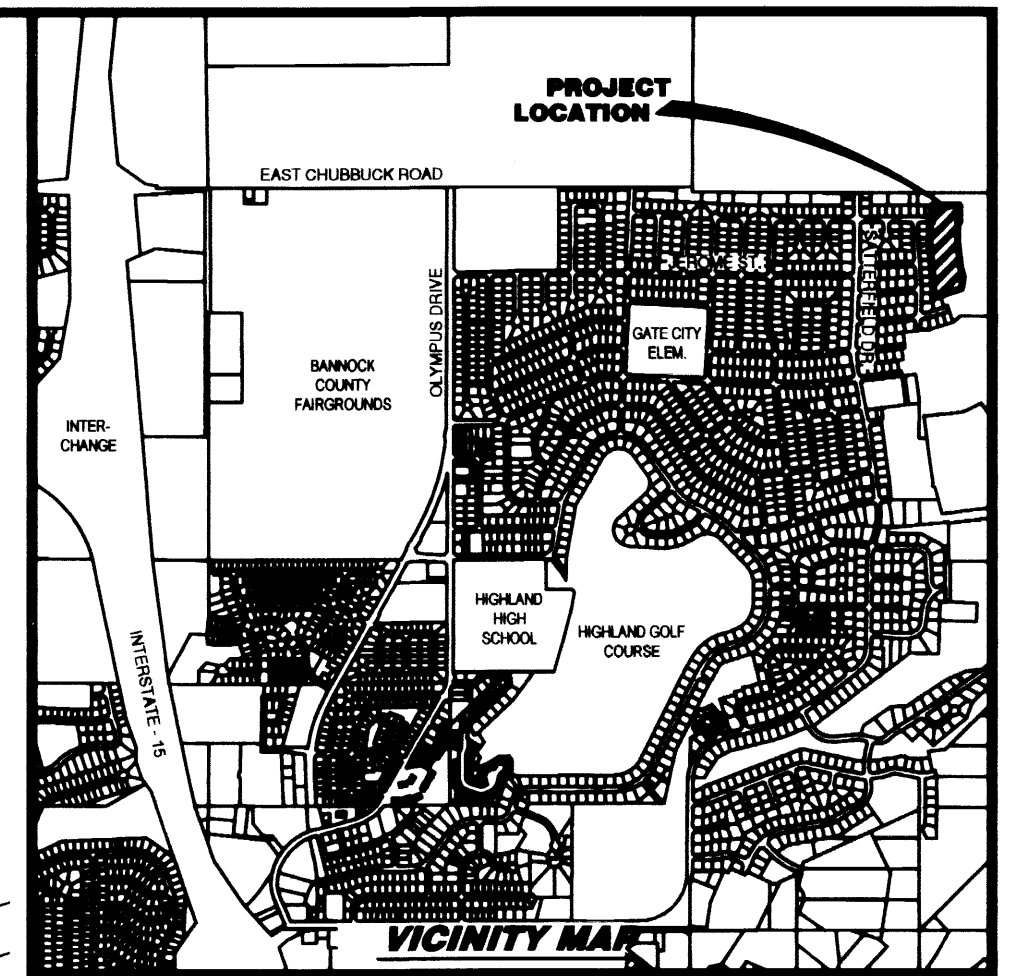


# GREENFIELD MEADOWS DIVISION 3

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



### 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"
- SET 2 INCH ALUM. CAP STAMPED "RMES PELS 2341" INSIDE MONUMENT VAULT
- FOUND 2 INCH ALUM. CAP STAMPED "RMES PELS 2341" INSIDE MONUMENT VAULT
- SET 1/2 INCH BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)
- SET 5/8 INCH REBAR WITH 2 INCH ALUM. CAP STAMPED "RMES PELS 2341"
- 1 / BLOCK 2 SUBDIVISION LOT / BLOCK NUMBER
- EX. SUBDIVISION LOT / BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- EXISTING SECTION & STREET CENTERLINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE

