIONAL SURVEYORS NOTES

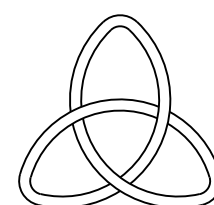
- The lots in this subdivision are subject to the following:
- Ordinance No. 4261, Instr. No. 651460.
 - Restriction Agreement and Grant of Easements, Instr. No. 680817.
 - Agreement for Transfer of Real Property for Transfer and Development of Right-of-Way, Instr. No. 668193.
 - Reciprocal Easement Agreement, Instr. No. 724995.
 - Memorandum of Lease, Instr. No. 727150.

Line Table			
Line #	Direction	Length	REF
L1	N76° 31' 36"E	75.19	(R1, R2)
L2	S38° 36' 15"E	105.27	
L3	S89° 13' 01"E	81.13	(R1, R2)
L5	S50° 36' 04"W	77.44	
L6	N39° 23' 45"W	99.24	
L7	S50° 49' 21"W	37.16	
L8	S39° 23' 45"E	112.13	
L13	S37° 15' 50"W	38.59	
L14	S39° 23' 30"E	149.99	
L15	N50° 36' 30"E	49.35	
L16	S39° 23' 30"E	186.25	

Line Table			
Line #	Direction	Length	REF
L17	N50° 06' 32"E	18.74	
L19	N3° 19' 52"W	90.02	
L20	N86° 31' 36"E	173.68	
L21	N3° 44' 48"W	142.96	
L22	N39° 23' 02"W	69.62	
L23	N50° 36' 59"E	105.50	

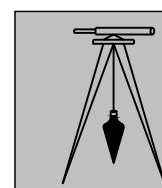
Curve Table				
Curve #	Delta	Length	Radius	REF
C1	3° 36' 05"	33.63'	535.00'	(R1)
C2	10° 00' 00"	93.38'	535.00'	(R1)
C3	38° 50' 41"	135.59'	200.00'	(R1, R3)
C4	28° 18' 17"	98.80'	200.00'	
C5	112° 11' 13"	40.14'	20.50'	
C10	25° 29' 57"	89.01'	200.00'	
C11	13° 20' 44"	46.58'	200.00'	

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SHEET

2
OF
13

ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

NOTE:
Public Water Utility and Access
Easements Granted Hereon.

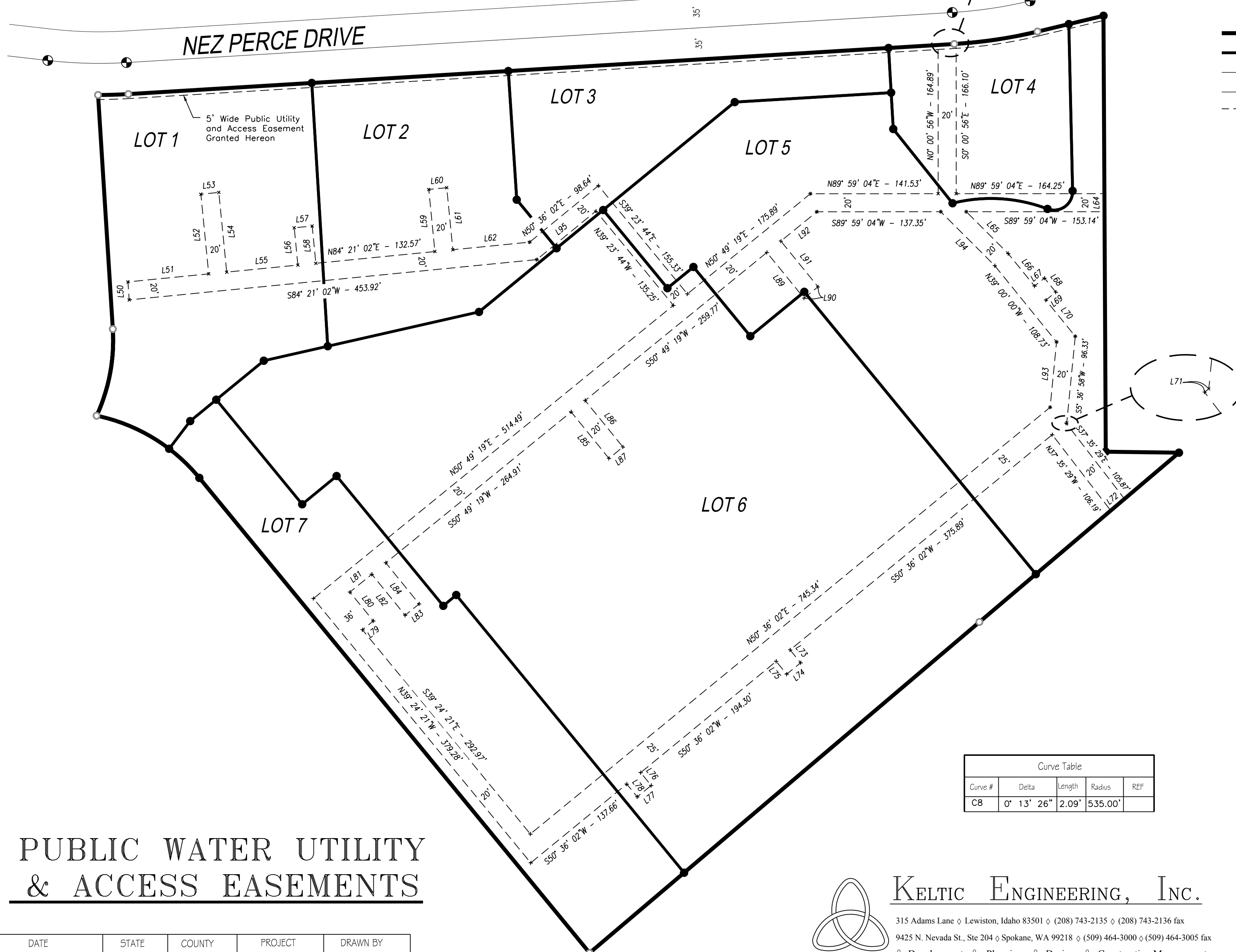
T 35 N, R 5 W, S 5 & 8



LEGEND

- Set 5/8" 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 ¼ 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

