

BASIS OF BEARING

The basis of bearing for this plat is N89°20'09"W along the centerline of Warner Avenue between the centerline monuments at 15th Street and 16th Street. Distances shown hereon are in terms of the grid.

NOTES

- 30' wide Public Right-of-way with 10' wide paved access. This area is to be dedicated to the Public and maintained by the City of Lewiston
- Encroachments: None
- All lots, uses, public infrastructure and development of this subdivision shall comply with the uses, standards and requirements of the Northeast Crossing Phase 4 Planned Unit Development Agreement, as set forth and depicted in Ordinance 4803/Instrument No. 886178.

BOUNDARY DESCRIPTION

A parcel of land within the SE1/4SW1/4 and SW1/4SE1/4 of Section 10, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, more particularly described as follows:

Beginning at the South quarter corner of said Section 10, said point being the centerline intersection of 16th Street and Warner Avenue, and running thence S89°45'02"E 30.00 feet to a point on the East right-of-way line of 16th Street; thence N01°02'14"E 30.00 feet along said 16th Street right-of-way line, said point being the intersection of the East right-of-way line of 16th Street projected and the North right-of-way line of Warner Avenue; thence S89°45'02"E 160.02 feet along a projection of said Warner Avenue North right-of-way line to the Southeast corner of Northeast Crossing Addition Phase IB; thence N01°02'14"E 988.63 feet along the easterly boundary of Northeast Crossing Addition - Phases IB, IIB, and IIIB to the northeasterly corner of said Northeast Crossing Addition - Phase IIB; thence N89°20'09"W 1081.57 feet along the northerly boundary of said Northeast Crossing Addition - Phase IIB to the northwesterly corner of said Phase IIB; thence N89°20'09"W 253.11 feet to a point on the northerly boundary of Northeast Crossing Addition - Phase IIIA and the TRUE POINT OF BEGINNING for this boundary description;

thence continuing along the northerly boundary line of said Phase IIIA N89°20'09"W 414.00 feet; thence continuing along the northerly boundary line of said Phase IIIA S72°55'36"W 174.20 feet to the northwesterly corner of said Phase IIIA; thence continuing along the westerly boundary of said Phase IIIA S0°52'56"W 246.93 feet to the southwest corner of said Phase IIIA; thence N89°20'09"W 143.85 feet; thence N57°23'04"W 37.79 feet; thence N59°30'47"W 79.23 feet; thence N65°37'22"W 86.20 feet to the southwest corner of said Phase IV; thence N11°42'28"E 171.05 feet to a point on the northerly right-of-way line of Expedition Way; thence N23°27'14"E 115.62 feet; thence N38°04'00"E 93.90 feet; thence N48°43'14"E 93.90 feet; thence N59°22'27"E 93.90 feet; thence N70°48'59"E 107.74 feet; thence N83°05'02"E 107.48 feet; thence S89°34'14"E 414.02 feet to the northwesterly corner of said Northeast Crossing Addition - Phase IIIA; thence continuing along the westerly boundary of said Phase IIIA S1°03'36"W 307.13 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 7.15 acres, more or less.

CURVE TABLE

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|---------|-----------|-----------------|--------------|
| C1 | 166.08' | 725.00' | 13°07'31" | N66°43'26"W | 165.72' |
| C2 | 63.34' | 725.00' | 5°00'21" | N75°47'22"W | 63.32' |
| C3 | 446.73' | 350.00' | 73°07'51" | N54°05'55"E | 417.02' |
| C4 | 76.55' | 695.00' | 6°18'40" | N61°56'20"W | 76.51' |
| C5 | 80.04' | 695.00' | 6°35'56" | N68°23'38"W | 80.00' |
| C6 | 80.04' | 695.00' | 6°35'56" | N74°59'34"W | 80.00' |
| C7 | 106.06' | 755.00' | 8°02'56" | S65°26'17"E | 105.98' |
| C8 | 33.62' | 20.00' | 96°18'14" | S21°18'38"E | 29.80' |
| C9 | 132.29' | 323.00' | 23°28'00" | S38°34'29"W | 131.37' |
| C10 | 73.82' | 323.00' | 13°05'41" | S56°51'20"W | 73.66' |
| C11 | 72.57' | 323.00' | 12°52'24" | S69°50'23"W | 72.42' |
| C12 | 72.57' | 323.00' | 12°52'24" | S82°42'47"W | 72.42' |
| C13 | 8.54' | 323.00' | 1°30'52" | S89°54'25"W | 8.54' |
| C14 | 10.06' | 20.00' | 28°49'37" | N74°55'21"W | 9.96' |
| C15 | 6.88' | 20.00' | 19°43'22" | N50°38'52"W | 6.85' |
| C16 | 77.32' | 51.00' | 86°51'56" | N84°13'09"W | 70.13' |

