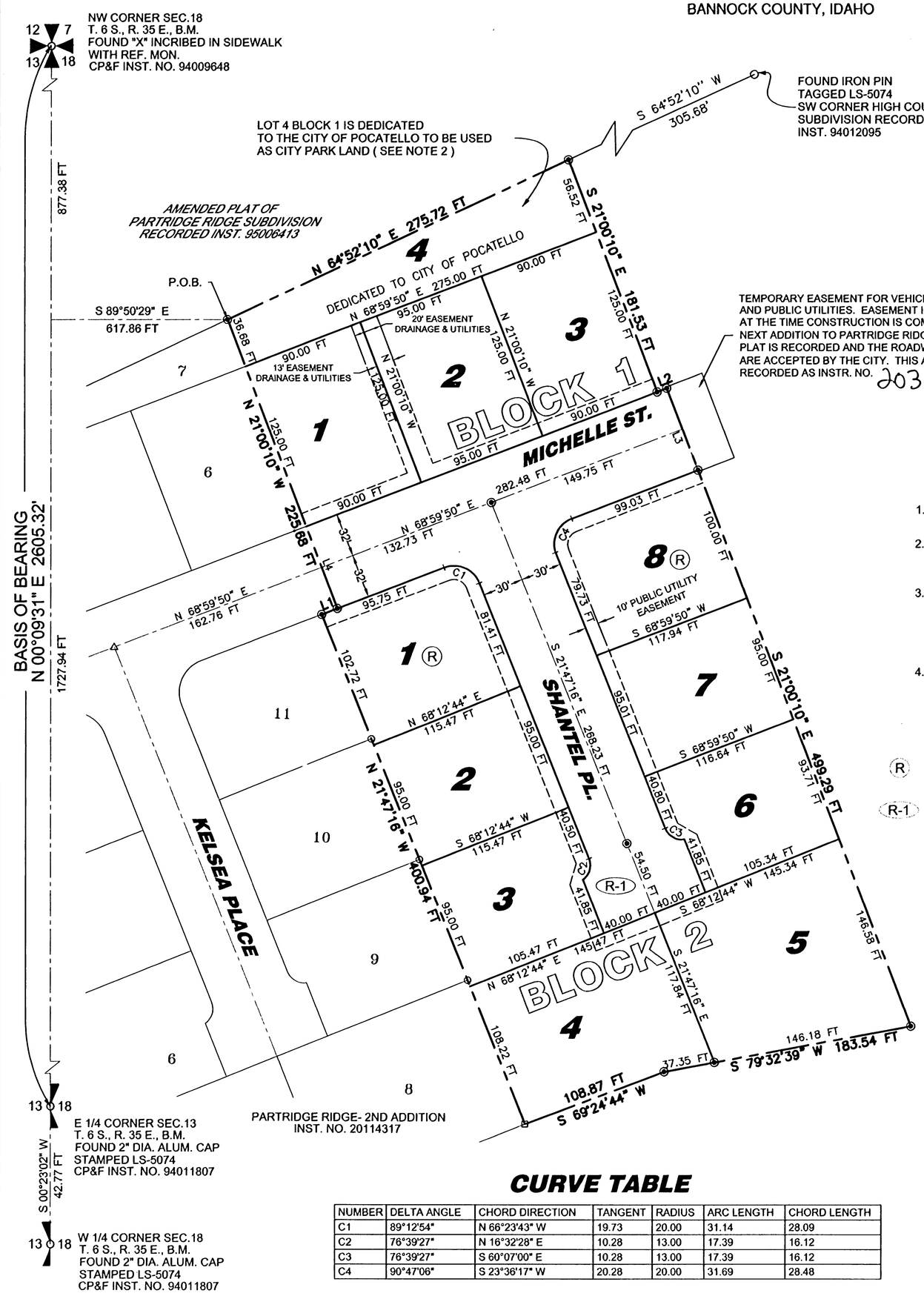
Partridge Ridge - 3rd Addition

LOCATED IN THE NW 1/4 OF SECTION 18, T. 6 S., R. 35 E., B.M.
BANNOCK COUNTY, IDAHO



TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. EASEMENT IS TO BE TERMINATED AT THE TIME CONSTRUCTION IS COMPLETED OF THE NEXT ADDITION TO PARTRIDGE RIDGE, AND WHEN THE PLAT IS RECORDED AND THE ROADWAY IMPROVEMENTS ARE ACCEPTED BY THE CITY. THIS AGREEMENT IS RECORDED AS INSTR. NO. 20316156