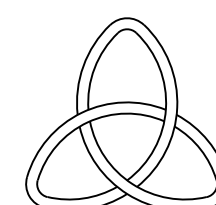


Line Table			
Line #	Direction	Length	REF
L50	N3° 58' 52"W	20.01	
L51	N84° 21' 02"E	89.96	
L52	N5° 38' 12"W	88.79	
L53	N84° 21' 48"E	20.00	
L54	S5° 38' 12"E	88.78	
L55	N84° 21' 02"E	79.27	
L56	N5° 34' 58"W	41.51	
L57	N84° 25' 02"E	20.00	
L58	S5° 34' 58"E	41.49	
L59	N5° 37' 00"W	69.11	
L60	N84° 23' 00"E	20.00	
L61	S5° 37' 00"E	69.10	
L62	N84° 21' 02"E	85.48	
L64	S0° 17' 43"E	20.00	
L65	S45° 00' 00"E	65.71	
L66	S39° 00' 00"E	46.30	
L67	N51° 00' 31"E	14.15	
L68	S38° 59' 29"E	20.00	
L69	S51° 00' 31"W	14.15	
L70	S39° 00' 00"E	51.68	
L71	S50° 36' 02"W	0.75	
L72	S49° 39' 44"W	20.02	
L73	S39° 20' 36"E	18.41	

Line Table			
Line #	Direction	Length	REF
L74	S50° 39' 24"W	20.00	
L75	N39° 20' 36"W	18.39	
L76	S39° 20' 36"E	18.41	
L77	S50° 39' 24"W	20.00	
L78	N39° 20' 36"W	18.39	
L79	N50° 35' 39"E	15.52	
L80	S39° 10' 41"E	41.17	
L81	S50° 49' 19"W	31.39	
L82	N39° 05' 19"W	58.59	
L83	S50° 54' 41"W	20.00	
L84	S39° 05' 19"E	58.62	
L85	N39° 05' 19"W	66.38	
L86	S39° 05' 19"E	66.42	
L87	S50° 54' 41"W	20.00	
L89	N39° 05' 19"W	65.30	
L90	S50° 54' 41"W	20.00	
L91	S39° 05' 19"E	65.33	
L92	N50° 49' 19"E	51.44	
L93	N5° 36' 58"E	72.77	
L94	N45° 00' 00"W	84.65	
L95	S50° 36' 02"W	84.71	

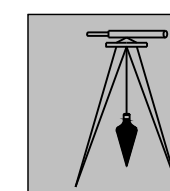
Curve Table				
Curve #	Delta	Length	Radius	REF
C8	0° 13' 26"	2.09'	535.00'	

