

NEZ PERCE TERRACE NO. 8

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST AND SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF LEWISTON, COUNTY OF NEZ PERCE, STATE OF 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.

Luke Antonich 2/10/2022
ENGINEER, CITY OF LEWISTON, IDAHO DATE
P.E. 18362

CITY CLERK'S CERTIFICATE

I hereby certify that this plat, and the dedications and easements shown hereon, have been approved and accepted by the City Council of Lewiston, Idaho at a meeting held on the _____ day of _____, 20____.

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.

WKTJ 2-10-2022
SURVEYOR, CITY OF LEWISTON, IDAHO DATE
P.L.S. 10504

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.

Bonnie Waldemarson 1-27-22
ENVIRONMENTAL HEALTH SPECIALIST DATE
NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

COUNTY TREASURER

I hereby certify that all ad valorem taxes and assessments for the property hereon described have been paid for the year 2021 and preceding years.

M. Joanne Robertson for Treasurer 2/3/2022
NEZ PERCE COUNTY TREASURER DATE

COUNTY RECORDER CERTIFICATE

NEZ PERCE COUNTY RECORDER DATE

LEGAL DESCRIPTION

A parcel of land lying in the Southeast Quarter of the Southwest Quarter of Section 5, Township 35 North, Range 5 West, Boise Meridian, City of Lewiston, Nez Perce County, Idaho, described as follows:

Beginning at the Southeast corner of Lot 1 of Nez Perce Terrace No. 6, recorded as Instrument No. 748391, Nez Perce County records;
Thence along the the east line of said Lot 1, North 03°28'24" West a distance of 90.00 feet to the Northeast corner of said Lot 1;
Thence along the northerly line of said Lot 1, South 86°31'36" West a distance of 89.50 feet;
Thence continuing along said northerly line, North 03°28'24" West a distance of 9.50 feet;
Thence South 86°48'17" West a distance of 140.30 feet;
Thence South 54°19'11" West a distance of 64.30 feet;
Thence South 16°29'36" West a distance of 65.88 feet to the Southwest corner of said Lot 1;
Thence leaving said northerly line of said Lot 1, North 00°15'07" West a distance of 98.90 feet;
Thence North 89°27'13" East a distance of 51.42 feet;
Thence North 00°32'47" West a distance of 225.64 feet;
Thence South 88°28'21" East a distance of 628.12 feet to the Northwest corner of Lot 1, Block 1, Nez Perce Terrace No. 7, recorded as Instrument No. 831343, Nez Perce County records;
Thence along the west line of said Lot 1, Block 1, South 11°10'48" East a distance of 273.16 feet to the southwest corner of said Lot 1, Block 1 and to a point on the north right-of-way line of Nez Perce Drive, per Right of Way Dedication, recorded as Instrument No. 668306, Nez Perce County records;
Thence along said north right-of-way line, South 86°31'36" West a distance of 424.09 feet to the True Point of Beginning.
Said parcel contains 3.950 acres, more or less.

The parent parcel description and boundary information is shown on sheet 2.

SURVEY NARRATIVE

The purpose of this Administrative Plat is to create a parcel for the Fairfield Inn as depicted in a Title Report by Alliance Title & Escrow, No. 572544, July 27, 2021.

The parcel is bound by Nez Perce Drive along the southerly line and centerline monuments were tied and accepted to define the 35 foot wide right-of-way line and the boundary of Nez Perce Terrace No. 6. The corner along the boundary of Nez Perce Terrace No. 6 were tied and accepted for the southerly boundary of this plat. The easterly boundary of the parcel is defined by the west line of Nez Perce Terrace No. 7, being 5/8" rebars with yellow plastic caps mark "PLS 8076" that were tied and accepted. The northerly boundary was defined by a retracement of Utility and Access Easement, Instrument No. 368196. The westerly boundary was defined by a retracement of Warranty Deed Instrument No. 725902. Existing 5/8" rebars with aluminum caps marked "PLS10162" were tied and accepted for part of this boundary and used to calculate the remaining corners along this boundary.

