

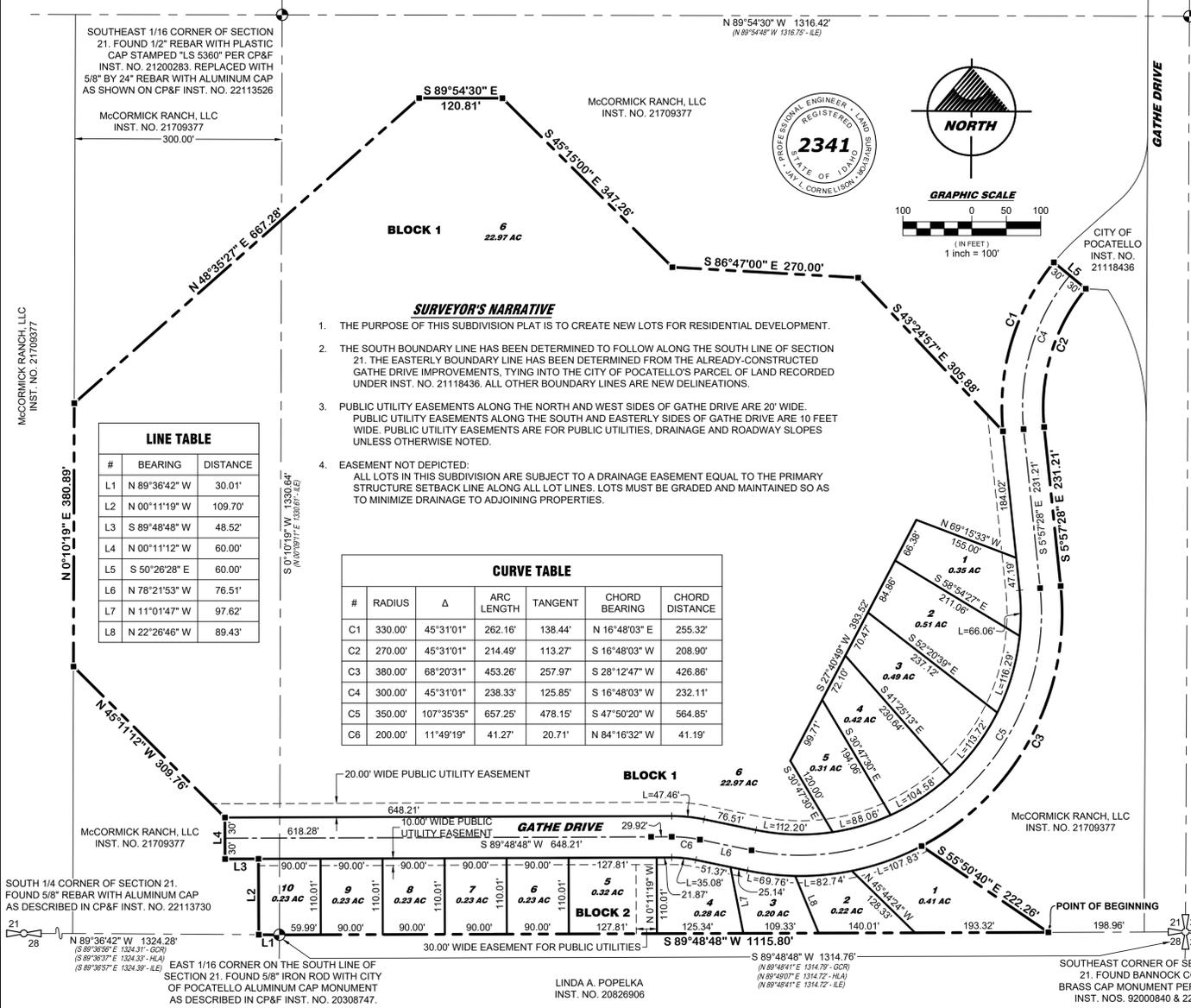
REFERENCE DOCUMENTS

- (---GCR) BEARING AND DISTANCE PER RECORD OF SURVEY GATE CITY REALTY/ PIONEER TITLE (RECORD INST. NO. 20316951)
- (---HLA) BEARING AND DISTANCE PER RECORD OF SURVEY FOR HOWARD L. ARMSTRONG (RECORD INST. NO. 20503602)
- (---LEI) BEARING AND DISTANCE PER RECORD OF SURVEY FOR INTERMOUNTAIN LAND EXCHANGE (RECORD INST. NO. 22000981)

THE RIDGES AT TRAIL CREEK

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SOUTH 1/16 CORNER ON THE EAST LINE OF SECTION 21. FOUND 1/2 BRASS CAP MONUMENT AS DESCRIBED IN CP&F INST. NOS. 92000843 & 22113732

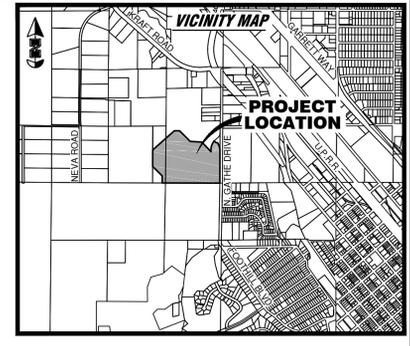


LINE TABLE

#	BEARING	DISTANCE
L1	N 89°36'42" W	30.01'
L2	N 00°11'19" W	109.70'
L3	S 89°48'48" W	48.52'
L4	N 00°11'12" W	60.00'
L5	S 50°26'28" E	60.00'
L6	N 78°21'53" W	76.51'
L7	N 11°01'47" W	97.62'
L8	N 22°26'46" W	89.43'

CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	330.00'	45°31'01"	262.16'	138.44'	N 16°48'03" E	255.32'
C2	270.00'	45°31'01"	214.49'	113.27'	S 16°48'03" W	208.90'
C3	380.00'	68°20'31"	453.26'	257.97'	S 28°12'47" W	426.86'
C4	300.00'	45°31'01"	238.33'	125.85'	S 16°48'03" W	232.11'
C5	350.00'	107°35'35"	657.25'	478.15'	S 47°50'20" W	564.85'
C6	200.00'	11°49'19"	41.27'	20.71'	N 84°16'32" W	41.19'



- LEGEND**
- SECTION CORNER AS NOTED
 - FOUND 1/4 CORNER AS NOTED
 - FOUND 1/16 CORNER AS NOTED
 - 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
 - SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - STREET CENTERLINE
 - EXISTING SECTION LINE
 - EASEMENT SIDELINE

BASIS OF BEARING
THE EAST LINE OF SECTION 21 WAS ASSUMED TO BE NORTH 0°14'42" EAST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/16 CORNER ON THE EAST LINE OF SECTION 21 PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

PLAT RECORDING INSTRUMENT NUMBER

THE RIDGES AT TRAIL CREEK
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

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REVISIONS	SURVEYED BY	JDK, SRM, PS
1.	OFFICE WORK BY:	JC, SOB
2.	PROJECT NO:	20-001 DATE: JULY 2020

DRAWING: R:\20\BALL, BRIAN\RIDGES AT TRAIL CREEK D1.DWG
20-001\SUR\CAD\RIDGES AT TRAIL CREEK D1.DWG
SCALE: 1 INCH = 100 FEET SHEET 1 OF 2

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, BEING MONUMENTED BY A BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATIONS RECORDED UNDER INSTRUMENT NOS. 92000840 & 22113731 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE SOUTH 89°48'48" WEST (BASIS OF BEARINGS PER EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE SOUTH LINE OF SECTION 21, A DISTANCE OF 198.96 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°48'48" WEST, ALONG THE SOUTH LINE OF SECTION 21, A DISTANCE OF 1115.80 FEET TO THE EAST 1/16 CORNER ON THE SOUTH LINE OF SECTION 21, BEING MONUMENTED BY A CITY OF POCATELLO ALUMINUM CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 20308747 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;
THENCE NORTH 89°36'42" WEST, CONTINUING ALONG THE SOUTH LINE OF SECTION 21, A DISTANCE OF 30.01 FEET; THENCE NORTH 0°11'19" WEST A DISTANCE OF 109.70 FEET; THENCE SOUTH 89°48'48" WEST A DISTANCE OF 48.52 FEET; THENCE NORTH 0°11'12" WEST A DISTANCE OF 60.00 FEET;
THENCE NORTH 45°11'12" WEST A DISTANCE OF 309.76 FEET; THENCE NORTH 0°10'19" EAST A DISTANCE OF 380.89 FEET; THENCE NORTH 48°35'27" EAST A DISTANCE OF 667.28 FEET; THENCE SOUTH 89°54'30" EAST A DISTANCE OF 120.81 FEET;
THENCE SOUTH 45°15'00" EAST A DISTANCE OF 347.26 FEET; THENCE SOUTH 86°47'00" EAST A DISTANCE OF 270.00 FEET; THENCE SOUTH 43°24'57" EAST A DISTANCE OF 305.88 FEET TO A POINT OF NON-TANGENCY WITH A 330.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 84°02'32" EAST;
THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°31'01" FOR AN ARC LENGTH OF 262.16 FEET (THE CHORD OF SAID CURVE BEARS NORTH 16°48'03" EAST A DISTANCE OF 255.32 FEET) TO A POINT OF NON-TANGENCY;
THENCE SOUTH 50°26'28" EAST A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENCY WITH A 270.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 50°26'28" EAST;
THENCE FOLLOWING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°31'01" FOR AN ARC LENGTH OF 214.49 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 16°48'03" WEST A DISTANCE OF 208.90 FEET) TO A POINT OF TANGENCY;
THENCE SOUTH 5°57'28" EAST A DISTANCE OF 231.21 FEET TO A POINT OF TANGENCY WITH A 380.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 84°02'32" WEST;
THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°20'31" FOR AN ARC LENGTH OF 453.26 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 28°12'47" WEST A DISTANCE OF 426.86 FEET) TO A POINT OF NON-TANGENCY;
THENCE SOUTH 55°50'40" EAST A DISTANCE OF 222.26 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 30.22 ACRES, MORE OR LESS.

THE RIDGES AT TRAIL CREEK

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

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 A STREET 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 STREET ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREET IS 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 ERRECTED 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 BALL (MANAGER)

ACKNOWLEDGMENT
STATE OF IDAHO, COUNTY OF BANNOCK

ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, _____, 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

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 KONNI KENDELL, CITY CLERK

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, CHRISTOPHER ADAMS, 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____.

CHRISTOPHER ADAMS PLS. NO. 12457
BANNOCK COUNTY SURVEYOR

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, COUNTY TREASURER 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

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 _____ AND ARE HEREBY MADE A PART OF THE PLAT

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.

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: _____

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