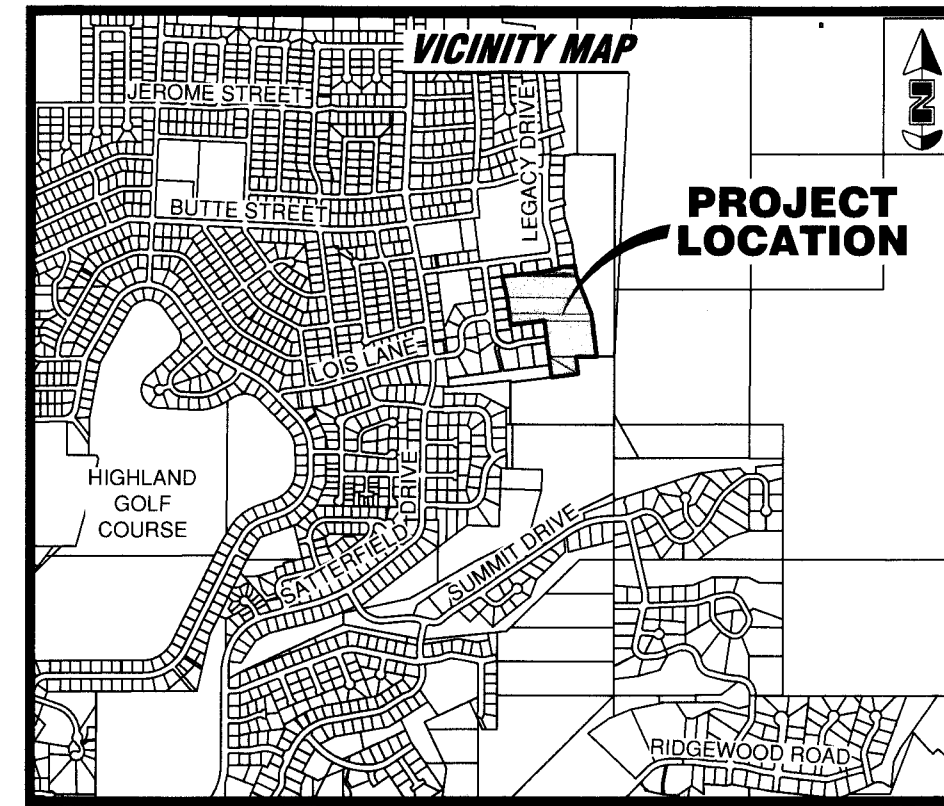


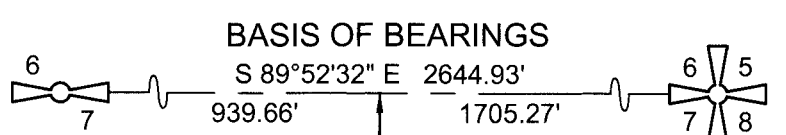
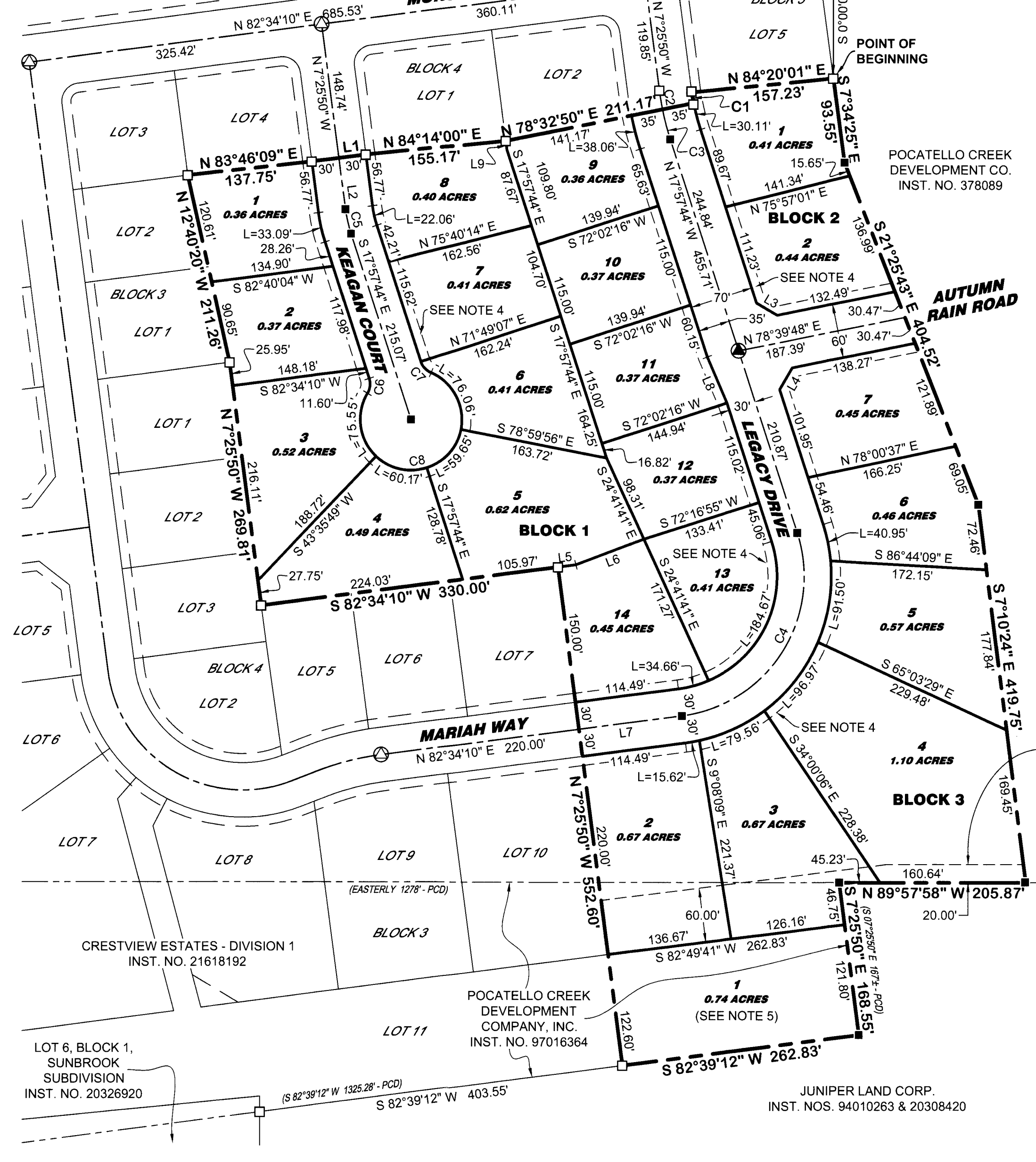
CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	265.00'	2°33'59"	11.87'	5.94'	N 10°10'10" W	11.87'
C2	300.00'	4°01'18"	21.06'	10.53'	N 09°26'29" W	21.05'
C3	300.00'	6°30'36"	34.09'	17.06'	N 14°42'26" W	34.07'
C4	155.00'	100°31'54"	271.96'	186.47'	N 32°18'13" E	238.40'
C5	150.00'	10°31'54"	27.57'	13.82'	S 12°41'47" E	27.53'
C6	20.00'	48°51'38"	17.06'	9.09'	N 06°28'05" E	16.54'
C7	20.00'	48°51'38"	17.06'	9.09'	S 42°23'32" E	16.54'
C8	56.00'	277°43'16"	271.44'	48.92'	N 72°02'16" E	73.68'