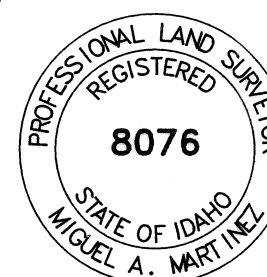
This survey was performed by GPS observations using a Trimble R12i GNSS base unit and a Trimble R12i RTK rover unit. This survey was performed according to Idaho Code for Land Boundary surveys. Any terrestrial measurements and traverses were performed and analyzed to verify that they exceed the requirements of this section.

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.

SURVEYOR CERTIFICATION

I, Miguel A. Martinez, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my supervision, and that this map is an accurate representation of said survey.

Miguel A. Martinez 01/21/2022
MIGUEL A. MARTINEZ, PLS 8076 DATE



OWNER'S DEDICATION

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. Dedicate those areas as noted and shown hereon to the City of Lewiston as a public right-of-way.
3. Grant to the City of Lewiston all easements, unless shown otherwise.
4. All lots will be served by a public sewer system and the existing public sewer system provider has agreed in writing to serve all the lots in this subdivision.
5. 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.

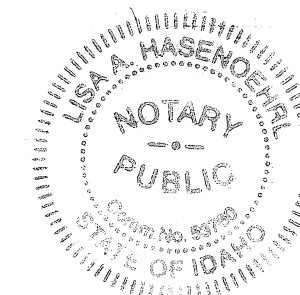
BY: Chester P. McCann DATE: 1/29/2022
Michael J. McCann, General Partner
Chester P. McCann

ACKNOWLEDGMENT

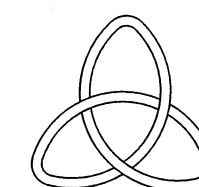
STATE OF IDAHO
County of NEZ PERCE : ss

On this 28 day of JAN, 2022 before me personally appeared CHESTER P. McCANN known to me to be a General Partner of Joe and Frances McCann Family Limited Partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and each on oath stated that he/she/they was/were authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Lisa A. Hasenouhal
Notary Public in and for the State of IDAHO
residing at LEWISTON, ID
My commission expires 12-22-2026



KELTIC ENGINEERING, INC.

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

NEZ PERCE TERRACE NO. 8 A part of the South 1/2 of the SW 1/4 and the SE 1/4 of Sec. 5, Township 35 North, Range 5 West, B.M. City of Lewiston, Nez Perce County, Idaho.		
DRAWN BY RGW	DATE November 2021	PROJECT NUMBER 21-0101
CHECKED BY MAM	SCALE As shown	SHEET 1 OF 3

