

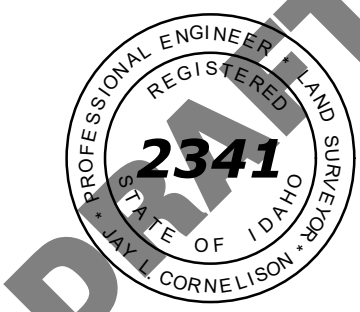
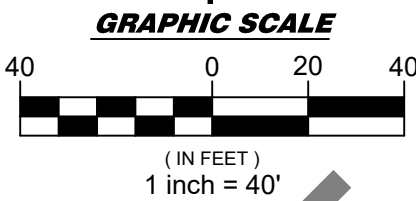
COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2, COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

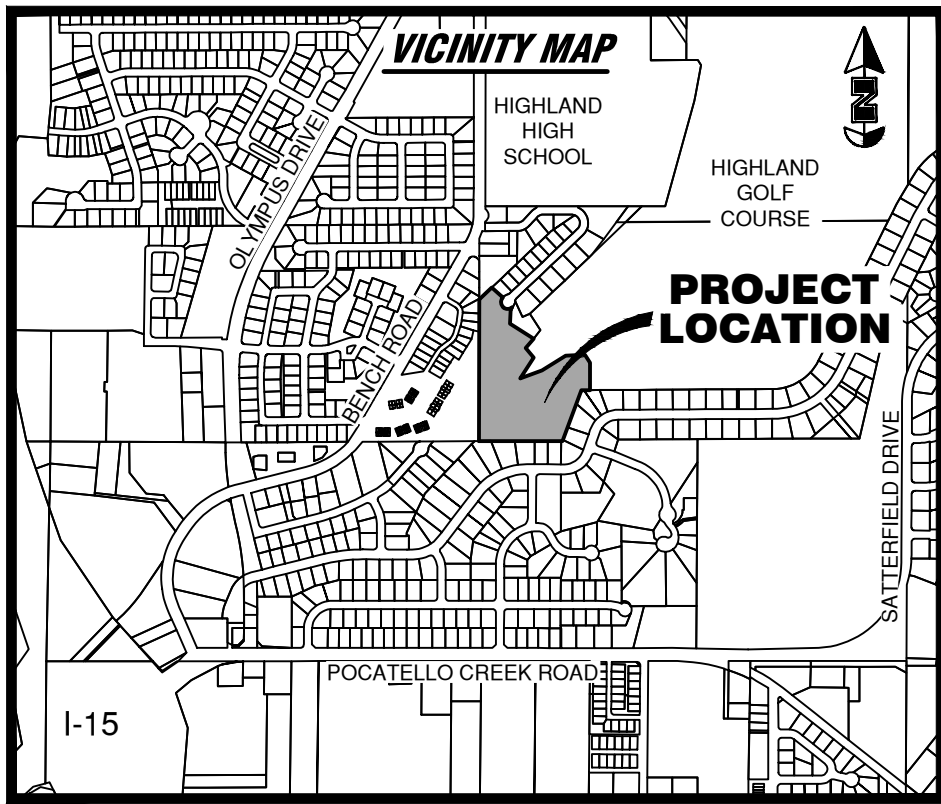
SURVEYOR'S NARRATIVE

- THIS RE-PLAT IS BEING PERFORMED TO ALTER THE INDIVIDUAL BOUNDARY LINES OF EACH LOT SO THEY CAN INCLUDE ADDITIONAL GROUND. THE ROAD WILL NOW BE DEDICATED TO THE PUBLIC WITH THE RIGHT-OF-WAY LINE BEING THE EASEMENT LINE AS SHOWN ON THE ORIGINAL PLAT OF COPPER CREEK SUBDIVISION. ALL EASEMENTS PER THAT PLAT ARE BEING RETAINED. PLEASE REFER TO THE ORIGINAL PLAT FOR ADDITIONAL INFORMATION AND FOR RECORD INFORMATION OF THE LOT LINES AND EASEMENT LINES AND EASEMENTS IN THE ORIGINAL OPEN SPACE AREAS.
- MEASURED BEARINGS AND DISTANCE MATCH THAT OF RECORD PER COPPER CREEK SUBDIVISION (INST. NO. 21015423) EXCEPT AS NOTED WITH AN *.
- STORMWATER FLOW EASEMENT (PIPING, MANHOLES, DETENTION BASINS, ETC.) PER COPPER CREEK SUBDIVISION (INST. NO. 21015423).
- 30' WIDE EASEMENT FOR EMERGENCY / DRIVEWAY PURPOSE ONLY PER COPPER CREEK SUBDIVISION (INST. NO. 21015423)
- EASEMENTS ARE 15' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- LOT 1, BLOCK 1, LOT 6, BLOCK 2 & LOT 30, BLOCK 2 ARE TO BE NON-BUILDABLE COMMON AREAS AND ARE DEDICATED TO THE LOT OWNERS OF THIS RE-PLAT PER THE RECORDED DECLARATIONS AND COVENANTS. SAID COMMON AREAS ARE TO BE GRADED TO INSURE PROPER DRAINAGE AWAY FROM AND BETWEEN EACH RESIDENCE. THE HOMEOWNERS ASSOCIATION IS HEREBY GRANTED ACCESS FOR INGRESS AND EGRESS AND FOR A STORM WATER DETENTION AND CONTROL EASEMENT OVER THE ENTIRETY OF SAID LOTS. LOT 1, BLOCK 1 WILL BE ALLOWED TO HAVE A SIGN PLACED BY THE HOMEOWNER'S ASSOCIATION. NO OTHER ALTERATION MAY BE