CRESTVIEW ESTATES - DIVISION 3

LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



CRESTVIEW ESTATES - DIVISION 2
INST. NO. 21814408



NORTH 1/4 CORNER OF SECTION 7.
FOUND 2" ALUMINUM CAP STAMPED
PLS 942 PER CP & F INST. NO. 94011573

NORTHEAST CORNER OF
SECTION 7. FOUND 5/8"
REBAR WITH 2" ALUMINUM
CAP MARKED LS 942 PER
CP & F INST. NO. 94012405

SURVEYOR'S NARRATIVE

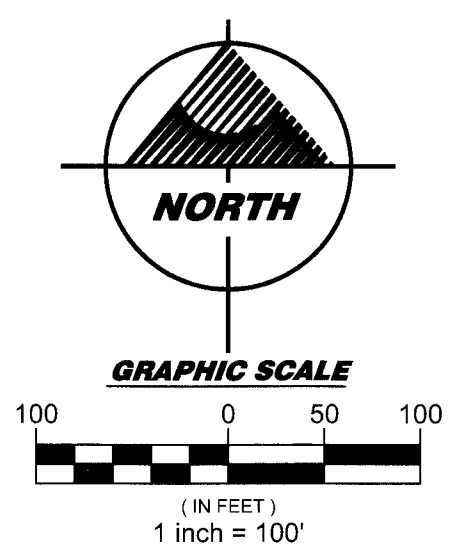
- THE PURPOSE OF THIS SURVEY IS TO CREATE NEW LOTS FOR RESIDENTIAL DEVELOPMENT.
- THE WESTERLY AND NORTHERLY BOUNDARY LINES WERE DETERMINED TO FOLLOW ALONG THE ADJACENT SUBDIVISION BOUNDARY LINES. THE EAST BOUNDARY LINE IS A NEW DELINEATION. THE SOUTHERLY BOUNDARY LINE, GENERALLY ALONG THE SOUTH LINE OF LOT 4, BLOCK 3, WAS DETERMINED TO BE AN EXTENSION OF THE NORTH BOUNDARY LINE AS DESCRIBED IN WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97016364. THE BOUNDARY LINE ALONG THE EAST LOT LINES OF LOTS 1 & 3, BLOCK 3 WERE DETERMINED TO FOLLOW ALONG THE EAST BOUNDARY LINE OF SAID DEED. THE BOUNDARY LINE ALONG THE SOUTH LOT LINE OF LOT 1, BLOCK 3 WAS ALSO DETERMINED TO FOLLOW ALONG THE SOUTH BOUNDARY LINE OF SAID DEED. MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES ALONG ALL EXISTING SUBDIVISION BOUNDARY LINES.
- EASEMENTS NOT DEPICTED:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SIDE YARD SETBACK ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- EASEMENTS ALONG THE RIGHTS-OF-WAY OF MARIAH WAY, LEGACY DRIVE, AUTUMN RAIN ROAD AND KEAGAN COURT ARE 10.00 FEET WIDE AND ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- LOT 1, BLOCK 3 IS A NON-BUILDABLE LOT AND IS TO REMAIN AS OPEN SPACE TO BE DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION. SAID LOT IS COVERED IN IT'S ENTIRETY WITH A PUBLIC UTILITY EASEMENT FOR STORM WATER DETENTION, PUBLIC UTILITIES AND PUBLIC ACCESS (SEE THE OWNER'S CERTIFICATE ON SHEET 2 OF 2 OF THIS SUBDIVISION PLAT). NO ALTERATION CAN BE MADE TO SAID LOT AFTER FINAL GRADING HAS BEEN COMPLETED BY THE DEVELOPER.
- NO BUILDINGS WILL BE PERMITTED SOUTH OF THIS LINE PER CITY OF POCATELLO REQUIREMENTS.