PARENT PARCEL DESCRIPTION

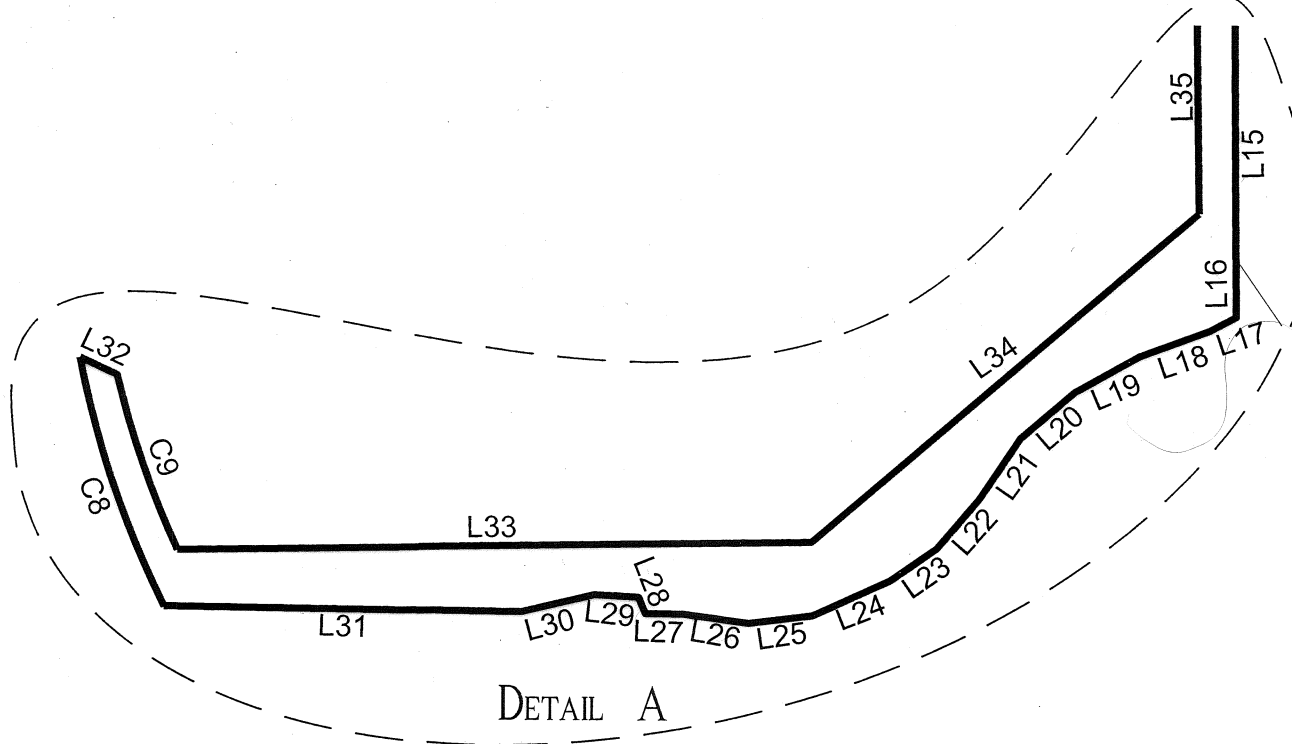
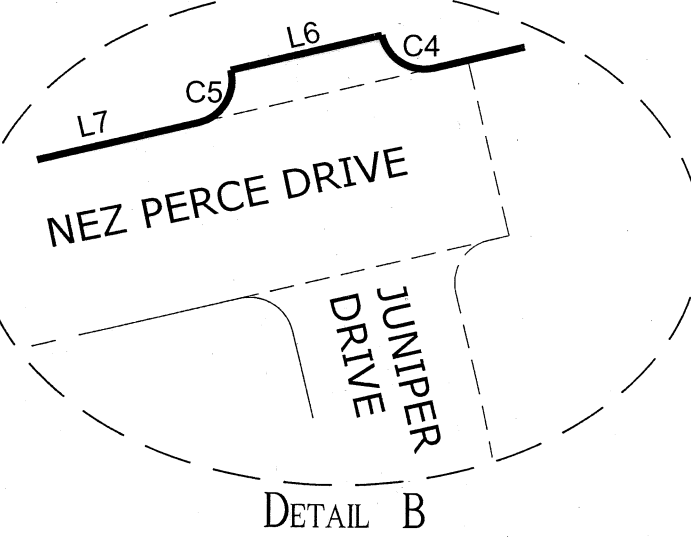
All of the property conveyed by the Warranty Deed Recorded under Instrument No. 681646 of Nez Perce County records located East of Thain Road in the South Half of the South Half of Section 5, Township 35 North, Range 5 West of the Boise Meridian, excepting the following lands:

- Lot 1, Nez Perce Terrace No. 7, Instrument No. 831343;
- Lot 1, Nez Perce Terrace No. 6, Instrument No. 748391;
- Lot 3, Nez Perce Terrace No. 3, instrument no. 658330;
- Lots 1 - 3 and Lots 8 & 9, Nez Perce Plaza No. 1, Instrument No. 686490;
- Lots 1 & 2, Nez Perce Terrace No. 4, Instrument No. 703399;
- Lots 1 - 3 and Nez Perce Drive, Nez Perce Terrace No. 2, Instrument No. 622528;
- Warranty Deed, Instrument No. 605403;
- Correction Probate Distribution Document, Instrument No. 652947;
- Warranty Deed, Instrument No. 725902;
- Statutory Warranty Deed, Instrument No. 658101;
- Dedication of Right-of-Way for Juniper Drive, Nez Perce Drive, and Detention Pond per Instrument No. 668195 corrected by Instrument No. 674735 and 784616;
- The East Half of the Southeast Quarter of Section 5;
- Dedication of Right-of-Way per Instrument No's. 668306, 622609, 609517, 668198 & 668305 corrected by 784616, 864382;
- Warranty Deed, Instrument No. 657662;
- And that portion of the SW 1/4 SE 1/4 lying east of Juniper Drive right-of-way per Instrument No. 784616 and lying south of Nez Perce Drive right-of-way per Instrument No. 864382 and that portion of the W 1/2 SE 1/4 SE 1/4 lying south of Nez Perce Drive right-of-way per Instrument No. 864382.

