

# GREENFIELD MEADOWS DIVISION 4

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

JAMES W, DAVID J AND ROBERT E HART  
INSTRUMENT NOS. 20711033 & 20711145

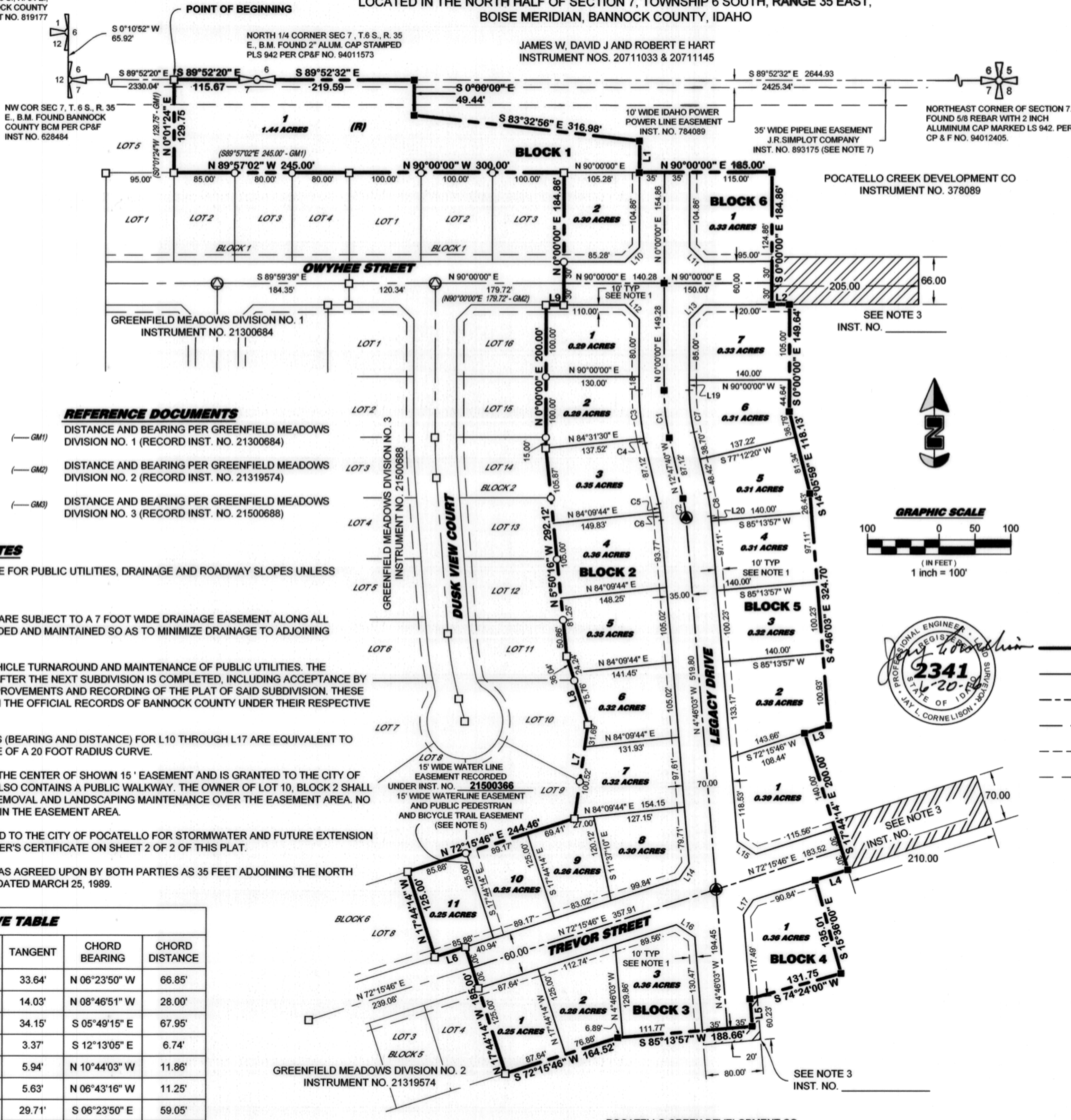
NE COR SEC 12, T. 6 S., R. 34 E.,  
B.M. FOUND BANNOCK COUNTY  
BCM PER CP&F INST NO. 819177

#	BEARING	DISTANCE
L1	S 00°00'00" E	44.17'
L2	N 90°00'00" E	25.00'
L3	S 72°15'46" W	35.22'
L4	S 72°15'46" W	47.75'
L5	S 04°46'03" E	38.32'
L6	S 72°15'46" W	44.94'
L7	N 08°00'21" E	132.21'
L8	N 17°22'00" W	100.00'
L9	N 90°00'00" E	24.72'
L10	S 45°00'00" W	28.28'
L11	S 45°00'00" E	28.28'
L12	S 45°00'00" E	28.28'
L13	N 45°00'00" E	28.28'
L14	S 33°44'51" W	24.90'
L15	N 56°15'09" W	31.30'
L16	S 56°15'09" E	31.30'
L17	N 33°44'51" E	24.91'
L18	S 00°00'00" E	19.28'
L19	S 00°00'00" E	14.28'
L20	S 04°46'03" E	6.78'

