

PLAT OF
ESPARANZA II SUB.
LOCATED IN THE SW 1/4 NW 1/4
OF SECTION 13 AND THE SE
1/4 NE 1/4 OF SECTION 14, T,
35 N. R 6 W, B M, NEZ PERCE
COUNTY, IDAHO - CITY OF
LEWISTON
LAT. = 45.379056° - LONG. = 117.044778°

ENGINEER:
W. W. ENGINEERING
3435 CLEMANS RD.
CLARKSTON, WA. 99403
PH. - 509-780-9725

DRAIN FIELD

WEST 60.00'

ACCESS EASEMENT LINE

ACCESS ROAD

30.00'

CULVERT INSTALLATION PLAN

CATTLE PASS CONNECTION TO C.M.P.
3-25-16
CURB & GUTTER

DUTHIE BLVD.
S 00° 44' 44" W

ROAD RIGHT-OF-WAY

LOT 6 X 8
COR.

LOT 2

LOT 1

- Needs dedicated
easement for
public access
for maintenance
- They need to submit
a legal descrip
for our review

DRAINAGE EASE
LINE

C.M.P.

S 78° 31' 22" E

75.10'

ACCESS EASE LINE

DRAINAGE EASE LINE

S 15° 21' W 51.57'

SCALE: 1"=10'

SHEET 6 OF 5

DETAIL "A"

3' DIA. C.M.P. INLET-
LOOKING DOWNSTREAM

SCALE: 1"=30'

DETAIL "B"

METAL CATTLE PASS OUTLET
LOOKING UPSTREAM

SCALE: 1"=30'

DETAIL "C"

3' DIA. PIPE AND CATTLE PASS
LOOKING NORTH

SCALE: 1"=30'

Instrument # 848322

NEZ PERCE COUNTY

4-20-2017 12:10:38 PM No. of Pages: 4

Recorded for : GARY MEDLEY *

PATTY WEEKS

Fee: 19.00

Ex-Officio Recorder Deputy

Cindy S. Ocampo

Index to: COVENANTS

*GARY MEDLEY
3902 DUTHIE BLVD
LEWISTON, ID 83501

(Above space for Recorder's use)

MLD, Inc.
3902 Duthie Blvd.
Lewiston, ID 83501

**PROTECTIVE COVENANTS
FOR
Esparanza Hills II, Block 4**

MLD, Inc., an Idaho corporation ("Grantor"), is the owner of the following real property, located in the City of Lewiston, Nez Perce County, Idaho:

Lot 1 and Lot 2 of Esparanza Hills II, Block 4, according to the recorded plat thereof, Nez Perce County, Idaho,