NEZ PERCE TERRACE NO. 8

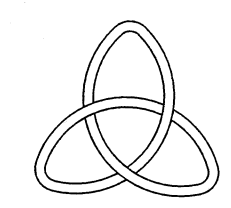
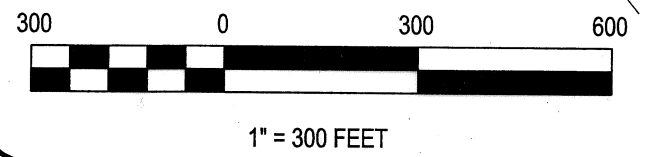
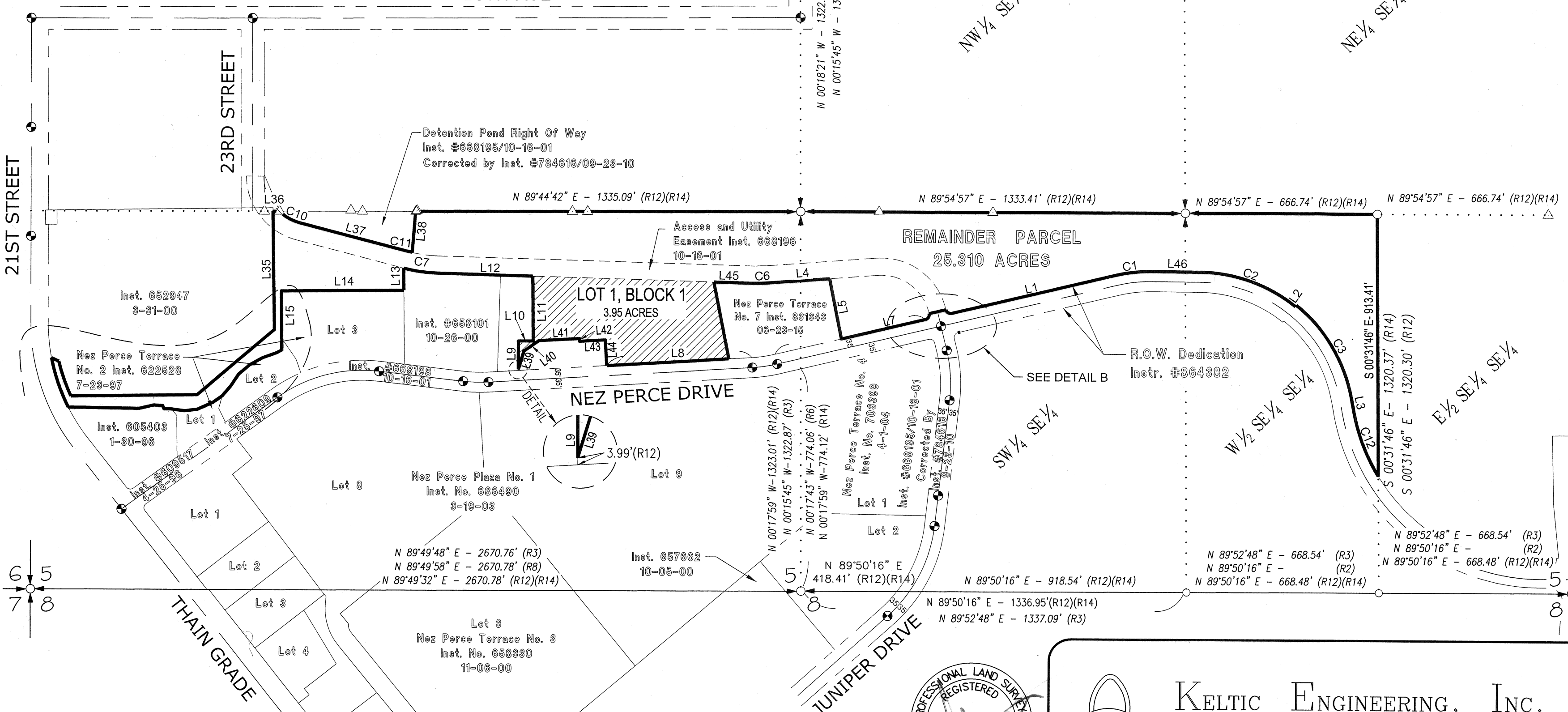
A PART OF THE SOUTH 1/2 OF THE SOUTHWEST AND SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF LEWISTON, COUNTY OF NEZ PERCE, STATE OF IDAHO.

