

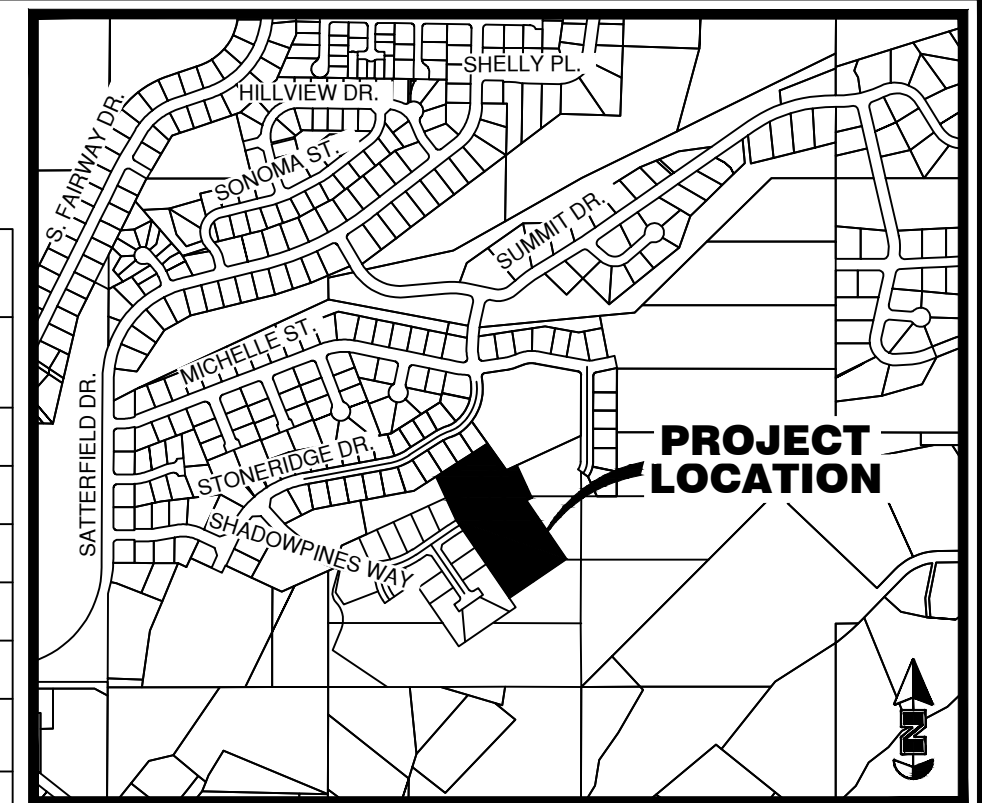
JUNIPER RESERVE DIVISION 2

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

REFERENCE DOCUMENTS

- (-----PR5) BEARING AND DISTANCE PER PARTRIDGE RIDGE SUBDIVISION FIFTH ADDITION (RECORD INST. NO. 20515819)
- (-----PR6) BEARING AND DISTANCE PER PARTRIDGE RIDGE SUBDIVISION - 6TH ADDITION (RECORD INST. NO. 20622791)
- (-----JR1) BEARING AND DISTANCE PER JUNIPER RESERVE DIVISION 1 (RECORD INST. NO. 21718708)

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	800.00'	5°55'54"	82.82'	41.45'	S 62°19'05" W	82.78'
C2	832.00'	6°04'41"	88.26'	44.17'	S 62°14'41" W	88.22'
C3	768.00'	5°46'23"	77.38'	38.72'	S 62°23'51" W	77.35'
C4	18.50'	90°00'00"	29.06'	18.50'	N 10°33'11" E	26.16'
C5	18.50'	90°00'00"	29.06'	18.50'	S 79°26'49" E	26.16'
C6	800.00'	3°37'02"	50.51'	25.26'	S 57°32'37" W	50.50'
C7	832.00'	3°28'13"	50.39'	25.20'	S 57°27'26" W	50.39'
C8	768.00'	3°46'33"	50.61'	25.32'	S 57°37'23" W	50.60'

