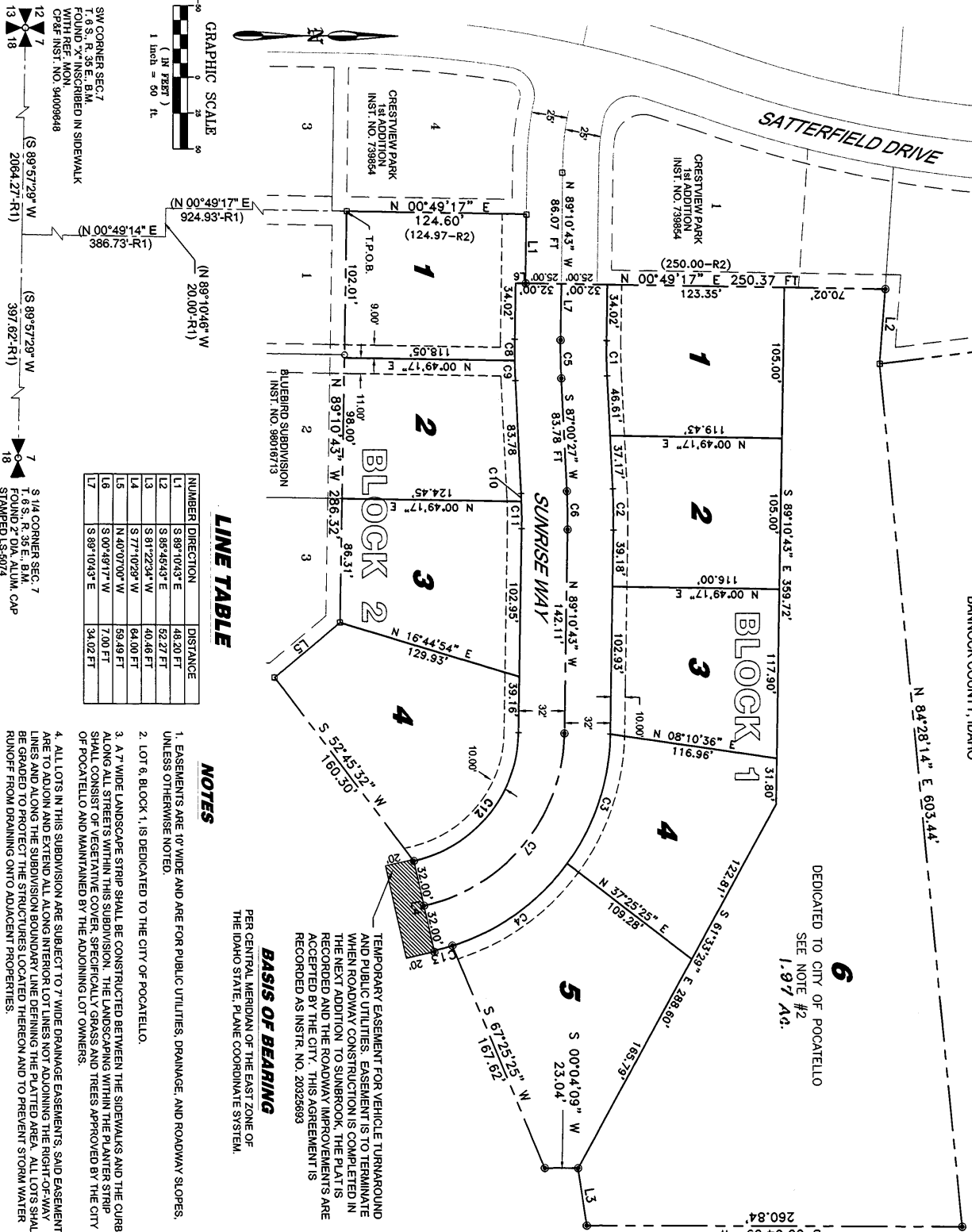


SunBrook Subdivision

LOCATED IN THE SOUTH 1/2 OF SECTION 7, T. 6 S., R. 36 E., B.M.
BANNOCK COUNTY, IDAHO



DEDICATED TO CITY OF POCATELLO
SEE NOTE #2
1.97 AC.

TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. EASEMENT IS TO TERMINATE WHEN ROADWAY CONSTRUCTION IS COMPLETED IN THE NEXT ADDITION TO SUNBROOK. THE PLAT IS RECORDED AND THE ROADWAY IMPROVEMENTS ARE ACCEPTED BY THE CITY. THIS AGREEMENT IS RECORDED AS INSTR. NO. 20325893

PER CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°10'43" E	48.20 FT
L2	S 85°44'53" E	52.27 FT
L3	S 81°22'34" W	40.46 FT
L4	S 77°10'29" W	64.00 FT
L5	N 40°07'00" W	59.49 FT
L6	S 00°49'17" W	7.00 FT
L7	S 89°10'43" E	34.02 FT

NOTES

- EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES, UNLESS OTHERWISE NOTED.
- LOT 6, BLOCK 1, IS DEDICATED TO THE CITY OF POCATELLO.
- A 7' 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 AND TREES APPROVED BY THE CITY OF POCATELLO AND MAINTAINED BY THE ADJOINING LOT OWNERS.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 7' WIDE DRAINAGE EASEMENTS SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALL ALONG INTERIOR LOT LINES NOT ADJOINING THE RIGHT-OF-WAY LINES AND ALONG THE SUBDIVISION BOUNDARY LINE DETERMINED BY THE PLATTED AREA. ALL LOTS SHALL BE GRADED PROTECT THE STRUCTURES LOCATED THEREON AND TO PREVENT STORM WATER RUNOFF FROM DRAINING ONTO ADJACENT PROPERTIES.