T 35 N, R 5 W, S 5



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	REFERENCES
C1	13°59'58" 13°59'58"	535.00 535.00	130.72 130.72	130.40 130.40	S 83°31'35" W N 84°46'44" E	(R15)
C2	38°16'05" 38°16'05"	535.00 535.00	357.33 357.33	350.72 350.72	N 70°20'20" W S 69°05'14" E	(R15)
C3	40°30'35" 40°30'35"	540.50 540.50	382.15 382.15	374.24 374.24	N 30°57'03" W S 49°10'23" E	(R15)
C4	90°00'00" 90°00'00" 90°00'00"	17.00 17.00 17.00	26.70 26.70 26.70	24.04 24.04 24.04	N 58°28'27" W S 58°28'21" W N 58°28'24" W	(R14) (R7)
C5	90°00'00" 90°00'00" 90°00'00"	17.00 17.00 17.00	26.70 26.70 26.70	24.04 24.04 24.04	S 31°31'33" W S 31°31'39" W S 31°31'36" W	(R12)(R14) (R7)
C6	5°52'14" 5°52'14" 5°52'14"	430.00 430.00 430.00	44.06 44.06 44.06	44.04 44.04 44.04	S 88°35'32" W S 88°35'32" W N 88°35'32" E	(R12)(R14) (R13)
C7	12°53'43" 12°53'10"	530.00 530.00	119.20 119.20	119.03 118.95	N 82°01'30" W N 82°01'46" W	(R13)(R14)
C8	15°54'57"	656.20	182.28	181.70	N 18°53'58" W	(R12)(R14)
C9	11°34'18"	636.20	128.49	128.27	S 19°16'15" E	(R12)(R14)
C10	28°26'28"	170.00 170.00	84.39	83.52	S 61°10'45" E	(R12) (R13)(R14)
C11	01°58'26"	470.00 470.00	16.19	16.19	S 76°23'09" E	(R12) (R13)(R14)
C12	20°50'12"	659.50	239.84	238.52	N 21°06'51" W	