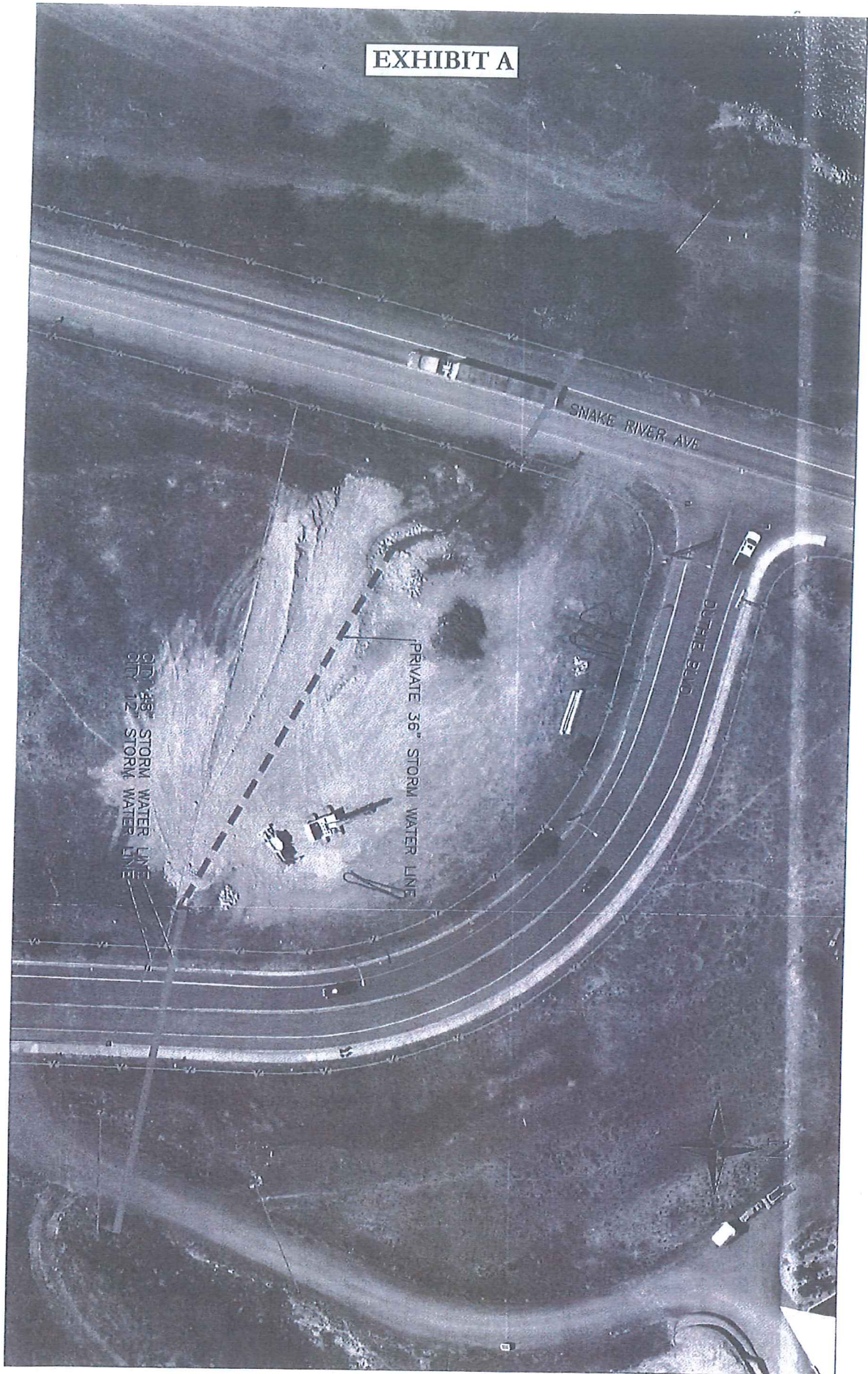
(hereinafter "Lots").

The Lots and any conveyance describing all or any part thereof, either by reference to the official plat of said subdivision or by any number of designations therein, or otherwise, shall be subject to the restrictions, covenants, reservations, and obligations herein expressed. By the acceptance of such conveyance, each grantee and its heirs, executors, administrators, successors, and assigns agree as follows:

1) Drainage Pipe Ownership. A private drainage pipe, including collection and outlet structures, but not including such items within the public right-of-way, is located upon the Lots, as indicated within the plat of record and as depicted in Exhibit A, attached hereto and incorporated herein. Such private drainage pipe was installed within the boundaries of a public drainage easement without approval from the City of Lewiston. The drainage pipe drains stormwater and surface run-off from higher elevations. The drainage pipe is not publicly owned. To the extent the drainage pipe is located on Lot 1, Block 4, the drainage pipe is owned by the owner of Lot 1, its heirs and assigns. To the extent the drainage pipe is located on Lot 2, Block 4, the drainage pipe is owned by the owner of Lot 2, its heirs and assigns. If there are any drainage easements to which the City of Lewiston is entitled, the City reserves the right to said easements.

2) Drainage Pipe Maintenance. To the extent the drainage pipe is located on Lot 1, Block 4, the owner of Lot 1, its heirs and assigns, shall and does specifically agree to maintain and repair the drainage pipe in good and operational condition. To the extent the drainage pipe is

EXHIBIT A



Instrument # 849621

NEZ PERCE COUNTY

6-8-2017 12:45:30 PM No. of Pages: 5

Recorded for : CITY OF LEWISTON

PATTY WEEKS

Ex-Officio Recorder Deputy

Fee: 0.00

Index to RESOLUTIONS

Lindy Ocampo

(Above space for Recorder's use)

RESOLUTION 2017-21

A RESOLUTION ACCEPTING AN ACCESS EASEMENT FROM MLD, INC.

WHEREAS, MLD, Inc., an Idaho corporation, agrees to grant an access easement to the City of Lewiston for purposes including, but not limited to, vehicular and pedestrian access for the installation, maintenance, repair, access, and replacement of public utilities.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: An easement from MLD, Inc., as Grantor, is hereby accepted by the City of Lewiston. A copy of said easement is attached hereto as Exhibit A and incorporated herein.

SECTION 2: The City Clerk is hereby authorized and directed to record this Resolution 2017-21.

SECTION 3: This Resolution shall become effective upon its passage.

PASSED this 22nd day of May 2017.

CITY OF LEWISTON

By:

James Kleeburg
James Kleeburg, Mayor

ATTEST:

Judy A Smith
Kari J. Ravencroft, City Clerk
Judy A Smith, Deputy City Clerk



RESOLUTION 2017-21

EXHIBIT A

(Above space for Recorder's use)

EASEMENT

THIS EASEMENT is granted by MLD, Inc., an Idaho corporation located at 3902 Duthie Boulevard, Lewiston, Idaho (Grantor), to the CITY OF LEWISTON, an Idaho municipal corporation (Grantee). In consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee an access easement for vehicular access from the City street to that certain thirty foot (30')-wide Public Drainage Easement, which said Public Drainage Easement exists upon, over, and under Lot 1 and Lot 2 of Esparanza Hills II, Block 4, as reflected by the recorded plat of Esparanza Hills II, Block 4, records of Nez Perce County, Idaho. Specifically, the access easement granted by this instrument is over and across the following real property located in the City of Lewiston, Nez Perce County, State of Idaho:

