TRAIL CREEK ESTATES - DIVISION 3

LOT8

QUARTER CORNER COMMON

POSITION TIED TO REFERENCE

MONUMENTS AS DESCRIBED IN

TO SECTIONS 27 AND 28.

NOTHING FOUND OR SET.

CP&F INST. NO. 20715535.

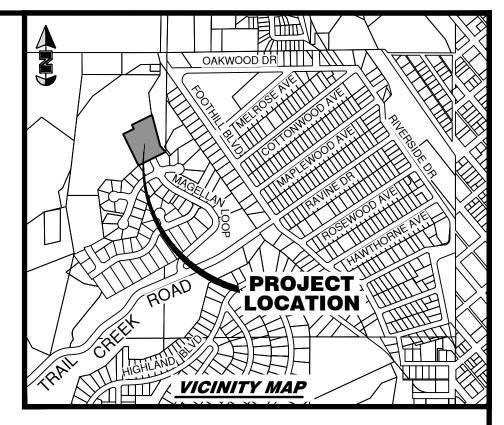
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 OF SE1/4) OF SECTION 28, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4) OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN,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

SURVEYOR'S NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY IS TO CREATE NEW LOTS FOR RESIDENTIAL DEVELOPMENT.
- 2. THE SOUTHEASTERLY BOUNDARY LINE HAS BEEN DETERMINED TO FOLLOW ALONG THE ADJACENT SUBDIVISION. THE EASTERLY BOUNDARY LINE HAS BEEN DETERMINED BY LOCATING THE MONUMENTS SET PER RECORD OF SURVEY FOR HOWARD L. ARMSTRONG (INST. NO. 20503602). THE NORTHERLY AND WESTERLY BOUNDARY LINES ARE NEW DELINEATIONS.
- 3. EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- 4. 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.

5. FOUND 1/2" REBAR WITH NO CAP PER RECORD OF SURVEY INST. NO. 20503602. REPLACED



LEGEND

SECTION CORNER AS NOTED

1/4 CORNER AS NOTED \boxtimes

FOUND 1/16 CORNER AS NOTED

FOUND 1/2" REBAR WITH CAP PER \oplus RECORD OF SURVEY INST. NO. 20503602

FOUND 1/2" REBAR WITH PLASTIC CAP 0 STAMPED "RMES PELS 2341"

FOUND 5/8" REBAR WITH 2" ALUMINUM

CAP STAMPED "RMES PELS 2341"

PELS 2341" INSIDE MONUMENT VAULT

FOUND 2" ALUMINUM CAP STAMPED "RMES

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

STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)

SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"

5 / BLOCK 1 SUBDIVISION LOT / BLOCK NUMBER

EXISTING SUBDIVISION LOT / BLOCK NO.

SUBDIVISION BOUNDARY LINE

SUBDIVISION LOT LINE

BLOCK 6

STREET CENTERLINE

EXISTING SECTION & STREET CENTERLINE

---- EASEMENT SIDELINE

— — EXISTING EASEMENT SIDELINE

RECORDING INSTRUMENT NUMBER

TRAIL CREEK ESTATES - DIVISION 3

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

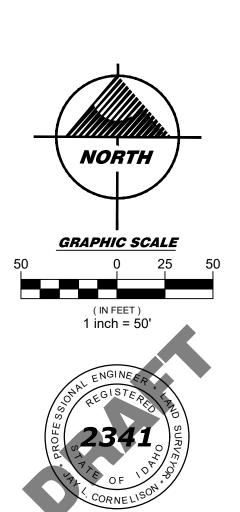


301 58th St. W. #138 \$ Williston, ND 58801 \$ (701) 572-0110 600 E. Oak St. \$ Pocatello, ID 83201 \$ (208) 234-0110

www.RMES.biz SURVEYED BY: JDK, SRM, PS REVISIONS OFFICE WORK BY: JLC, SOB

PROJECT NO: 18022 DATE: NOVEMBER 2019 DRAWING: R:\19\BALL, BRIAN\TRAIL CREEK ESTATES DIV. 3 - 19065\ SURV\CAD\11-06-19 TRAIL CREEK 3 SUB LAYOUT.DWG

SCALE: 1 INCH = 50 FEET SHEET 1 OF 2



BASIS OF BEARING

THE EAST LINE OF SECTION 28 BETWEEN THE NORTHEAST CORNER AND THE NORTH 16TH CORNER ON THE EAST LINE OF SECTION 28 PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

NORTHEAST CORNER OF SECTION 28. FOUND BANNOCK COUNTY BRASS MONUMENT SEE RECORD OF SURVEY FOR PER CP&F INST. NO. 92000840 HOWARD L. ARMSTRONG AS SHOWN. INST. NO. 20503602 28/27 **BASIS OF BEARINGS** S 0°58'30" W 1316.53' 0.28 AC NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 27. FOUND 2" CITY OF POCATELLO ALUMINUM CAP STAMPED LS 942, FROM WHICH A 2.5" ALUMINUM CAP ACCESSORY MONUMENT STAMPED N 26°13'32" W 40.00' "LS 5360" BEARS SOUTH 76°34'39" EAST A DISTANCE OF 2.08 FEET SEE CP&F INST. NO. 20715538 10' WIDE PUBLIC UTILITY EASEMENT REFERENCE DOCUMENTS 0.25 AC BEARING AND DISTANCE PER RECORD OF SURVEY FOR FOR HOWARD L. ARMSTRONG (INST. NO. 20503602) 0.20 AC SEE RECORD OF SURVEY FOR HOWARD L. ARMSTRONG INST. NO. 20503602 JOSEPH H. KREMER MAGELLAN INST. NO. 21901882 SEE NOTE 5 0.21 AC 0.20 AC 13:32 **BLOCK 2** 10' WIDE PUBLIC UTILITY EASEMENT 1 LOOP N 90°00'00" W 4.71' 0.20 AC 0.20 AC S 40°09'03" E 44.27' **BLOCK 1** S 40°09'03" E 7.26' McCORMICK RANCH, LLC 0.20 AC BLOCK 3 INST. NO. 21801605 LOT 12 LOT 13 LOT 11 TRAIL CREEK ESTATES - DIVISION 1 INST. NO. 20817671 LOT 25 LOT 10 LOT 24 LOT9 BLOCK 2

McCORMICK RANCH, LLC INST. NO. 21801605

S 14°55'56" E