



GRAPHIC SCALE

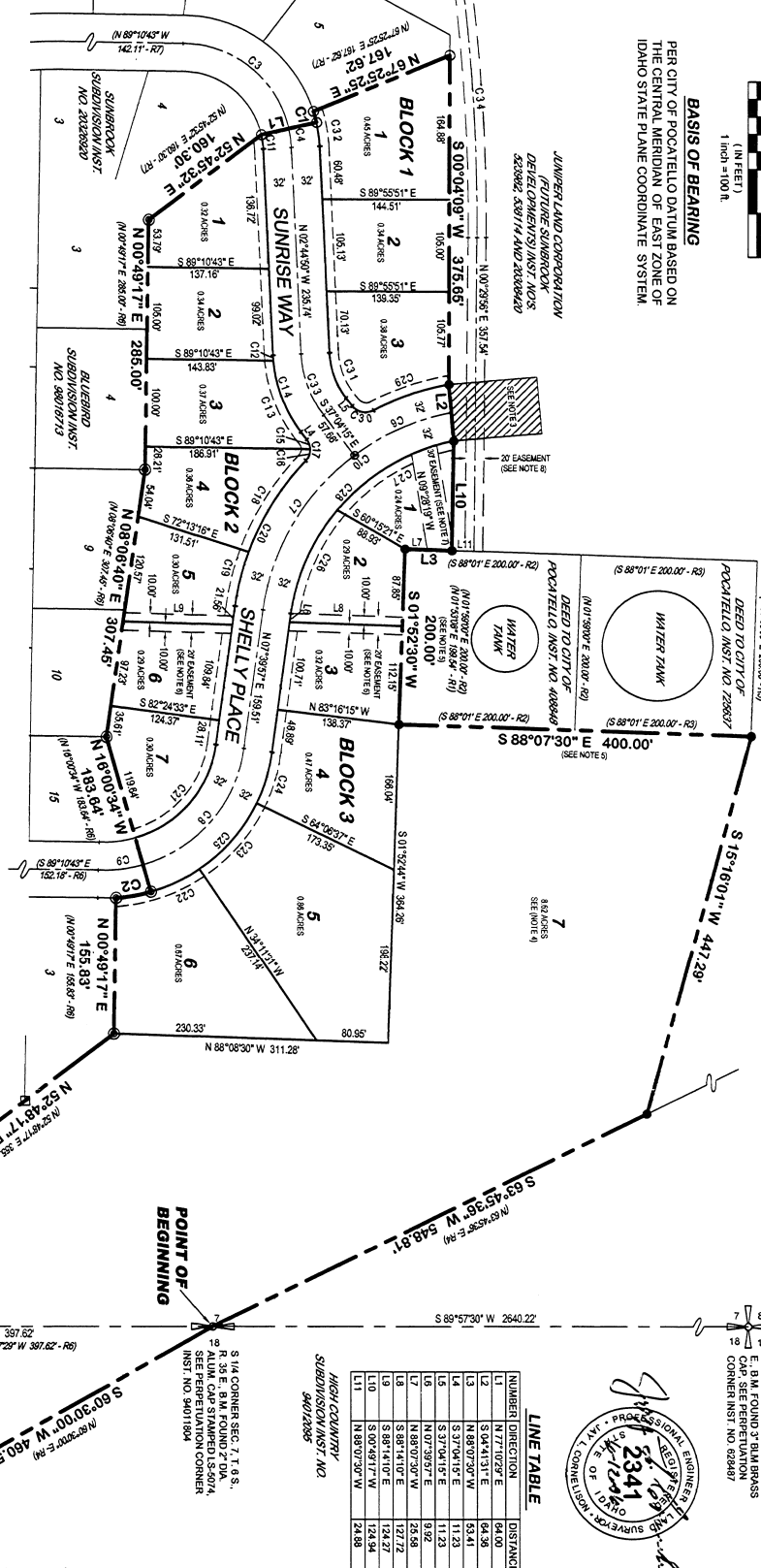


PER CITY OF POCATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM.

