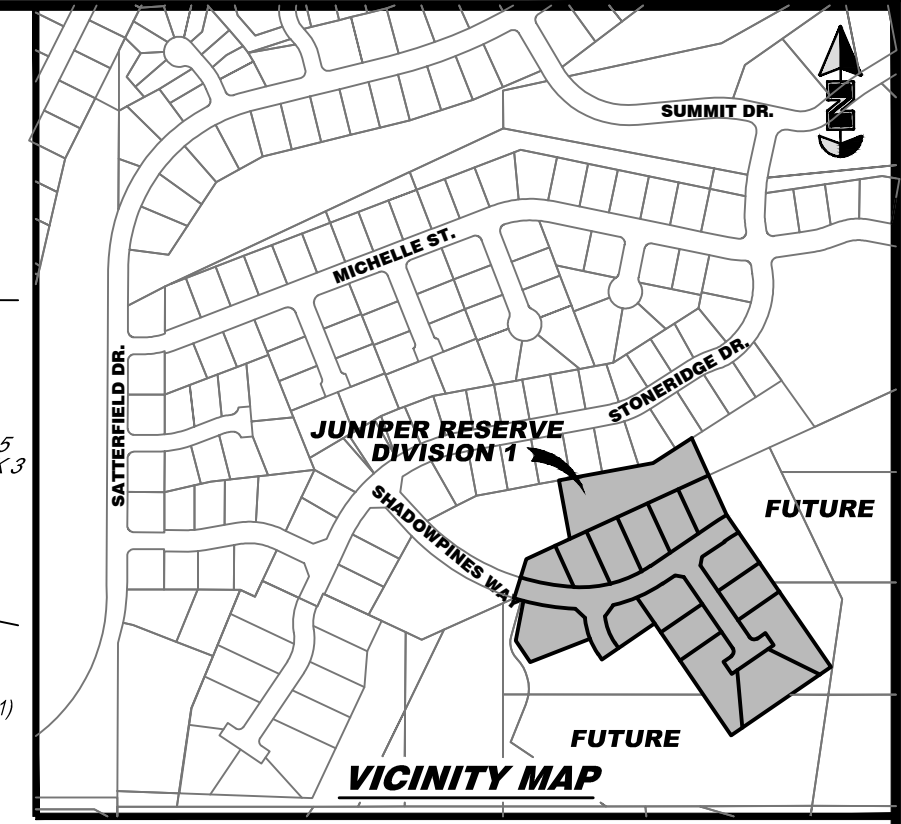


JUNIPER RESERVE DIVISION 1

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

PARTRIDGE RIDGE SUBDIVISION
FIFTH ADDITION INST. NO. 20515819



LEGEND

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

REFERENCE DOCUMENTS

- (--- PR1) DISTANCE AND BEARING PER PARTRIDGE RIDGE SUBDIVISION FIFTH ADDITION (RECORD INST. NO. 20515819)
- (--- PR2) DISTANCE AND BEARING PER PARTRIDGE RIDGE SUBDIVISION - 6TH ADDITION (RECORD INST. NO. 20622791)

(FUTURE DEVELOPMENT)
INST. NO. 896721, 90007218

NOTES

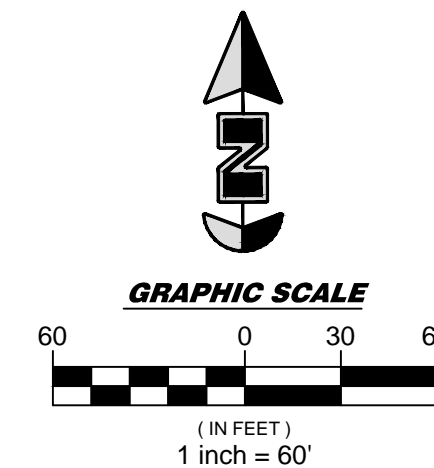
1. EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
2. EASEMENT NOT DEPICTED:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 7 FOOT WIDE DRAINAGE EASEMENT ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
3. TEMPORARY EASEMENTS FOR VEHICLE TURNAROUND AND MAINTENANCE OF PUBLIC UTILITIES. THE EASEMENTS WILL TERMINATE AFTER THE NEXT SUBDIVISION IS COMPLETED, INCLUDING ACCEPTANCE BY THE CITY OF ALL ROADWAY IMPROVEMENTS AND RECORDING OF THE PLAT OF SAID SUBDIVISION. THESE EASEMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF BANNOCK COUNTY UNDER THEIR RESPECTIVE INSTRUMENT NUMBERS.
4. LOT 7, BLOCK 3 WILL BE DEDICATED TO THE CITY OF POCATELLO FOR ACCESS AND MAINTENANCE TO A STORMWATER RETENTION POND. THIS LOT CAN AND WILL BE USED FOR FUTURE JUNIPER RESERVE DIVISIONS.

(FUTURE DEVELOPMENT)
INST. NO. 509760, 579090, 601847, 558132

LINE TABLE

#	BEARING	DIST.	#	BEARING	DIST.
L1	S 34°26'49" E	19.18'	L9	N 55°33'11" E	20.00'
L2	S 46°29'43" E	39.32'	L10	N 55°33'11" E	20.00'
L3	N 35°44'18" E	39.77'	L11	N 34°26'49" W	44.00'
L4	S 79°21'19" E	26.12'	L12	N 55°33'11" W	29.00'
L5	S 10°38'41" W	26.20'	L13	N 25°16'58" E	23.53'
L6	S 34°26'49" E	19.18'	L14	N 53°09'40" W	30.62'
L7	S 55°33'11" W	29.00'	L15	N 25°16'58" E	31.79'
L8	S 34°26'49" E	44.00'			

W QUARTER CORNER SEC. 18, T. 6 S., R. 35 E., B.M. FOUND 2" ALUM CAP STAMPED LS 5074 RECORDED INST. NO. 94011805



POINT OF BEGINNING

N 89°56'58" E 5114.57' E QUARTER CORNER SEC. 18, T. 6 S., R. 35 E., B.M. FOUND 2" ALUM CAP STAMPED LS 5074 RECORDED INST. NO. 94011804

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

RECORDING INSTRUMENT NUMBER

JUNIPER RESERVE DIVISION 1
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



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REVISIONS	SURVEYED BY: JDC, SRM, JCE
1	OFFICE WORK BY: JLC, SOB
2	FIELD BOOK NO: N/A
PROJECT NO: 15063	DATE: AUGUST 2016
DRAWING:	
SCALE: 1 INCH = 60 FEET	SHEET 1 OF 2