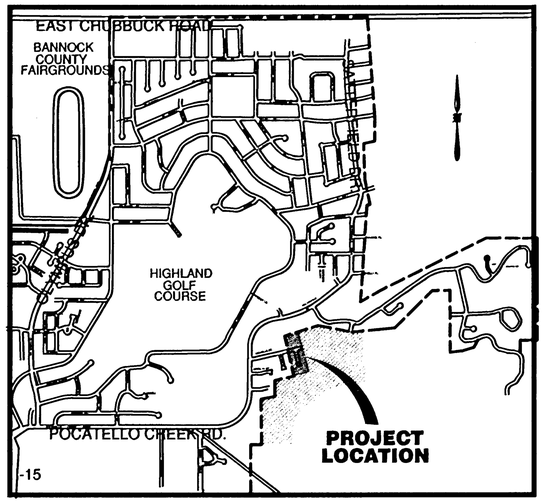
GRAPHIC SCALE

-60 0 30 60

(IN FEET)
1 inch = 60 ft.

BASIS OF BEARING

THE WEST LINE OF SECTION 18; T. 6 S; R. 35 E. B.M. WAS ASSUMED TO BE NORTH 00°09'31" EAST PER THE AMENDED PLAT OF PARTRIDGE RIDGE SUBDIVISION RECORDED INSTRUMENT NO. 95006413, WHICH IS BASED ON CITY OF POCATELLO GRID BEARINGS.



VICINITY MAP

LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EASEMENT SIDELINE (See note # 1)
- STREET CENTERLINE / SECTION LINE
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341" (LOT CORNERS AND END OF CURVES)
- SET 5/8" REBAR W/2" ALUM CAP STAMPED "RMES, PLS 2341"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED LS 977
- FOUND 2" ALUM CAP AFFIXED TO A A 5/8" REBAR MARKED LS 977
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- △ EXISTING CITY STANDARD VAULT TYPE MON.
- **9** 3rd ADDITION LOT NUMBER
- 11 2nd ADDITION LOT NUMBER

NOTES

1. EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
2. LOT 4 BLOCK 1, IS DEDICATED TO THE CITY OF POCATELLO AND IS COVERED IN IT'S ENTIRETY WITH A STORM WATER DRAINAGE, PUBLIC UTILITY EASEMENT, AND PUBLIC ACCESS EASEMENT.
3. A 7 FOOT WIDE LANDSCAPE STRIP SHALL BE CONSTRUCTED BETWEEN THE SIDEWALKS AND THE CURB ALONG ALL STREETS WITHIN THIS SUBDIVISION. THE LANDSCAPING WITHIN THE PLANTER STRIP SHALL CONSIST OF VEGETATIVE COVER, SPECIFICALLY GRASS & TREES APPROVED BY THE CITY POCATELLO AND MAINTAINED BY THE ADJACENT LOT OWNERS.
4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A FIVE (5) FOOT WIDE DRAINAGE EASEMENT, SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT AND SUBDIVISION BOUNDARY LINES WITHIN THE PLATTED AREA. ALL LOTS SHALL BE GRADED TO PROTECT THE STRUCTURES LOCATED THEREON, FROM STORM WATER RUNOFF DRAINING FROM ADJACENT PROPERTIES.

(R) LOTS 1 AND 8 BLOCK 2 ARE RESTRICTED FROM HAVING DIRECT VEHICULAR ACCESS FROM MICHELLE STREET, DRIVEWAYS FROM SAID LOTS SHALL BE CONSTRUCTED FROM SHANTEL PLACE.

(R-1) NO PARKING WILL BE ALLOWED WITHIN THE HAMMERHEAD TURN AROUND AT THE SOUTHERLY END OF SHANTEL PLACE.

PROFESSIONAL ENGINEER REGISTERED LAND SURVEYOR
JAY L. CORNELISON
2341
STATE OF IDAHO
6-11-03

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°12'54"	N 66°23'43" W	19.73	20.00	31.14	28.09
C2	76°39'27"	N 16°32'28" E	10.28	13.00	17.39	16.12
C3	76°39'27"	S 60°07'00" E	10.28	13.00	17.39	16.12
C4	90°47'06"	S 23°36'17" W	20.28	20.00	31.69	28.48

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 68°59'50" E	12.31 FT
L2	N 68°59'50" E	7.48 FT
L3	S 21°00'10" E	64.00 FT
L4	N 21°00'10" W	64.00 FT

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RMES™
Rocky Mountain Engineering & Surveying
155 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE: (208) 234-0110 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS	SURVEYED BY: OKC JPD
1 REDLINES 6/02/03 OKC	OFFICE WORK BY: JMG OKC
2 6/11/03	FIELD BOOK NO: 02-01
PROJECT NO: 02098	DATE: 03/03/03
DRAWING: R\Rme\2003\sat-part\3-survey\PR-Plat.DWG	
SCALE: 1" = 60'	SHEET 1 OF 2

