

TRAIL CREEK ESTATES - DIVISION 2

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 OF SE1/4) OF SECTION 28, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4) OF SECTION 27, TOWNSHIP 6

SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE1/4) OF SECTION 28. AND THE NORTHWEST QUARTER OF SOUTHWEST QUARTER (NW1/4 OF SW1/4) OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BEING A BANNOCK COUNTY BCM AS DESCRIBED IN CORNER PERPETUATION RECORDED AS INSTRUMENT NO. 92000840 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 00°58'30" WEST (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1316.53 FEET TO THE NORTH 1/16 CORNER ON THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 00°16'41" WEST, CONTINUING ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1287.39 FEET, TO A POINT WHICH IS NORTH 0°16'41" EAST A DISTANCE OF 18.75 FEET FROM THE EAST 1/4 CORNER OF SECTION 28; THENCE NORTH 89°43'19" WEST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 110.27 FEET TO THE MOST WESTERLY CORNER OF LOT 5, BLOCK 2 OF TRAIL CREEK ESTATES - DIVISION 1, A SUBDIVISION RECORDED AS INSTRUMENT NO. 20817671 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE IN A SOUTHEASTERLY AND SOUTHWESTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF TRAIL CREEK ESTATES - DIVISION 1 OVER THE FOLLOWING (7) SEVEN COURSES:

- SOUTH 54°24'41" EAST A DISTANCE OF 165.14 FEET;
- NORTH 35°35'19" EAST A DISTANCE OF 15.71 FEET;
- SOUTH 54°24'41" EAST A DISTANCE OF 31.03 FEET;
- SOUTH 41°05'42" EAST A DISTANCE OF 208.84 FEET;
- SOUTH 29°08'47" EAST A DISTANCE OF 185.35 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MAGELLAN LOOP:
- SOUTH 48°00'56" WEST A DISTANCE OF 175.10 FEET, ALONG SAID RIGHT-OF-WAY, TO A POINT OF TANGENCY WITH A 130.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH
- 7. FOLLOWING SAID RIGHT-OF-WAY AND CURVE IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 30°29'51" FOR AN ARC LENGTH OF 69.20 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 32°46'01" WEST A DISTANCE OF 68.38 FEET) TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY OF MAGELLAN LOOP:

THENCE SOUTH 60°40'49" WEST, LEAVING SAID RIGHT-OF-WAY, A DISTANCE OF 760.81 FEET; THENCE NORTH 34°51'13" WEST A DISTANCE OF 223.40 FEET; THENCE SOUTH 54°56'24" WEST A DISTANCE OF 11.64 FEET; THENCE NORTH 36°34'32" WEST A DISTANCE OF 283.04 FEET; THENCE NORTH 65°07'56" EAST A DISTANCE OF 115.47 FEET TO A POINT NON-TANGENCY WITH A 205.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 67°52'02" EAST; THENCE FOLLOWING ALONG SAID CURVE IN A NORTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 5°00'23" FOR AN ARC LENGTH OF 17.91 FEET (THE CHORD OF SAID CURVE BEARS NORTH 19°37'46" WEST A DISTANCE OF 17.91 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 72°52'25" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 60°36'07" EAST A DISTANCE OF 143.08 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14, BLOCK 2 OF TRAIL CREEK ESTATES - DIVISION 1; THENCE IN AN EASTERLY AND NORTHEASTERLY DIRECTION ALONG THE BOUNDARY LINE OF TRAIL CREEK ESTATES - DIVISION 1 OVER THE FOLLOWING (4) FOUR COURSES:

- 1. SOUTH 70°28'57" EAST A DISTANCE OF 84.47 FEET;
- NORTH 79°58'59" EAST A DISTANCE OF 227.46 FEET;
- NORTH 17°22'09" EAST A DISTANCE OF 369.16 FEET;
- 4. NORTH 44°11'36" EAST A DISTANCE OF 65.42 FEET TO THE **POINT OF BEGINNING**

CONTAINING 11.01 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.



OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAVE 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 WE 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 WE OWNERS DO HEREUNTO SET OUR HANDS.

McCORMICK RANCH, LLC (AN IDAHO LIMITED LIABILITY COMPANY)

BRIAN	RALL	(MAN)	AGFR)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK

DAY OF _, IN THE YEAR 20___, BEFORE ME, ON THIS A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRIAN BALL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER FOR McCORMICK RANCH, LLC. (AN IDAHO LIMITED LIABILITY COMPANY), THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY AND THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT:
MY COMMISSION EXPIRES:

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

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.

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:

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APP ARE HEREBY ACCEPTED BY THE CITY OF POCA	PEARS IS HEREBY APPROVED AND THE DEDICATIONS ATELLO, IDAHO, THIS DAY
OF, 20	
BRIAN BLAD, MAYOR	RUTH WHITWORTH, 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
CITY SURVEYOR		

COUNTY SURVEYOR'S CERTIFICATE

I, STEWART K. WARD, 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

				•
STEWART K.	WARD	PLS NO.	15295	

THROUGH

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.

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 NO.	

JASON DIXON, COUNTY RECORDER

TRAIL CREEK ESTATES - DIVISION 2

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 OF SE1/4) OF SECTION 28, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4) OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



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REVISIONS	SURVEYE	D BY:	JDK, SRM, JO	CE
1	OFFICE W	ORK BY	': JLC, SOB	
2 FIELD BOOK NO: N/A				
PROJECT NO: 18022	DATE:	0	CTOBER 2018	
DRAWING: R:\18\BALL	BRIAN\TRAIL	CREEK	ESTATES - 18	022\SURV\CA
SCALE: 1 INCH = 100 F	EET			SHEET 2 OF 2

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS