

I, Kari Ravencroft, City Clerk of the City of Lewiston
do hereby certify the foregoing to be
a full, true and correct copy of the original
Ord. 4802 in the above entitled
cause as the same now appears on file and of
record in my office.

WITNESS my hand and official seal this 03/03/21
KARI J. RAVENCROFT, CITY CLERK
By Kari J. Ravencroft

Instrument # 885855

NEZ PERCE COUNTY
2-23-2021 04:04:17 PM No. of Pages: 8
Recorded for : CITY OF LEWISTON
PATTY WEEKS Fee: 0.00
Ex-Officio Recorder Deputy R. Lewis
Index to: ORDINANCE

REC'D MAR 15 2021

Doc. 36

(Above space for Recorder's use)

CITY ORDINANCE NO. 4802

AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX20-000002 TO ANNEX LAND INTO THE LEWISTON CITY LIMITS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the real property described herein consists of approximately 14.93 acres, owned by DK Holdings, LLC; and

WHEREAS, as required by Idaho Code § 50-222(3)(a)(i) and (5)(a), DK Holdings, LLC consents to annexation of such real property; such real property is contiguous to the City of Lewiston; and the City of Lewiston Comprehensive Plan includes the area of annexation.

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

SECTION 1: The real property described in Exhibit A, attached hereto and incorporated herein, is hereby annexed by the City of Lewiston and incorporated into the boundaries of the City of Lewiston. A depiction of said real property is attached hereto and incorporated herein as Exhibit B.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage and publication.

Signature page to follow

PASSED this 22nd day of February 2021.



CITY OF LEWISTON

By: [Signature]
Michael G. Collins, Mayor

ATTEST:

[Signature]
Kari J. Ravencroft, City Clerk

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this 22 day of February 2021, before me, a Notary Public, personally appeared Michael G. Collins and Kari J. Ravencroft, known or identified to me as the Mayor and City Clerk, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.

[Signature]
Notary Public for the State of Idaho
Commission Expires 12/04/2026

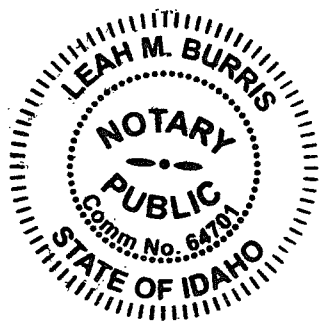


EXHIBIT A
TO ORDINANCE NO. 4802

HEDCO, Inc.

23020 Penny Lane
Julietta, ID 83535
(208) 843-9303 Office

August 31, 2020

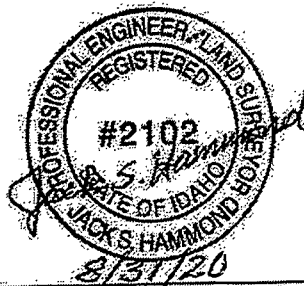
Northeast Crossing Addition - Phase IVA Boundary Description

A parcel of land within the SE1/4SW1/4 and SW1/4SW1/4 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.

Said parcel contains 7.15 acres, more or less.



Engineers • Developers • Constructors

HEDCO, Inc.

23020 Penny Lane
Juliaetta, ID 83535
(208) 843-9303 Office

August 31, 2020

Northeast Crossing Addition - Phase IVB 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 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°02'14"W 312.64 feet along the easterly boundary of said Phase IVB to the TRUE POINT OF BEGINNING.

Said parcel contains 7.78 acres, more or less.



Engineers • Developers • Constructors

EXHIBIT B
TO ORDINANCE NO. 4802

BASIS OF BEARING

The basis of bearing for this plat is N89°20'00"W along the centerline of Warner Avenue between the centerline monuments at 15th Street and 16th Street. Distances shown herein are in terms of the grid.

ELEVATION DATUM

NAD83 as referenced from City of Lewiston, Survey Control Network 2007, PL 20A at 16th Street and Warner Avenue.

NOTES

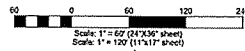
1. All lot frontages shall have 10-foot wide "public sidewalk and utility easements".
2. The proposed continuation of Expedition Way corresponds to the location of the easement measured in the deeds recorded under Tract No. 833552 & 803768 of Nez Perce County records.
3. "No Parking in Curb-to-Curb" signs to be installed in out-to-ease.
4. 30' Wide Public Utility & Pedestrian Corridor w/ 12' Paved Path for Public R.O.W.
5. The existing zoning in Nez Perce County Zones R1A - Suburban Residential and F1 Farm. The proposed zoning is City of Lewiston Zone PD.
6. Annexation of the entire Phase IV area is being processed by the city.
7. All lots, easements, public infrastructure and development of these subdivisions shall comply with the rules, standards and requirements of the proposed Northeast Crossing Phase IV Planned Unit Development Agreement, which must be approved and accepted by the Lewiston City Council prior to approval of the herein described preliminary plat.

DEVELOPER INFORMATION

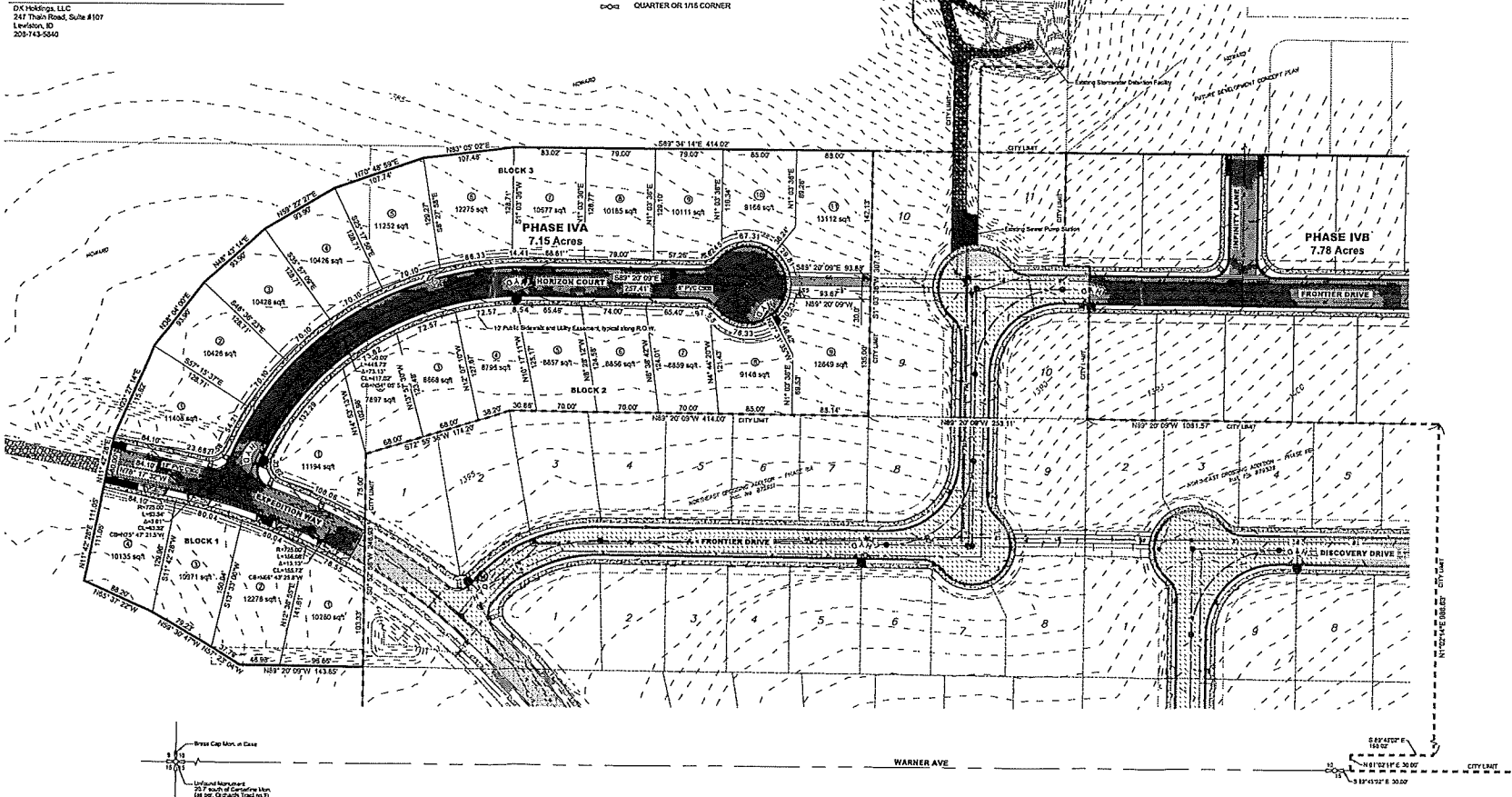
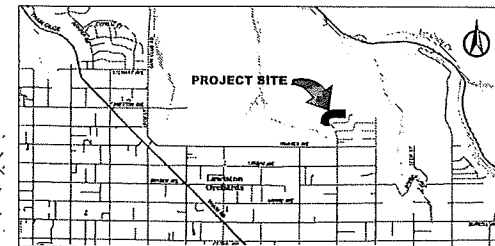
DK Holdings, LLC
247 Thain Road, Suite #107
Lewiston, ID
208-743-5040