### NOTES

- EASEMENTS ARE 10' 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 7 FOOT WIDE DRAINAGE EASEMENT ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- TEMPORARY EASEMENTS FOR VEHICLE TURNAROUND AND MAINTENANCE OF PUBLIC UTILITIES. THE EASEMENTS 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. THESE EASEMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF BANNOCK COUNTY UNDER THEIR RESPECTIVE INSTRUMENT NUMBERS.
- LOT CORNER CUTOFF DIMENSIONS (BEARING AND DISTANCE) FOR L10 THROUGH L17 ARE EQUIVALENT TO THE CHORD BEARING DISTANCE OF A 20 FOOT RADIUS CURVE.
- 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 10, BLOCK 2 SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND LANDSCAPING MAINTENANCE OVER THE EASEMENT AREA. NO FENCING TO BE ALLOWED WITHIN THE EASEMENT AREA.
- LOT 1, BLOCK 1 WILL BE DEDICATED TO THE CITY OF POCATELLO FOR STORMWATER AND FUTURE EXTENSION OF CHUBBUCK ROAD. SEE OWNER'S CERTIFICATE ON SHEET 2 OF 2 OF THIS PLAT.
- J.R. SIMPLOT EASEMENT WIDTH WAS AGREED UPON BY BOTH PARTIES AS 35 FEET ADJOINING THE NORTH LINE OF SECTION 7 BY LETTER DATED MARCH 25, 1989.

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	300.00'	12°47'40"	66.99'	33.64'	N 06°23'50" W	66.85'
C2	200.00'	8°01'37"	28.02'	14.03'	N 08°46'51" W	28.00'
C3	335.00'	11°38'30"	68.07'	34.15'	S 05°49'15" E	67.95'
C4	335.00'	1°09'10"	6.74'	3.37'	S 12°13'05" E	6.74'
C5	165.00'	4°07'13"	11.87'	5.94'	N 10°44'03" W	11.86'
C6	165.00'	3°54'26"	11.25'	5.63'	N 06°43'16" W	11.25'
C7	285.00'	12°47'40"	59.18'	29.71'	S 06°23'50" E	59.05'
C8	235.00'	8°01'37"	32.92'	16.49'	N 08°46'52" W	32.90'

