

# Crossroads New Meadows

situate in the SW 1/4 of the NE 1/4 of Section 24, T. 19 N., R. 1 E., B.M.,  
A Replat of portions of Vacated Block 25 and Vacated Truesdale Avenue of the  
New Meadows Townsite, City of New Meadows, Adams County, Idaho

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## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that the undersigned are the owners of

A parcel situate in the SW 1/4 of the NE 1/4 of Section 24, T. 19 N., R. 1 E., B.M., City of New Meadows, Adams County, Idaho, consisting of a portion of vacated Block 25 and the West 1/2 of vacated Truesdale Avenue, as shown on the official plat of New Meadows Townsite, recorded in Book 1, Page 12 of Plats in the Office of the Recorder of Adams County, Idaho, more particularly described as follows;

Commencing at a Brass Cap marking the intersection of Heigho Avenue and Nora Street, as shown on the official plat of New Meadows Townsite, recorded in Book 1, Page 12 of Plats in the Office of the Recorder of Adams County, Idaho; thence, N. 89°21'23" E., 799.95 feet, along the centerline of Nora Street to a Brass Cap marking the intersection of Nora Street and Norris Avenue, as shown on that particular Record of Survey recorded as Inst. No. 77979 in the Office of the Recorder of Adams County; thence, continuing N. 89°21'23" E., 40.00 feet to the easterly right-of-way of Norris Avenue; thence, S. 0°39'27" E., 30.00 feet along said easterly right-of-way to the southerly right-of-way of Nora Street, which is also the northwesterly corner of Vacated Block 25 of said New Meadows Townsite, an aluminum cap, the REAL POINT OF BEGINNING:

- Thence, continuing N. 89°21'23" E., 360.00 feet along said southerly right-of-way of Nora Street to the centerline of Vacated Truesdale Avenue;
- Thence, S. 0°39'27" E., 269.82 feet along said centerline of Vacated Truesdale Avenue to the northerly right-of-way of Virginia Avenue;
- Thence, N. 89°20'32" E., 278.09 feet along said northerly right-of-way to its intersection with the northerly right-of-way of State Highway 55, as shown on that particular highway plat of N.R.H. 130-C, Page 6, March 1965, on file in the offices of the Idaho Transportation Department (from which a broken highway monument bears N. 77°25'43" W., 2.75 feet distant);
- Thence, 128.72 feet along a non-tangent curve to the right, whose delta angle is 89°56'24", radius is 82.00 feet, and whose long chord bears N. 45°37'39" W., 115.90 feet;
- Thence, N. 0°39'27" W., 187.91 feet along the easterly right-of-way of U.S. Highway 95 (Norris Avenue) to the Point of Beginning, containing 2.197 acres, more or less.

Bearings based on Record of Survey, Inst. No. 77979.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF THE EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFY THAT THE STREETS CREATED BY THIS PLAT ARE PRIVATE, AND THAT THE CITY OF NEW MEADOWS HAS NO INTEREST OR RESPONSIBILITY THEREIN.

THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS SHOWN IN THE PLAT WILL BE SERVED BY A COMMUNITY WATER SYSTEM COMMON TO ONE (1) OR MORE OF THE LOTS. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

Crawford Company Real Estate Services, Inc., the general partner of CROSSROADS NEW MEADOWS, LLC.

BY: \_\_\_\_\_

Robert D. Crawford, PRESIDENT  
Crawford Company Real Estate Services, Inc.

## ACKNOWLEDGEMENT

STATE OF IDAHO  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT D. CRAWFORD, PRESIDENT OF CRAWFORD COMPANY REAL ESTATE SERVICES, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF CROSSROADS NEW MEADOWS, LLC, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

## APPROVAL OF NEW MEADOWS PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY OF NEW MEADOWS PLANNING AND ZONING COMMISSION.

\_\_\_\_\_  
CHAIRMAN

## APPROVAL OF THE CITY OF NEW MEADOWS

WE, THE UNDERSIGNED CITY CLERK AND MAYOR, IN AND FOR THE CITY OF NEW MEADOWS, ADAMS COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED. COMMISSIONERS.

\_\_\_\_\_  
MAYOR, CITY OF NEW MEADOWS, IDAHO

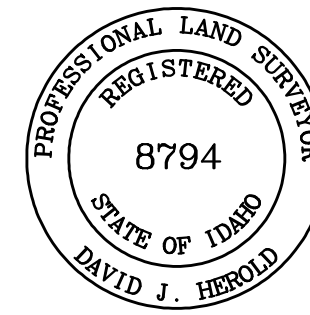
DATE

\_\_\_\_\_  
CITY CLERK, CITY OF NEW MEADOWS, IDAHO

DATE

## CERTIFICATE OF SURVEYOR

I, DAVID J. HEROLD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



\_\_\_\_\_  
DAVID J. HEROLD  
IDAHO P.L.S. NO. 8794

## CERTIFICATE OF THE COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
ADAMS COUNTY SURVEYOR

DATE

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADAMS, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
COUNTY TREASURER

DATE

## CERTIFICATE OF THE COUNTY RECORDER

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