LEGEND

PROPOSED SAN SEWER	EXISTING SAN SEWER
PROPOSED STORM SEWER	EXISTING STORM SEWER
PROPOSED WATER LINE	EXISTING WATER
PROPOSED CATCH BASIN	EXISTING CATCH BASIN
PROPOSED MANHOLE	EXISTING MANHOLE
PROPOSED GATE VALVE	EXISTING GATE VALVE
PROPOSED FIRE HYDRANT	EXISTING FIRE HYDRANT
PROPOSED CONTOUR LINE	EXISTING CONTOUR LINE
PROPOSED PROPERTY LINE	EXISTING PROPERTY LINE
PROPOSED EASEMENT LINE	EXISTING EASEMENT LINE
PROPOSED SUBDIVISION BOUNDARY	EXISTING CITY LIMIT LINE
PROPOSED CENTERLINE MONUMENT	EXISTING CENTERLINE MONUMENT
	SECTION CORNER
	QUARTER OR 1/16 CORNER

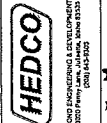


VICINITY MAP



DATE	11/11/2010	BY	PP1
REVISION	DESCRIPTION	DATE	BY
1	Initial Review	11/11/2010	PP1
2	Final Review	11/11/2010	PP1
3	Final Review	11/11/2010	PP1
4	Final Review	11/11/2010	PP1
5	Final Review	11/11/2010	PP1
6	Final Review	11/11/2010	PP1
7	Final Review	11/11/2010	PP1
8	Final Review	11/11/2010	PP1
9	Final Review	11/11/2010	PP1
10	Final Review	11/11/2010	PP1
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100	Final Review	11/11/2010	PP1

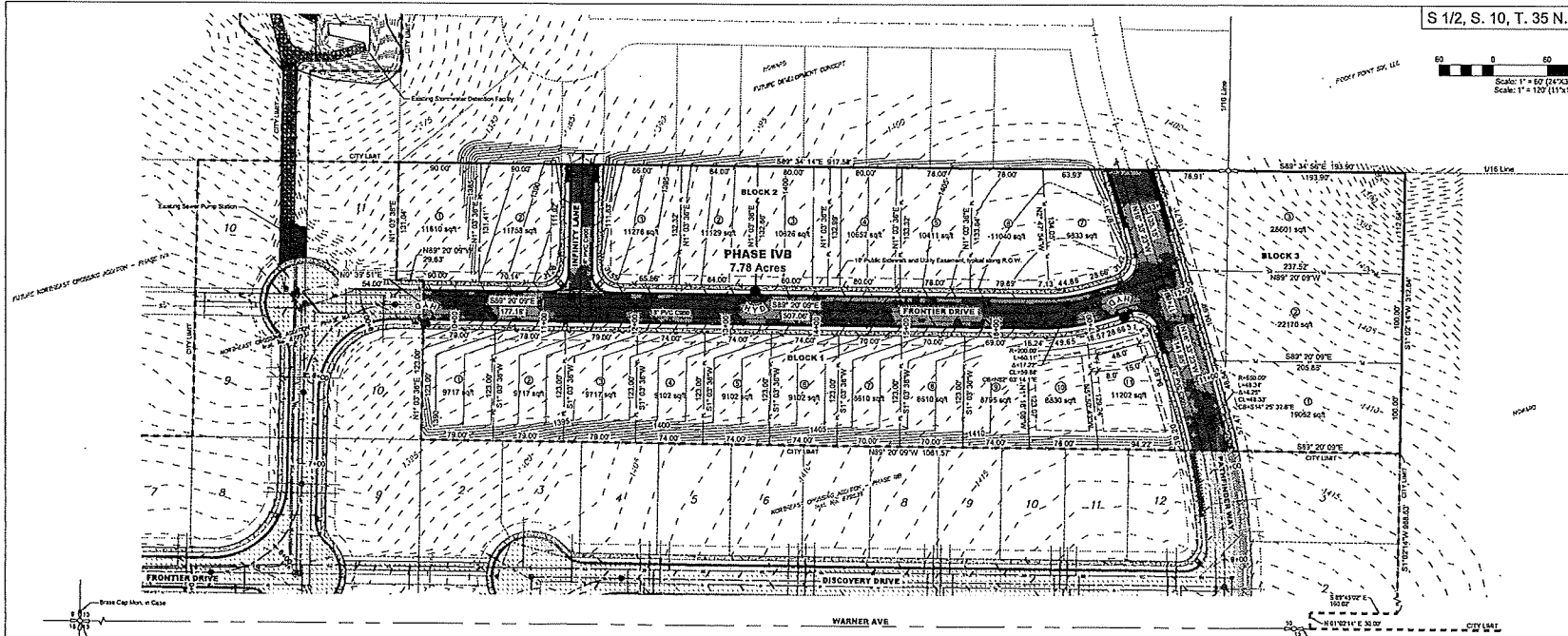
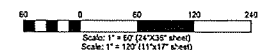
NORTHEAST CROSSING ADDITION - PHASE IVA & IVB
PRELIMINARY PLAT
DK HOLDINGS, LLC
LEWISTON, IDAHO