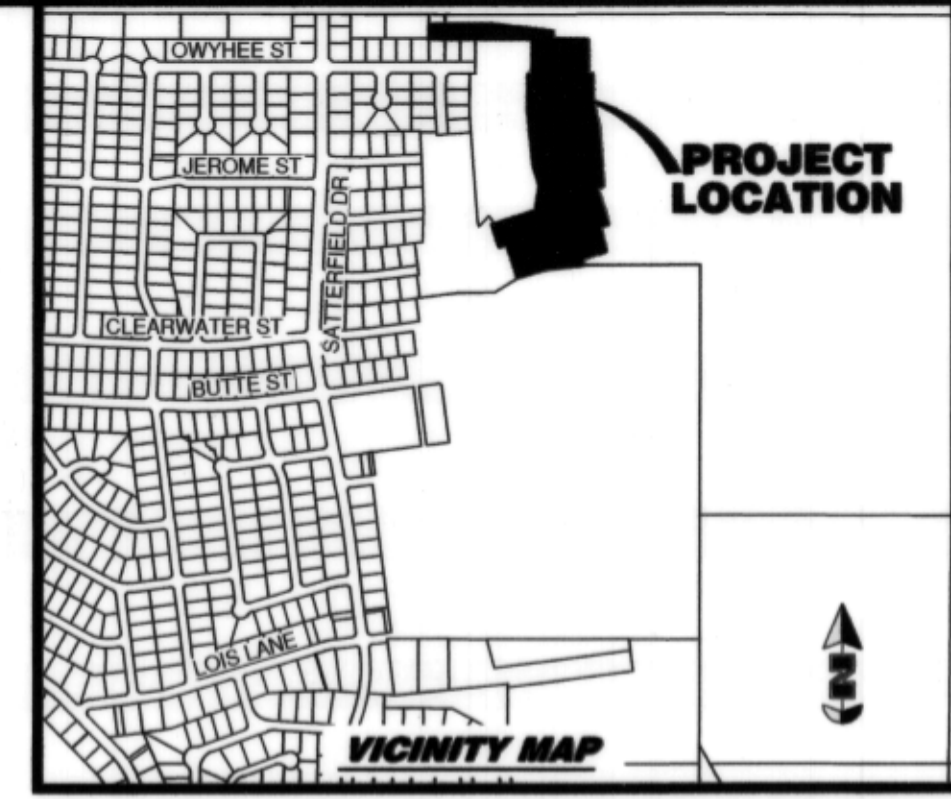


### REFERENCE DOCUMENTS

- (GM1) DISTANCE AND BEARING PER GREENFIELD MEADOWS DIVISION NO. 1 (RECORD INST. NO. 21300684)
- (GM2) DISTANCE AND BEARING PER GREENFIELD MEADOWS DIVISION NO. 2 (RECORD INST. NO. 21319574)
- (GM3) DISTANCE AND BEARING PER GREENFIELD MEADOWS DIVISION NO. 3 (RECORD INST. NO. 21500688)

### CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	300.00'	12°47'40"	66.99'	33.64'	N 06°23'50" W	66.85'
C2	200.00'	8°01'37"	28.02'	14.03'	N 08°46'51" W	28.00'
C3	335.00'	11°38'30"	68.07'	34.15'	S 05°49'15" E	67.95'
C4	335.00'	1°09'10"	6.74'	3.37'	S 12°13'05" E	6.74'
C5	165.00'	4°07'13"	11.87'	5.94'	N 10°44'03" W	11.86'
C6	165.00'	3°54'26"	11.25'	5.63'	N 06°43'16" W	11.25'
C7	285.00'	12°47'40"	59.18'	29.71'	S 06°23'50" E	59.05'
C8	235.00'	8°01'37"	32.92'	16.49'	N 08°46'52" W	32.90'



### 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 2 INCH ALUM. CAP STAMPED "RMES PELS 2341" INSIDE MONUMENT VAULT
- SET 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 ALUMINUM CAP STAMPED "RMES PELS 2341"
- 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
- LOT 4 BLOCK 6** EXISTING SUBDIVISION LOT / BLOCK NO.
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- EXISTING SECTION & STREET CENTERLINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE
- (R) INDICATES A RESTRICTED LOT. SEE NOTE 6

### BASIS OF BEARING

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

21611093

RECORDING INSTRUMENT NUMBER

### GREENFIELD MEADOWS DIVISION 4

LOCATED IN THE NORTH HALF 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 58801 • (701) 572-0110  
600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110  
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REVISIONS	SURVEYED BY: JDC, SRM, JCE
1	OFFICE WORK BY: JLC, SOB
2	FIELD BOOK NO: N/A
PROJECT NO: 15063	DATE: JUNE 2016
DRAWING: R:15/SATTERFIELD R AND D:GREENFIELD MEADOWS DIV. 4 - 15063/SURV/CAD	
SCALE: 1 INCH = 100 FEET	SHEET 1 OF 2

# GREENFIELD MEADOWS DIVISION 4

LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, 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 BEING MARKED WITH A BANNOCK COUNTY MONUMENT AS DESCRIBED IN CORNER PERPETUATION INSTRUMENT NUMBER 628484 IN 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 INSTRUMENT NUMBER 94011573, SAID POINT BEING THE POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE SAID NORTH LINE OF SECTION 7, SOUTH 89°52'20" EAST A DISTANCE OF 115.67 FEET, TO THE SAID NORTH 1/4 CORNER OF SECTION 7; THENCE, CONTINUING ALONG THE SAID NORTH LINE OF SECTION 7, SOUTH 89°52'32" EAST A DISTANCE OF 219.59 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 49.44 FEET; THENCE SOUTH 83°32'56" EAST A DISTANCE OF 316.98 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 44.17 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 185.00 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 184.86 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 149.64 FEET; THENCE SOUTH 14°05'59" EAST A DISTANCE OF 118.13 FEET; THENCE SOUTH 4°46'03" EAST A DISTANCE OF 324.70 FEET; THENCE SOUTH 72°15'46" WEST A DISTANCE OF 35.22 FEET; THENCE SOUTH 17°44'14" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 72°15'46" WEST A DISTANCE OF 47.75 FEET; THENCE SOUTH 15°36'00" EAST A DISTANCE OF 135.01 FEET; THENCE SOUTH 74°24'00" WEST A DISTANCE OF 131.75 FEET; THENCE SOUTH 4°46'03" EAST A DISTANCE OF 38.32 FEET; THENCE SOUTH 85°13'57" WEST A DISTANCE OF 188.66 FEET; THENCE SOUTH 72°15'46" WEST A DISTANCE OF 164.52 FEET TO THE SOUTHEAST CORNER OF GREENFIELD MEADOWS DIVISION NO. 2 RECORDED AS INSTRUMENT NUMBER 21319574; THENCE FOLLOWING THE EASTERLY BOUNDARY OF SAID GREENFIELD MEADOWS DIVISION NO. 2 OVER THE FOLLOWING THREE (3) CALLS:

