

TRAIL CREEK ESTATES - DIVISION 4

LOCATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SEE RECORD OF SURVEY FOR HOWARD L. ARMSTRONG INST. NO. 20503602

SEE RECORD OF SURVEY FOR McCORMICK RANCH, LLC INST. NO. 22102285

TEMPORARY EASEMENT FOR ACCESS TO AND MAINTENANCE OF A TEMPORARY STORM WATER POND. SAID EASEMENT TO BE TERMINATED FOLLOWING APPROVAL OF AN ADJOINING SUBDIVISION PLAT WHICH RE-LOCATES THIS TEMPORARY POND AND IS ACCEPTED BY THE CITY. SAID TEMPORARY EASEMENT IS RECORDED UNDER INSTRUMENT NO. 22200843

60.00' WIDE EASEMENT GRANTED TO THE CITY OF POCATELLO. SEE NOTE 5.

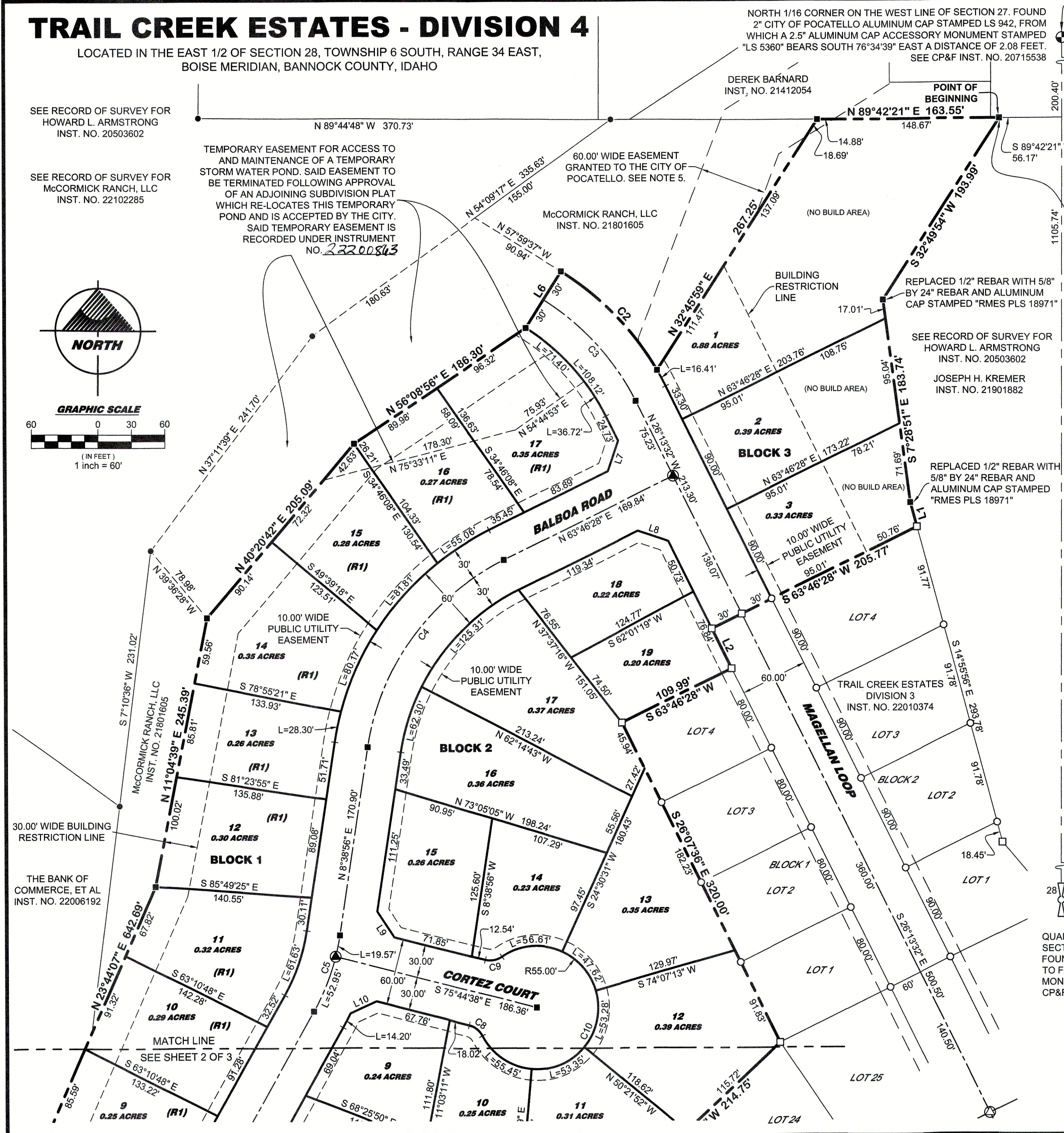
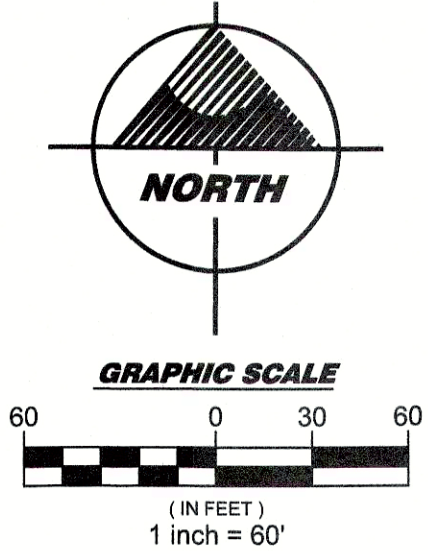
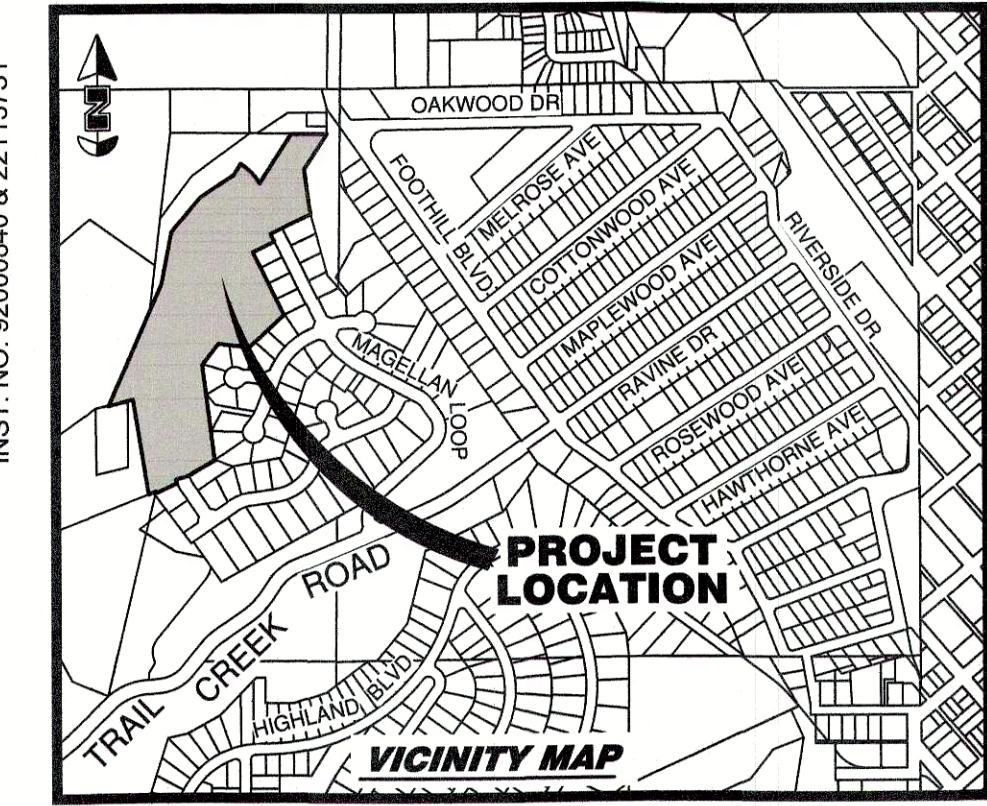
NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 27. FOUND 2" CITY OF POCATELLO ALUMINUM CAP STAMPED LS 942, FROM WHICH A 2.5" ALUMINUM CAP ACCESSORY MONUMENT STAMPED "LS 5360" BEARS SOUTH 76°34'39" EAST A DISTANCE OF 2.08 FEET. SEE CP&F INST. NO. 20715538