POCATELLO CREEK DEVELOPMENT CORP INSTR. NO. 378089

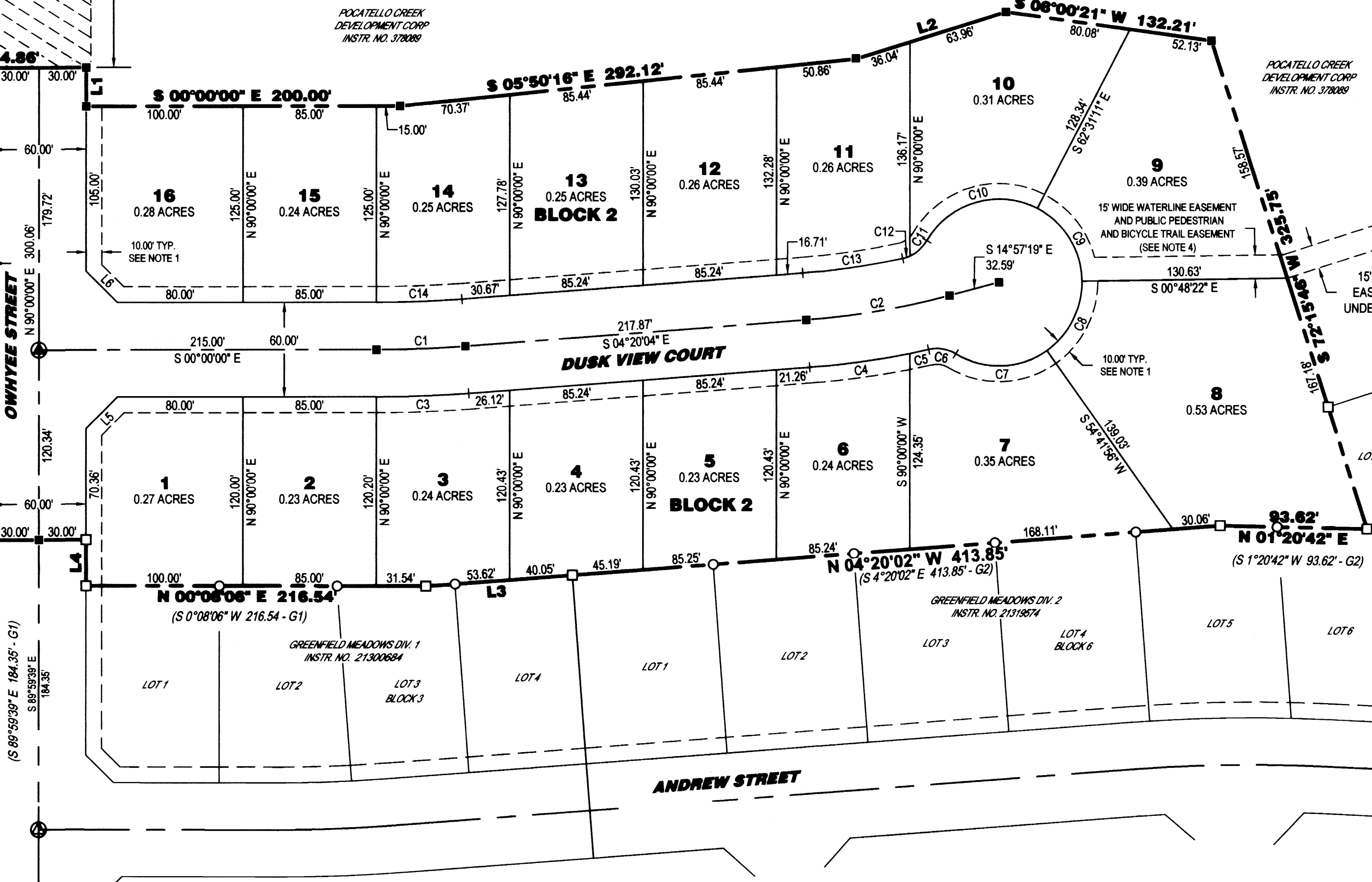
NORTH 1/4 CORNER SEC. 7, T. 6 S. R. 35 E. B.M. FOUND BANNOCK COUNTY CAP STAMPED PLS 942 PER CP&F NO. 94011573