MADE TO THESE LOTS AFTER FINAL GRADING IS COMPLETE. ALL OTHER LOTS IN THIS SUBDIVISION SHALL HAVE AN UNDIVIDED OWNERSHIP INTEREST IN SAID COMMON LOTS / AREAS AS EACH LOT IS SOLD AND THE DEED SHALL INCLUDE THE UNDIVIDED INTEREST IN SAID COMMON LOTS / AREAS. EACH LOT OWNER SHALL HAVE EQUAL RESPONSIBILITY IN MAINTENANCE AND CARE OF SAID COMMON LOTS / AREAS. UNDER NO CIRCUMSTANCE SHALL SAID COMMON LOTS BE THE RESPONSIBILITY OF THE CITY OF POCATELLO.
- THE ORIGINAL LOT LINES SHALL BE THE 'BUILDING ENVELOPE' FOR EACH NEW LOT. LOT OWNERS ARE REQUIRED TO CONSTRUCT THE PRIMARY RESIDENCE WITHIN THOSE AREAS.
- THIS AREA TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE CONDITIONS OUTLINED IN NOTE 6 ABOVE. THIS AREA MAY BE USED AS A SNOW STORAGE AREA AS NECESSARY FOR STREET CLEARING OPERATIONS AND IS COVERED IN ITS ENTIRETY BY A PUBLIC UTILITY EASEMENT.



BASIS OF BEARING

THE WEST LINE OF COPPER CREEK SUBDIVISION WAS ASSUMED TO BE NORTH 0°01'34" EAST PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.



LEGEND

- FOUND 1/4 CORNER AS NOTED
- LOT MONUMENT OF RECORD PER COPPER CREEK SUBDIVISION (INST. NO. 21015423) (LOT CORNERS AND AT END OF CURVES)
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 12457" PER COPPER CREEK SUBDIVISION (INST. NO. 21015423)
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341" PER SURPRISE VALLEY SUBDIVISION (INST. NO. 20413599)
- CALCULATED POSITION. NOTHING FOUND OR SET
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)
- SET 5/8" X 24" 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
- NEW SUBDIVISION LOT LINE
- ORIGINAL SUBDIVISION LOT LINE (SEE NOTE 7)
- STREET CENTERLINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE
- (R)** INDICATES A RESTRICTED LOT. SEE NOTE 6.

