

# ADMINISTRATIVE PLAT REGENCE BLUESHIELD OF IDAHO ADDITION TO THE CITY OF LEWISTON

PORTIONS OF LAND IN THE SW 1/4 OF SE 1/4 SEC 6 & NW 1/4 OF NE 1/4  
SEC 7, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, AND  
BLOCK 7 AND A PORTION OF BLOCK 8 OF THE FAIRVIEW TERRACE  
ADDITION, IN THE CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

## RECORDER'S CERTIFICATE

FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF TD&H  
ENGINEERING.

COUNTY AUDITOR

DATE

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION  
ORDINANCES OF THE CITY OF LEWISTON, IDAHO.

Christopher R. Davis  
ENGINEER, CITY OF LEWISTON, IDAHO

6-12-12  
DATE

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN HEREON HAVE  
BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LEWISTON, IDAHO,  
AT A MEETING HELD ON THE 11<sup>th</sup> DAY OF JUNE, 2012.

Karl R. Boush  
CITY CLERK, CITY OF LEWISTON, IDAHO

06/11/12  
DATE

## COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE  
PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR 2011 AND  
PRECEDING YEARS.

Barbara L. Fry  
NEZ PERCE COUNTY TREASURER

6-23-12  
DATE

## NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13,  
HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN  
ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A  
CERTIFICATE OF DISAPPROVAL.

Angela D. Scott, R.E.H.S.  
ENVIRONMENTAL HEALTH SPECIALIST  
NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

5/23/12  
DATE

## CITY SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES  
WITH THE REQUIREMENTS OF TITLE 50, CHAPTER 13, IDAHO CODE.

David Lee Hinchman  
SURVEYOR, CITY OF LEWISTON, IDAHO

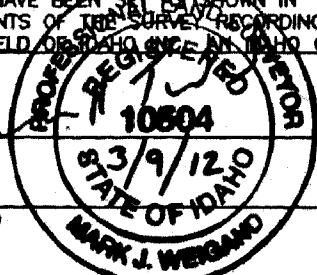
6-12-12  
DATE

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY  
SUPERVISION AND ALL MONUMENTS HAVE BEEN SET AS SHOWN IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT  
THE REQUEST OF REGENCE BLUESHIELD OF IDAHO, INC., AN IDAHO CORPORATION.