DEREK BARNARD INST. NO. 21412054

POINT OF BEGINNING



NORTHEAST CORNER OF SECTION 28. FOUND BANNOCK COUNTY BRASS CAP MONUMENT PER CP&F INST. NO. 92200840 & 22113731



REPLACED 1/2" REBAR WITH 5/8" BY 24" REBAR AND ALUMINUM CAP STAMPED "RMES PLS 18971"

SEE RECORD OF SURVEY FOR HOWARD L. ARMSTRONG INST. NO. 20503602

JOSEPH H. KREMER INST. NO. 21901882

REPLACED 1/2" REBAR WITH 5/8" BY 24" REBAR AND ALUMINUM CAP STAMPED "RMES PLS 18971"

10.00' WIDE PUBLIC UTILITY EASEMENT

TRAIL CREEK ESTATES DIVISION 3 INST. NO. 22010374

30.00' WIDE BUILDING RESTRICTION LINE

THE BANK OF COMMERCE, ET AL INST. NO. 22006192

MATCH LINE SEE SHEET 2 OF 3

QUARTER CORNER COMMON TO SECTIONS 27 AND 28. NOTHING FOUND OR SET. POSITION TIED TO FOUND REFERENCE MONUMENTS AS DESCRIBED IN CP&F INST. NO. 20715535.

CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	205.00'	5°00'23"	17.91'	8.96'	S 19°37'46" E	17.91'
C2	255.00'	28°04'51"	124.98'	63.77'	S 43°57'11" E	123.73'
C3	225.00'	31°46'05"	124.75'	64.03'	N 42°06'34" W	123.16'
C4	225.00'	55°07'32"	216.48'	117.44'	S 36°12'42" W	208.22'
C5	200.00'	20°46'23"	72.51'	36.66'	N 19°02'08" E	72.12'
C6	200.00'	37°19'22"	130.28'	67.55'	S 10°45'38" W	127.99'
C7	175.00'	9°13'32"	28.18'	14.12'	S 12°30'49" E	28.15'
C8	18.50'	48°42'38"	15.73'	8.37'	N 51°23'19" W	15.26'
C9	18.50'	48°42'38"	15.73'	8.37'	N 79°54'03" E	15.26'
C10	55.00'	277°25'16"	266.31'	48.30'	N 14°15'22" E	72.59'
C11	175.00'	16°57'58"	51.82'	26.10'	S 25°36'34" E	51.63'

LINE TABLE

#	BEARING	DISTANCE
L1	S 14°55'56" E	22.55'
L2	S 26°13'32" E	40.00'
L3	S 72°52'25" W	60.00'
L4	N 44°02'30" W	2.01'
L5	S 68°40'55" W	22.52'
L6	N 32°00'23" E	60.00'
L7	N 18°46'28" E	28.99'
L8	N 71°13'32" W	28.99'
L9	S 33°32'51" E	27.54'
L10	S 65°04'14" W	25.91'



BASIS OF BEARING

THE EAST LINE OF SECTION 28 BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 28 PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

Instrument # 22201533
Bannock County, Pocatello, Idaho
01/26/2022 02:11:35 PM No. of Pages: 1 of 3
Recorded for: RMES
Jason C. Dixon Fee: \$11.00
Deputy: jrbrower