RECORDING INSTRUMENT NUMBER

COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2,
COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6
SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



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REVISIONS	SURVEYED BY: JKD, SRM, JCE
1.	OFFICE WORK BY: JC, SOB
2.	PROJECT NO: 18049 DATE: MAY 2019
DRAWING: R:\18\SATTERFIELD, BILLY\COPPER CREEK SUBDIVISION - 18049\SURVICAD\COPPER CREEK REPLAT.DWG	
SCALE: 1 INCH = 40 FEET	SHEET 1 OF 4

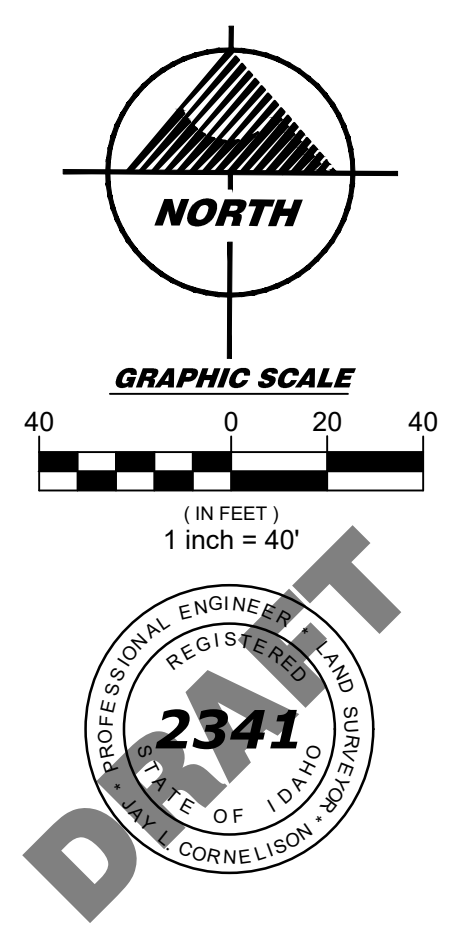
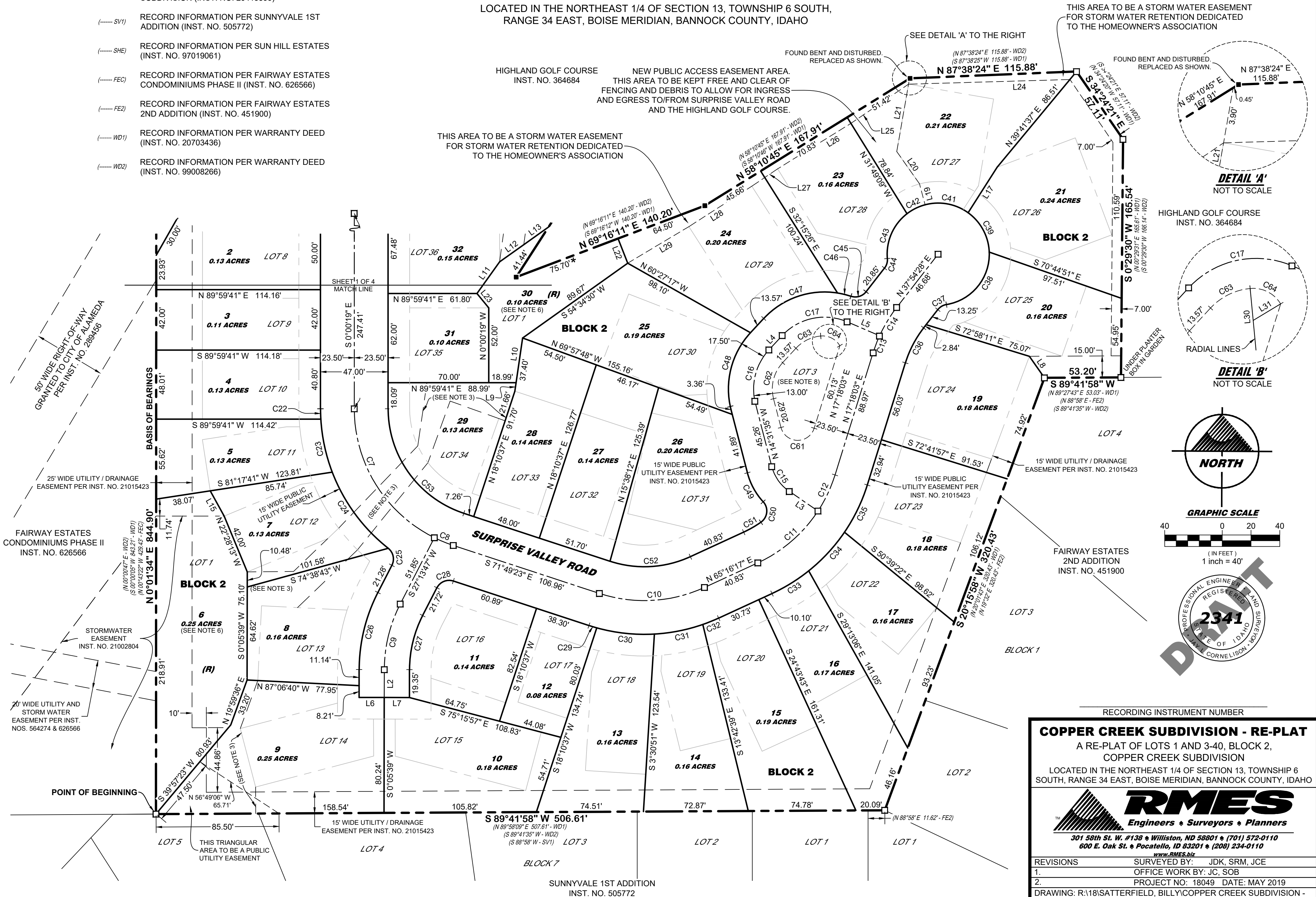
REFERENCE DOCUMENTS

