

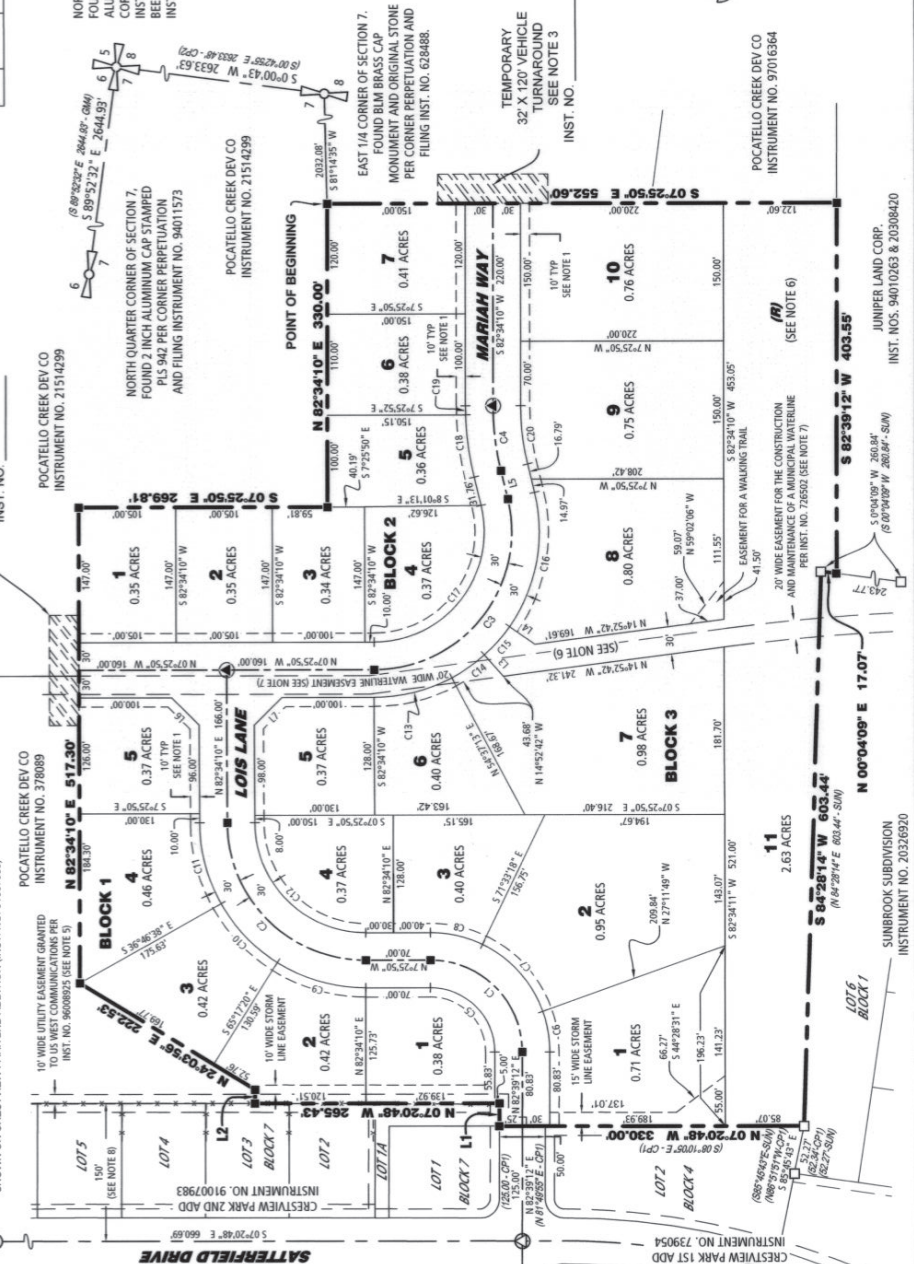
CRESTVIEW ESTATES - DIVISION 1

LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

NOTES

- EASEMENTS ARE 10 FEET WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- EASEMENT NOT DEPICTED:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SIDEWALK SETBACK ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- 120 FOOT BY 32 FOOT TEMPORARY TURNAROUND EASEMENTS FOR VEHICLE TURN AROUND AND PUBLIC UTILITIES. THESE EASEMENTS WILL TERMINATE WHEN THE NEXT SUBDIVISION CONNECTING TO THE RIGHT-OF-WAY IS RECORDED AND THE ROADWAY HAS BEEN ACCEPTED. SAID EASEMENTS ARE RECORDED AT BANNOCK COUNTY UNDER THEIR RESPECTIVE INSTRUMENT NUMBERS.
- LOT CORNER CUTOFF DIMENSIONS (BEARING AND DISTANCE) FOR L6 AND L7 ARE EQUIVALENT TO THE CHORD BEARING DISTANCE OF A 30 FOOT RADIUS CURVE.
- 10 FOOT WIDE UTILITY EASEMENT RUNS ADJACENT TO THE EASTERLY AND SOUTHERLY BOUNDARIES OF CRESTVIEW PARK 2ND ADDITION (INST. NO. 91007983) AND CRESTVIEW PARK 1ST ADDITION (INST. NO. 739054) AND TERMINATES ON THE CENTRELINE OF LOIS LANE.
- LOT 11, BLOCK 3 IS DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION. - SEE OWNER'S CERTIFICATE; SAID LOT IS COVERED IN ITS ENTIRETY WITH A PUBLIC UTILITY, STORM WATER DRAINAGE AND PUBLIC ACCESS EASEMENT.
- A 20' WIDE WATERLINE EASEMENT GRANTED TO THE CITY OF POCATELLO RECORDED AS INST. NO. 726503 RUNS ALONG MARIAH WAY, ACROSS A SMALL PORTION OF LOTS 6 AND 7, BLOCK 3 AND ALONG A WALKING PATH ACROSS LOT 11, BLOCK 3. THESE AREAS NEED TO BE KEPT FREE AND CLEAR OF LANDSCAPING, FENCING AND DEBRIS TO ALLOW FOR MAINTENANCE AS NEEDED.