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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
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REVISIONS	SURVEYED BY: JDK, SRM, PS
1. 01-07-22	OFFICE WORK BY: JC, SOB
2.	PROJECT NO: 19088 DATE: OCTOBER 2019
DRAWING: R\19\BALL, BRIAN\TRAIL CREEK ESTATES DIV. 4 - 19088\	SURVCAD\09-23-21 TRAIL CREEK 4 FP.DWG
SCALE: 1 INCH = 60 FEET	SHEET 1 OF 3

TRAIL CREEK ESTATES - DIVISION 4

LOCATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

McCORMICK RANCH, LLC
INST. NO. 21801605

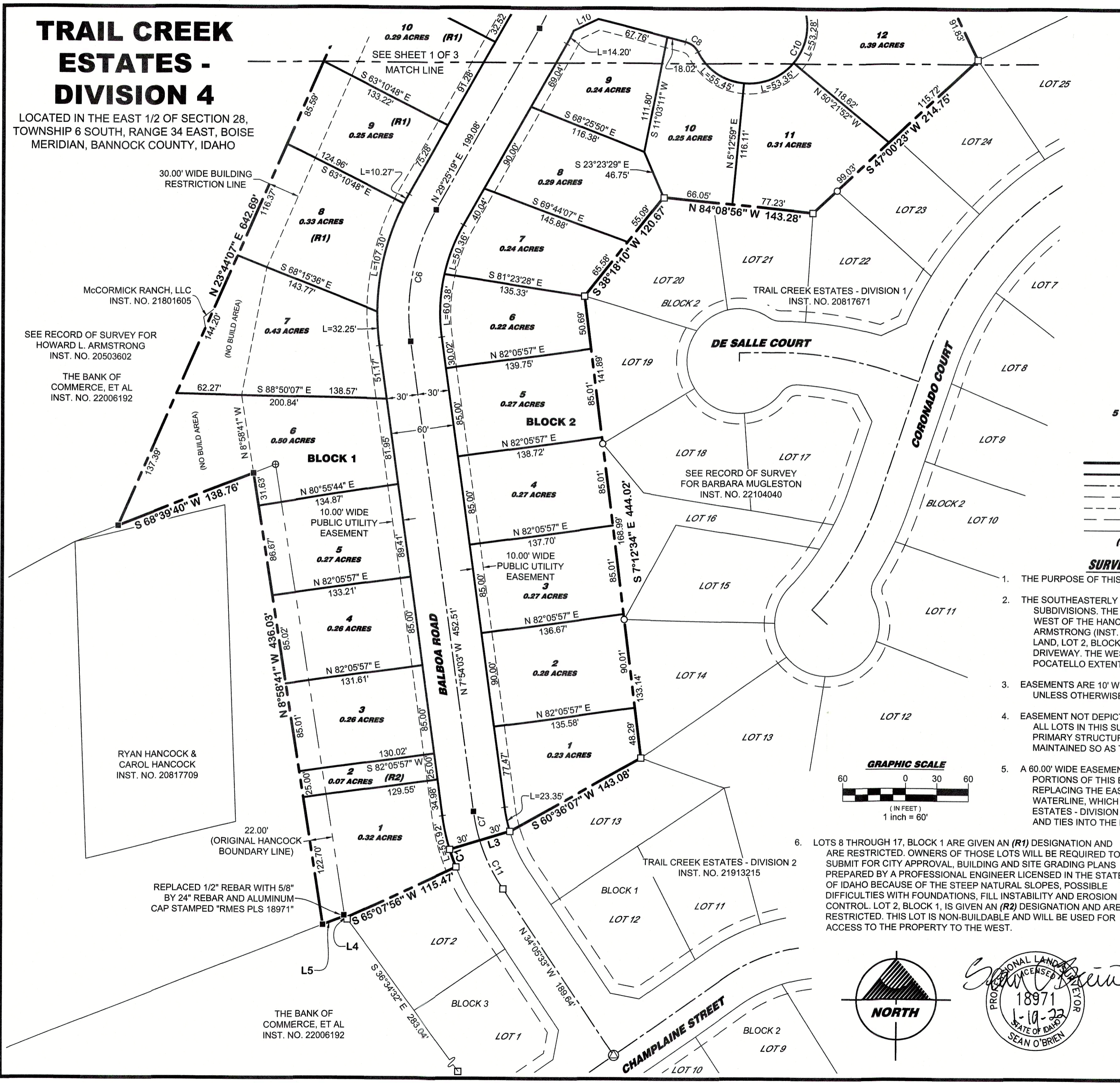
SEE RECORD OF SURVEY FOR HOWARD L. ARMSTRONG
INST. NO. 20503602