NW COR SEC 7, T. 6 S., R. 35 E., B.M. FOUND BANNOCK COUNTY BCM PER CP&F INST. NO. 628484

NE COR SEC 12, T. 6 S., R. 34 E., B.M. FOUND BANNOCK COUNTY BCM PER CP&F INST. NO. 819177

**LINE TABLE**

#	BEARING	DISTANCE
L1	N 90°00'00" W	24.72'
L2	S 17°22'00" E	100.00'
L3	N 04°20'02" W	93.67'
L4	S 90°00'00" E	29.41'
L5	S 45°00'00" E	28.28'
L6	S 45°00'00" W	28.28'



### REFERENCE DOCUMENTS

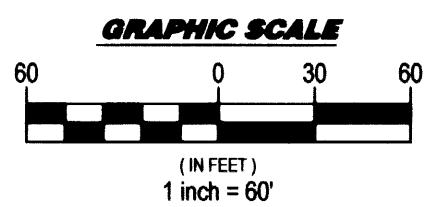
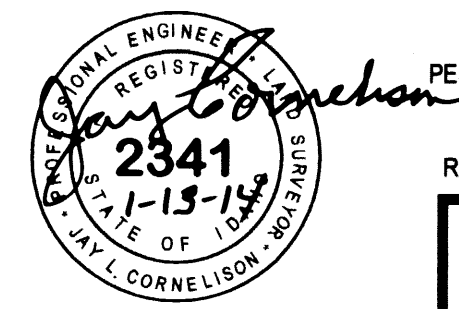
- (G1) DISTANCE AND BEARING PER GREENFIELD MEADOWS DIVISION NO. 1 (RECORD INST. NO. 21300684)
- (G2) DISTANCE AND BEARING PER GREENFIELD MEADOWS DIVISION NO. 2 (RECORD INST. NO. 21319574)

### NOTES

- EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- THE FOLLOWING EASEMENTS ARE NOT DEPICTED ON THIS PLAT:
  - ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A SEVEN (7) FOOT WIDE DRAINAGE EASEMENT ALONG ALL LOT LINES.
  - LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND MAINTENANCE OF PUBLIC UTILITIES. THE EASEMENT WILL TERMINATE AFTER THE NEXT SUBDIVISION IS COMPLETED, INCLUDING ACCEPTANCE BY THE CITY OF ALL ROADWAY IMPROVEMENTS AND RECORDING OF THE PLAT OF SAID SUBDIVISION. THIS EASEMENT IS RECORDED IN THE RECORDS OF BANNOCK COUNTY UNDER INSTRUMENT NO. 21500367.
- A 1.5" WATER LINE IS LOCATED IN THE CENTER OF SHOWN 15' EASEMENT AND IS GRANTED TO THE CITY OF POCATELLO. SAID EASEMENT ALSO CONTAINS A PUBLIC WALKWAY. THE OWNER OF LOT 9, BLOCK 2 SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND LANDSCAPING MAINTENANCE OVER THE EASEMENT AREA. NO FENCING TO BE ALLOWED WITHIN THE EASEMENT AREA.

### CURVE TABLE

#	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	750.00'	4°20'04"	56.74'	28.38'	S 02°10'02" E	56.72'
C2	500.00'	10°37'16"	92.69'	46.48'	S 09°38'42" E	92.55'
C3	780.00'	4°20'04"	59.01'	29.52'	S 02°10'02" E	58.99'
C4	530.00'	6°57'59"	64.44'	32.26'	S 07°49'04" E	64.40'
C5	530.00'	1°19'16"	12.22'	6.11'	S 11°57'41" E	12.22'
C6	23.50'	43°46'15"	17.95'	9.44'	N 09°15'49" E	17.52'
C7	53.00'	66°27'01"	61.47'	34.72'	S 02°04'34" E	58.08'
C8	53.00'	55°30'18"	51.34'	27.89'	S 63°03'13" E	49.36'
C9	53.00'	61°42'49"	57.09'	31.67'	N 58°20'13" E	54.37'
C10	53.00'	87°30'43"	80.95'	50.75'	N 16°16'33" W	73.31'
C11	23.50'	35°53'22"	14.72'	7.61'	S 42°05'13" E	14.48'
C12	23.50'	11°57'23"	4.90'	2.46'	S 18°09'50" E	4.90'
C13	470.00'	7°51'05"	64.41'	32.25'	S 08°15'36" E	64.35'
C14	720.00'	4°20'04"	54.47'	27.25'	S 02°10'02" E	54.45'