- (----- SV/S) RECORD INFORMATION PER SURPRISE VALLEY SUBDIVISION (INST. NO. 20413599)
- (----- SV/1) RECORD INFORMATION PER SUNNYVALE 1ST ADDITION (INST. NO. 505772)
- (----- SHE) RECORD INFORMATION PER SUN HILL ESTATES (INST. NO. 97019061)
- (----- FEC) RECORD INFORMATION PER FAIRWAY ESTATES CONDOMINIUMS PHASE II (INST. NO. 626566)
- (----- FE2) RECORD INFORMATION PER FAIRWAY ESTATES 2ND ADDITION (INST. NO. 451900)
- (----- WD1) RECORD INFORMATION PER WARRANTY DEED (INST. NO. 20703436)
- (----- WD2) RECORD INFORMATION PER WARRANTY DEED (INST. NO. 99008266)

COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2, COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



RECORDING INSTRUMENT NUMBER

COPPER CREEK SUBDIVISION - RE-PLAT
A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2,
COPPER CREEK SUBDIVISION
LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6
SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

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REVISIONS	SURVEYED BY: JDK, SRM, JCE
1.	OFFICE WORK BY: JC, SOB
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SCALE: 1 INCH = 40 FEET	SHEET 2 OF 4

COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2, COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	23.50'	44°13'07"	18.14'	9.55'	S 26°48'11" W	17.69'
C2	40.79'	180°00'00"	128.15'	INFINITY ★	S 42°08'45" E	81.58'
C3	75.00'	24°49'21"	32.49'	16.51'	S 33°40'06" W	32.24'
C4	100.00'	21°15'55"	37.12'	18.77'	S 10°37'38" W	36.90'
C5	100.00'	28°21'27"	49.49'	25.26'	N 14°10'25" E	48.99'
C6	100.00'	28°21'27"	49.49'	25.26'	S 14°10'25" W	48.99'
C7	100.00'	63°40'49"	111.14'	62.10'	S 31°50'44" E	105.51'
C8	100.00'	8°08'15"	14.20'	7.11'	S 67°45'16" E	14.19'
C9	100.00'	27°08'08"	47.36'	24.13'	S 13°39'43" W	46.92'
C10	100.00'	42°54'20"	74.88'	39.30'	N 86°43'27" E	73.15'
C11	100.00'	32°03'05"	55.94'	28.72'	N 49°14'45" E	55.21'
C12	100.00'	15°55'09"	27.78'	13.98'	N 25°15'38" E	27.70'
C13	100.00'	7°15'47"	12.68'	6.35'	S 20°55'57" W	12.67'
C14	100.00'	13°20'38"	23.29'	11.70'	S 31°14'09" W	23.24'
C15	30.00'	41°08'48"	21.54'	11.26'	S 35°05'59" E	21.08'
C16	40.00'	57°21'00"	40.04'	21.88'	S 14°08'55" W	38.39'
C17	40.00'	70°20'49"	49.11'	28.19'	S 77°59'49" W	46.08'
C18	25.00'	39°02'29"	17.03'	8.86'	N 19°30'55" E	16.71'
C19	116.00'	9°22'47"	18.99'	9.52'	S 34°20'46" W	18.97'
C20	82.00'	9°22'47"	13.42'	6.73'	S 34°20'46" W	13.41'
C21	3.00'	140°57'31"	7.38'	8.46'	N 70°29'05" W	5.66'
C22	123.50'	3°20'40"	7.21'	3.61'	S 01°40'39" E	7.21'
C23	123.50'	17°34'40"	37.89'	19.09'	S 12°08'19" E	37.74'
C24	123.50'	30°49'55"	66.46'	34.05'	S 36°20'36" E	65.66'
C25	9.50'	78°59'21"	13.10'	7.83'	N 12°15'53" W	12.08'
C26	117.50'	27°08'08"	55.65'	28.36'	S 13°39'43" W	55.13'
C27	82.50'	27°08'08"	39.07'	19.91'	S 13°39'43" W	38.71'
C28	9.50'	80°56'50"	13.42'	8.11'	S 67°42'12" W	12.33'
C29	123.50'	2°38'44"	5.70'	2.85'	S 73°08'45" E	5.70'
C30	123.50'	18°46'15"	40.46'	20.41'	S 83°51'15" E	40.28'
C31	123.50'	15°58'41"	34.44'	17.33'	N 78°46'17" E	34.33'
C32	123.50'	5°30'39"	11.88'	5.94'	N 68°01'37" E	11.87'

