

**EXISTING TEMPORARY PUBLIC UTILITY** EASEMENT AS SHOWN ON JUNIPER

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

INCLUDING ACCEPTANCE BY THE CITY OF ALL ROADWAY

-IMPROVEMENTS AND RECORDING OF THE PLAT OF SAID

RESERVE DIVISION 1 RECORDED

SUBDIVISION.

UNDER INST. NO. 21718704

JUNIPER LAND CORPORATION

INST. NO. 896721

PARTRIDGE RIDGE SUBDIVISION

FIFTH ADDITION

INST. NO. 20515819

1. EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND

3. LOT 1, BLOCK 1 WILL BE DEDICATED TO THE CITY OF POCATELLO FOR

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

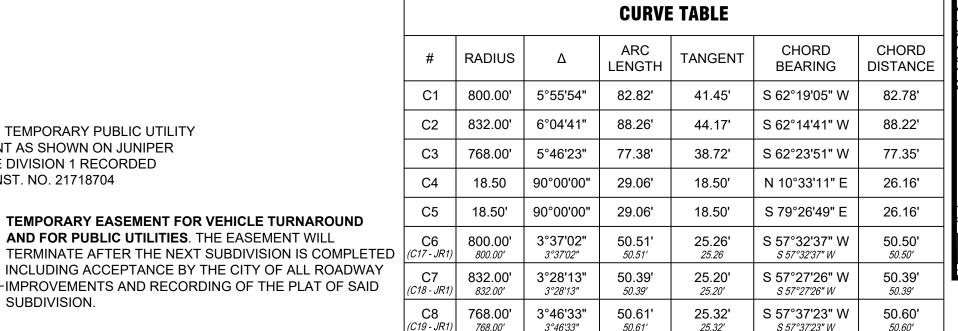
ACCESS AND MAINTENANCE TO A STORMWATER RETENTION POND. THIS LOT IS COVERED IN IT'S ENTIRETY BY A PUBLIC UTILITY AND STORM

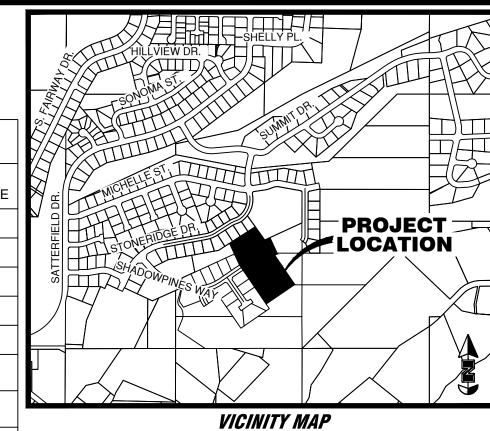
ROADWAY SLOPES UNLESS OTHERWISE NOTED.

DRAINAGE TO ADJOINING PROPERTIES.

2. EASEMENT NOT DEPICTED:

WATER EASEMENT.





LOT 1	M   9g   28.93'	\$ 24°40;5			8.00' 3°46'33" 50.61' 68.00' 3°46'33" 50.61'	25.32' \$ 57°3 25.32' \$ 57°3	37'23" W 50
BLOCK 4	% F	231	INSTRUMENT NO.	JUNIPER LAND CORPORATION INST. NO. 90007218		LINE TAB	LE
(\$ 35°36'17" W 310.74' - PR5) <b>S 35°36'17</b> " 128 13'	= 100 101 DB6) = 500	32/ 32/ 104.66'	S 34°26'49" E 368.4	145.30'	<b>-</b>	# BEARING L1 S 65°17'02" W	DISTANCE 32.28'
(N35°36°17″ W 310.74 = 1716) 141.61' 35°36°17″ E 1.61' - PR6)	31.7	64'	BLOCK 2	v 131.50		L2 S 74°34'54" E L3 S 15°25'06" W	23.85' 28.28'
91.41'- PR6) 91.41'	S 24°42'58" E   160.58'	04   1   130   1   0.40 ACRES	0.00,000,000,000,000,000,000,000,000,00	7 108.00. 3 0.56 ACRES		L4 N 55°33'11" E L5 N 34°26'49" W	23.50' 44.00'
OT 1 OFOUND BENT	UTILITY EASEMENT  3 0.36 ACRES		က် () () () () () () () () () () () () ()	$\frac{S}{S}$ $  \frac{L6}{S}$	206.7 <b>99'</b>	L6 S 34°26'49" E L7 S 55°33'11" W	44.00' 23.50'
3 PR6) <b>8. [8</b> 3]	S 24°42'58" E	<b>A</b>   66/8/	UTILITY EASEMENT \\	75.00. 72.00.	<b>1</b> 8 <b>3</b> 8		

	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'			

EAST 1/4 CORNER OF SECTION 18. FOUND 3" BLM

BRASS CAP MONUMENT STAMPED AS DESCRIBED IN CP & F INST. NO. 94011805

**GRAPHIC SCALE** 

1 inch = 60'

5 / BLOCK 1 SUBDIVISION LOT / BLOCK NUMBER EXISTING SUBDIVISION LOT / BLOCK NO. BLOCK 6 SUBDIVISION BOUNDARY LINE SUBDIVISION LOT LINE STREET CENTERLINE SECTION LINE EASEMENT SIDELINE EXISTING EASEMENT SIDELINE

**LEGEND** 

0

⊤ & +

(R)

FOUND 1/4 CORNER AS NOTED

STAMPED "RMES PELS 2341"

FOUND 1/2" REBAR WITH PLASTIC CAP

FOUND 5/8" REBAR WITH 2" ALUMINUM

SET 1/2" BY 24" REBAR WITH PLASTIC CAP

CAP STAMPED "RMES PELS 2341"

STAMPED "RMES PELS 2341" (LOT

STAMPED "RMES PELS 2341"

CORNERS AND AT END OF CURVES)

SET 5/8" REBAR WITH 2" ALUMINUM CAP

INDICATES A RESTRICTED LOT. SEE NOTE 3.