REFERENCE DOCUMENTS

BEARING AND DISTANCE PER WARRANTY DEED
GRANTED TO POCATELLO CREEK DEVELOPMENT
COMPANY, INC. (INST. NO. 97016364)

BUILDING RESTRICTION
LINE (SEE NOTE 6)

#	BEARING	DISTANCE
L1	N 82°34'10" E	60.00'
L2	S 07°25'50" E	56.77'
L3	S 59°38'58" E	26.60'
L4	N 30°21'02" E	27.63'
L5	N 82°34'10" E	20.00'
L6	N 69°19'48" E	80.00'
L7	N 82°34'10" E	114.49'
L8	N 23°10'15" W	55.07'
L9	S 07°24'31" E	9.98'



LEGEND

- SECTION CORNER AS NOTED
- 1/4 CORNER AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341"
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
- FOUND 2" ALUMINUM CAP STAMPED "RMES PELS 2341" INSIDE MONUMENT VAULT
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES LS 18971" (LOT CORNERS AND AT END OF CURVES)
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 18971"
- SET 2" ALUMINUM CAP STAMPED "RMES PLS 18971" INSIDE MONUMENT VAULT
- 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
- LOT 4 BLOCK 6** EXISTING SUBDIVISION LOT / BLOCK NO.
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- ORIGINAL DEED LINE
- STREET CENTERLINE
- SECTION LINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE

BASIS OF BEARING

THE NORTH LINE OF SECTION 7 WAS ASSUMED TO BE
S 89°52'32" E BETWEEN THE NORTH 1/4 CORNER AND THE
NORTHEAST CORNER PER THE CENTRAL MERIDIAN OF
IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

22116645
PLAT RECORDING INSTRUMENT NUMBER

CRESTVIEW ESTATES - DIVISION 3

LOCATED IN SECTION 7, TOWNSHIP 6
SOUTH, RANGE 35 EAST, BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: JDK, SRM, PS
1. 5/14/21 CITY	OFFICE WORK BY: AM, BMS, SOB
2.	PROJECT NO: 20-034 DATE: OCTOBER 2020
DRAWING: R:\20\SATTERFIELD, RYAN\CRESTVIEW ESTATES DIVISION 3 (20-034)\SURVCAD\10-14-20 CRESTVIEW 3 FP.DWG	
SCALE: 1 INCH = 100 FEET	SHEET 1 OF 2

CRESTVIEW ESTATES - DIVISION 3

LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, BEING MONUMENTED WITH A 2" ALUMINUM CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 94011573 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE SOUTH 89°52'32" EAST (BASIS OF BEARINGS PER EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM) A DISTANCE OF 939.66 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 2408.29 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 5, CRESTVIEW ESTATES - DIVISION 2, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 21814408 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, THE POINT OF BEGINNING;

THENCE SOUTH 7°34'25" EAST A DISTANCE OF 93.55 FEET;

THENCE SOUTH 21°25'43" EAST A DISTANCE OF 404.52 FEET;

THENCE SOUTH 7°10'24" EAST A DISTANCE OF 419.75 FEET TO AN EXTENSION OF THE NORTH BOUNDARY LINE OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED GRANTED TO POCATELLO CREEK DEVELOPMENT COMPANY, INC. AND RECORDED UNDER INSTRUMENT NO. 97016364;

THENCE NORTH 89°57'58" WEST, ALONG THE EXTENSION OF SAID BOUNDARY LINE, A DISTANCE OF 205.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 7°25'50" EAST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 168.55 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 82°39'12" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 262.83 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CRESTVIEW ESTATES - DIVISION 1, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 21618192;

THENCE FOLLOWING ALONG THE EAST AND NORTH BOUNDARY LINES OF SAID SUBDIVISION OVER THE FOLLOWING THREE (3) COURSES:

1. NORTH 7°25'50" WEST A DISTANCE OF 552.60 FEET;
2. SOUTH 82°34'10" WEST A DISTANCE OF 330.00 FEET;
3. NORTH 7°25'50" WEST A DISTANCE OF 269.81 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, CRESTVIEW ESTATES - DIVISION 2, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 21814408;