CURVE TABLE

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|---------|-----------|-----------------|--------------|
| C17 | 30.78' | 51.00' | 34°34'46" | S35°03'30"W | 30.31' |
| C18 | 30.45' | 51.00' | 34°12'33" | S0°39'51"W | 30.00' |
| C19 | 30.26' | 51.00' | 33°59'45" | S33°26'18"E | 29.82' |
| C20 | 67.58' | 51.00' | 75°55'41" | S88°24'01"E | 62.75' |
| C21 | 10.26' | 51.00' | 11°31'16" | N47°52'30"E | 10.24' |
| C22 | 16.95' | 20.00' | 48°32'58" | N66°23'22"E | 16.44' |
| C23 | 14.41' | 377.00' | 2°11'21" | N89°34'10"E | 14.40' |
| C24 | 86.33' | 377.00' | 13°07'11" | N81°54'54"E | 86.14' |
| C25 | 70.10' | 377.00' | 10°39'14" | N70°01'41"E | 70.00' |
| C26 | 70.10' | 377.00' | 10°39'14" | N59°22'27"E | 70.00' |
| C27 | 70.10' | 377.00' | 10°39'14" | N48°43'14"E | 70.00' |
| C28 | 70.10' | 377.00' | 10°39'14" | N38°04'00"E | 70.00' |
| C29 | 54.21' | 377.00' | 8°14'20" | N28°37'13"E | 54.16' |
| C30 | 27.58' | 20.00' | 79°00'15" | N64°00'11"E | 25.44' |
| C31 | 23.68' | 755.00' | 1°47'51" | S77°23'37"E | 23.68' |

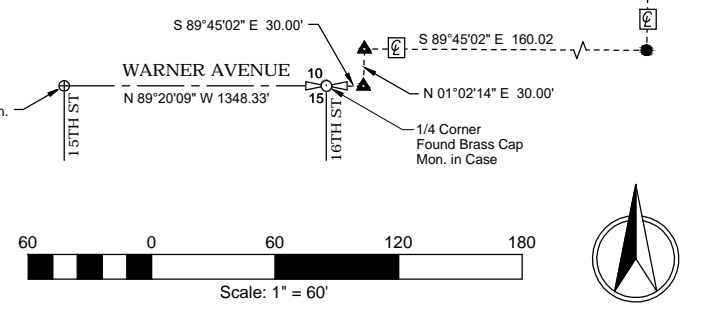
PROFESSIONAL ENGINEER - LAND SURVEYOR
REGISTERED
#2102
STATE OF IDAHO
HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Juliaetta, Idaho 83535
(208) 843-9303

HEDCO

NORTHEAST CROSSING ADDITION - PHASE IVA
SE1/4SW1/4 & SW1/4SW1/4, S. 10, T. 35 N., R. 5 W., B.M.
CITY OF LEWISTON
NEZ PERCE COUNTY, IDAHO

SCALE 1"=60'

| | |
|--------------------|----------------|
| DRAWN BY MEE | CHECKED BY JSH |
| DATE 06-02-21 | JOB # 2016 |
| SHEET 1 OF 2 | |
| DRAWING # 2016-FP1 | |