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



301 58th St. W. #138 ♦ Williston, ND 58801 ♦ (701) 572-0110 600 E. Oak St. \$ Pocatello, ID 83201 \$ (208) 234-0110

WWW.KME3.DIZ					
REVISIONS	SURVEYED BY: JDK, SRM				
1.	OFFICE WORK BY: JC, SOB, BMS, CRN				
2.	PROJECT NO: 17104 DATE: OCTOBER 201	18			
DRAWING: R:\17\SATTE	RFIELD, BILLY\JUNIPER RESERVE DIV. 2 -				

SHEET 1 OF 2

17104\SURV\CAD\5-7-19 JR 2 - FINAL PLAT.DWG SCALE: 1 INCH = 60 FEET

WEST 1/4 CORNER OF SECTION 18. FOUND 5/8" REBAR WITH NO CAP PER CP & F INST. NO. 94011807

(N 35°36'17" W 310.74' - PR5) S 35°36'17" E 1	169.13' 0.32 ACRES	104.66'	3.50'	L1 S 65°17'02'
141.61' (S.35°36'17" E	41.00' 0.32 ACRES		31.5	L2 S 74°34'54
141.61' - PR6)	S 24°42'58" E		;K 2 ≥	L3 S 15°25'06'
- PR6	160.58'	ĪŌ'	2 .00.80 ACRES .0.56 ACRES	L4 N 55°33'11
91.41	8 10' WIDE PUBLIC	70.00 0.40 ACRES 0.41	2 .80 .3 .0.56 ACRES	L5 N 34°26'49'
LOT 1	<b>3</b>	S	$\frac{\omega}{\omega}$ $  \frac{1}{16}$ $ -$	L6 S 34°26'49
	0.36 ACRES	10' WIDE P		L7 S 55°33'11'
(R)	100.	UTILITY EAS		L7 S 55°33'11'
3.8.7. <b>8.9.</b> <b>8.</b> <b>8.</b>	S 24°42'58" E	108.44'	<u>.00</u> – – – – – – – – – – – – – – – – – –	Is
<i>w</i> ; <b>⊘ L</b> •	148.82'	30' SETH COURT	>	<del></del>
VOIL LOT 2  B  1  0.94 ACRES	П (9) 1 (4)	5 34°26'49" E 268	S 19°38′43″ F	33.
1 · · · · · · · · · · · · · · · · · · ·	3°34'36" 100.6	0"	⊕ 104.78'	လူ
- 6TH	[5]	104.11' 120.99	S 55° CX CX CX	JUNIPER LAND CORPORATION
SUBDIVISION - 8 10. 20622791 10. 30. 95.00' - PR6) 95.00' - PR6) 95.00' - PR6)	7 31.65 2 7	10' WIDE	PUBLIC T	INST. NO. 91006602
S10522 20622 <b>Z BLOCK 1</b>		UTILITY EA		
NO NO . 2013 86 85 86 85 86 86 86 86 86 86 86 86 86 86 86 86 86	137.06'	28 28 E = 1 - 2	4	.75
RIDGE SI INST. PEUND BENL	19.62' <b>5</b>	6 0.45 ACRES 0.45 AC	0.53 ACRES ≥	153
\[ \frac{\text{\tint{\text{\tin}\ettitt{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tin}\text{\tin}\tint{\text{\text{\text{\text{\text{\text{\ti}}}\tint{\text{\ti}\text{\text{\text{\text{\text{\texi}\tilit{\text{\texi}\tilit{\text{\text{\tin}}\tint{\text{\tiint{\text{\text{\text{\tin}\tiin	80 <b>5</b>	99 	5'37"	1
Ш 90	5 5		25. 25.	<b>∠POINT OF BEGINNING</b>
PARTRIDGE (121.50, - 781) 151.20.	(120 as:		$\int_{\mathcal{O}}$	
N 24°.	39'15" W 250.58' 32.07'	141.47'	9'	58.37'
BLOCK 3 (N 24)	39'15" W 250.58' 32.07'	108 39'	N 34°26'56" W 490.39'	(40.00' - JR1) (40.00' - JR1) (50.00' - JR1)
——————————————————————————————————————		(108.39' - JR1) (103.97' - JR1)	272.26'———————————————————————————————————	(40.00 (40.00 13.00.00
(\$ 57°				11.
LOT7 % 98		LOT8 LOT7	<i>LOT 6</i>	Z 25° 33′11′7 SECTION 18. FOR
LOT 5 (R) & O	BLOCK 3	BLOCK 2		Z SECTION 18. FOL BRASS CAP M
<b> </b>		JUNIPER RESERVE DIVISION NO. 24742722		OT 4, 2073 STAMPED AS DES
		INST. NO. 21718708	BLOCK 2, JUNII RESERVE DIVISIO	
				The state of the s

**BASIS OF BEARING**