NUMBER	DIRECTION	DISTANCE	REFERENCES
L1	S 76°31'36" W	580.21'	
L2	S 38°47'40" W	5.50'	
L3	N 10°41'45" W	51.04'	
L4	S 85°40'04" W N 85°39'28" E N 85°39'25" E	217.76' 217.49'	(R14) (R13)
L5	N 11°10'48" W	214.02' 214.05'	(R14)
L6	S 76°31'33" W S 76°31'31" W S 76°31'36" W	60.00' 60.00' 60.00'	(R12) (R7)(R14)
L7	S 76°31'33" W S 76°31'31" W	300.01' 300.15'	(R12)(R14)
L8	S 86°31'36" W	424.09'	
L9	N 00°15'07" W	98.90'	
L10	N 89°27'13" E	51.42'	(R12)
L11	N 00°32'47" W N 00°32'47" W	225.64' 225.60'	(R12)(R14)
L12	N 88°28'21" W N 88°28'21" W N 88°28'21" W	330.58' 330.66'	(R12) (R13)(R14)
L13	S 00°34'45" E S 00°34'45" E	76.78' 76.72'	(R12)(R14)
L14	S 89°25'15" W N 89°42'32" E	424.49' 424.49'	(R12)(R14) (R9)
L15	S 00°34'45" E N 00°17'28" W	165.51' 165.51'	(R12)(R14) (R9)
L16	S 00°34'55" E N 00°17'38" W	40.60' 40.60'	(R12)(R14) (R9)
L17	S 61°38'57" W N 61°56'14" E	19.85' 19.85'	(R12)(R14) (R9)
L18	S 69°38'31" W N 69°55'48" E	52.01' 52.01'	(R12)(R14) (R9)
L19	S 60°38'24" W N 60°55'41" W	51.13' 51.13'	(R12)(R14) (R9)
L20	S 49°20'15" W N 49°37'32" E	49.20' 49.20'	(R12)(R14) (R9)
L21	S 33°37'35" W N 33°54'52" E	50.91' 50.91'	(R12)(R14) (R9)
L22	S 40°09'22" W N 40°26'39" E	45.38' 45.38'	(R12)(R14) (R9)
L23	S 55°00'50" W N 55°18'07" E	39.35' 39.35'	(R12)(R14) (R9)
L24	S 65°31'58" W N 65°49'15" E	58.66' 58.66'	(R12)(R14) (R9)
L25	S 82°56'08" W S 82°12'11" E	44.56' 44.56'	(R12)(R14) (R9)
L26	N 82°29'28" W S 82°12'11" E	45.25' 45.25'	(R12)(R14) (R9)
L27	N 89°18'37" W S 89°01'20" E	26.36' 26.36'	(R12)(R14) (R9)
L28	N 23°28'21" W S 23°11'04" E	12.33' 12.33'	(R12)(R14) (R9)
L29	N 87°06'49" W S 86°49'32" E	30.41' 30.41'	(R12)(R14) (R9)
L30	S 76°37'55" W N 76°55'12" E	51.74' 51.74'	(R12)(R14) (R9)
L31	N 89°18'37" W S 89°01'20" E	246.68' 246.13'	(R12)(R14) (R9)
L32	S 65°07'58" E	28.21'	(R12)(R14)
L33	N 89°03'15" E	437.68'	(R12)(R14)
L34	N 49°14'55" E	351.47'	(R12)(R14)
L35	N 00°56'45" W	412.47'	(R12)(R14)
L36	N 89°44'42" E	21.43'	(R12)(R14)
L37	S 75°23'56" E S 75°23'40" E	385.76' 385.76'	(R12)(R14) (R13)
L38	N 04°24'03" E N 04°24'01" E	143.85' 143.85'	(R12)(R14)
L39	S 16°29'36" W	65.89'	(R12)
L40	S 54°19'11" W	64.30'	(R12)
L41	S 86°48'17" W	140.30'	(R12)
L42	N 03°28'24" W	9.50'	(R12)
L43	S 86°31'36" W	89.50'	(R12)
L44	N 03°28'24" W	90.00'	
L45	N 88°28'21" W S 88°28'18" E	139.75' 140.02'	(R14)
L46	N 89°28'26" W	166.80'	



KELTIC ENGINEERING, INC.

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

DRAWN BY RGW	DATE November 2021	PROJECT NUMBER 21-0101
CHECKED BY MAM	SCALE 1" = 300'	SHEET 2 OF 3

NEZ PERCE TERRACE NO. 8
A part of the South 1/2 of the SW 1/4 and the SE 1/4 of Sec. 5,
Township 35 North, Range 5 West, B.M.
City of Lewiston, Nez Perce County, Idaho.

NEZ PERCE TERRACE NO. 8

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST AND SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF LEWISTON, COUNTY OF NEZ PERCE, STATE OF IDAHO.