PUBLIC WATER UTILITY
& ACCESS EASEMENTS



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SHEET

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OF
13

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

ADMINISTRATIVE PLAT NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

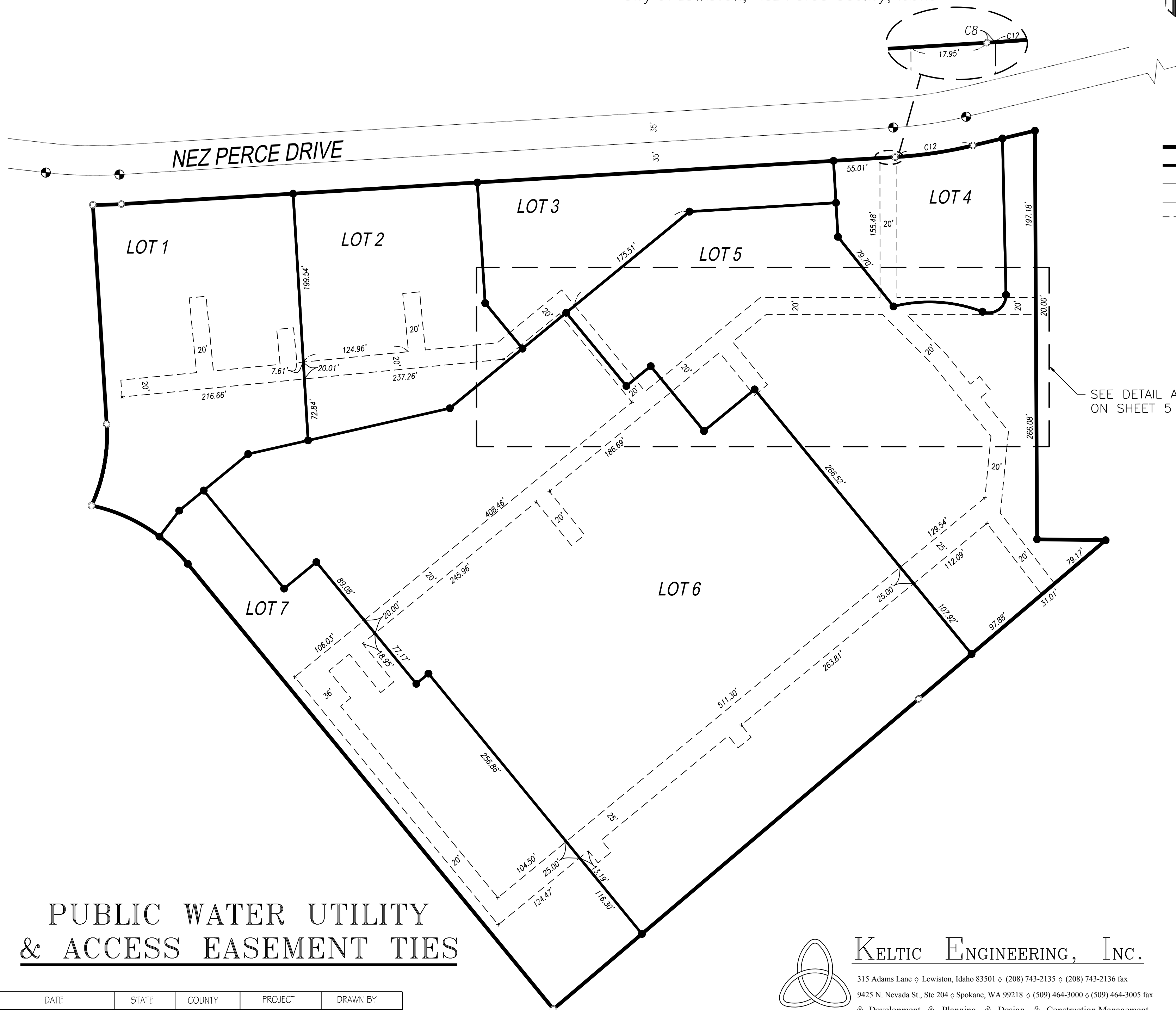
T 35 N, R 5 W, S 5 & 8



LEGEND

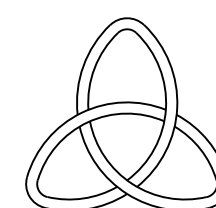
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- ⊙ Fnd. centerline brass cap monument in case as shown
- ✦ Found Section or ¼ Section Corner
- ✦ Found Section Subdivision Corner, as noted
- (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490

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



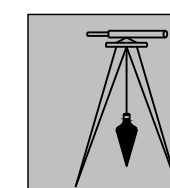
Curve Table				
Curve #	Delta	Length	Radius	REF
C8	0° 13' 26"	2.09'	535.00'	
C12	9° 46' 34"	91.29'	535.00'	

PUBLIC WATER UTILITY & ACCESS EASEMENT TIES



KELTIC ENGINEERING, INC.

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SHEET

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ADMINISTRATIVE PLAT
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SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

N

30'0'30'60'

GRAPHIC SCALE: 1"= 30'

LEGEND

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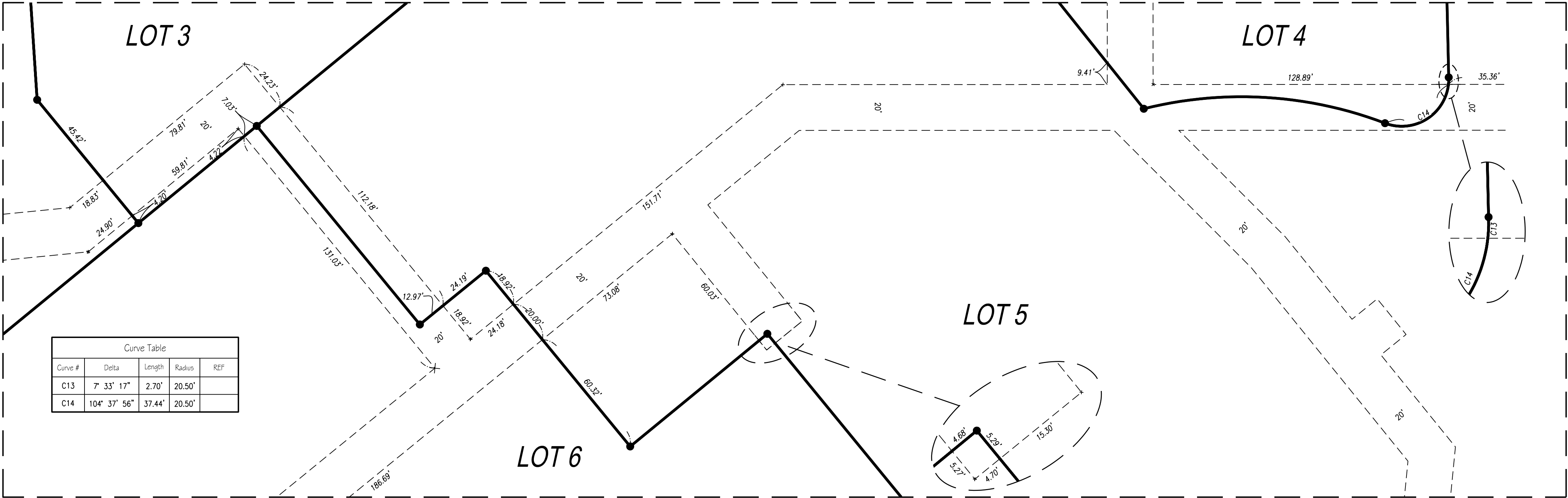
Subdivision Boundary

Lot Line

Centerline

Right-of-Way line

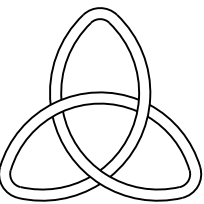
Easement Line



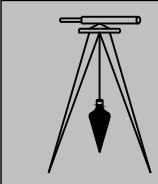
DETAIL A

PUBLIC WATER UTILITY
& ACCESS EASEMENT TIES

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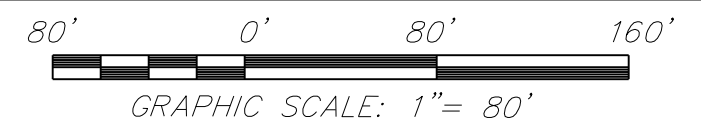
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T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

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

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.



LEGEND

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- Fnd. rebar w/ Plastic cap LS 10162 U.N.O.
- ⊙ Fnd. centerline brass cap monument in case as shown
- x Easement Angle Point, no marks set
- ⊕ Found Section or 1/4 Section Corner
- ⊕ Found Section Subdivision Corner, as noted
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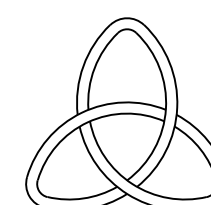
- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Easement Line