LEGEND

- Centerline
- Section Line
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Utility Easement
- City Limits Line
- XXXXXX (XXXXXX) Field Measurement Record Measurement
- Found Property Corner with LS 2102 plastic cap
- Set 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO ID 2102"
- ▲ Calculated Corner, nothing found or set
- ⊕ Set Centerline Monument
- ⊕ Found Centerline Monument or Lewiston Control Network Monument

DEDICATION

DK Holdings, LLC, an Idaho limited liability company, 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 Northeast Crossing Addition - Phase IVA. 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 _____ day of _____, 2021

_____, Managing Member
Daniel T. Yonge

_____, Managing Member
Kathryn J. Yonge

ACKNOWLEDGMENT

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

On this _____ day of _____, 2021, before _____ a Notary Public in and for the aforesaid state, personally appeared before me _____ and _____ 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.

Notary Public Residing in _____
My Commission Expires _____

DEEDED DESCRIPTION

Warranty Deed Instrument #884523 (see Sheet 1 for the legal description of the portion of this parcel being subdivided by this plat)

A parcel of land within the SW1/4SW1/4 and SE1/4SW1/4 of Section 10, Township 35 North, Range 5 West, Boise Meridian, Nez Perce County, Idaho, more particularly described as follows:

Beginning at the South quarter corner of said Section 10, said point being the centerline intersection of 16th Street and Warner Avenue, and running thence S89°45'02"E 30.00 feet to a point on the East right-of-way line of 16th Street; thence N01°02'14"E 30.00 feet along said 16th Street right-of-way line, said point being the intersection of the East right-of-way line of 16th Street projected and the North right-of-way line of Warner Avenue; thence S89°45'02 "E 160.02 feet along a projection of said Warner Avenue North right-of-way line to the Southeast corner of Northeast Crossing Addition Phase IB; thence N01°02'14"E 988.63 feet along the easterly boundary of Northeast Crossing Addition - Phases IB, IIB, and IIIB to the northeasterly corner of said Northeast Crossing Addition - Phase IIIB; thence N89°20'09"W 1081.57 feet along the northerly boundary of said Northeast Crossing Addition - Phase IIIB to the northwesterly corner of said Phase IIIB; thence N89°20'09"W 253.11 feet to a point on the northerly boundary of Northeast Crossing Addition - Phase IIIA and the TRUE POINT OF BEGINNING for this boundary description; thence continuing along the northerly boundary line of said Phase IIIA N89°20'09"W 414.00 feet; thence continuing along the northerly boundary line of said Phase IIIA S72°55'36"W 174.20 feet to the northwesterly corner of said Phase IIIA; thence continuing along the westerly boundary of said Phase IIIA S0°52'56"W 246.93 feet to the southwest corner of said Phase IIIA; thence N89°20'09"W 143.85 feet; thence N57°23'04"W 37.79 feet; thence N59°30'47"W 79.23 feet; thence N65°37'22"W 86.20 feet to the southwesterly corner of said Phase IVA; thence N11°42'28"E 171.05 feet to a point on the northerly right-of-way line of Expedition Way; thence N23°27'14"E 115.62 feet; thence N38°04'00"E 93.90 feet; thence N48°43'14"E 93.90 feet; thence N59°22'27"E 93.90 feet; thence N70°48'59"E 107.74 feet; thence N83°05'02"E 107.48 feet; thence S89°34'14"E 414.02 feet to the northwesterly corner of said Northeast Crossing Addition - Phase IIIA; thence continuing along the westerly boundary of said Phase IIIA S1°03'36"W 307.13 feet to the TRUE POINT OF BEGINNING.