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

RECORDING INSTRUMENT NUMBER 21500688

### GREENFIELD MEADOWS DIVISION 3

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



REVISIONS	SURVEYED BY: J. KRATOCHVIL, S. MORIN
1	OFFICE WORK BY: J. DIXON, S. O'BRIEN, J. RICE
2	FIELD BOOK NO: N/A
PROJECT NO: 14053	DATE: JANUARY 2015
DRAWING: R:114/SATTERFIELD REALTY & DEV/GREENFIELD MDW DIV. 3 - 14053/PLATS/GFM 3 FP2.DWG	
SCALE: 1 INCH = 60 FEET	SHEET 1 OF 2

# GREENFIELD MEADOWS DIVISION 3

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


## BOUNDARY DESCRIPTION

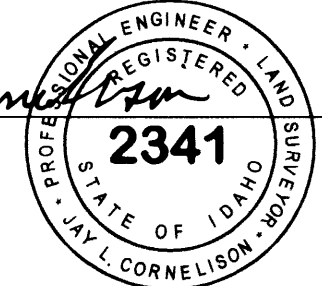
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BEING MARKED WITH A BANNOCK COUNTY MONUMENT AS DESCRIBED IN CORNER PERPETUATION INSTRUMENT NO. 628484 OF THE OFFICIAL RECORDS OF BANNOCK COUNTY;  
THENCE SOUTH 89°52'20" EAST (BASIS OF BEARING PER CITY OF POCATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2330.04 FEET TO A POINT THAT IS NORTH 89°52'20" WEST A DISTANCE OF 115.67 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 7, PER CORNER PERPETUATION INST. NO. 94011573,  
THENCE SOUTH 0°01'24" WEST A DISTANCE OF 129.75 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF GREENFIELD MEADOWS DIVISION 1, RECORDED IN THE OFFICIAL RECORD OF BANNOCK COUNTY UNDER INSTRUMENT NO. 21300684;  
THENCE SOUTH 89°57'02" EAST ALONG THE NORTH LINE OF SAID GREENFIELD MEADOWS DIVISION 1, A DISTANCE OF 245.00 FEET THE POINT OF BEGINNING;  
THENCE NORTH 90°00'00" EAST A DISTANCE OF 300.00 FEET;  
THENCE SOUTH 0°00'00" WEST A DISTANCE OF 184.86 FEET;  
THENCE NORTH 90°00'00" WEST A DISTANCE OF 24.72 FEET;  
THENCE SOUTH 0°00'00" EAST A DISTANCE OF 200.00 FEET;  
THENCE SOUTH 5°50'16" EAST A DISTANCE OF 292.12 FEET;  
THENCE SOUTH 17°22'00" EAST A DISTANCE OF 100.00 FEET;  
THENCE SOUTH 8°00'21" WEST A DISTANCE OF 132.21 FEET;  
THENCE SOUTH 72°15'46" WEST A DISTANCE OF 325.75 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 6 IN GREENFIELD MEADOWS DIVISION 2 INSTRUMENT NO. 21319574;  
THENCE NORTH 1°20'42" EAST A DISTANCE OF 93.62 FEET ALONG THE EAST LINE OF SAID GREENFIELD MEADOWS DIVISION 2;  
THENCE CONTINUING ALONG THE SAID EAST LINE NORTH 4°20'02" WEST A DISTANCE OF 413.85 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 3 OF SAID GREENFIELD MEADOWS DIVISION 1;  
THENCE ALONG THE EAST LINE OF GREENFIELD MEADOWS DIVISION 1 OVER THE NEXT FOUR (4) CALLS:  
1. NORTH 4°20'02" WEST A DISTANCE OF 93.67 FEET;  
2. NORTH 0°08'06" EAST A DISTANCE OF 216.54 FEET;  
3. THENCE SOUTH 90°00'0" EAST A DISTANCE OF 29.41 FEET;  
4. THENCE NORTH 0°01'24" EAST A DISTANCE OF 184.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.78 ACRES MORE OR LESS.