Line Table			
Line #	Direction	Length	REF
L200	N87° 21' 23"E	152.09	
L201	N3° 28' 24"W	4.91	
L202	S87° 38' 39"W	128.96	
L203	N12° 31' 10"W	15.11	
L204	N5° 03' 12"W	113.64	
L205	N2° 38' 37"W	20.00	
L206	S87° 21' 23"W	172.95	
L207	S5° 03' 12"E	135.80	
L208	S12° 31' 10"E	20.75	
L210	N45° 24' 19"E	134.74	
L211	N50° 36' 58"E	165.83	
L212	N5° 36' 58"E	20.00	
L213	N84° 24' 40"W	24.61	
L214	S84° 23' 56"E	44.61	
L215	N50° 36' 58"E	99.10	
L216	N61° 37' 23"W	28.99	
L217	N28° 22' 37"E	20.00	
L218	S61° 37' 23"E	38.91	
L219	N16° 17' 13"E	36.94	
L220	S73° 42' 47"E	20.00	
L221	S16° 17' 13"W	27.55	
L223	N86° 31' 36"E	54.00	
L224	N72° 13' 10"E	42.35	
L225	N7° 11' 06"E	1.59	
L226	S7° 11' 06"W	20.58	
L227	S72° 13' 10"W	57.61	
L228	S86° 31' 36"W	50.28	
L230	S86° 40' 56"E	93.21	
L231	S47° 16' 41"E	77.03	
L232	S24° 12' 58"E	107.50	
L233	S25° 31' 05"W	80.10	
L236	S39° 19' 40"E	13.22	
L237	S50° 40' 20"W	20.00	

Line Table			
Line #	Direction	Length	REF
L238	N39° 19' 40"W	13.20	
L240	N39° 23' 03"W	20.00	
L241	N25° 31' 05"E	70.11	
L242	N24° 12' 58"W	98.15	
L243	N47° 16' 41"W	65.78	
L244	N86° 40' 56"W	87.68	
L246	N3° 09' 21"W	165.32	
L247	S39° 23' 58"E	20.00	
L249	S50° 36' 58"W	114.62	
L250	S5° 36' 58"W	43.92	
L251	N84° 23' 02"W	20.00	
L252	N5° 36' 58"E	23.92	
L253	S50° 36' 58"W	108.11	
L254	S5° 36' 58"W	45.05	
L255	N84° 23' 02"W	21.14	
L256	N5° 36' 58"E	23.92	
L257	S50° 36' 58"W	26.81	
L258	N71° 51' 07"E	58.61	
L259	S26° 51' 07"W	72.43	
L260	N63° 08' 53"W	24.18	
L261	N26° 51' 07"E	48.25	
L262	S71° 51' 07"W	125.42	
L263	S26° 51' 07"W	55.93	
L264	N63° 08' 53"W	32.42	
L265	N26° 51' 07"E	23.52	
L266	S71° 51' 07"W	13.53	
L267	S45° 24' 19"W	130.04	
L268	N44° 35' 41"W	20.00	
L269	S0° 17' 45"E	7.02	

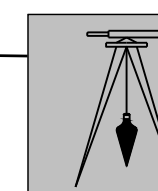
Curve Table				
Curve #	Delta	Length	Radius	REF
C16	2° 14' 39"	20.95'	535.00'	

PRIVATE STORM DRAIN
SYSTEM & ACCESS EASEMENTS



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

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

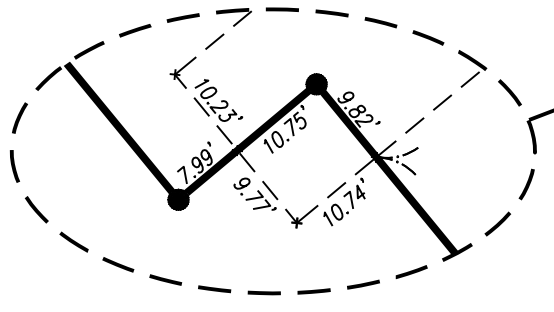


- LEGEND
- Set 5/8" x 24" long rebar w/ Alum. cap LS 8076
 - Fnd. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
 - ⊙ Fnd. centerline brass cap monument in case as shown
 - ✦ Found Section or 1/4 Section Corner
 - ✦ Found Section Subdivision Corner, as noted
 - (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490