THENCE FOLLOWING ALONG THE EAST AND SOUTH BOUNDARY LINES OF SAID SUBDIVISION OVER THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 12°40'20" WEST A DISTANCE OF 211.26 FEET;
2. NORTH 83°46'09" EAST A DISTANCE OF 137.75 FEET;
3. NORTH 82°34'10" EAST A DISTANCE OF 60.00 FEET;
4. NORTH 84°14'00" EAST A DISTANCE OF 155.17 FEET;
5. NORTH 78°32'50" EAST A DISTANCE OF 211.17 FEET TO A POINT OF NON-TANGENCY WITH A 265.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS NORTH 78°32'50" EAST;
6. FOLLOWING ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°33'59" FOR AN ARC LENGTH OF 11.87 FEET (THE CHORD OF SAID CURVE BEARS NORTH 10°10'10" WEST A DISTANCE OF 11.87 FEET) TO A POINT OF NON-TANGENCY;
7. NORTH 84°20'01" EAST A DISTANCE OF 157.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13.48 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, SEAN O'BRIEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.

Sean O'Brien 7-9-'21
SEAN O'BRIEN DATE


DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 22116644 AND ARE HEREBY MADE A PART OF THE PLAT

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS AND STREETS AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE, THE OWNERS, TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. LOT 1, BLOCK 3 IS DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION, PUBLIC UTILITIES AND PUBLIC ACCESS EASEMENT. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION)

[Signature]
RYAN S. SATTERFIELD
(PRESIDENT)

[Signature]
STEVEN FREI
(SECRETARY)

ACKNOWLEDGMENT

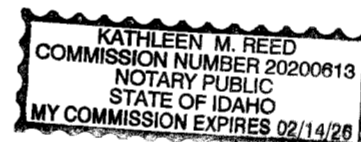
STATE OF IDAHO, COUNTY OF Bannock

ON THIS 9 DAY OF July, IN THE YEAR 2021, BEFORE ME Kate Reed, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RYAN S. SATTERFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT, AND STEVEN FREI, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY FOR SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION). THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CORPORATION.

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

[Signature]
NOTARY PUBLIC

RESIDING IN Bannock COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES 14 DAY OF February, 2021.



CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

IRRIGATION WATER RIGHTS STATEMENT

IT HAS BEEN DETERMINED THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION DISTRICT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO COD, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: 7/13/2021 HEALTH DISTRICT SIGNATURE: Kara Keller, EHS

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF

POCATELLO, IDAHO, THIS 15th DAY OF July, 2021.

[Signature]
BRIAN BLAD, MAYOR

[Signature]
KONNI KENDELL, CITY CLERK

[Signature]
MERRIL QUAYLE, ENGINEER FOR THE CITY

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED LAND SURVEYOR, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

[Signature]
GERALD V. EVANS PLS 10342
POCATELLO CITY SURVEYOR

7-15-21
DATE

COUNTY SURVEYOR'S CERTIFICATE

I, STEWART K. WARD, A LICENSED LAND SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS 21st DAY OF July, 2021.

[Signature]
STEWART K. WARD PLS 15295
BANNOCK COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE, I, JENNIFER CLARK, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH 12/31/2020

[Signature]
JENNIFER CLARK, COUNTY TREASURER
7/20/21 DATE

COUNTY RECORDER'S CERTIFICATE

I, JASON DIXON, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO ON THIS 21 DAY OF July, 2021 AT 1:54 PM. AT THE REQUEST OF [Signature] AND WAS DULY RECORDED

AS INSTRUMENT NUMBER 22116644

[Signature]
JASON DIXON, COUNTY RECORDER

CRESTVIEW ESTATES - DIVISION 3

LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: JDK, SRM, PS
1. 5/14/21 CITY	OFFICE WORK BY: JC, SOB
2.	PROJECT NO: 20- DATE:
DRAWING: R:\20\SATTERFIELD, RYAN\CRESTVIEW ESTATES DIVISION 3 (20-034)\SURV\CAD\10-14-20 CRESTVIEW 3 FP.DWG	
SCALE: 1 INCH = 60 FEET	SHEET 2 OF 2