BASEIS OF BEARING

SUNBROOK SUBDIVISION - 1ST ADDITION

LOCATED IN SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



NOTES:

- EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- 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.
- 66' x 100' TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES, THE EASEMENT WILL TERMINATE AFTER THE NEXT SUBDIVISION ADJOINING THE BOUNDARY LINE OF THIS SUBDIVISION IS COMPLETED, INCLUDING ACCEPTANCE BY THE CITY OF ALL ROADWAY IMPROVEMENTS AND RECORING OF THE PLAT OF SAID SUBDIVISION. THIS EASEMENT IS RECORDED AT BANNOCK COUNTY UNDER INSTRUMENT NO. 20613516.
- LOT 7, BLOCK 3, IS DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION; SAID LOT IS COVERED IN ITS ENTIRETY WITH A PUBLIC UTILITY, STORM WATER DRAINAGE, AND PUBLIC ACCESS EASEMENT.
- BOUNDARY AROUND THE WATER TANKS WAS ESTABLISHED BY USING BEARING AND DISTANCES CALLS FROM DEED INST. NOS. 408848 AND 728837. NOTED TO CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM.
- A 20' WIDE WATER LINE EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM MAINTENANCE OR REPAIR LOCATIONS AS NECESSARY LYING 10' FEET ON EACH SIDE OF THE COMMON LOT LINES BETWEEN LOTS 2 AND 3, BLOCK 3 AND LOTS 5 AND 6, BLOCK 2 DEPEND ON THAT PORTION OF THE EXISTING EASEMENT DESCRIBED IN INST. NO. 408847, LYING WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- THAT PORTION OF THE 30' WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF POCATELLO BY INST. NO. 94022278 LYING WITHIN LOT 1, BLOCK 3 DEPICTED ON THIS PLAT IS TO BE RELEASED AT A FUTURE DATE.
- 20' WIDE WATER LINE EASEMENT RECORDED AS INST. NO. 728502.

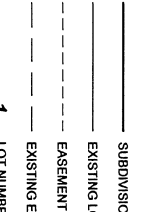
REFERENCE DOCUMENTS

- (1) DISTANCE AND BEARING PER ANNEXATION FOR THE CITY OF POCATELLO, INST. NO. 20558077, ORDINANCE NO. 2788
- (2) DISTANCE AND BEARING PER DEED INST. NO. 408848
- (3) DISTANCE AND BEARING PER DEED INST. NO. 728637
- (4) DISTANCE AND BEARING PER HIGH COUNTRY SUBDIVISION INST. NO. 94012095
- (5) RIDGE INST. NO. 94008413

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 77° 10' 29" E	64.00
L2	N 88° 07' 30" W	63.21
L3	S 37° 04' 15" E	11.23
L4	S 37° 04' 15" E	11.23
L5	N 07° 38' 57" E	9.92
L6	N 88° 07' 30" W	25.58
L7	S 88° 14' 10" E	127.72
L8	S 88° 14' 10" E	124.27
L9	S 00° 48' 17" W	124.34
L10	N 88° 07' 30" W	24.88
L11		

VICINITY MAP



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- FOUND 2" ALUMINUM CAP STAMPED LS 977
- FOUND 2" ALUMINUM CAP STAMPED PELS 2341
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED LS 977
- FOUND 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP STAMPED (RMES PELS 2341)
- CITY STANDARD VAULT MONUMENT WITH 2" ALUM. CAP AFFIXED TO A 5/8" REBAR, TO BE SET WITHIN SIX MONTHS AFTER DATE OF RECORING THE PLAT.
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED (RMES PELS 2341) (LOT CORNERS AND END OF CURVES)
- SUBDIVISION BOUNDARY LINE
- STREET / EASEMENT CENTERLINE
- SECTION LINE
- SUBDIVISION LOT LINES
- EXISTING LOT LINES
- EASEMENT SIDELINE (SEE NOTE 1)
- EXISTING EASEMENTS (SEE NOTES 6, 7, AND 8)
- EXISTING LOT NUMBER
- EXISTING LOT NUMBER