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

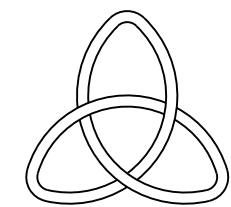
SEE DETAIL B
ON SHEET 8

SEE DETAIL C
ON SHEET 8

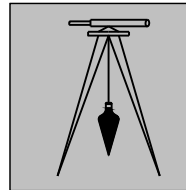


PRIVATE STORM DRAIN SYSTEM
& ACCESS EASEMENT TIES

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



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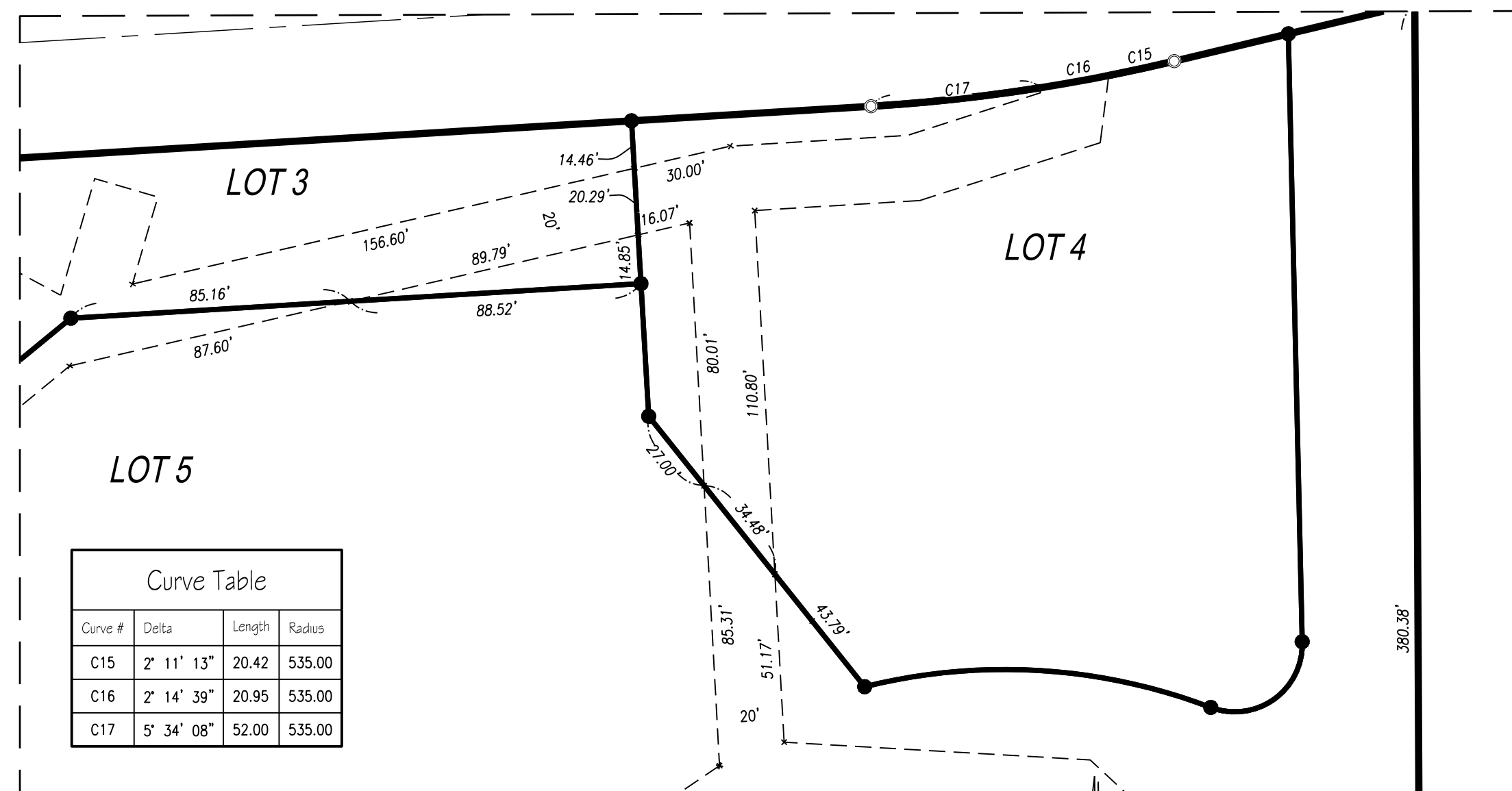
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ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2
A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

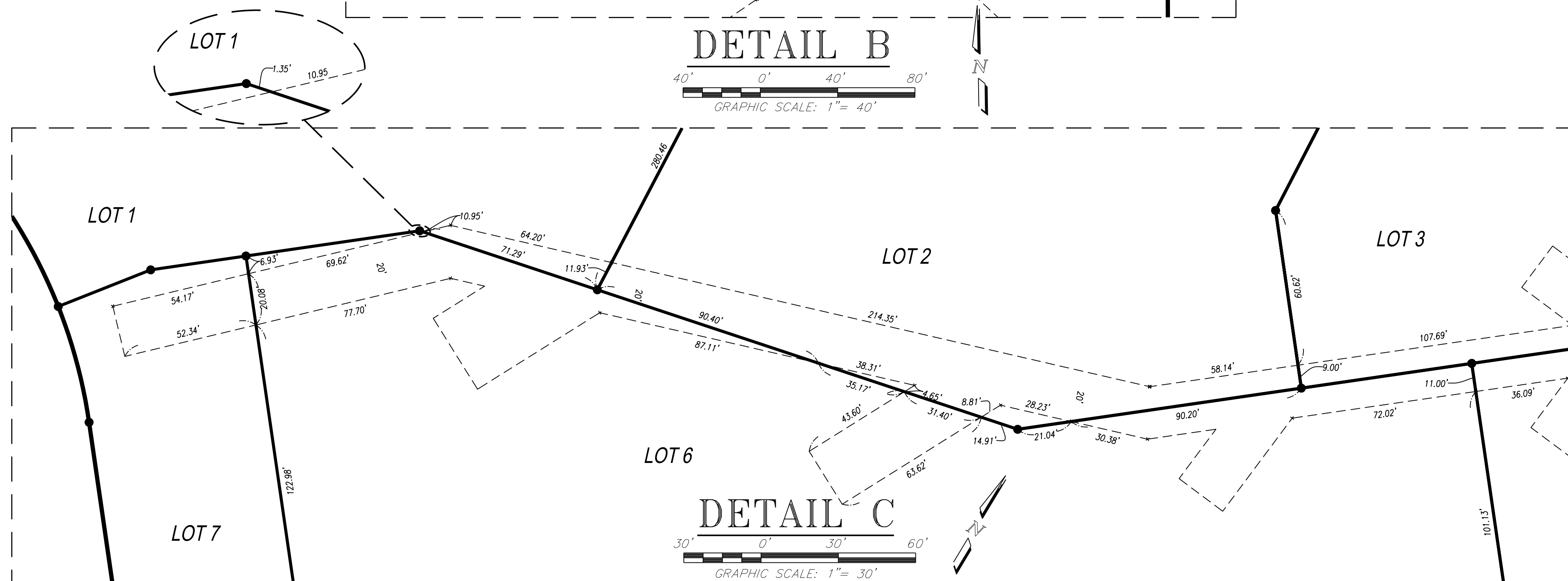
LEGEND

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- ⊕ Found Section or ¼ Section Corner
- ⊕ Found Section Subdivision Corner, as noted
- (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490

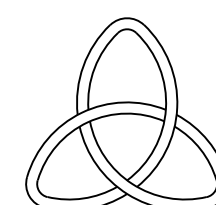
- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Easement Line



DETAIL B

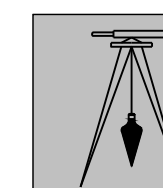


PRIVATE STORM DRAIN SYSTEM
& ACCESS EASEMENT TIES



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

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 Wastewater Utility and Access
Easements Granted Hereon.