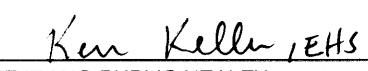
## SURVEYOR'S CERTIFICATE

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 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.

  
JAY L. CORNELISON  
12-8-14  
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 LIFTED THIS 22<sup>nd</sup> DAY OF December, 2014  
  
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 21300683 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 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. 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 HEREUNTO SET OUR HANDS.  
SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION)

  
RYAN S. SATTERFIELD (PRESIDENT)  
  
TARA A. SATTERFIELD (SECRETARY)

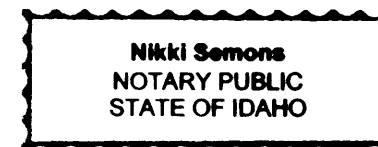
## ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK


ON THIS 9<sup>th</sup> DAY OF December, IN THE YEAR 2014, BEFORE ME, Nikki Semons, 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 HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY AND THIS CERTIFICATE ABOVE WRITTEN.

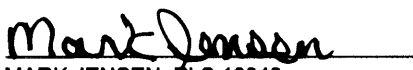
NOTARY PUBLIC Nikki Semons  
RESIDING AT: Pocatello, ID 83201  
MY COMMISSION EXPIRES: June 16, 2020




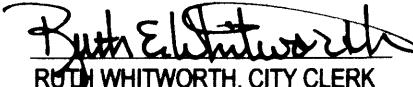

## COUNTY SURVEYOR'S CERTIFICATE

I, TIM SHURTLIFF, 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 20<sup>th</sup> DAY OF 20, 2015  
  
TIM SHURTLIFF PLS 977



## 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 PLS 10343  
POCATELLO CITY SURVEYOR  
1-13-15  
DATE



## CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED BY THE CITY OF POCATELLO, IDAHO, THIS 20<sup>th</sup> DAY OF January, 2015  
  
BRIAN BLAD, MAYOR  
  
RUTH WHITWORTH, CITY CLERK  
  
MERRIL QUAYLE, ENGINEER FOR THE CITY

## COUNTY TREASURER'S CERTIFICATE

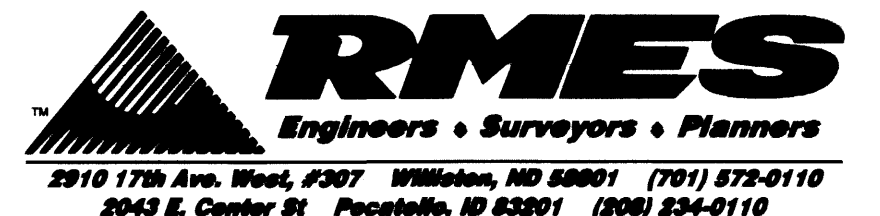
PURSUANT TO 50-1308, IDAHO CODE. I, RADENE BARKER DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.  
THROUGH 2014  
  
RADENE BARKER  
1/20/15  
DATE  


## 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 THIS 20<sup>th</sup> DAY OF January, 2015 AT 2:23 PM AT THE REQUEST OF RMES AND WAS DULY RECORDED AS INSTRUMENT NO. 21500688  
  
ROBERT POLEKI, COUNTY RECORDER  


## GREENFIELD MEADOWS DIVISION 3

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



REVISIONS	SURVEYED BY: J. KRATOCHVIL, S. MORIN
1	OFFICE WORK BY: J. DIXON, S. O'BRIEN, J. RICE
2	FIELD BOOK NO: N/A
PROJECT NO: 14053	DATE: OCTOBER 2014
DRAWING: R:\14053\SATTERFIELD REALTY & DEV\GREENFIELD MEADOWS DIV. 3-14053\PLATS\OPM 3	
SCALE: N/A	