THE BANK OF COMMERCE, ET AL
INST. NO. 22006192

RYAN HANCOCK & CAROL HANCOCK
INST. NO. 20817709

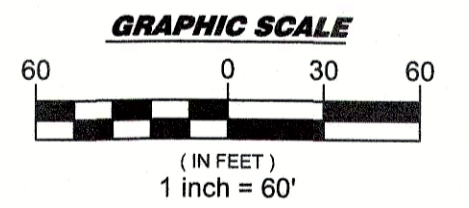
REPLACED 1/2" REBAR WITH 5/8" BY 24" REBAR AND ALUMINUM CAP STAMPED "RMES PLS 18971"

THE BANK OF COMMERCE, ET AL
INST. NO. 22006192



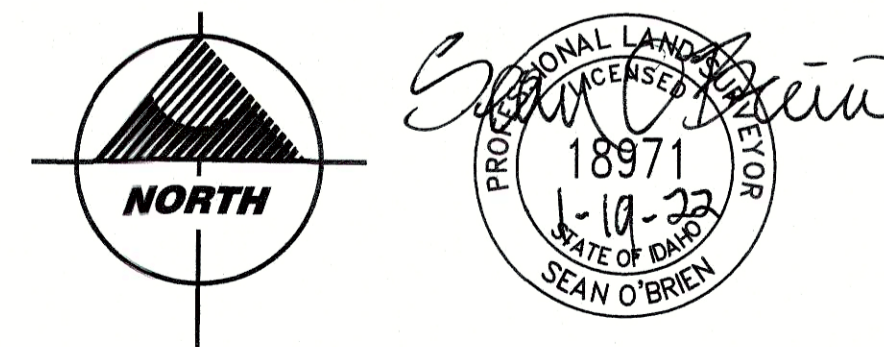
- ### LEGEND
- SECTION CORNER AS NOTED
 - FOUND 1/4 CORNER AS NOTED
 - FOUND 1/16 CORNER AS NOTED
 - FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 843" PER RECORD OF SURVEY INST. NO. 20503602
 - FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 2341"
 - FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971"
 - FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 2341"
 - FOUND 2" ALUMINUM CAP STAMPED "RMES PLS 2341" INSIDE MONUMENT VAULT
 - SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971" (LOT CORNERS AND AT END OF CURVES)
 - SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 18971"
 - SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 18971" INSIDE MONUMENT VAULT
 - 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
 - LOT 4 BLOCK 6** EXISTING SUBDIVISION LOT / BLOCK NO.
 - SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - STREET CENTERLINE
 - EXISTING SECTION & STREET CENTERLINE
 - EASEMENT SIDELINE
 - EXISTING EASEMENT SIDELINE
 - ORIGINAL HANCOCK BOUNDARY LINE
 - (R1) OR (R2)** INDICATES A RESTRICTED LOT. SEE NOTE 6.