- THE EASTERLY BOUNDARY MONUMENTS OF CRESTVIEW PARK 2ND ADDITION (INST. NO. 91007983) HAVE BEEN DEMOLISHED DURING THE INSTALLATION OF VARIOUS FENCES FOR THE INDIVIDUAL LOTS ALONG THIS BOUNDARY. THE LOCATIONS OF THE FENCES HAVE BEEN CHECKED AGAINST THE FOUND MONUMENTS LOCATED AT THE INTERSECTION OF SATTERFIELD DRIVE WITH LOIS LANE AND WITH THE MONUMENT LOCATED INSIDE A VAULT LOCATED AT THE P.I. OF CURVE 'A', WHICH IS LOCATED ON SATTERFIELD DRIVE. THE FENCES HAVE BEEN DETERMINED TO BE AT THE CORRECT POSITION OF THE EASTERLY BOUNDARY OF CRESTVIEW PARK 2ND ADDITION AND THE FENCE CORNERS FOR THE INDIVIDUAL LOTS EFFECTIVELY MONUMENT THE EXISTENT LOT CORNERS FOR THIS BLOCK OF THE SAID SUBDIVISION.

SURVEY MONUMENT INSIDE MONUMENT VAULT AT THE P.I. OF CURVE 'A' AS SHOWN ON CRESTVIEW PARK 2ND ADDITION (INST. NO. 91007983)



#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	100.00'	90°05'02"	157.23'	100.15'	N 37°36'41" E	141.52'
C2	150.00'	90°00'00"	235.62'	150.00'	N 37°34'10" E	212.13'
C3	150.00'	103°38'33"	271.34'	190.76'	N 59°15'06" W	235.83'
C4	300.00'	13°38'33"	71.43'	35.89'	S 75°44'54" W	71.26'
C5	70.00'	90°05'02"	110.06'	70.10'	S 37°36'41" W	99.07'
C6	130.00'	19°51'01"	45.04'	22.75'	N 72°43'41" E	44.81'
C7	130.00'	44°21'29"	100.65'	53.00'	N 40°37'36" E	98.15'
C8	130.00'	25°52'32"	58.71'	29.86'	N 05°30'26" E	58.21'
C9	180.00'	32°08'30"	100.98'	51.85'	S 08°38'25" W	99.66'
C10	180.00'	28°30'43"	89.57'	45.73'	S 38°58'01" W	88.65'
C11	180.00'	29°20'48"	92.20'	47.13'	S 67°53'46" W	91.19'
C12	120.00'	90°00'00"	188.50'	120.00'	N 37°34'10" E	169.71'
C13	180.00'	27°56'57"	87.80'	44.79'	S 71°24'18" E	86.94'
C14	180.00'	13°46'35"	43.28'	21.74'	S 42°16'04" E	43.18'
C15	180.00'	13°12'06"	41.47'	20.83'	S 55°45'25" E	41.38'
C16	180.00'	48°42'55"	153.04'	81.49'	S 06°42'55" E	148.47'
C17	120.00'	103°38'33"	217.07'	152.61'	N 59°15'06" W	188.66'
C18	330.00'	11°54'22"	68.57'	34.41'	S 74°52'48" W	68.45'
C19	330.00'	1°44'11"	10.00'	5.00'	S 81°42'05" W	10.00'
C20	270.00'	13°38'33"	64.29'	32.30'	N 75°44'54" E	64.14'