NOTE: C40 INTENTIONALLY REMOVED

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C33	123.50'	13°57'27"	30.09'	15.12'	N 58°17'34" E	30.01'
C34	123.50'	17°03'05"	36.75'	18.51'	N 42°47'18" E	36.62'
C35	123.50'	16°57'42"	36.56'	18.42'	N 25°46'54" E	36.43'
C36	76.50'	20°36'25"	27.51'	13.91'	S 27°36'16" W	27.37'
C37	9.50'	42°50'00"	7.10'	3.73'	S 59°19'28" W	6.94'
C38	35.50'	83°02'47"	51.45'	31.43'	N 39°13'05" E	47.07'
C39	35.50'	51°53'54"	32.16'	17.28'	N 28°15'16" W	31.07'
C41	35.50'	50°40'55"	31.40'	16.81'	N 79°32'40" W	30.39'
C42	35.50'	22°46'19"	14.11'	7.15'	S 63°43'43" W	14.02'
C43	35.50'	57°16'05"	35.48'	19.38'	S 23°42'31" W	34.02'
C44	9.50'	42°50'00"	7.10'	3.73'	N 16°29'28" E	6.94'
C45	9.50'	70°46'25"	11.73'	6.75'	N 73°17'40" E	11.00'
C46	57.50'	9°30'46"	9.55'	4.78'	N 76°04'31" W	9.54'
C47	57.50'	56°20'41"	56.55'	30.80'	S 70°59'46" W	54.29'
C48	57.50'	57°21'00"	57.55'	31.45'	S 14°08'55" W	55.18'
C49	47.50'	27°58'21"	23.19'	11.83'	S 28°30'46" E	22.96'
C50	9.50'	97°25'16"	16.15'	10.82'	N 06°12'42" E	14.28'
C51	76.50'	10°20'57"	13.82'	6.93'	N 60°05'48" E	13.80'
C52	76.50'	42°54'20"	57.29'	30.06'	N 86°43'27" E	55.96'
C53	76.50'	71°49'04"	95.89'	55.39'	S 35°54'51" E	89.73'
C54	76.50'	17°24'26"	23.24'	11.71'	S 08°41'54" W	23.15'
C55	76.50'	10°57'01"	14.62'	7.33'	S 22°52'37" W	14.60'
C56	123.50'	14°46'12"	31.84'	16.01'	N 20°58'02" E	31.75'
C57	123.50'	13°35'15"	29.29'	14.71'	N 06°47'19" E	29.22'
C58	40.79'	58°42'08"	41.79'	22.94'	N 77°12'19" E	39.99'
C59	40.79'	47°35'14"	33.88'	17.99'	S 49°39'00" E	32.91'
C60	40.79'	73°42'37"	52.48'	30.58'	S 10°59'56" W	48.93'
C61	12.00'	148°10'22"	31.03'	42.09'	S 88°36'46" E	23.08'
C62	27.00'	57°21'00"	27.03'	14.77'	S 14°08'55" W	25.91'
C63	27.00'	41°44'45"	19.67'	10.30'	S 63°41'48" W	19.24'
C64	14.00'	64°23'18"	15.73'	8.81'	N 63°14'11" W	14.92'
C65	99.00'	9°22'47"	16.21'	8.12'	S 34°20'46" W	16.19'

LINE TABLE		
#	BEARING	DISTANCE
L1	S 21°15'36" W	20.71'
L2	S 00°05'39" W	19.35'
L3	N 55°40'23" W	24.27'
L4	N 42°49'25" E	13.57'
L5	S 66°49'46" E	24.62'
L6	N 89°54'21" W	17.50'
L7	N 89°54'21" W	17.50'
L8	S 35°01'51" E	18.25'
L9	N 08°12'42" E	5.97'
L10	N 08°12'42" E	31.43'
L11	N 35°30'28" E	27.03'
L12	N 54°34'44" E	20.64'
L13	S 54°34'30" W	21.13'
L14	S 29°39'23" W	23.64'
L15	N 28°54'04" W	20.01'
L16	S 42°08'45" E	15.00'
L17	N 32°34'02" E	37.52'
L19	S 14°53'08" E	15.00'
L20	S 35°05'54" E	27.51'
L21	S 09°54'06" W	51.42'
L22	N 21°27'04" W	18.39'
L23	N 39°21'25" W	12.93'
L24	N 88°20'40" E	112.22'
L25	N 55°47'26" E	48.42'
L26	S 58°10'51" W	60.00'
L27	N 56°02'51" E	21.60'
L28	S 57°18'27" W	52.00'
L29	N 59°08'35" E	49.54'
L30	S 05°25'50" E	27.00'
L31	S 58°57'28" W	14.00'

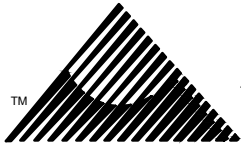
NOTE: L18 INTENTIONALLY REMOVED

RECORDING INSTRUMENT NUMBER

COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2,
COPPER CREEK SUBDIVISION

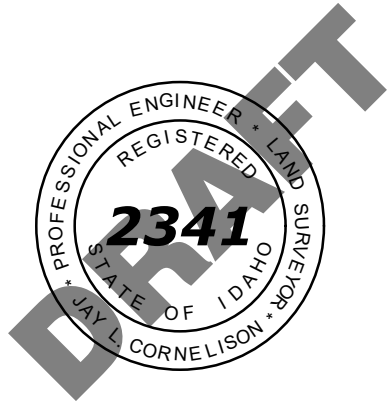
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1.	OFFICE WORK BY: JC, SOB
2.	PROJECT NO: 18049 DATE: MAY 2019
DRAWING: R:\18\SATTERFIELD, BILLY\COPPER CREEK SUBDIVISION - 18049\SURVICAD\COPPER CREEK REPLAT.DWG	
SCALE: 1 INCH = 40 FEET	SHEET 3 OF 4



