

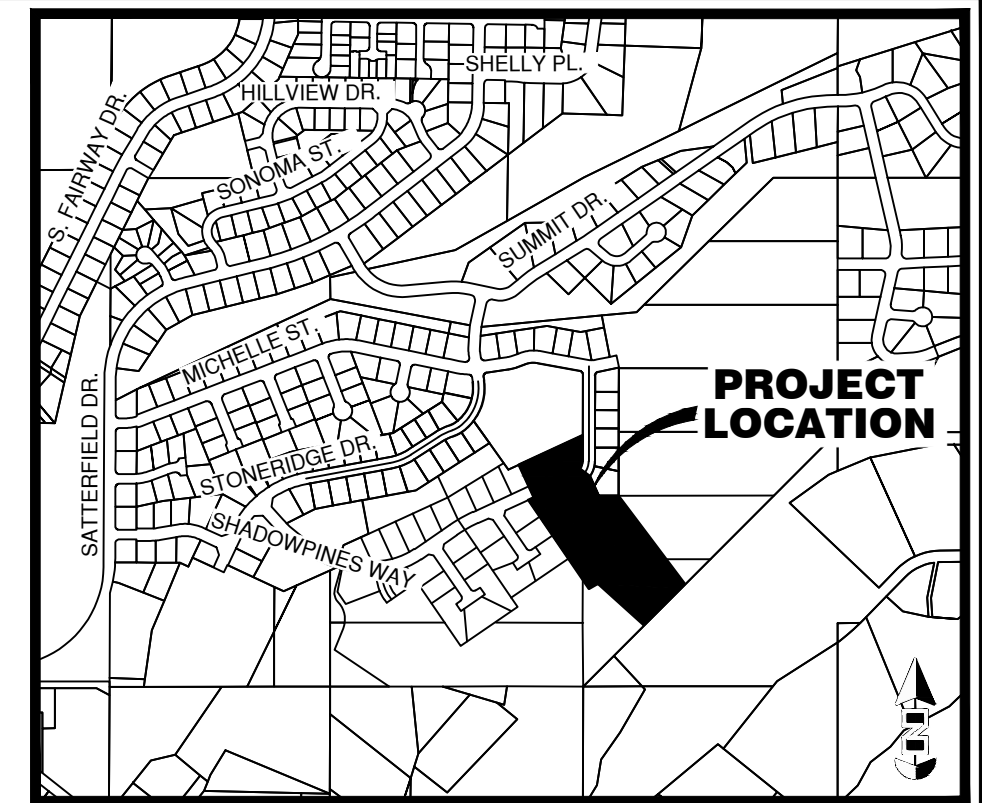
REFERENCE DOCUMENTS

- (.....PR5) BEARING AND DISTANCE PER PARTRIDGE RIDGE SUBDIVISION FIFTH ADDITION (RECORD INST. NO. 20515819)
- (.....JR1) BEARING AND DISTANCE PER JUNIPER RESERVE DIVISION 1 (RECORD INST. NO. 21718708)
- (.....JR2) BEARING AND DISTANCE PER JUNIPER RESERVE DIVISION 2 (RECORD INST. NO. 21912888)

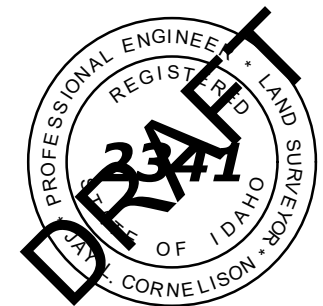
JUNIPER RESERVE DIVISION 3

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

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1 (L1 - JR2)	S 65°17'02" W S 65°17'02" W	32.28' 32.28'
L2 (L5 - PR5)	N 53°09'40" W N 53°09'40" W	64.00' 64.00'
L3	N 65°17'02" E	51.45'
L4	S 60°01'46" E	27.61'
L5	N 35°50'31" E	27.61'
L6	S 12°05'38" E	13.50'
L7	S 12°05'38" E	13.50'
L8	N 81°22'49" W	13.19'

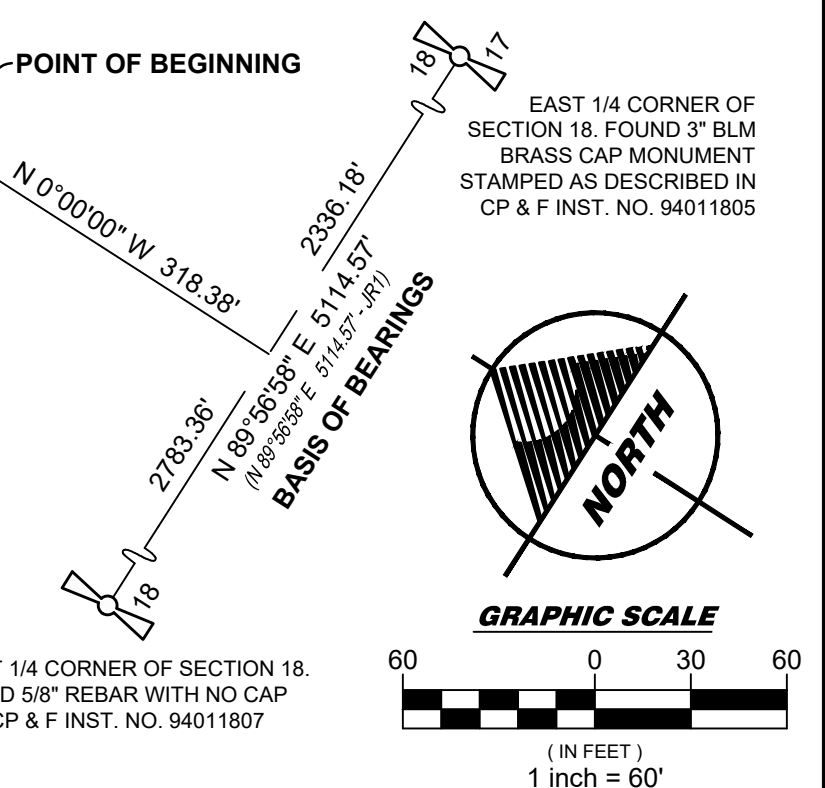


VICINITY MAP



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.



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.
JUNIPER LAND CORPORATION
INST. NO. 91006602

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE THIS LAND FOR RESIDENTIAL DEVELOPMENT.
- THIS LAND IS SITUATED IN BETWEEN ADJOINING SUBDIVISION PROJECTS. THEIR BOUNDARY MONUMENTS WERE LOCATED AND ACCEPTED AS THE TRUE BOUNDARY.
- 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.

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" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
	EXISTING SUBDIVISION LOT / BLOCK NO.
	SUBDIVISION BOUNDARY LINE
	SUBDIVISION LOT LINE
	STREET CENTERLINE
	SECTION LINE
	EASEMENT SIDELINE
	EXISTING EASEMENT SIDELINE
	SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341" INSIDE CITY STANDARD MONUMENT VAULT

5 / BLOCK 1 SUBDIVISION LOT / BLOCK NUMBER

RECORDING INSTRUMENT NUMBER

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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: JDK, SRM
1.	OFFICE WORK BY: JC, SOB, BMS, CRN
2.	PROJECT NO: 17104 DATE: OCTOBER 2018
DRAWING: R:\19\Satterfield, Billy\Juniper Reserve Division 3 - 19025\SURVICAD\JR3 - Final Plat_03.18.20.dwg	
SCALE: 1 INCH = 60 FEET	SHEET 1 OF 2