1. NORTH 17°44'14" WEST A DISTANCE OF 185.00 FEET;
2. SOUTH 72°15'46" WEST A DISTANCE OF 44.94 FEET;
3. NORTH 17°44'14" WEST A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF GREENFIELD MEADOWS DIVISION NO. 3 RECORDED AS INSTRUMENT NUMBER 21500688;

THENCE FOLLOWING THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES FOR SAID GREENFIELD MEADOWS DIVISION NO. 3 OVER THE FOLLOWING EIGHT (8) CALLS:

1. NORTH 72°15'46" EAST A DISTANCE OF 244.46 FEET;
2. NORTH 8°00'21" EAST A DISTANCE OF 132.21 FEET;
3. NORTH 17°22'00" WEST A DISTANCE OF 100.00 FEET;
4. NORTH 5°50'16" WEST A DISTANCE OF 292.12 FEET;
5. NORTH 0°00'00" EAST A DISTANCE OF 200.00 FEET;
6. NORTH 90°00'00" EAST A DISTANCE OF 24.72 FEET;
7. NORTH 0°00'00" EAST A DISTANCE OF 184.86 FEET;
8. NORTH 90°00'00" WEST A DISTANCE OF 300.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF GREENFIELD MEADOWS DIVISION NO. 1 RECORDED INSTRUMENT NUMBER 21300684;

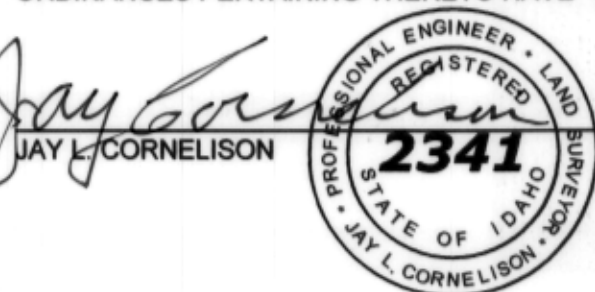
THENCE FOLLOWING THE NORTHERLY BOUNDARY OF SAID GREENFIELD MEADOWS DIVISION NO. 1 OVER THE FOLLOWING TWO (2) CALLS:

1. NORTH 89°57'02" WEST A DISTANCE OF 245.00 FEET;
2. NORTH 0°01'24" EAST A DISTANCE OF 129.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.54 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.



6-20-16  
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 LIFTED THIS 21<sup>st</sup> DAY OF June, 2016.

Kara Kallen, 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 21611091 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 ERECTED WITHIN THE LINES OF SAID EASEMENTS.

LOT 1, BLOCK 1 IS HEREBY DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION, PUBLIC UTILITIES AND THE FUTURE EXTENSION OF CHUBBUCK ROAD.

IN WITNESS WHEREOF WE OWNERS DO HEREUNTO SET OUR HANDS.  
SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION)

Ryan S. Satterfield Ryan S. Satterfield (PRESIDENT)  
Tara A. Satterfield Tara A. Satterfield (SECRETARY)

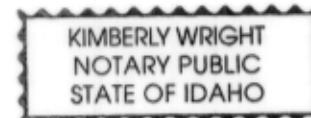
## ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK

ON THIS 22<sup>nd</sup> DAY OF June, 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 HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY AND THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC Kimberly Wright  
RESIDING AT: Pocatello  
MY COMMISSION EXPIRES: 7/8/2019



## 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 23 DAY OF June, 2016.

Gerald V. Evans 10342  
REVIEWING SURVEYOR NO.

## 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 6-29-16  
MARK JENSEN PLS 10343 DATE  
POCATELLO CITY SURVEYOR

## CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED BY THE CITY OF POCATELLO, IDAHO, THIS 11<sup>th</sup> DAY OF August, 2016.

Brian Blad Brian Blad, Mayor  
Ruth Whitworth Ruth Whitworth, City Clerk  
Merril Quayle 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.

THROUGH 12/31/2015  
Radene Barker by Jennifer Clark 8/11/16  
RADENE BARKER 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 11<sup>th</sup> DAY OF August, 2016 AT 11:59 AM. AT THE REQUEST OF RMS AND WAS DULY RECORDED.

AS INSTRUMENT NO. 21611091  
Robert Poleki by Atal P  
ROBERT POLEKI, COUNTY RECORDER

## GREENFIELD MEADOWS DIVISION 4

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



REVISIONS	SURVEYED BY: JDK, SRM, JCE
1	OFFICE WORK BY: JLC, SOB
2	FIELD BOOK NO: N/A
PROJECT NO: 15063	DATE: JUNE 2016
DRAWING: R:115/SATTERFIELD R AND D/GREENFIELD MEADOWS DIV. 4 - 15063/SURVCAD	
SCALE: 1 INCH = 100 FEET	SHEET 2 OF 2