BASIS OF BEARING

SW CORNER SEC. 7
T. 6 S., R. 36 E., B.M.
FOUND 'X' INSCRIBED IN SIDEWALK
CP&F INST. NO. 94009448

S 1/4 CORNER SEC. 7
T. 6 S., R. 36 E., B.M.
FOUND 'X' DIA. ALUM. CAP
STAMPED LS-5074
CP&F INST. NO. 94011804

CURVE TABLE

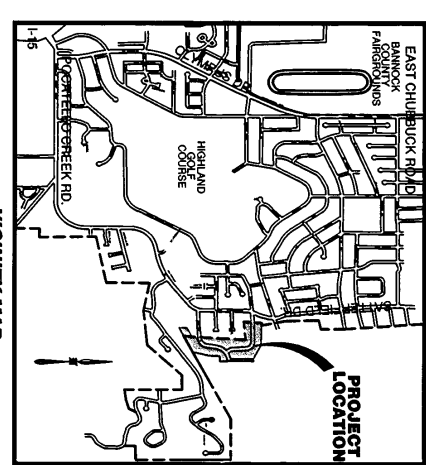
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°48'50"	S 89°54'52" W	368.00	24.50	24.50	24.49
C2	03°48'50"	S 88°54'52" W	14.38	437.00	28.75	28.75
C3	35°10'17"	N 71°33'35" W	48.78	157.00	96.38	96.38
C4	38°24'42"	N 53°48'03" W	51.84	197.00	94.87	94.87
C5	03°48'50"	N 88°54'52" E	13.32	400.00	26.63	26.62
C6	03°48'50"	S 88°54'52" W	13.32	400.00	26.63	26.62
C7	78°21'12"	N 51°00'07" W	98.28	125.00	168.58	168.52

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C8	02°37'24"	S 89°30'30" W	4.88	432.00	19.80	19.80
C9	01°11'16"	S 92°36'05" W	4.88	432.00	19.80	19.80
C10	00°51'08"	S 97°28'01" W	2.74	388.00	5.47	5.47
C11	02°57'42"	N 89°20'28" E	9.51	388.00	19.02	19.02
C12	76°21'12"	N 51°00'07" W	73.12	93.00	123.93	114.98
C13	04°48'13"	N 15°12'28" W	6.54	157.00	13.07	13.07

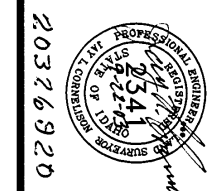
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C14	02°37'24"	S 89°30'30" W	4.88	432.00	19.80	19.80
C15	01°11'16"	S 92°36'05" W	4.88	432.00	19.80	19.80
C16	00°51'08"	S 97°28'01" W	2.74	388.00	5.47	5.47
C17	02°57'42"	N 89°20'28" E	9.51	388.00	19.02	19.02
C18	76°21'12"	N 51°00'07" W	73.12	93.00	123.93	114.98
C19	04°48'13"	N 15°12'28" W	6.54	157.00	13.07	13.07



LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EASEMENT SIDELINE (See note # 1)
- STREET CENTERLINE / SECTION LINE
- EXISTING EASEMENT SIDELINE
- EXISTING LOT LINES
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED WITH PLS 2341" (LOD) CORNERS AND END OF CURVES)
- FOUND 2" ALUM CAP AFFIXED TO A 5/8" REBAR MARKED LS 977
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED LS 977
- SET 5/8" REBAR W/2" ALUM. CAP STAMPED 'RMES', PLS 2341"
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- RECORD/MEASURED
- BEARING AND DISTANCE SHOWN ON THE RECORDED PLAT OF BLUEBIRD SUBDIVISION, INSTRUMENT NO. 98016713
- BEARING AND DISTANCE SHOWN ON THE RECORDED PLAT OF CRESTVIEW PARK 1ST ADDITION, INSTRUMENT NO. 739854
- SUBDIVISION LOT #
- EXISTING SUBDIVISION LOT #



RMES
Rocky Mountain Engineering & Surveying
1200 W. 24th Street, Suite 200, Boise, ID 83721
Phone: (208) 333-1111 Fax: (208) 333-1112
www.rmes.com

PROJECT NO. 02097 DATE: 02/29/03
DRAWING: RMES\X0031\SM-BLUE SURVEY\SUNBROOK-PP.DWG
SCALE: 1" = 50'
SHEET 1 OF 2