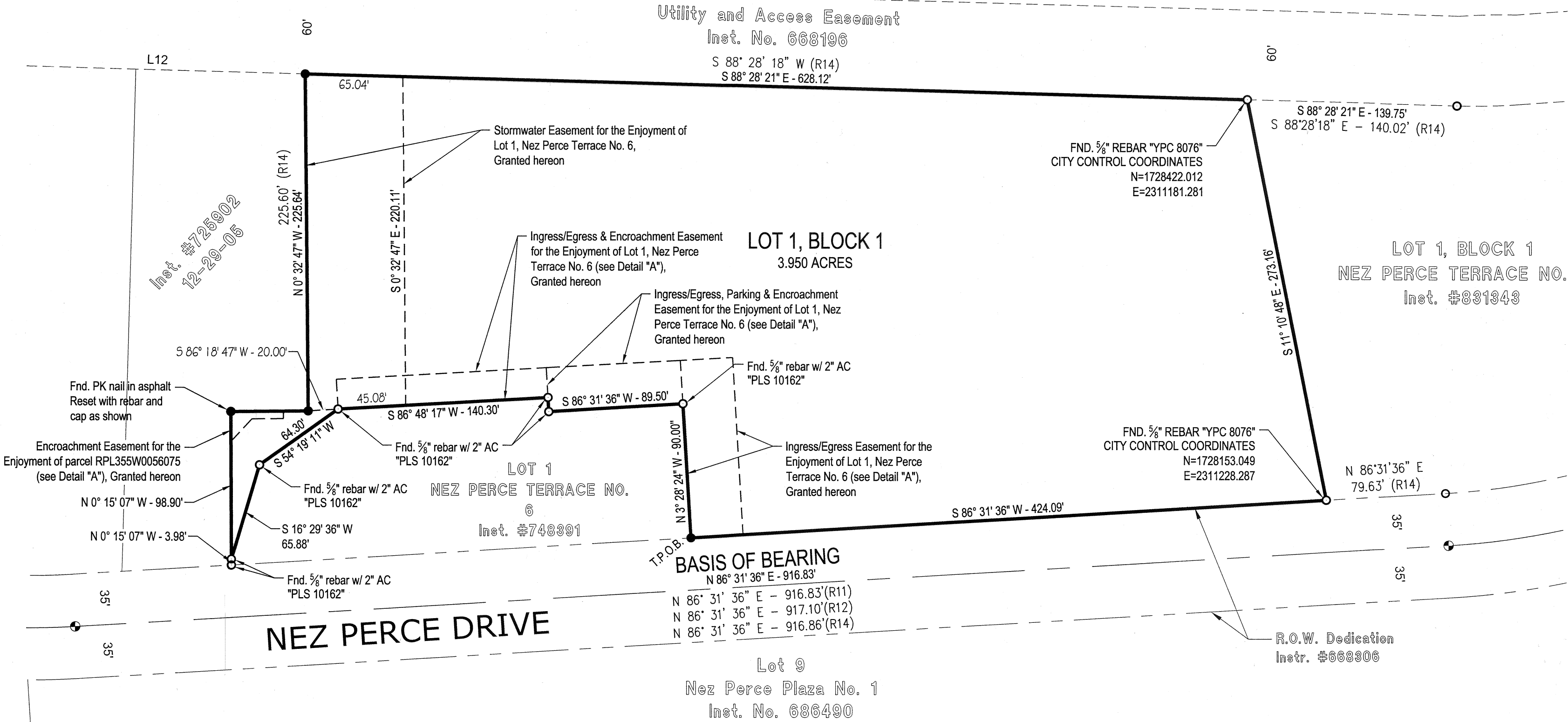
T 35 N, R 5 W, S 5

REMAINDER PARCEL
WD No. 681646

NOTE: CITY CONTROL COORDINATES SHOWN HEREON ARE BASED ON THE CITY OF LEWISTON CONTROL SYSTEM AND IS FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT RELATE TO THE BASIS OF BEARINGS AS SHOWN ON THIS PLAT.

LEGEND:

- SET 3/8" x 30" LONG REBAR W/ CAP LS 8076
- △ FND. 3/8" x 30" LONG REBAR WITH NO CAP
- FND. PROPERTY CORNER AS DESCRIBED
- ⊙ FND. CENTERLINE BRASS CAP IN MONUMENT CASE
- ⊕ FND. SECTION SUBDIVISION CORNER
- CALCULATED POSITION, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR 1/4 SECTION CORNER
- (R3) RECORD MEASUREMENTS PER ROS INSTR. #663315
- (R7) RECORD CALLS IN LEGAL DESCRIPTION PER AFFIDAVIT OF SCRIVENER'S ERROR, INST. NO. 784616
- (R8) RECORD MEASUREMENTS PER NEZ PERCE PLAZA NO. 1, INSTR. #686490
- (R9) RECORD MEASUREMENTS PER NEZ PERCE TERRACE NO. 2, INSTR. #622528
- (R11) RECORD MEASUREMENTS PER NEZ PERCE TERRACE NO. 4, INSTR. #703399
- (R12) RECORD MEASUREMENTS PER NEZ PERCE TERRACE NO. 6, INSTR. #748391
- (R13) RECORD DATA FROM ACCESS AND UTILITY EASEMENT PER INSTR. #668196
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE
- SUBDIVISION SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT BOUNDARY LINE
- EDGE OF ASPHALT



