

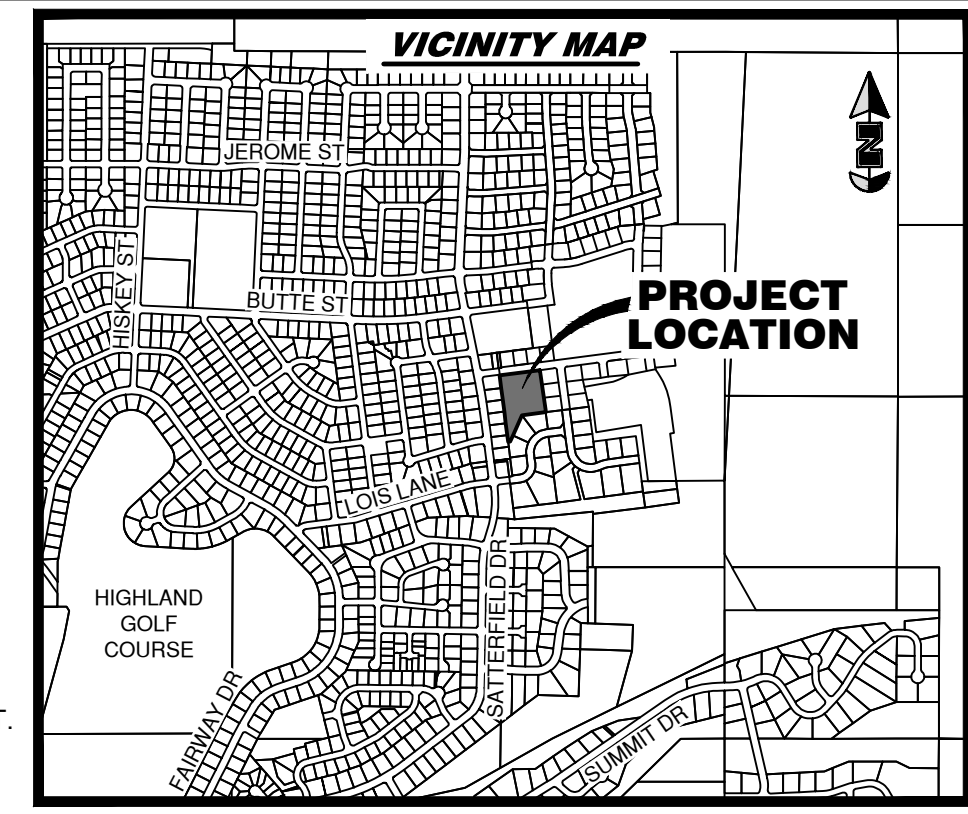
CRESTVIEW COVE

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

NW CORNER SEC 7, T 6 S, R 35 E,
FOUND BANNOCK COUNTY BRASS CAP
MONUMENT PER CP&F INST. NO. 628484

NORTH 1/4 CORNER OF SECTION 7, T 6 S, R 34 E,
FOUND 2" ALUMINUM CAP MONUMENT STAMPED
"PLS 942" AS DESCRIBED IN CP&F INST. NO. 94011573

BASIS OF BEARINGS
S 89°52'20" E 2445.71'



SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY TO DELINEATE 10 LOTS FOR RESIDENTIAL TWINHOME DEVELOPMENT.
2. THE BOUNDARY LINES FOR THIS PROJECT HAVE BEEN DETERMINED TO BE ALONG THE ADJACENT SUBDIVISION BOUNDARIES.
3. EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
4. THE 20' WIDE POND ACCESS PATH AND MAINTENANCE EASEMENT IS GRANTED TO THE CITY OF POCA TELLO AND THE CRESTVIEW COVE HOMEOWNER'S ASSOCIATION, AND WILL NEED TO BE KEPT FREE AND CLEAR OF LANDSCAPING, FENCING AND DEBRIS TO ALLOW FOR ACCESS AND MAINTENANCE AS NEEDED. SAID AREA IS COVERED IN ITS ENTIRETY BY A PUBLIC UTILITY EASEMENT.
5. EASEMENT 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.
6. THE FOLLOWING PAIRS OF LOTS ARE ELIGIBLE FOR TOWNHOUSE DEVELOPMENT: LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, AND 9 & 10, BLOCK 1, WHICH DESIGNATED PAIR OF LOTS WILL ALLOW ONE TWO-UNIT STRUCTURE TO BE BUILT ON EACH OF SAID PAIR OF LOTS SO AS THE DIVIDING LINE BETWEEN UNITS IS THE COMMON LOT LINE OF EACH PAIR OF LOTS. ALL CONSTRUCTION MUST CONFORM TO CITY STANDARDS FOR TOWNHOUSE DEVELOPMENT.
7. THE AREA SHOWN ON LOT 11, BLOCK 1 IS TO BE USED EXCLUSIVELY AS STORM WATER RETENTION AREA AND THIS LOT IS DESIGNATED (R) FOR A RESTRICTED LOT. THE CITY OF POCA TELLO IS HEREBY GRANTED A STORM WATER RETENTION AND CONTROL EASEMENT OVER THE AREA SHOWN ON THIS LOT. NO ALTERATIONS, UNLESS AUTHORIZED AND PERTAINING TO CITY STANDARDS, MAY BE MADE TO SAID AREA AFTER FINAL GRADING HAS BEEN COMPLETED. SAID STORM WATER AREA SHALL BE MAINTAINED PER THE PURTNEUF VALLEY STORM WATER DESIGN MANUAL.
8. LOT 11, BLOCK 1 IS TO BE A COMMON LOT. ALL LOTS IN THIS SUBDIVISION SHALL HAVE AN UNDIVIDED OWNERSHIP INTEREST IN COMMON LOT 11, BLOCK 1. AS EACH LOT IS SOLD, THE DEED SHALL INCLUDE THE UNDIVIDED INTEREST IN SAID COMMON LOT. EACH LOT OWNER SHALL HAVE EQUAL RESPONSIBILITY IN MAINTENANCE AND CARE OF SAID COMMON LOT.