LEGEND

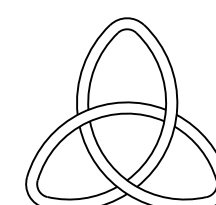
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- Fnd. rebar w/ Plastic cap LS 10162 Unless Noted Otherwise
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- ✦ Found Section or 1/4 Section Corner
- ✦ Found Section Subdivision Corner, as noted
- (R) Record per Nez Perce Plaza No. 1, Instr. No. 686490

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

Line Table			
Line #	Direction	Length	REF
L300	N39° 23' 58"W	20.00	
L301	S40° 03' 22"E	20.00	
L302	N0° 30' 41"W	6.49	

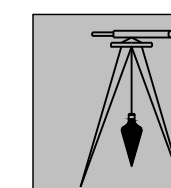
PUBLIC WASTEWATER UTILITY & ACCESS EASEMENTS

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



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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

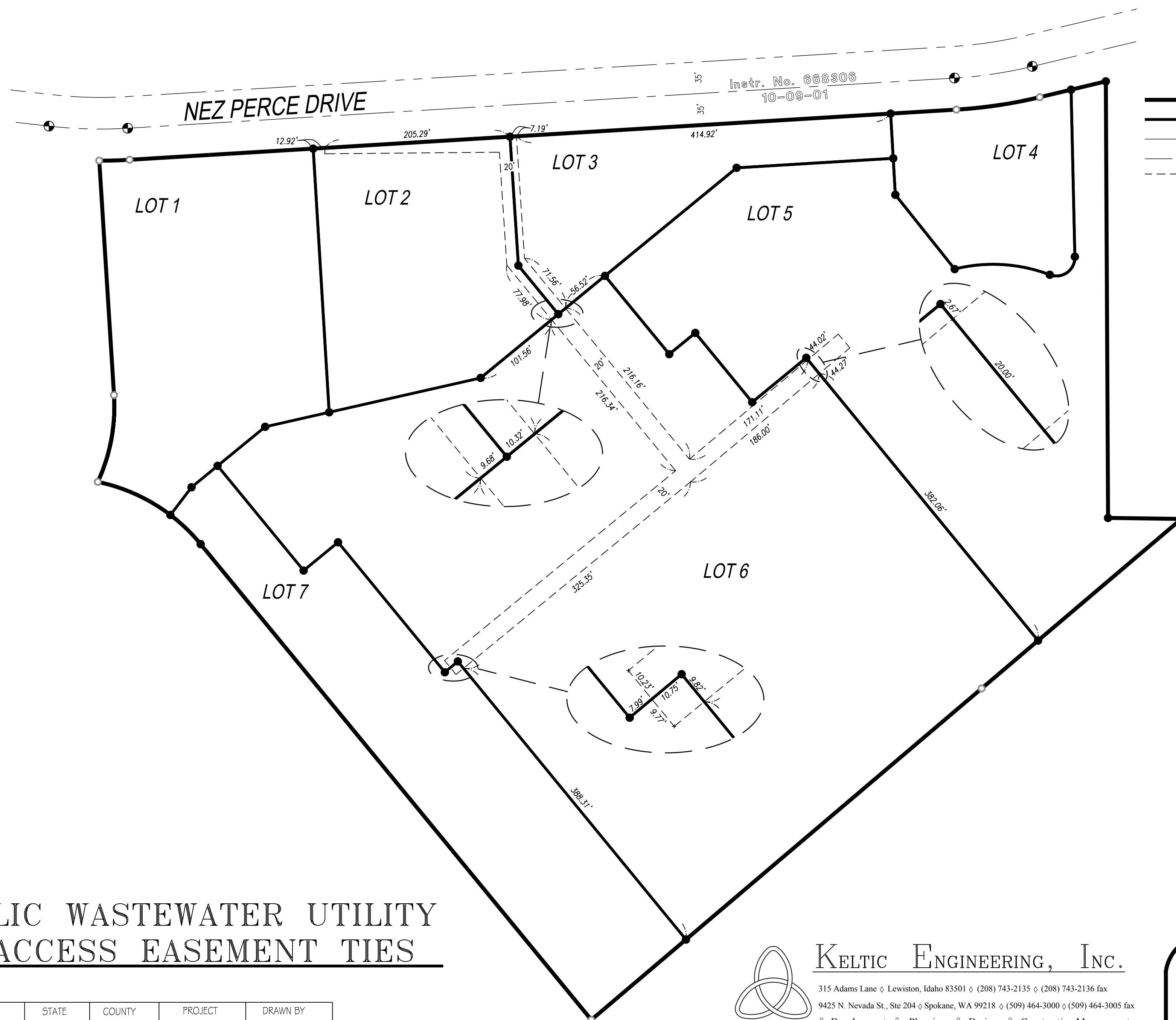
T 35 N, R 5 W, S 5 & 8



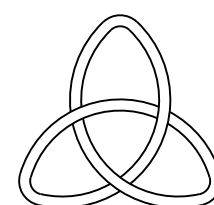
LEGEND

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- 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

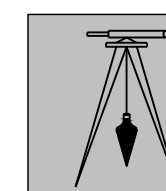


PUBLIC WASTEWATER UTILITY
& ACCESS EASEMENT TIES



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

EASEMENT VACATION NOTES

1.

That portion of the 20 foot waterline easement created by Nez Perce Plaza No. 1, Instr. No. 686490, lying within Lot 9, described per Instr. No. 686849, as shown hereon, SHALL BE VACATED BY THIS INSTRUMENT as allowed by Idaho Code 50-1306A (5).
2.

That portion of the 20 foot waterline easement along the west boundary of Lot 5, Nez Perce Terrace No. 3, Instr. No. 658330, lying within Lot 9 Nez Perce Plaza No. 1, Instr. No. 686490, as shown hereon, SHALL BE VACATED BY THIS INSTRUMENT as allowed by Idaho Code 50-1306A (5).
3.

That portion of a 20 foot temporary storm water drainage easement shown on previous construction drawings. No easement of record was found. If the easement exists, it SHALL BE VACATED BY THIS INSTRUMENT as allowed by Idaho Code 50-1306A (5).
4.

That portion of a 20 foot utility easement created by instrument #713423 & 713424 lying within Lot 9 of Nez Perce Plaza No. 1, Instrument No. 686490, appears to be invalid. The party granting the easement never possessed the property on which the easement is located. Easements covering existing waterlines in this area are granted by this plat. See Sheet 3.

ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

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



LEGEND

- Set 5/8" 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 ¼ Section Corner
- ⊕

Found Section Subdivision Corner, as noted
- (R)

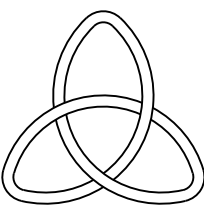
Record per Nez Perce Plazo No. 1, Instr. No. 686490

- Subdivision Boundary
- Lot Line
- Centerline
- Right-of-Way line
- Existing Easement as shown
- Easement Areas Vacated By This Instrument

Line Table			
Line #	Direction	Length	REF
L324	S0° 10' 27"E	20.00	
L325	S89° 49' 33"W	20.00	
L327	S55° 48' 45"W	14.22	
L328	N0° 10' 27"W	3.08	
L329	S50° 36' 35"W	19.86	
L330	N50° 36' 35"E	19.86	
L331	S50° 50' 12"W	68.39	
L332	N50° 50' 12"E	60.32	
L333	N45° 09' 25"W	20.47	
L334	S45° 09' 25"E	33.20	
L335	N0° 17' 43"W	28.35	
L336	S50° 03' 07"W	9.65	
L338	S43° 18' 56"E	19.40	
L339	N46° 41' 04"E	20.00	
L340	N43° 18' 56"W	12.17	

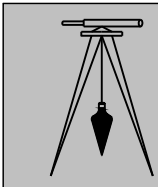
PARTIAL EXISTING EASEMENTS

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APR 2016	ID	Nez Perce	I4-0071	TML



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ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2

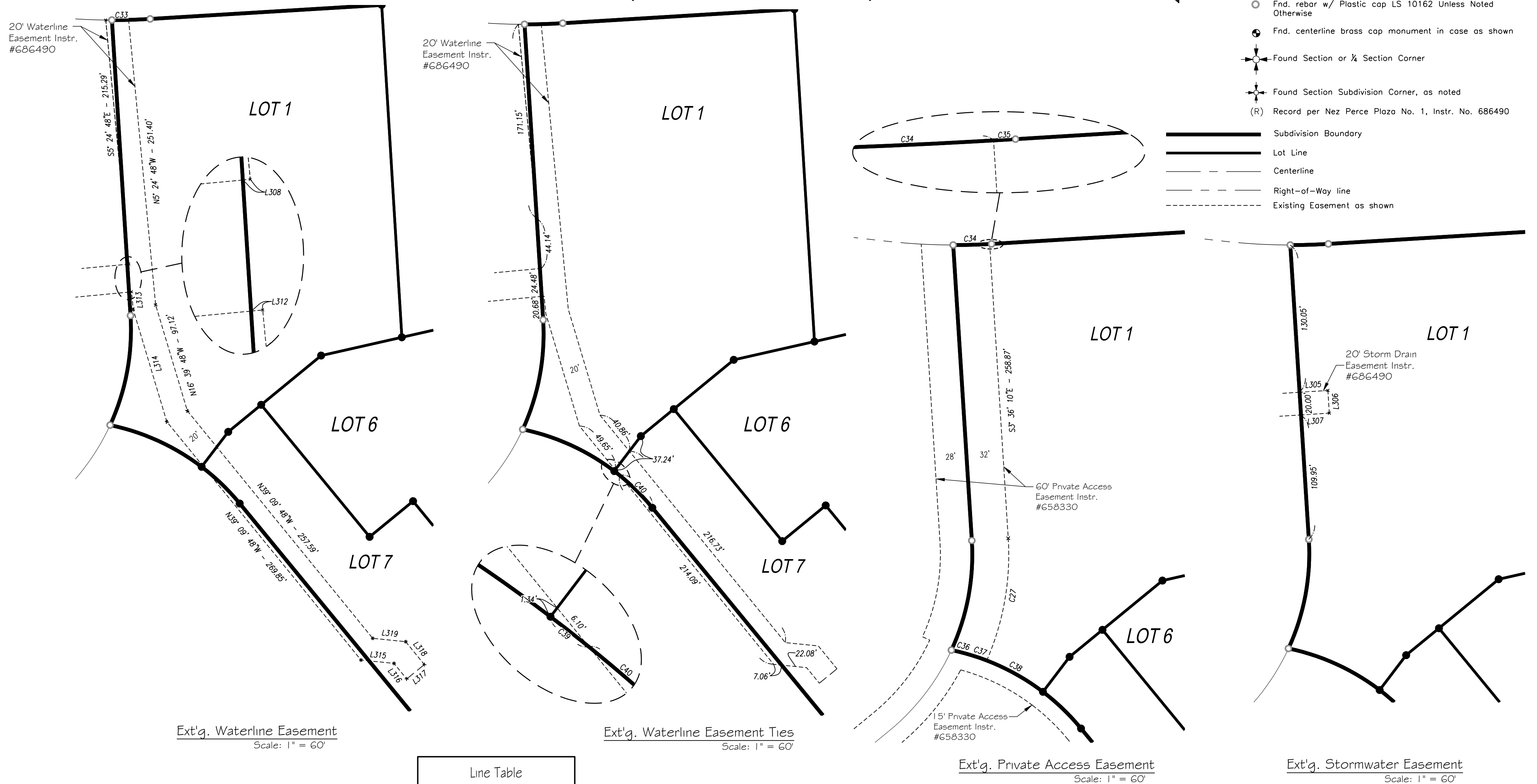
A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Sec. 5 & NE 1/4 NW 1/4 Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

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

LEGEND

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- 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
- Existing Easement as shown

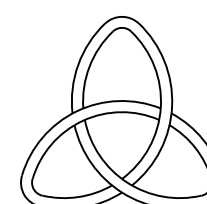


PARTIAL
EXISTING EASEMENTS

Line Table			
Line #	Direction	Length	REF
L305	N86° 23' 50"E	25.01	
L306	S3° 36' 10"E	20.00	
L307	N86° 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	S16° 39' 48"E	103.06	
L315	S84° 09' 48"E	29.13	
L316	S39° 09' 48"E	17.61	
L317	S50° 50' 12"W	20.00	
L318	N39° 09' 48"W	25.90	
L319	N84° 09' 48"W	29.13	