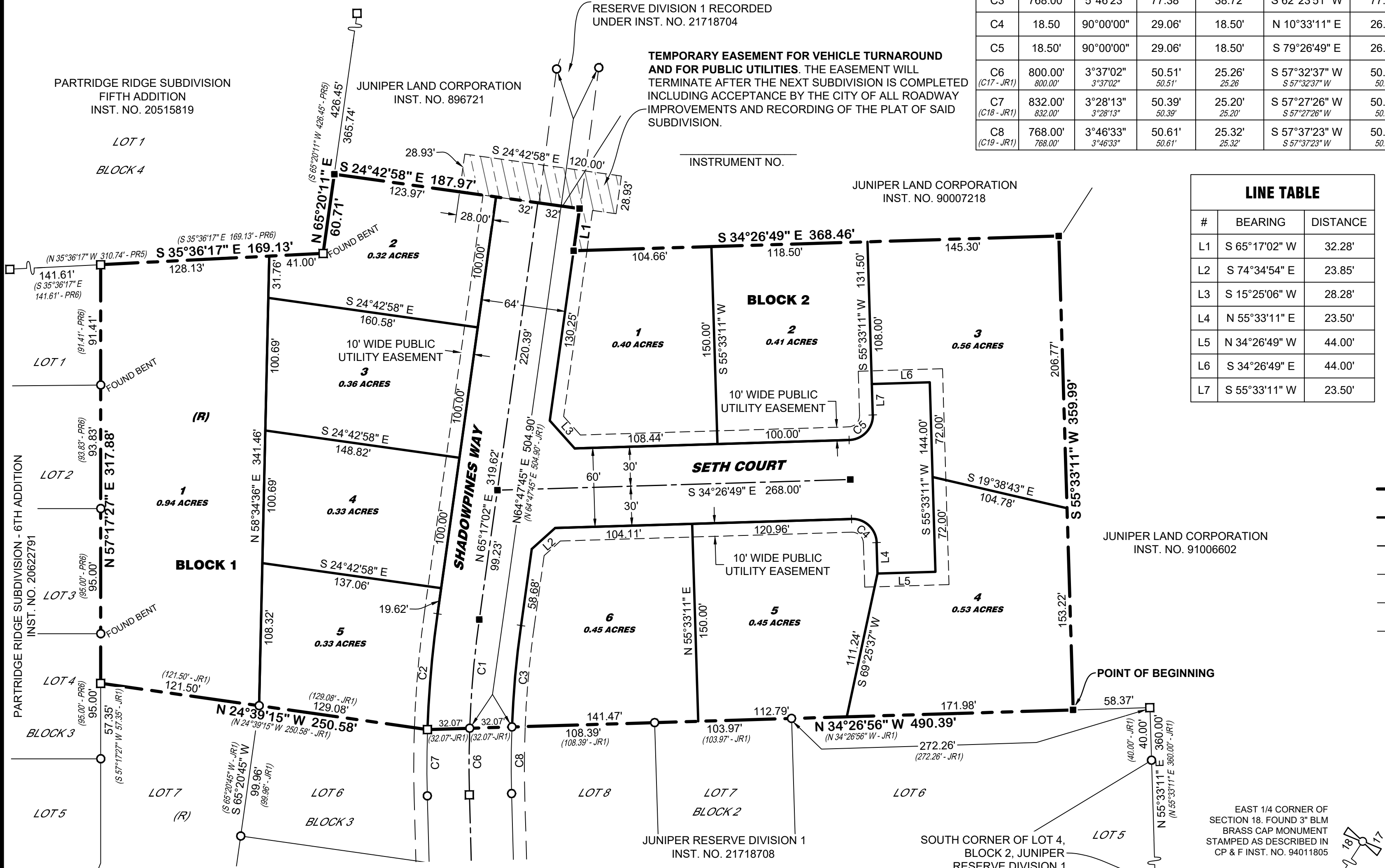


VICINITY MAP

EXISTING TEMPORARY PUBLIC UTILITY EASEMENT AS SHOWN ON JUNIPER RESERVE DIVISION 1 RECORDED UNDER INST. NO. 21718704

TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND FOR PUBLIC UTILITIES. THE EASEMENT 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.

INSTRUMENT NO.



LINE TABLE		
#	BEARING	DISTANCE
L1	S 65°17'02" W	32.28'
L2	S 74°34'54" E	23.85'
L3	S 15°25'06" W	28.28'
L4	N 55°33'11" E	23.50'
L5	N 34°26'49" W	44.00'
L6	S 34°26'49" E	44.00'
L7	S 55°33'11" W	23.50'

LEGEND

- FOUND 1/4 CORNER AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341"
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)
- SET 5/8" REBAR WITH 2" 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
- SECTION LINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE
- (R)** INDICATES A RESTRICTED LOT. SEE NOTE 3.

BASIS OF BEARING

THE LATITUDINAL CENTERLINE OF SECTION 18 WAS ASSUMED TO BE N 89°56'58" E BETWEEN THE EAST AND WEST 1/4 CORNERS PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

RECORDING INSTRUMENT NUMBER

JUNIPER RESERVE DIVISION 2

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:	JDK, SRM
1.	OFFICE WORK BY:	JC, SOB, BMS, CRN
2.	PROJECT NO:	17104 DATE: OCTOBER 2018
DRAWING: R:\17\SATTERFIELD_BILLY\JUNIPER RESERVE DIV. 2 - 17104\SURVICAD5-7-19 JR 2 - FINAL PLAT.DWG		

SCALE: 1 INCH = 60 FEET SHEET 1 OF 2

NOTES

- EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- EASEMENT NOT DEPICTED: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- LOT 1, BLOCK 1 WILL BE DEDICATED TO THE CITY OF POCATELLO FOR ACCESS AND MAINTENANCE TO A STORMWATER RETENTION POND. THIS LOT IS COVERED IN ITS ENTIRETY BY A PUBLIC UTILITY AND STORM WATER EASEMENT.