MARK J. WEIGAND  
PLS 10504

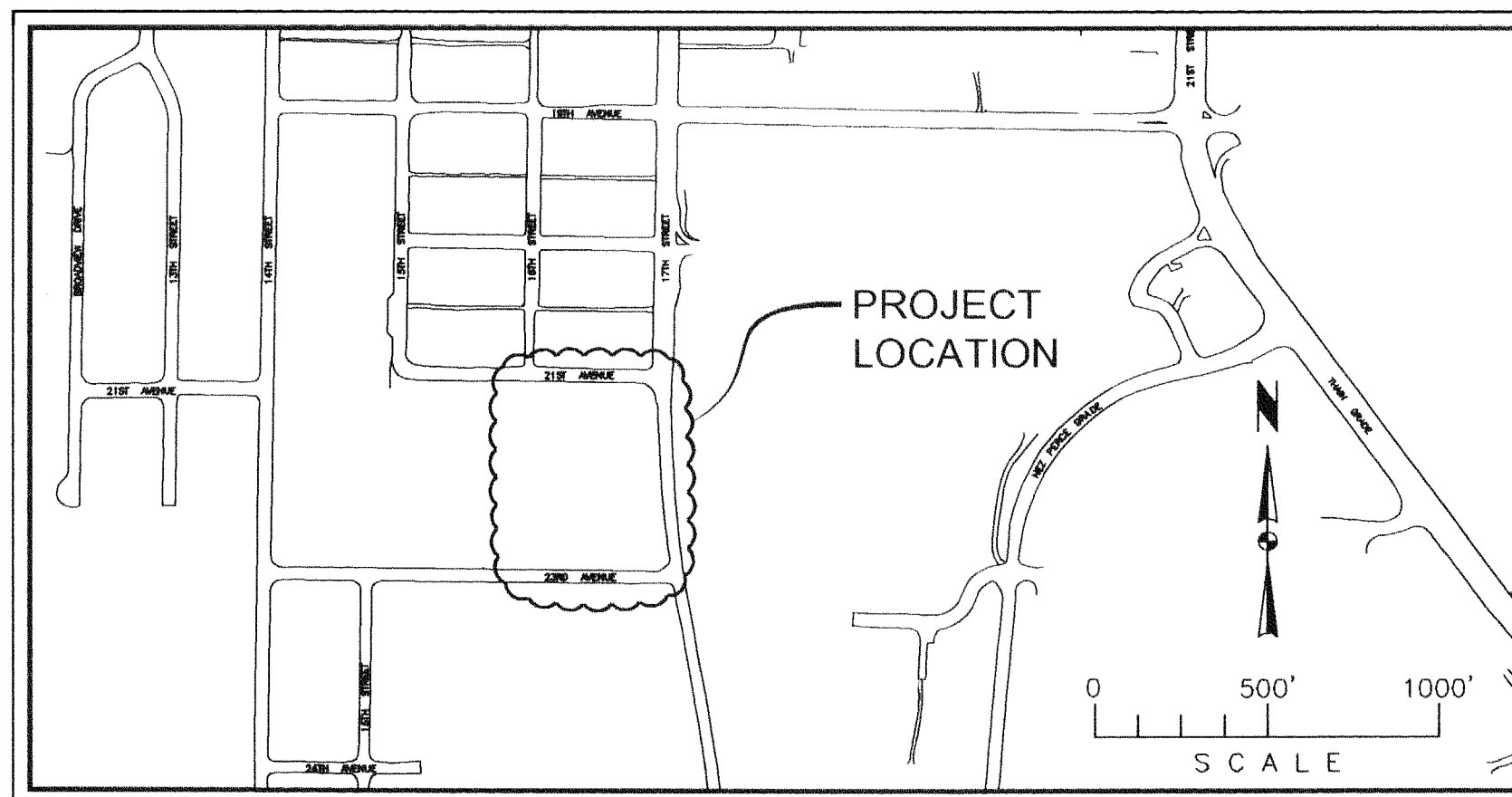
DATE DOCUMENT SIGNED AND SEALED



## LEGAL DESCRIPTION:

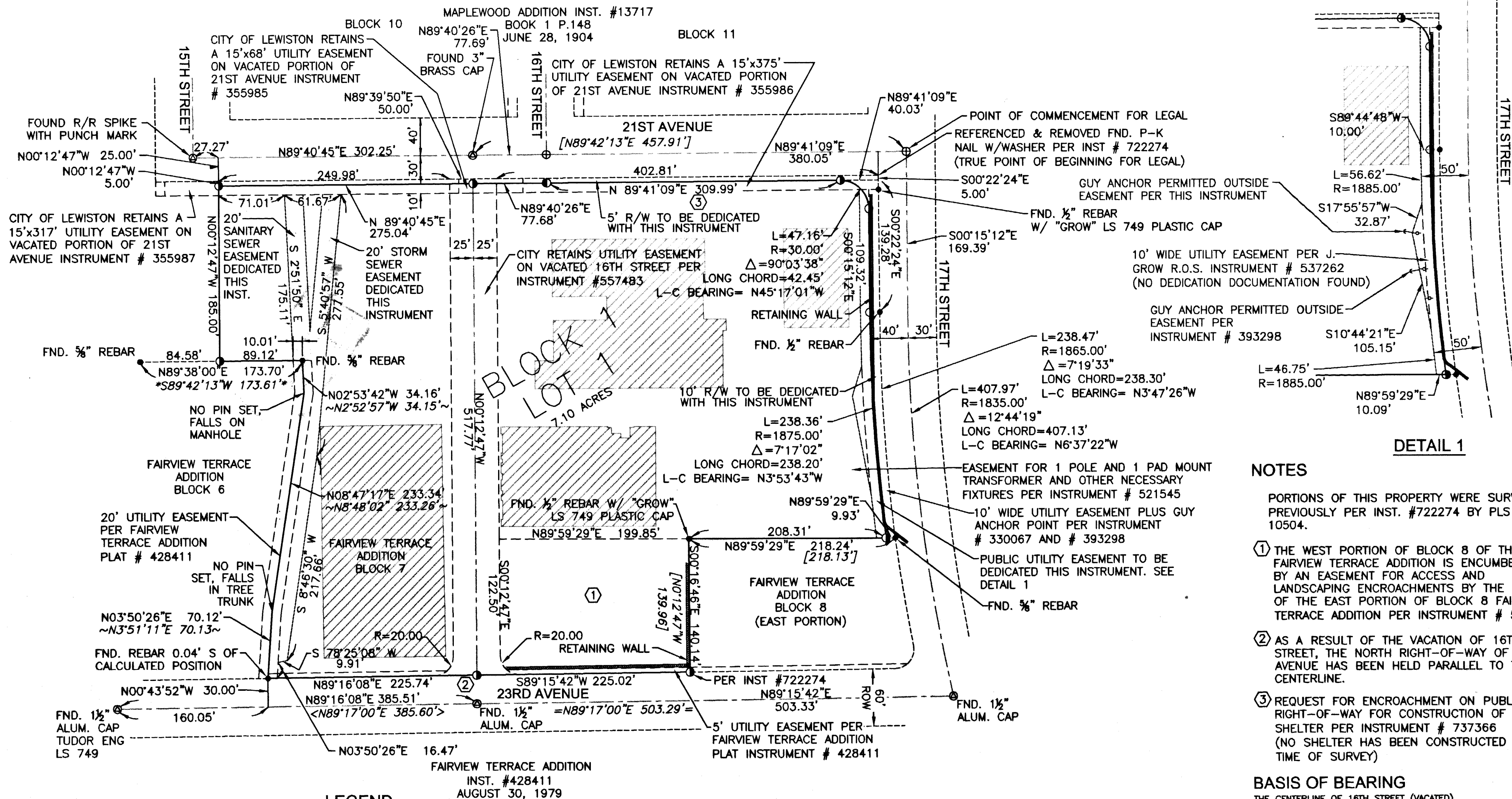
BLOCK 7 AND A PORTION OF BLOCK 8 OF THE FAIRVIEW TERRACE ADDITION, AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 OF TOWNSHIP 35 NORTH, RANGE 5 WEST, OF THE BOISE MERIDIAN, NEZ PERCE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF 21ST AVENUE AND 17TH STREET; THENCE S 89°41'09" W A DISTANCE OF 30.00 FEET ALONG THE CENTER LINE OF SAID 21ST AVENUE BETWEEN THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF 21ST AVENUE AND 17TH STREET, AND THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF 21ST AVENUE AND 16TH STREET (NORTH); THENCE LEAVING SAID CENTERLINE S 00°22'24" E A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID 21ST AVENUE AND THE WEST RIGHT-OF-WAY OF SAID 17TH STREET, AND THE TRUE POINT OF BEGINNING; THENCE S 89°41'09" W ALONG THE SAID SOUTH RIGHT-OF-WAY OF 21ST AVENUE A DISTANCE OF 402.81 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY OF 21ST AVENUE AND THE EAST RIGHT-OF-WAY OF 16TH STREET (SOUTH ABANDONED); THENCE S 89°39'50" W ALONG THE SAID SOUTH RIGHT-OF-WAY OF 21ST AVENUE BETWEEN THE EAST RIGHT-OF-WAY 16TH STREET(SOUTH ABANDONED) AND THE WEST RIGHT-OF-WAY OF 16TH STREET (SOUTH, ABANDONED) A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY OF 21ST AVENUE AND THE WEST RIGHT-OF-WAY OF 16TH STREET (SOUTH, ABANDONED); THENCE S 89°40'45" W ALONG THE SAID SOUTH RIGHT-OF-WAY OF 21ST AVENUE BETWEEN 16TH STREET (SOUTH, ABANDONED) AND 15TH STREET A DISTANCE OF 249.98 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY OF 21ST AVENUE S 00°12'47" E A DISTANCE OF 190.00 FEET TO THE NORTH LINE OF BLOCK 6 OF THE