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FAIRWAY ESTATES CONDOMINIUMS PHASE II, A SUBDIVISION RECORDED AS INSTRUMENT NO. 626566 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE NORTH 0°01'34" EAST (BASIS OF BEARINGS PER THE EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION AND ALSO THE EAST BOUNDARY LINE OF SUN HILL ESTATES, A SUBDIVISION RECORDED AS INSTRUMENT NO. 97019061 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, FOR A DISTANCE OF 844.90 FEET; THENCE NORTH 46°04'47" EAST, ALONG THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND BELONGING TO DOUGLAS G. KELLER & MARLENE KELLER AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 98000249 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, A DISTANCE OF 109.36 FEET TO THE WEST CORNER OF LOT 2, BLOCK 1 OF COPPER CREEK SUBDIVISION, A SUBDIVISION RECORDED AS INST. NO. 21015423 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 51°02'38" EAST, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 75.09 FEET TO AN ANGLE POINT IN SAID LOT LINE; THENCE SOUTH 42°08'45" EAST, CONTINUING ALONG SAID LOT LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A 40.79' RADIUS CUL-DE-SAC LOCATED AT THE SOUTHERLY END OF SURPRISE VALLEY ROAD, THE CENTER OF WHICH BEARS SOUTH 42°08'45" EAST;

THENCE FOLLOWING ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 180°00'00" FOR AN ARC LENGTH OF 128.15 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 42°08'45" EAST A DISTANCE OF 81.58 FEET) TO A POINT OF CUSP WITH A 23.50 FOOT RADIUS CURVE ON THE EASTERLY SIDE OF SAID RIGHT-OF-WAY, THE CENTER OF WHICH BEARS SOUTH 41°05'16" EAST, SAID POINT BEING ON THE WESTERLY BOUNDARY LINE OF SURPRISE VALLEY SUBDIVISION, A SUBDIVISION RECORDED AS INSTRUMENT NO. 20415399 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE FOLLOWING ALONG THE SOUTHWESTERLY AND SOUTHERLY BOUNDARY LINE OF THE SAID SUBDIVISION OVER THE FOLLOWING THREE (3) COURSES:

- FOLLOWING ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°13'07" FOR AN ARC LENGTH OF 18.14 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 26°48'11" WEST A DISTANCE OF 17.69 FEET) TO A POINT OF TANGENCY;
- SOUTH 4°41'37" WEST A DISTANCE OF 82.59 FEET
- SOUTH 58°01'58" EAST A DISTANCE OF 168.45 FEET;

THENCE SOUTH 39°40'21" WEST A DISTANCE OF 75.00 FEET; THENCE SOUTH 40°03'08" EAST A DISTANCE OF 75.95 FEET; THENCE SOUTH 32°52'56" WEST A DISTANCE OF 149.49 FEET; THENCE NORTH 69°16'11" EAST A DISTANCE OF 140.20 FEET; THENCE NORTH 58°10'45" EAST A DISTANCE OF 167.91 FEET; THENCE NORTH 87°38'24" EAST A DISTANCE OF 115.88 FEET; THENCE SOUTH 34°24'21" EAST A DISTANCE OF 57.11 FEET; THENCE SOUTH 0°29'30" WEST A DISTANCE OF 165.54 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF FAIRWAY ESTATES 2ND ADDITION, A SUBDIVISION RECORDED AS INSTRUMENT NO. 451900 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 89°41'58" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION, A DISTANCE OF 53.20 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 20°15'58" WEST, ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID SUBDIVISION, A DISTANCE OF 320.43 FEET TO AN ANGLE POINT; THENCE SOUTH 89°41'58" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION, AND ALSO THE NORTH BOUNDARY LINE OF SUNNYVALE 1ST ADDITION, A SUBDIVISION RECORDED AS INSTRUMENT NO. 505772 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, A DISTANCE OF 506.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.70 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JAY L. CORNELISON, A REGISTERED LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.