RECORDING INSTRUMENT NO. 20613331

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	46°46'15"	N 151°23'17" W	8.54	157.00	13.07	13.07
C2	70°20'05"	N 151°23'17" W	20.18	192.00	40.24	40.18
C3	78°21'12"	N 151°23'17" W	98.28	125.00	166.58	164.52
C4	10°04'41"	S 07°47'11" E	11.02	125.00	21.99	21.99
C5	28°24'24"	S 80°07'03" W	62.10	283.00	122.00	120.93
C6	61°19'55"	S 50°17'31" W	110.48	283.00	209.35	203.94
C7	48°49'51"	S 80°07'03" W	125.87	160.00	47.00	46.83
C8	18°49'51"	S 82°24'21" W	47.00	160.00	31.01	31.01
C9	71°53'27"	S 82°24'21" W	181.27	285.00	331.35	310.18
C10	10°04'41"	N 07°47'11" W	8.20	83.00	18.36	18.34
C11	02°19'54"	N 03°24'11" W	3.10	147.00	6.20	6.20
C12	32°19'54"	S 21°10'22" E	46.11	147.00	87.86	86.71
C13	42°19'54"	S 19°12'39" E	48.48	157.00	94.05	91.35
C14	34°19'25"	S 19°12'39" E	5.96	18.50	11.54	11.54
C15	40°43'31"	S 01°11'03" W	7.89	18.50	14.55	14.18
C16	80°47'22"	S 01°11'03" W	15.74	18.50	29.09	28.98
C17	23°46'35"	S 51°19'21" W	62.53	257.00	123.33	123.27
C18	23°46'35"	S 51°19'21" W	62.53	257.00	123.33	123.27
C19	60°19'29"	S 52°43'11" W	34.24	257.00	133.80	133.11
C20	60°19'29"	S 52°43'11" W	34.24	257.00	133.80	133.11
C21	18°19'54"	S 54°43'11" W	83.94	128.00	148.17	140.93
C22	18°19'54"	S 54°43'11" W	83.94	128.00	148.17	140.93
C23	28°41'49"	S 1°04'43" W	51.28	192.00	100.21	99.08
C24	18°19'54"	S 54°43'11" W	30.88	192.00	60.85	60.58
C25	66°19'29"	S 54°43'11" W	125.46	192.00	222.26	210.05
C26	32°10'00"	S 23°44'51" W	67.18	233.00	130.81	129.10
C27	32°10'00"	S 23°44'51" W	67.18	233.00	130.81	129.10
C28	70°43'47"	S 53°02'42" W	185.82	233.00	287.97	283.99
C29	17°43'45"	S 1°11'03" W	48.55	287.00	92.25	91.98
C30	17°43'45"	S 1°11'03" W	48.55	287.00	92.25	91.98
C31	34°19'25"	S 19°12'39" E	18.71	157.00	32.71	32.68
C32	10°04'41"	N 07°47'11" W	13.94	157.00	27.82	27.78
C33	34°19'25"	N 19°24'33" W	38.60	157.00	74.88	73.77
C34	15°27'28"	N 07°12'31" W	300.00	2222.17	596.39	584.81

DEED TO CITY OF POCATELLO INST. NO. 728637
 DEED TO CITY OF POCATELLO INST. NO. 408848
 DEED TO CITY OF POCATELLO INST. NO. 94022278
 DEED TO CITY OF POCATELLO INST. NO. 94012095
 DEED TO CITY OF POCATELLO INST. NO. 94008413

SE CORNER SEC. 7, T. 6 S., R. 35
 E. B.M. FOUND 3" BLM BRASS
 CORNER INST. NO. 624847
 S.W. CORNER SEC. 7, T. 6 S., R. 35
 ALUM. CAP STAMPED LS 977
 ALUM. CAP STAMPED PELS 2341
 SEE PERPETUATION CORNER
 INST. NO. 9401804

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REVISIONS

1	SURVEYED BY: JPD
2	FIELD BOOK NO.
3	OFFICE WORK BY: CKG, JMG, JLC, MSB
4	DATE: 04/2/20
5	DRAWING: R03/SAT/RELSUR/SURV/SUNBROOK 1ST ADD-PP-DWG

SHEET 1 OF 2