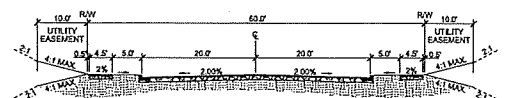
PP1

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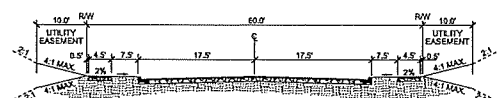
S 1/2, S. 10, T. 35 N., R. 5 W., B.M.



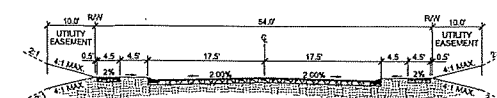
Drain Cap Man. in Case
Unfilled Manholes
20' F. inside of Catchment Man.
(see per Comments, Call for It)



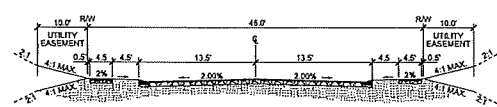
RESIDENTIAL COLLECTOR
*MODIFIED STD. DWG. NO. 3-9
(PATHFINDER WAY)



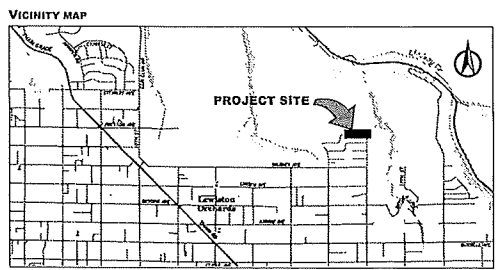
LOCAL RESIDENTIAL STREET
*MODIFIED STD. DWG. 3-4
(EXPEDITION WAY)



TYPICAL LOCAL RESIDENTIAL STREET
STD DWG. 3-4
(FRONTIER DRIVE, HORIZON COURT, LARIAT WAY)



FIRE ROAD
*MODIFIED STD. DWG. 3-6



DEVELOPER INFORMATION

DK Holdings, LLC
2417 Thain Road, Suite #107
Lewiston, ID
206-743-0340

UTILITY PROVIDERS

Sanitary Sewer: COSD (subject to annexation into COSD)
Water: L.O.D.
Power & Gas: Arista Utilities
Cable T.V.: Cable One

BASIS OF BEARING

The basis of bearing for this plan is N39°20'09"W along the centerline of Warner Avenue between the sectionline monuments at 15th Street and 16th Street. Distances shown hereon are in terms of the grid.

ELEVATION DATUM

NAVD83 as referenced from City of Lewiston, Survey Control Network 2001, PL 50A at 16th Street and Warner Avenue.

LEGEND

—●—	PROPOSED SAN. SEWER	—●—	EXISTING SAN. SEWER
—○—	PROPOSED STORM SEWER	—○—	EXISTING STORM SEWER
—H—	PROPOSED WATER LINE	—H—	EXISTING WATER
—□—	PROPOSED CATCH BASIN	—□—	EXISTING CATCH BASIN
—●—	PROPOSED MANHOLE	—●—	EXISTING MANHOLE
—H—	PROPOSED GATE VALVE	—H—	EXISTING GATE VALVE
—●—	PROPOSED FIRE HYDRANT	—●—	EXISTING FIRE HYDRANT
—●—	PROPOSED CONTOUR LINE	—●—	EXISTING CONTOUR LINE
—●—	PROPOSED PROPERTY LINE	—●—	EXISTING PROPERTY LINE
—●—	PROPOSED EASEMENT LINE	—●—	EXISTING EASEMENT LINE
—●—	PROPOSED SUBDIVISION BOUNDARY	—●—	EXISTING CITY LIMIT LINE
—●—	PROPOSED CENTERLINE	—●—	EXISTING CENTERLINE MONUMENT
—●—	PROPOSED CENTERLINE MONUMENT	—●—	SECTION CORNER
—●—		—●—	QUARTER OR 1/16 CORNER

**NORTHEAST CROSSING ADDITION - PHASE IVB
PRELIMINARY PLAT
DK HOLDINGS, LLC
LEWISTON, IDAHO**



SHEET **PP2**

558588

8/8