CURVE TABLE

VICINITY MAP



PROJECT LOCATION



LEGEND

- SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341"
- FOUND 5/8 INCH REBAR WITH 2 INCH ALUM. CAP STAMPED "RMES PELS 2341"
- FOUND CENTERLINE MONUMENT INSIDE MONUMENT VAULT
- SET 2 INCH ALUM. CAP STAMPED "RMES PELS 2341" INSIDE MONUMENT VAULT
- SET 1/2 INCH BY 3/4 INCH REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)
- SET 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED "RMES PELS 2341"
- SUBDIVISION LOT / BLOCK NUMBER
- EXISTING SUBDIVISION LOT / BLOCK NO.
- EXISTING BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- EXISTING SECTION & EXISTING STREET CENTERLINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE
- EXISTING FENCES (VARIOUS TYPES)
- INDICATES A RESTRICTED LOT. SEE NOTE 6

LINE TABLE

#	BEARING	DISTANCE
L1	N 82°39'12" E	25.00'
L2	N 83°34'08" E	15.00'
L3	N 40°50'38" E	31.14'
L4	N 27°39'32" E	33.76'
L5	S 68°55'37" W	31.76'
L6	S 37°34'10" W	42.43'
L7	S 52°25'50" E	42.43'

NORTHEAST CORNER OF SECTION 7, FOUND 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP MARKED LS 942 PER CORNER PERPETUATION AND FILING INST. NO. 94012405. THIS CORNER HAS BEEN PERPETUATED PREVIOUSLY AS INST. NOS. 628485 & 803412

NORTH QUARTER CORNER OF SECTION 7, FOUND 2 INCH ALUMINUM CAP STAMPED PLS 942 PER CORNER PERPETUATION AND FILING INSTRUMENT NO. 94011573

EAST 1/4 CORNER OF SECTION 7, FOUND BLM BRASS CAP MONUMENT AND ORIGINAL STONE PER CORNER PERPETUATION AND FILING INST. NO. 628488.

TEMPORARY 32' X 120' VEHICLE TURNAROUND SEE NOTE 3

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299

POCATELLO CREEK DEV CO INSTRUMENT NO. 21514299



RECORDING INSTRUMENT NUMBER
21514299

PER CITY OF POCATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

REVISIONS
1 SURVEYED BY: DJK, SVA, JCE
2 OFFICE WORK BY: JCP, SOB
3 FIELD BOOK NO.: N/A
DATE: OCTOBER 2016
DRAWING: K133-Summitland Realty and Development-Crestview Estates Div. 1-1586-SURV-CAD

RMES
Engineers + Surveyors + Planners
301 68th St. W. #139 • Williamston, ND 58801 • (701) 575-9110
800 E. Oak St. • Boise, Idaho 83701 • (208) 224-0110

PROJECT NO.: 15964
FIELD BOOK NO.: N/A
DATE: OCTOBER 2016
DRAWING: K133-Summitland Realty and Development-Crestview Estates Div. 1-1586-SURV-CAD
SCALE: 1 INCH = 100 FEET

CRESTVIEW ESTATES - DIVISION 1
LOCATED IN THE SOUTH 1/2 OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, BANNOCK COUNTY, IDAHO

CRESTVIEW ESTATES - DIVISION 1

LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7 BEING MARKED WITH A BLM BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION INSTRUMENT NUMBER 628488 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;
THENCE SOUTH 81°14'35" WEST A DISTANCE OF 2032.08 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 7°25'50" EAST A DISTANCE OF 552.60 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN WARRANTY DEED GRANTED TO POCATELLO CREEK DEVELOPMENT COMPANY, INC. RECORDED AS INST. NO. 97016384 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;
THENCE SOUTH 82°39'12" WEST, ALONG THE SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 403.55 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SUNBROOK SUBDIVISION, RECORDED IN THE OFFICIAL RECORDS OF BANNOCK COUNTY AS INST. NO. 20328920;
THENCE FOLLOWING THE EASTERLY AND NORTHERLY BOUNDARY OF SUNBROOK SUBDIVISION OVER THE FOLLOWING TWO (2) CALLS:

- NORTH 0°40'00" EAST A DISTANCE OF 17.07 FEET;
- SOUTH 84°28'14" WEST A DISTANCE OF 603.44 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF CRESTVIEW PARK 1ST ADDITION, RECORDED IN THE OFFICIAL RECORDS OF BANNOCK COUNTY AS INST. NO. 738054.