REFERENCE DOCUMENTS

- (--- CV1) BEARINGS AND DISTANCES PER CRESTVIEW ESTATES DIVISION 1 SUBDIVISION PLAT (RECORD INST. NO. 21618192)
- (--- CV2) BEARINGS AND DISTANCES PER CHRESTVIEW ESTATES DIVISION2 SUBDIVISION PLAT (RECORD INST. NO. 21814408)
- (--- CVP) BEARINGS AND DISTANCES PER CRESTVIEW PARK 2ND ADDITION SUBDIVISION PLAT (RECORD INST. NO. 91007983)

LEGEND

- SECTION CORNER AS NOTED
- FOUND 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" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 977"
- SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341" INSIDE MONUMENT VAULT
- 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
- LOT 4 BLOCK 6** EXISTING SUBDIVISION LOT / BLOCK NO.
- (R)** INDICATES A RESTRICTED LOT. SEE NOTE 8
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- SECTION LINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE
- ADJACENT BOUNDARY LINES
- EXISTING FENCES (VARIOUS TYPES)

BASIS OF BEARING

THE NORTH LINE OF SECTION 7 WAS ASSUMED TO BE SOUTH 89°52'20" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER PER THE CENTRAL MERIDIAN OF THE EAST ZONE IDAHO STATE PLANE COORDINATE SYSTEM.

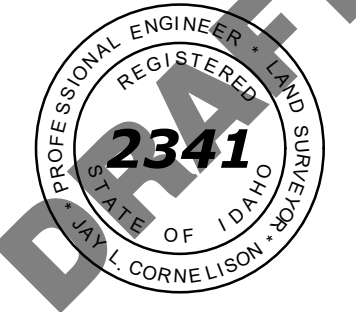
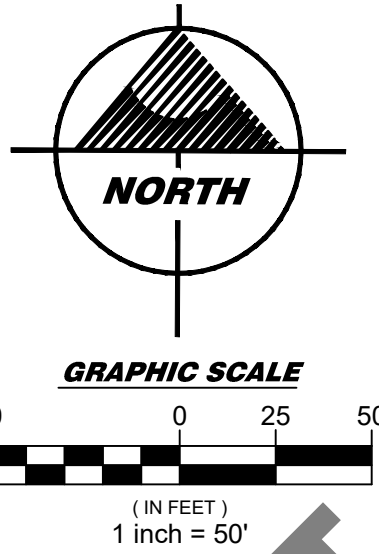
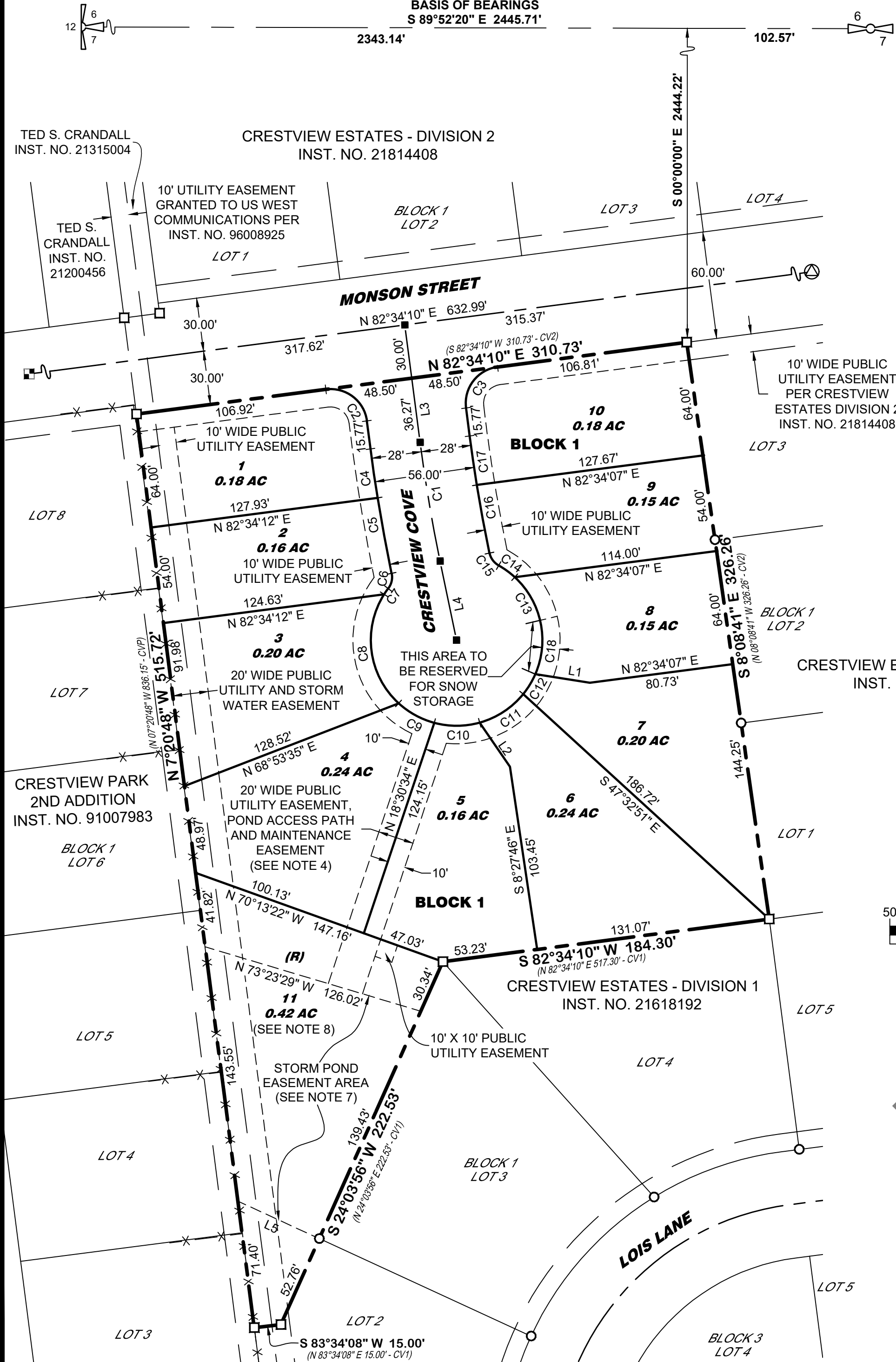
RECORDING INSTRUMENT NUMBER