Partridge Ridge - 3rd Addition

LOCATED IN THE NW 1/4 OF SECTION 18, T. 6 S., R. 35 E., B.M.
BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FALLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, OF THE BOISE MERIDIAN; THENCE SOUTH 0°09'31" WEST, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 877.38 FEET; THENCE SOUTH 89°50'29" EAST A DISTANCE OF 617.86 FEET TO THE NORTHEAST CORNER OF PARTRIDGE RIDGE 2nd ADDITION, RECORDED IN INSTRUMENT NO 20114317 OF THE OFFICIAL RECORDS OF THE COUNTY OF BANNOCK; ALSO BEING THE **TRUE POINT OF BEGINNING;**

THENCE NORTH 64°52'10" EAST A DISTANCE OF 275.72 FEET;
THENCE SOUTH 21°00'10" EAST A DISTANCE OF 181.53 FEET;
THENCE NORTH 68°59'50" EAST A DISTANCE OF 7.48 FEET;
THENCE SOUTH 21°00'10" EAST A DISTANCE OF 499.29 FEET;
THENCE SOUTH 79°32'39" WEST A DISTANCE OF 183.54 FEET;
THENCE SOUTH 69°24'44" WEST A DISTANCE OF 108.87 FEET TO THE SOUTHEAST CORNER OF PARTRIDGE RIDGE 2nd ADDITION;
THENCE NORTH 21°47'16" WEST, ALONG THE NORTHEASTERLY BOUNDRY LINE OF PARTRIDGE RIDGE 2nd ADDITION, A DISTANCE OF 400.94 FEET;
THENCE NORTH 68°59'50" EAST, ALONG BOUNDARY LINE OF PARTRIDGE RIDGE 2nd ADDITION, A DISTANCE OF 12.31 FEET;
THENCE NORTH 21°00'10" WEST, ALONG SAID NORTHEASTERLY BOUNDARY LINE OF PARTRIDGE RIDGE 2nd ADDITION, A DISTANCE OF 225.68 FEET TO THE **TRUE POINT OF BEGINNING;**

Containing 4.26 acres.

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 NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED 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.

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

STEVEN H. SATTERFIELD (PRESIDENT) KENNETH A. SATTERFIELD (SECRETARY)

ACKNOWLEDGMENT

STATE OF IDAHO)
)ss
County of Bannock)

ON THIS 11th DAY OF June 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN H. SATTERFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT AND KENNETH A. SATTERFIELD KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY OF SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION), THE CORPORATION THAT EXECUTED THE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN BEHALF OF THE CORPORATION.

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

KATHRYN E. HANSEN NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC for IDAHO
Residing at
My Commission Expires:

CITY SURVEYOR

THIS IS TO CERTIFY THAT I, RICHARD GREEN, A REGISTERED LAND SURVEYOR, REGISTERED BY THE STATE OF IDAHO, HAVE CHECKED THIS PLAT AND FIND NO DISAGREEMENTS WITH THE LAWS RELATING THERETO.

Richard Green — 6/11/03
Richard Green — PLS 942

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED BY THE CITY OF POCATELLO, IDAHO, THIS 18th DAY OF June, 2003.

MAYOR — ENGINEER FOR THE CITY

Ruth E. Whitworth
~~CITY CLERK~~ Deputy Clerk

SANITARY RESTRICTIONS

A SANITARY RESTRICTION IS IN FORCE PER IDAHO CODE 50–1326 TO 50–1329 ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

SANITARY RESTRICTIONS ARE SATISFIED AND LIFTED THIS 18th DAY OF June, 2003.

SOUTHEAST DISTRICT HEALTH DEPARTMENT

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 — 6-11-03 DATE

PROFESSIONAL ENGINEER REGISTERED LAND SURVEYOR 2341 STATE OF IDAHO JAY L. CORNELISON

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

COUNTY SURVEYOR'S CERTIFICATE

I, TIM SHURTLIFF, 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 19th DAY OF June, 2003.

TIM SHURTLIFF PLS 977

COUNTY TREASURER'S CERTIFICATE

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

THROUGH 2002

Genie Alexander by Deanna Shannon — 6/19/03
GENIE ALEXANDER, COUNTY TREASURER — DATE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 20316157
AND ARE HEREBY MADE A PART OF THE PLAT

COUNTY RECORDER'S CERTIFICATE

I LARRY GHAN CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO ON THIS 19 DAY OF June, 2003 AT 1:41 P M. AT THE REQUEST OF RMES AND WAS DULY RECORDED IN RECORD OF PLATS IN BOOK 832 AT PAGE ____.

20316158
INSTRUMENT NO.

Larry W. Ghan by Sandra J. Hill
LARRY GHAN, COUNTY RECORDER

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