

# Highland Meadows Division No. 1

A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



**BASIS OF BEARING**  
PER CENTRAL MERIDIAN OF THE EAST BOISE MERIDIAN STATE PLANE COORDINATE SYSTEM

**GREENFIELD HEIGHTS 5TH ADDITION**  
INST. NO. 9401540

**HIGHLAND VILLAGE SUBDIVISION 9TH ADDITION**  
INST. NO. 20810738

**US WEST 10' WIDE COMMUNICATIONS EASEMENT**  
INST. NO. 95008225 (SEE NOTE 5)

**IDAHO POWER 10' WIDE POWER LINE EASEMENT**  
INST. NO. 791809

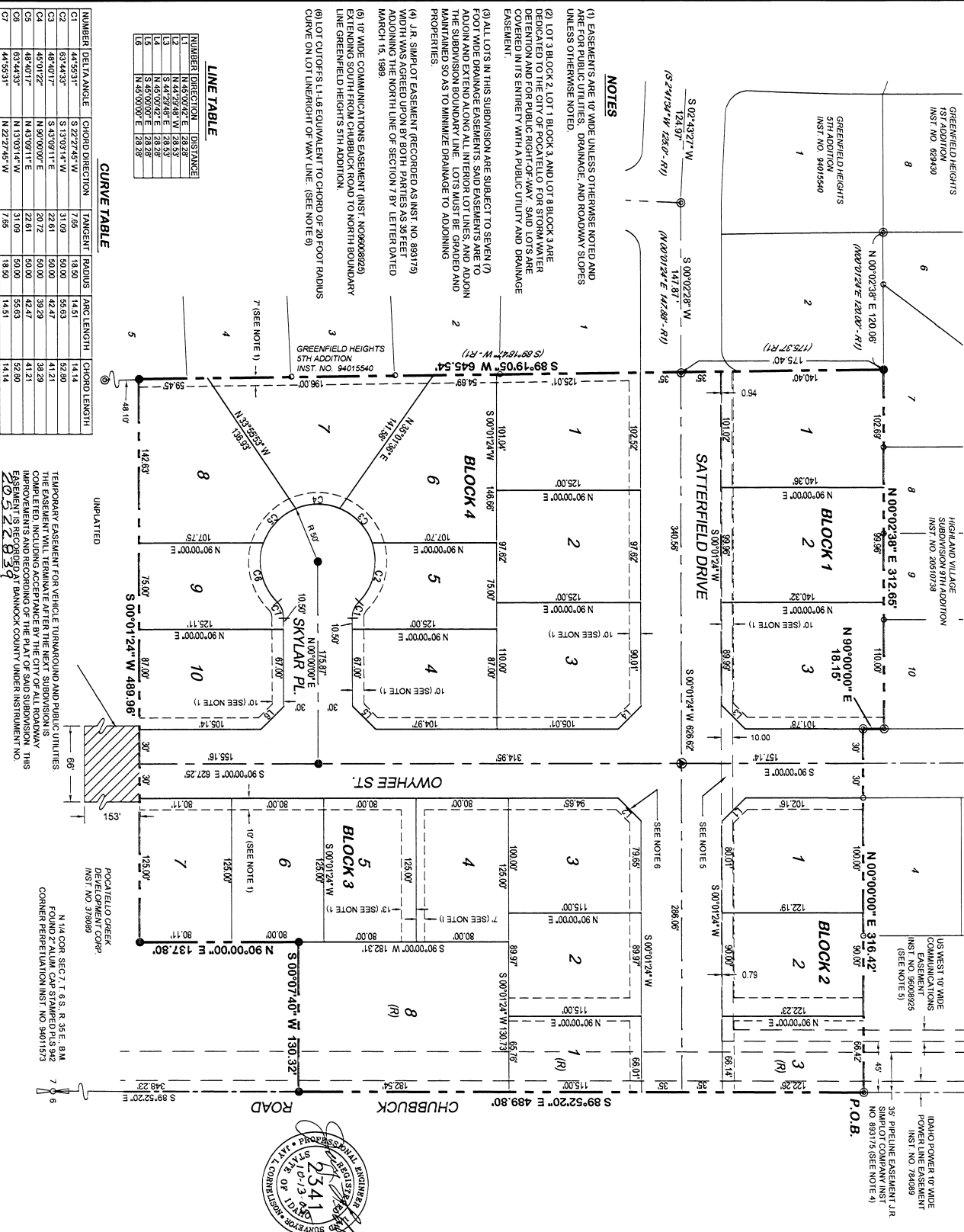
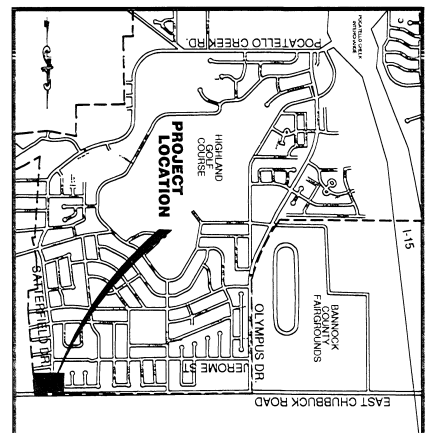
**35' PIPELINE EASEMENT I.R. SIMPLOT COMPANY INST. NO. 883115 (SEE NOTE 4)**