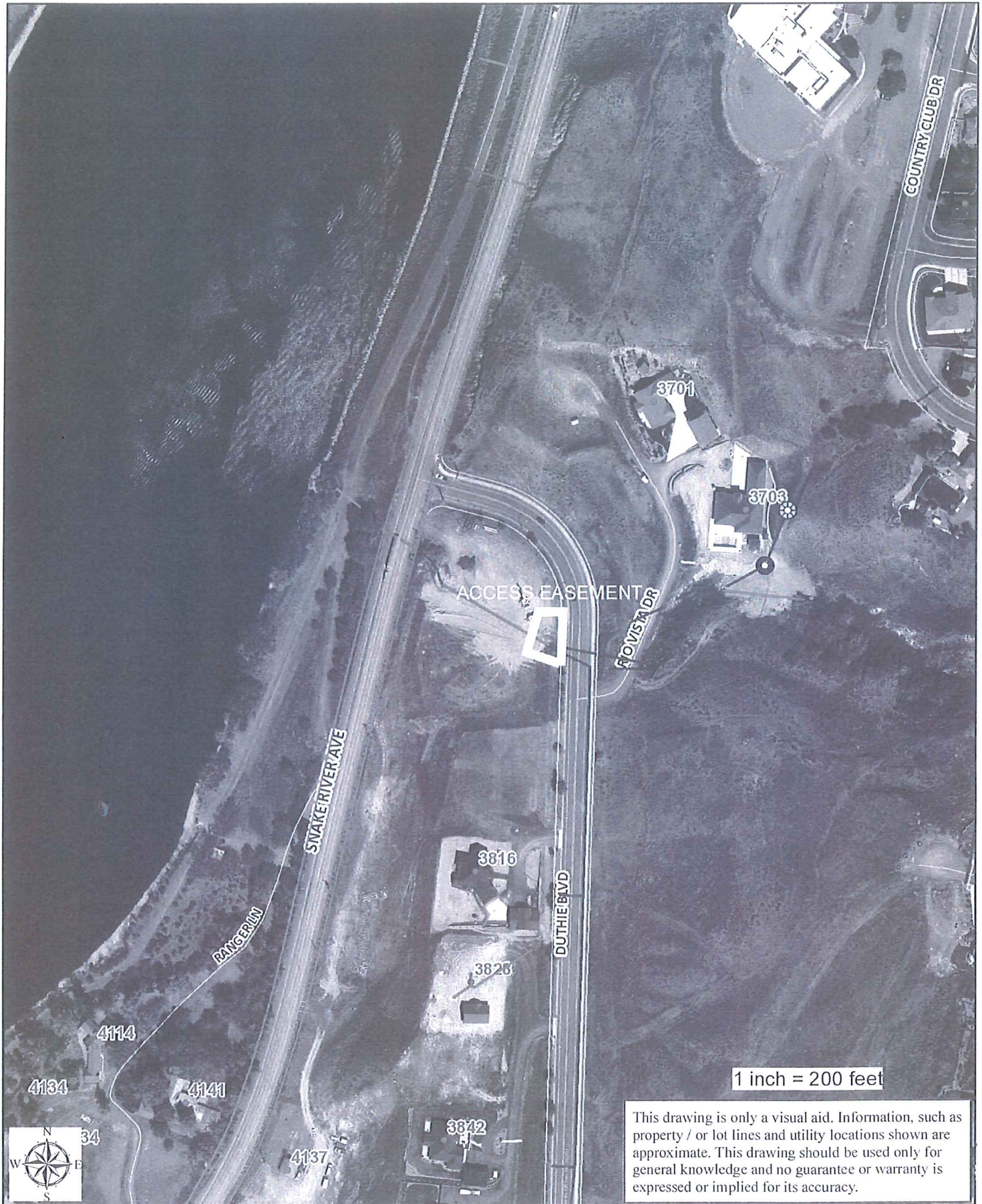
A parcel of land located in Lots 1 and 2 of the Esparanza Hills II, Block 4 subdivision situate in Government Lot 1 of Section 14, Township 35 North, Range 6 West of the Boise Meridian, in the City of Lewiston, Nez Perce County, Idaho and being more particularly described as follows:

COMMENCING at the section corner common to Sections 13, 14, 23 and 24 in said Township 35 North, Range 6 West, said corner being a brass cap in concrete; thence N02°18'55"W a distance of 3477.12 feet to the southeast corner of Lot 1 of Esparanza Hills II, Block 4, said point lying on the west right-of-way line of Duthie Boulevard and being the TRUE POINT OF BEGINNING; thence N00°44'44"E along said right-of-way line a distance of 50.00 feet to the beginning of a 170.00 foot radius curve to the left; thence along said curve an arc length of 14.68 feet (record plat 15.30 feet), said curve having a long chord bearing N01°43'42"W a distance of 14.68 feet, to the northeast corner of an existing private access easement; thence West along said easement line a distance of 60.13 feet (record plat 60.00 feet); thence S15°23'00"W a distance of 51.57 feet to a point on the lot line common to said Lots 1 and 2; thence continuing S15°23'00"W a distance of 25.06 feet to a point on the south line of an existing public drainage easement; thence S78°31'22"E along the south line of said



City of Lewiston PUBLIC WORKS DEPARTMENT

849621





Sherise Jurries, R.E.H.S
Environmental Health Specialist Sr.
215 10th Street
Lewiston, ID 83501

Re:Esparanza Hills II Block 4, Lot 1 and 2

Sherise

It appears as though the additions to the private storm line installed between lots 1 and 2 of Esparanza Hills II Block 4 have been installed per the construction plans submitted and stamped by Mr. Watts P.E.

Mr. and Mrs. Medley have also signed and recorded the needed protective covenants for this private storm line. I have attached this document for you records. The property owner has completed what is needed for the City to approve the modifications/alterations to the drainage way.

Regards,

Shawn Stubbers, P.E.
City Engineer

cc: Gary Medley
Warren Watts, P.E.