AND

A parcel of land within the SE1/4SW1/4 and SW1/4SE1/4 of Section 10, Township 35' North, Range 5 West, Boise Meridian, Nez Perce County; Idaho, more particularly described as follows:

Beginning at the South Quarter Corner of said Section 10, said point being the centerline intersection of 16th Street and Warner Avenue, and running thence S89°45'02"E 30.00 feet to a point on the East right-of-way line of 16th Street; thence N01°02'14"E 30.00 feet along said 16th Street right-of-way line, said point being the intersection of the East right-of-way line of 16th Street projected and the North right-of-way line of Warner Avenue; thence S89°45'02"E 160.02 feet along a projection of said Warner Avenue North right-of-way line to the Southeast corner of Northeast Crossing Addition Phase IB; thence N01°02'14"E 988.63 feet along the easterly boundary of Northeast Crossing Addition - Phases IB, IIB, and IIIB to the northeasterly corner of said Northeast Crossing Addition - Phase IIIB and the TRUE POINT OF BEGINNING for this boundary description; thence continuing along the northerly boundary line of said Phase IIIB N89°20'09"W 1081.57 feet to a point on the easterly boundary of Northeast Crossing Addition - Phase IIIA; thence continuing along said easterly boundary N1°03'36"E 123.00 feet to a point on the southerly right-of-way line of Frontier Drive; thence N0°39'51"E 54.00 feet to a point on the northerly right-of-way line of said Frontier Drive; thence continuing along said right-of-way line N89°20'09"W 29.63 feet; thence continuing along said Phase IIIA easterly boundary line N1°03'36"E 131.04 feet; thence S89°34'14"E .917.58 feet to the South 1/16 Corner on the Meridional Centerline of said Section 10; thence S89°34'56"E 193.90 feet to the northeasterly corner of said Phase IVB; thence S1° 2'14"W 312.64 feet along the easterly boundary of said Phase IVB to the TRUE POINT OF BEGINNING.

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.

CITY CLERKS CERTIFICATE

I hereby certify that this plat and the dedications and easements shown hereon, were approved and accepted by The City Council of Lewiston, Idaho at a meeting with a quorum present held on the _____ day of _____, 2021.

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

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.

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 _____ 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 Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Environmental Health Specialist Date

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.

DK Holdings, LLC

_____, Managing Member
Daniel T. Yonge

_____, Managing Member
Kathryn J. Yonge

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 Northeast Crossing Addition - Phase IVA 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 _____ day of _____, 2021.

Jack S. Hammond Idaho License No.2102

NARATIVE

a) Purpose of Survey

The purpose of this survey is to subdivide the overall parcels into multiple residential lots, right-of-ways, and supporting infrastructure parcels as required by the City of Lewiston. Subdivision Boundary is based on Field Survey location of found monuments for the Southwest Corner of Section 10, T. 35N., R. 5W., B.M., The South ¼ Corner of Section 10, The South 1/16 Corner on the Meridional Centerline of Section 10 and The South 1/16 Corner on the West Line of Section 10.

b) Public Records

Public Record Documents used in This Survey were The Corner Perpetuation Record Forms of Nez Perce County, ID for the corners defining The South ½ of the Southwest ¼ of Section 10 as described in a.) above. Referenced Plats and Deeds include: PLT 839939, PLT 841097, PLT 852790, PLT 859222, PLT 872951, PLT 879539, QCD 803766, WD 884523, .

c) Vertical Surveys

Northeast Crossing Addition - Phase IVA & IVB utilizes the NAVD88 for vertical control and project benchmarks, as in the previous project phases (IA, IB, IIA, IIB, IIIA, IIIB). The nearest permanent benchmark is Pt. # 20A of the City of Lewiston Control Network.



HAMMOND ENGINEERING & DEVELOPMENT CO.
23020 Penny Lane, Juliaetta, Idaho 83535
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SE1/4SW1/4 & SW1/4SW1/4, S. 10, T. 35 N., R. 5 W., B.M.
CITY OF LEWISTON
NEZ PERCE COUNTY, IDAHO

| | |
|-----------------------|-------------------|
| DRAWN BY MEE | CHECKED BY JSH |
| DATE 06-02-21 | JOB # 2016 |
| SHEET 2 OF 2 | |
| DRAWING # 2016-FP2 | |