CRESTVIEW COVE

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

301 58th St. W. #138 * Williston, ND 58801 * (701) 572-0110
600 E. Oak St. * Pocatello, ID 83201 * (208) 234-0110
www.RMES.biz

REVISIONS	SURVEYED BY: JDK, SRM, PS
1.	OFFICE WORK BY: JLC, LMH, CRN, SOB
2.	PROJECT NO: 19094 DATE: NOVEMBER 2019
DRAWING: R:1919/SATTERFIELD REALTY AND DEVELOPMENT/CRESTVIEW COVE - 19054/SURVICAD/12-4-19 CRESTVIEW COVE-FINAL PLAT.DWG	
SCALE: 1 INCH = 50 FEET	SHEET 1 OF 2



LINE TABLE

#	BEARING	DISTANCE
L1	S 80°55'11" E	30.93'
L2	S 34°34'28" E	29.86'
L3	N 07°25'50" W	66.27'
L4	N 11°43'25" W	45.22'
L5	S 65°17'20" E	50.15'

CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	900.00'	4°17'35"	67.44'	33.73'	S 09°34'38" E	67.42'
C2	20.50'	90°00'00"	32.20'	20.50'	N 52°25'50" W	28.99'
C3	20.50'	90°00'00"	32.20'	20.50'	S 37°34'10" W	28.99'
C4	928.00'	1°42'46"	27.74'	13.87'	S 08°17'13" E	27.74'
C5	928.00'	2°39'07"	42.95'	21.48'	S 10°28'09" E	42.95'
C6	10.50'	48°54'57"	8.96'	4.78'	N 12°39'46" E	8.69'
C7	48.00'	4°44'39"	3.97'	1.99'	S 34°44'55" W	3.97'
C8	48.00'	79°49'29"	66.87'	40.15'	S 07°32'08" E	61.60'
C9	48.00'	27°30'23"	23.04'	11.75'	S 61°12'04" E	22.82'
C10	48.00'	30°45'26"	25.77'	13.20'	N 89°40'01" E	25.46'
C11	48.00'	35°24'18"	29.66'	15.32'	N 56°35'09" E	29.19'
C12	48.00'	15°39'01"	13.11'	6.60'	N 31°03'30" E	13.07'
C13	48.00'	70°28'13"	59.04'	33.90'	N 12°00'07" W	55.39'
C14	48.00'	13°19'44"	11.17'	5.61'	N 53°54'06" W	11.14'
C15	10.50'	48°45'51"	8.94'	4.76'	S 36°11'02" E	8.67'
C16	872.00'	2°32'55"	38.79'	19.40'	S 10°31'39" E	38.78'
C17	872.00'	1°49'22"	27.74'	13.87'	S 08°20'31" E	27.74'
C18	48.00'	36°35'41"	30.66'	15.87'	N 04°56'08" E	30.14'