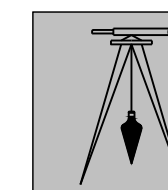
Curve Table				
Curve #	Delta	Length	Radius	REF
C27	27° 09' 09"	109.94'	232.00'	
C33	1° 34' 11"	14.66'	535.00'	
C34	3° 25' 47"	32.02'	535.00'	
C35	0° 10' 18"	1.60'	535.00'	
C36	4° 22' 10"	15.25'	200.00'	

Curve Table				
Curve #	Delta	Length	Radius	REF
C37	4° 53' 29"	17.07'	200.00'	
C38	16° 14' 18"	56.68'	200.00'	
C39	1° 41' 57"	5.93'	200.00'	
C40	11° 38' 48"	40.65'	200.00'	



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ADMINISTRATIVE PLAT
NEZ PERCE PLAZA No. 2

A Re-Plat of Lot 9, Nez Perce Plaza No. 1
SE ¼ SW ¼ and SW ¼ SE ¼ Sec. 5 & NE ¼ NW ¼ Sec. 8,
T35N, R5W, Boise Meridian
City of Lewiston, Nez Perce County, Idaho

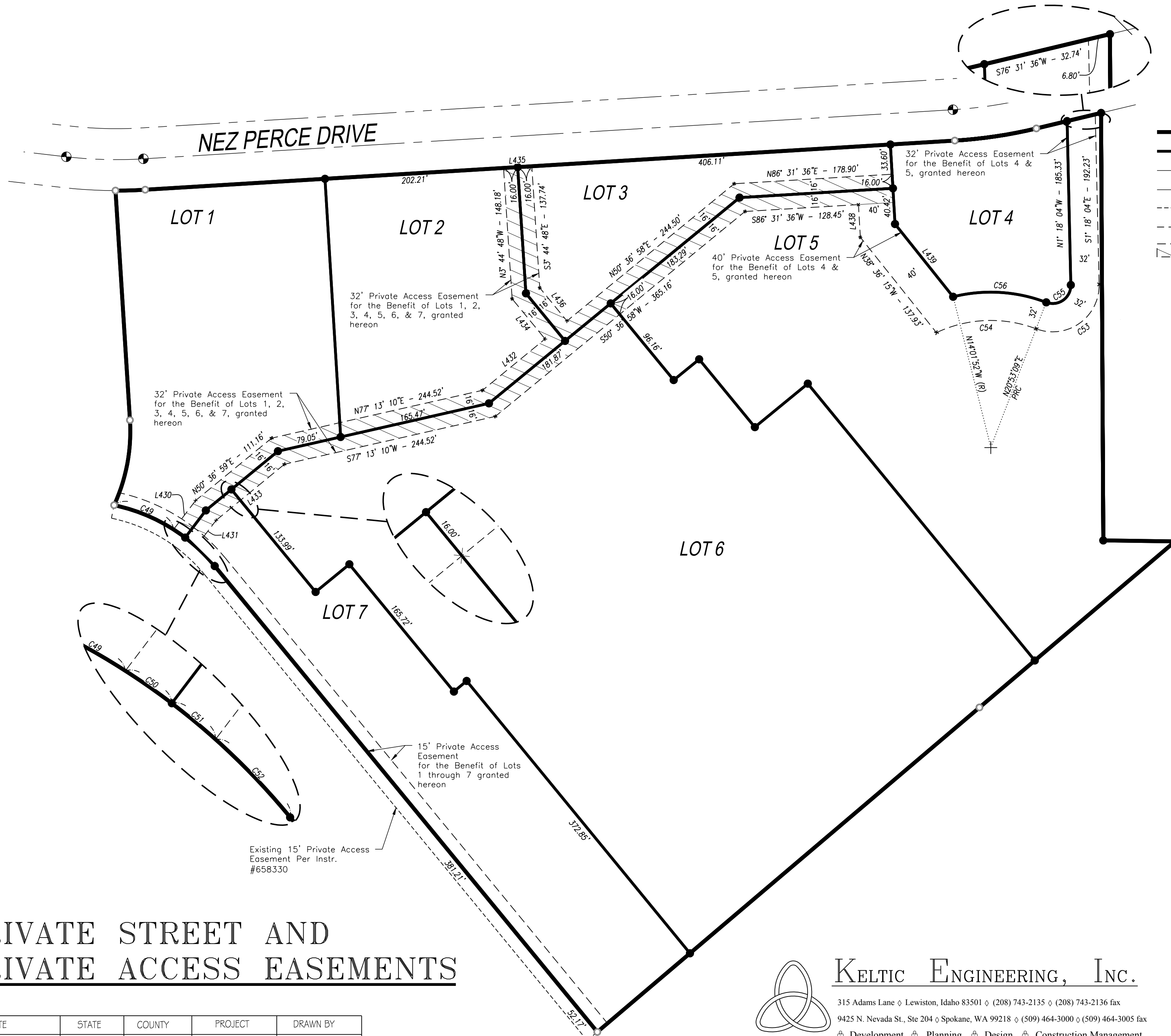
T 35 N, R 5 W, S 5 & 8



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- ⊕ 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
- Existing Easement as shown
- Easement Line
- Area designated heron as a private street providing mutual non-exclusive 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.

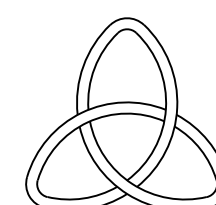


Line Table			
Line #	Direction	Length	REF
L430	N37° 15' 50"E	41.10	
L431	S37° 15' 50"W	37.36	
L432	N50° 36' 58"E	91.46	
L433	S50° 36' 59"W	99.85	
L434	N39° 23' 02"W	58.76	
L435	N86° 31' 36"E	32.00	
L436	S39° 23' 02"E	48.47	
L438	N3° 19' 52"W	37.04	
L439	S38° 36' 15"E	105.27	

Curve Table			
Curve #	Delta	Length	Radius
C49	20° 54' 38"	72.99	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	52.50
C54	46° 11' 08"	115.85	143.72
C55	112° 11' 13"	40.14	20.50
C56	34° 55' 01"	107.09	175.72

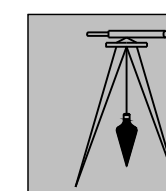
PRIVATE STREET AND
PRIVATE ACCESS EASEMENTS

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



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