**NE COR. SEC. 12, T. 6 S., R. 34 E., B.M. FOUND BANNOCK COUNTY MONUMENT CORNER PERFECTION INST. NO. 819177**

**NW COR. SEC. 7, T. 6 S., R. 35 E., B.M. FOUND BANNOCK COUNTY MONUMENT CORNER PERFECTION INST. NO. 859494**

**POCAHELLO CREEK DEVELOPMENT CORP. INST. NO. 378689**

**N 1/4 COR. SEC. 7, T. 6 S., R. 35 E., B.M. FOUND 27' ALUM. CAP STAMPED PLS. 942 CORNER PERFECTION INST. NO. 9401573**



**NOTES**

- EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- LOT 3 BLOCK 2, LOT 1 BLOCK 3 AND LOT 8 BLOCK 3 ARE DEDICATED TO THE CITY OF POCAHELLO FOR STORM WATER DRAINAGE AND FOR PUBLIC RIGHT-OF-WAY. SAID LOTS ARE COVERED IN ITS ENTIRETY WITH A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SEVEN (7) FOOT WIDE DRAINAGE EASEMENTS SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT LINES AND ADJOIN THE SUBDIVISION BOUNDARY LINE. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- 1/8 SIMPLOT EASEMENT (RECORDED AS INST. NO. 883115) MONUMENTS AGREED UPON BY BOTH PARTIES AS 36 FEET ADJOINING THE NORTH LINE OF SECTION 7 BY LETTER DATED MARCH 15, 1989.
- 10' WIDE COMMUNICATIONS EASEMENT (INST. NO. 95008225) EXTENDING SOUTH FROM CHUBBUCK ROAD TO NORTH BOUNDARY LINE GREENFIELD HEIGHTS 5TH ADDITION.
- LOT CUTOFFS LLR EQUIVALENT TO CHORD OF 20 FOOT RADIUS CURVE ON LOT LINERIGHT OF WAY LINE. (SEE NOTE 6)

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
1	N 45°00'00" E	20.28
2	N 45°00'00" E	20.28
3	N 44°29'48" W	28.53
4	S 44°29'48" W	28.53
5	S 45°00'00" E	28.28
6	N 45°00'00" E	28.28

**CURVE TABLE**

CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 22°27'45" W	7.56	18.50	14.51
C2	S 5°43'31" E	31.09	50.00	55.63
C3	S 43°09'11" E	22.81	50.00	42.47
C4	N 90°00'00" E	20.72	50.00	39.29
C5	N 43°09'11" E	22.81	50.00	42.47
C6	N 13°03'14" W	31.09	50.00	55.63
C7	N 22°27'45" W	7.56	18.50	14.51

UNPLATTED

TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. THE EASEMENT WILL TERMINATE AFTER THE NEAR SUBDIVISION IMPROVEMENTS AND RECORDING OF THE PLAT OF SAID SUBDIVISION. EASEMENT IS RECORDED AT BANNOCK COUNTY UNDER INSTRUMENT NO. 205222839.

**RECORDING INSTRUMENT NO. 205222900**

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SURVEYED BY: NSH JPD CJD JCL  
1 8/17/05 DGC JLC  
2 10/17/05 RHM JLC  
3 DRAWING: R:\04\SATTERFIELD\HIGHLAND\SUREV\H010-PP.DWG  
DATE: 05/20/05  
PROJECT NO.: 04077  
SHEET 1 OF 2