FAIRVIEW ADDITION; THENCE N 89°38'00" E ALONG SAID NORTH LINE OF BLOCK 6 A DISTANCE OF 89.12 FEET TO A FOUND 5/8" REBAR MARKING THE NORTH EAST CORNER OF SAID BLOCK 6 AND THE NORTH WEST CORNER OF BLOCK 7; THENCE SOUTHERLY ALONG THE LINE BETWEEN SAID BLOCKS 6 AND 7 THE FOLLOWING THREE(3) COURSES: S 02°53'42" E A DISTANCE OF 34.16 FEET, S 08°47'17" W A DISTANCE OF 233.34 FEET, S 03°50'26" W A DISTANCE OF 70.12 FEET, TO THE SOUTH EAST CORNER OF SAID BLOCK 6 AND THE SOUTH WEST CORNER OF SAID BLOCK 7 BEING ON THE NORTH RIGHT-OF-WAY LINE OF 23RD AVENUE; THENCE N 89°16'08" E ALONG THE SAID NORTH RIGHT-OF-WAY OF 23RD AVENUE BETWEEN 15TH STREET AND 16TH STREET (ABANDONED) A DISTANCE OF 225.74 FEET; THENCE N 89°15'42" E ALONG THE SAID NORTH RIGHT-OF-WAY OF 23RD AVENUE BETWEEN 16TH STREET (ABANDONED) AND 17TH STREET A DISTANCE OF 225.02 FEET TO THE SOUTHERLY END OF A LINE WHICH SUBDIVIDES BLOCK 8 OF THE SAID FAIRVIEW TERRACE ADDITION; THENCE LEAVING SAID NORTH RIGHT-OF-WAY OF 23RD AVENUE AND FOLLOWING SAID LINE SUBDIVIDING SAID BLOCK 8, N 00°16'46" W A DISTANCE OF 140.14 FEET TO A FOUND 1/2" INCH REBAR WITH A GROW LS 749 PLASTIC CAP ON THE NORTH LINE OF SAID BLOCK 8; THENCE ALONG THE NORTH LINE OF SAID BLOCK 8 N 89°59'29" E A DISTANCE OF 218.24 FEET TO THE NORTH EAST CORNER OF SAID BLOCK 8 AND THE WEST RIGHT-OF-WAY OF SAID 17TH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY OF 17TH STREET 238.47 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1865.00 FEET, A DELTA ANGLE OF 7°19'33", AND A 238.30' LONG CHORD THAT BEARS N 3°47'26" W; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF 17TH STREET N 00°22'24" W A DISTANCE OF 144.28 FEET BACK TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 7.27 ACRES, MORE OR LESS.