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 86°31'36\"/>

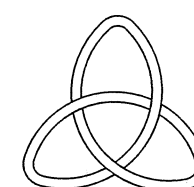
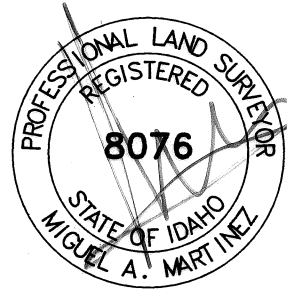
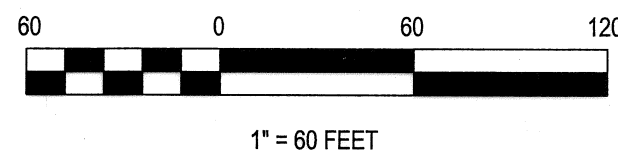
SURVEY REFERENCES:

1. TITLE REPORT BY ALLIANCE TITLE & ESCROW, NO. 572544, JULY 27, 2021.
2. RECORD OF SURVEY, INST. NO. 486044, LS 749.
3. SCENIC CREST 1ST ADDITION, INST. NO. 588968, LS 4346.
4. RECORD OF SURVEY, INST. NO. 663315, LS 849.
5. WARRANTY DEED, INST. NO. 681646.
6. DEDICATION OF RIGHT-OF-WAY, INST. NO. 668195.
7. DEDICATION OF RIGHT-OF-WAY, INST. NO. 668306.
8. AFFIDAVIT OF SCRIVENER'S ERROR, INST. NO. 784616.
9. NEZ PERCE PLAZA NO. 1, INST. NO. 686490.
10. NEZ PERCE TERRACE NO. 2, INST. NO. 622528.
11. NEZ PERCE TERRACE NO. 3, INST. NO. 658330.
12. NEZ PERCE TERRACE NO. 4, INST. NO. 703399.
13. NEZ PERCE TERRACE NO. 6, INST. NO. 748391.
14. ACCESS AND UTILITY EASEMENT, INST. NO. 668196.
15. NEZ PERCE TERRACE NO. 7, INST. NO. 831343.
16. DEDICATION PER RESOLUTION 2019-5, INST. NO. 864382.
17. EASEMENT TO WASHINGTON WATER POWER, BOOK 4 PAGE 357.
18. RESTRICTIVE COVENANT, INST. NO. 622866.
19. NEZ PERCE TERRACE URBAN RENEWAL PLAN, INST. NO. 651460.

SURVEYOR NOTES:

1. ENCROACHMENTS AGAINST LOT 1 WERE FOUND DURING THE EXECUTION OF THIS SURVEY. SEE DETAIL THIS SHEET.
2. PUBLIC UTILITY EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED NOVEMBER 12, 1931 IN BOOK 4, PAGE 357 AFFECTS THE ENTIRE LOT 1 AND ARE BLANKET EASEMENTS AND THOSE EXISTING UTILITIES FALL ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 5..
3. RESTRICTIVE COVENANT IN FAVOR OF BAGCO, A WASHINGTON GENERAL PARTNERSHIP RECORDED JULY 31, 1997 AS INSTRUMENT NO. 622866 AFFECTS A PORTION OF LOT 1.
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN NEZ PERCE TERRACE URBAN RENEWAL PLAN RECORDED FEBRUARY 1, 2000 AS INSTRUMENT NO. 651460 AFFECTS A PORTION OF LOT 1.
5. 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.

DETAIL 'A'
Scale: 1" = 60'



KELTIC ENGINEERING, INC.

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

NEZ PERCE TERRACE NO. 8
A part of the South 1/2 of the SW 1/4 and the SE 1/4 of Sec. 5,
Township 35 North, Range 5 West, B.M.
City of Lewiston, Nez Perce County, Idaho.

DRAWN BY RGW	DATE November 2021	PROJECT NUMBER 21-0101
CHECKED BY MAM	SCALE 1" = 60'	SHEET 3 OF 3