JAY L. CORNELISON DATE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 21901614 AND ARE HEREBY MADE A PART OF THE PLAT

COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2, COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAS CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS AND STREETS AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF THE OWNERS TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, THE OWNERS DO HEREUNTO SET THEIR HANDS.

JASON KILGORE (MEMBER)
KILGORE PROPERTIES, LLC

JORDAN OLSON (LOT 20, BLOCK 2)
(FORMERLY KNOWN AS LOT 25, BLOCK 2)

JACOB TRACY (LOT 24, BLOCK 2)
(FORMERLY KNOWN AS LOT 29, BLOCK 2)

CONNIE TRACY (LOT 24, BLOCK 2)
(FORMERLY KNOWN AS LOT 29, BLOCK 2)

TRACEY ROBERTS (LOT 21, BLOCK 2)
(FORMERLY KNOWN AS LOT 26, BLOCK 2)

KADE PAULSEN (LOT 22, BLOCK 2)
(FORMERLY KNOWN AS LOT 27, BLOCK 2)

ACKNOWLEDGMENT

STATE OF COUNTY OF

ON THIS DAY OF, IN THE YEAR, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JASON KILGORE, KNOWN OR IDENTIFIED TO ME, TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES DAY OF, 20.

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF

ON THIS DAY OF, IN THE YEAR, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JORDAN OLSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES DAY OF, 20.

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF

ON THIS DAY OF, IN THE YEAR, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED TRACEY ROBERTS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES DAY OF, 20.

IRRIGATION WATER RIGHTS STATEMENT

IT HAS BEEN DETERMINED THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION DISTRICT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF

ON THIS DAY OF, IN THE YEAR, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JACOB AND CONNIE TRACY, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES DAY OF, 20.

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF

ON THIS DAY OF, IN THE YEAR, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KADE PAULSEN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES DAY OF, 20.

SANITARY RESTRICTIONS

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTION MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: HEALTH DISTRICT SIGNATURE:

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF

POCATELLO, IDAHO, THIS DAY OF, 20.

BRIAN BLAD, MAYOR RUTH NEWSOM, CITY CLERK

MERRIL QUAYLE, ENGINEER FOR THE CITY

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED LAND SURVEYOR, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

GERALD V. EVANS PLS 10342 DATE
POCATELLO CITY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A REGISTERED LAND SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS DAY OF, 20.

MATTHEW S. BAKER LS 13023

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE, I, JENNIFER CLARK, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH

JENNIFER CLARK DATE

COUNTY RECORDER'S CERTIFICATE

I, JASON DIXON, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO ON THIS DAY OF, 20 AT M. AT THE REQUEST OF AND WAS DULY RECORDED

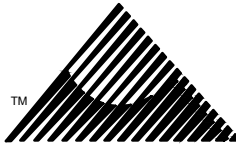
AS INSTRUMENT NUMBER

JASON DIXON, COUNTY RECORDER

COPPER CREEK SUBDIVISION - RE-PLAT

A RE-PLAT OF LOTS 1 AND 3-40, BLOCK 2,
COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6
SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



Engineers ♦ Surveyors ♦ Planners

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

www.RMES.biz

REVISIONS	SURVEYED BY: JKD, SRM, JCE
1.	OFFICE WORK BY: JC, SOB
2.	PROJECT NO: 18049 DATE: MAY 2019
DRAWING: R\18\	SATTERFIELD, BILLY\COPPER CREEK SUBDIVISION -
18049\	SURV\CAD\COPPER CREEK REPLAT.DWG
SCALE: 1 INCH = 40 FEET	SHEET 4 OF 4