# ADMINISTRATIVE PLAT REGENCE BLUESHIELD OF IDAHO ADDITION TO THE CITY OF LEWISTON

PORTIONS OF LAND IN THE SW 1/4 OF SE 1/4 SEC 6 & NW 1/4 OF NE 1/4 SEC 7, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, AND BLOCK 7 AND A PORTION OF BLOCK 8 OF THE FAIRVIEW TERRACE ADDITION, IN THE CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO



DETAIL 1

## NOTES

PORTIONS OF THIS PROPERTY WERE SURVEYED PREVIOUSLY PER INST. #722274 BY PLS 10504.

- THE WEST PORTION OF BLOCK 8 OF THE FAIRVIEW TERRACE ADDITION IS ENCUMBERED BY AN EASEMENT FOR ACCESS AND LANDSCAPING ENCROACHMENTS BY THE OWNER OF THE EAST PORTION OF BLOCK 8 FAIRVIEW TERRACE ADDITION PER INSTRUMENT # 526352
- AS A RESULT OF THE VACATION OF 16TH STREET, THE NORTH RIGHT-OF-WAY OF 23RD AVENUE HAS BEEN HELD PARALLEL TO THE CENTERLINE.
- REQUEST FOR ENCROACHMENT ON PUBLIC RIGHT-OF-WAY FOR CONSTRUCTION OF BUS SHELTER PER INSTRUMENT # 737366 (NO SHELTER HAS BEEN CONSTRUCTED AT TIME OF SURVEY)

## BASIS OF BEARING

THE CENTERLINE OF 16TH STREET (VACATED) BETWEEN 21ST AVENUE & 23RD AVENUE PER INSTRUMENT NO. 428411 IN THE RECORDS OF NEZ PERCE COUNTY, IDAHO.

## LEGEND

- Set or Previously Set  $\frac{5}{8}$ " x 30" Rebar W/ 2" Aluminum Cap, PLS 10504
- Falls In Concrete Sidewalk, Set Aluminum Cap with epoxy, PLS 10504
- Found Rebar As Noted
- Found Brass Cap in Vault
- Found Centerline Monument As Noted

(XXX.XX') James W. Grow R.O.S., Inst. No. 428411, 7/9/79 (Fairview Terrace Addition Plat)

{XXX.XX'} James W. Grow R.O.S., Inst. No. 474889, 12/20/83

[XXX.XX'] James W. Grow R.O.S., Inst. No. 537262, 11/10/89

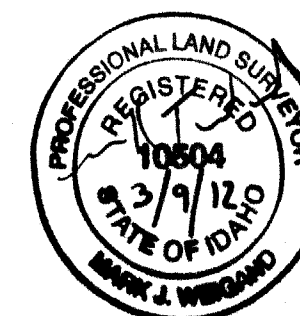
~XXX.XX'~ Kay L. Prickett R.O.S., Inst. No. 594527, 1/13/95

\*XXX.XX'\* Kay L. Prickett R.O.S., Inst. No. 617979, 1/12/97

<XXX.XX'> Richard S. Mickelson R.O.S., Inst. No. 693344, 7/16/03

=XXX.XX'= Richard S. Mickelson R.O.S., Inst. No. 705146, 4/29/04

- CENTER LINE
- EASEMENT
- EASEMENT NEW (DEDICATED THIS INSTRUMENT)
- PROPERTY LINE
- RETAINING WALL
- SUBJECT PROPERTY
- EXTENSION LINE



Prepared By:

SHEET 2 OF 2

NAME Mark J. Weigand  
ADDRESS 2517 17th St. Lewiston, ID 83501  
TEL # (208) 746-0938

DRAWN BY: TJP DATE: 3-9-12 QUALITY CHECK: MJW  
SURVEYED BY: MJW JOB NO. L07-05 FIELDBOOK



**THOMAS, DEAN & HOSKINS, INC.**  
ENGINEERING CONSULTANTS

GREAT FALLS-BOZEMAN-KALISPELL-HELENA MONTANA  
SPOKANE WASHINGTON  
LEWISTON IDAHO