THENCE FOLLOWING THE EASTERLY BOUNDARY OF SAID CRESTVIEW PARK 1ST ADDITION OVER THE FOLLOWING TWO (2) CALLS:

- NORTH 7°20'48" WEST (RECORDED AS SOUTH 8°10'05" EAST) A DISTANCE OF 280.00 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF LOIS LANE;
- CONTINUING NORTH 7°20'48" WEST (RECORDED AS SOUTH 8°10'05" EAST) A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF LOIS LANE, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF CRESTVIEW PARK 2ND ADDITION RECORDED IN THE OFFICIAL RECORDS OF BANNOCK COUNTY AS INSTRUMENT NO. 91007983;

THENCE FOLLOWING THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID CRESTVIEW PARK 2ND ADDITION OVER THE FOLLOWING TWO (2) CALLS:

- NORTH 82°39'12" EAST A DISTANCE OF 25.00 FEET;
- NORTH 7°20'48" WEST A DISTANCE OF 265.43 FEET;

THENCE NORTH 85°34'08" EAST A DISTANCE OF 15.00 FEET;
THENCE NORTH 24°03'56" EAST A DISTANCE OF 222.53 FEET;
THENCE NORTH 82°34'10" EAST A DISTANCE OF 517.30 FEET;
THENCE SOUTH 7°25'50" EAST A DISTANCE OF 269.81 FEET;
THENCE NORTH 82°34'10" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.85 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JAY L. CORNELISON, A REGISTERED LAND SURVEYOR OF 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 CONFORM 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.

JAY L. CORNELISON
12-7-16
DATE



SANITARY RESTRICTIONS

A SANITARY RESTRICTION IS IN FORCE PER IDAHO CODE 50-1326 TO 50-1329 ON THIS PLAT.
SANITARY RESTRICTIONS ARE SATISFIED AND LISTED THIS 8th DAY OF December 2016.

Kean Keller, EHS
SOUTHEAST IDAHO PUBLIC HEALTH

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE 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.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 21613190 AND ARE HEREBY MADE A PART OF THE PLAT

OWNERS 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 US 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 11, 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 OWNERS DO HEREBY SET OUR HANDS.
SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION)

TARA A. SATTERFIELD (SECRETARY)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK

ON THIS 8th DAY OF December, IN THE YEAR 2016 BEFORE ME Kimberly Wright, 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 TARA A. SATTERFIELD, 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 HEREBY SET MY HAND AND AFFIXED MY SEAL THIS DAY AND THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC Kimberly Wright
RESIDING AT: Pocatello, ID
MY COMMISSION EXPIRES: 1/18/2019



COUNTY SURVEYOR'S CERTIFICATE

I, Gerald V. Evans, A REGISTERED 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 8 DAY OF Dec 2016.

Gerald V. Evans
10342
NO.
REVIEWING SURVEYOR

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, MARK JENSEN, 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.

Mark Jensen
RS 10343
POCATELLO CITY SURVEYOR

Dec 8
DATE

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 16th DAY OF December 2016.

Brian Blad, Mayor
Ruth Whitworth, City Clerk

Merrill Quayle, Engineer for the City

COUNTY TREASURER'S CERTIFICATE

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

Radene Barker
12-7-16
DATE

COUNTY RECORDER'S CERTIFICATE

I, ROBERT POLEKI, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO, ON THE 14th DAY OF Dec 2016, AT 4:34 PM, AT THE REQUEST OF RMEs AND WAS DULY RECORDED.

AS INSTRUMENT NO. 21618192
Robert Poleki, County Recorder

CRESTVIEW ESTATES - DIVISION 1
LOCATED IN THE SOUTH 1/2 OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, BANNOCK COUNTY, IDAHO

RMEs
Engineers • Surveyors • Planners

301 58th St. W. #138 • Williston, ND 58907 • (701) 572-0110
600 E. Oak St. • Pocatello, ID 83201 • (208) 534-0110

REVISIONS SURVEYED BY: JDK, SRM, JCE
1 OFFICE WORK BY: JC, JPD, SOB
2 FIELD BOOK NO: N/A
PROJECT NO: 15064 DATE: OCTOBER 2016
DRAWING: R175Satterfield Realty and Development/Crestview Estates Div. 1 - 15064SURVCAD
SCALE: 1 INCH = 100 FEET