- ### SURVEYOR'S NARRATIVE
1. THE PURPOSE OF THIS PROJECT IS TO CREATE NEW LOTS FOR RESIDENTIAL DEVELOPMENT.
 2. THE SOUTHEASTERLY BOUNDARY LINES HAVE BEEN DETERMINED TO ADJOIN THE ADJACENT SUBDIVISIONS. THE SOUTHWESTERLY BOUNDARY LINE HAS BEEN DETERMINED TO BE 22.00' WEST OF THE HANCOCK PROPERTY AS SHOWN ON RECORD OF SURVEY FOR HOWARD L. ARMSTRONG (INST. NO. 20503602). IN EXCHANGE FOR INCLUDING THIS 22.00' WIDE STRIP OF LAND, LOT 2, BLOCK 1 WILL ONLY BE ALLOWED TO CONNECT UTILITIES AND CONSTRUCT A DRIVEWAY. THE WESTERLY BOUNDARY LINE IS FOLLOWING ALONG THE CURRENT CITY OF POCA TELLO EXTENTS AND THE NORTHWESTERLY BOUNDARY IS A NEW DELINEATION.
 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 SET BACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
 5. A 60.00' WIDE EASEMENT GRANTED TO THE CITY OF POCA TELLO PER INST. NO. 20915647. PORTIONS OF THIS EASEMENT WILL TERMINATE WHEN THE DEDICATED RIGHT-OF-WAY REPLACING THE EASEMENT HAS BEEN ACCEPTED AND A PLAT HAS BEEN RECORDED. THE WATERLINE, WHICH WAS ORIGINALLY PLACED THROUGH LOTS 1-3, BLOCK 1, TRAIL CREEK ESTATES - DIVISION 4, HAS BEEN RELOCATED TO THE NORTHWEST OF SAID LOT 1, BLOCK 3 AND TIES INTO THE MAINLINE RUNNING ALONG MAGELLAN LOOP AND BALBOA ROAD.
 6. LOTS 8 THROUGH 17, BLOCK 1 ARE GIVEN AN (R1) DESIGNATION AND ARE RESTRICTED. OWNERS OF THOSE LOTS WILL BE REQUIRED TO SUBMIT FOR CITY APPROVAL, BUILDING AND SITE GRADING PLANS PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IDAHO BECAUSE OF THE STEEP NATURAL SLOPES, POSSIBLE DIFFICULTIES WITH FOUNDATIONS, FILL INSTABILITY AND EROSION CONTROL. LOT 2, BLOCK 1, IS GIVEN AN (R2) DESIGNATION AND ARE RESTRICTED. THIS LOT IS NON-BUILDABLE AND WILL BE USED FOR ACCESS TO THE PROPERTY TO THE WEST.



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Engineers • Surveyors • Planners	
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2.	PROJECT NO: 19088 DATE: OCTOBER 2019
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TRAIL CREEK ESTATES - DIVISION 4

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BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE1/4 OF SE1/4) OF SECTION 28, 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 BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORDED AS INSTRUMENT NOS. 92000840 22113731 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 0°58'30" WEST (BASIS OF BEARINGS 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 0°16'41" WEST, CONTINUING ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 200.40 FEET; THENCE SOUTH 89°42'21" WEST, A DISTANCE OF 56.17 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 32°49'54" WEST, A DISTANCE OF 193.99 FEET; THENCE SOUTH 7°28'51" EAST, A DISTANCE OF 183.74 FEET;

THENCE SOUTH 14°55'56" EAST, A DISTANCE OF 22.55 FEET TO THE NORTHEAST CORNER OF TRAIL CREEK ESTATES - DIVISION 3, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 22010374 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE FOLLOWING ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID SUBDIVISION OVER THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 63°46'28" WEST, A DISTANCE OF 205.77 FEET;
2. SOUTH 26°13'32" EAST, A DISTANCE OF 40.00 FEET;
3. SOUTH 63°46'28" WEST, A DISTANCE OF 109.99 FEET;
4. SOUTH 26°07'36" EAST, A DISTANCE OF 320.00 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF TRAIL CREEK ESTATES - DIVISION 1, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 20817671 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE FOLLOWING ALONG THE NORTHWESTERLY AND WEST BOUNDARY LINES OF SAID SUBDIVISION OVER THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 47°00'23" WEST, A DISTANCE OF 214.75 FEET;
2. NORTH 84°08'56" WEST, A DISTANCE OF 143.28 FEET;
3. SOUTH 38°18'10" WEST, A DISTANCE OF 120.67 FEET;
4. SOUTH 7°12'34" EAST, A DISTANCE OF 444.02 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF TRAIL CREEK ESTATES - DIVISION 2, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 21913215 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE FOLLOWING ALONG THE NORTHWESTERLY BOUNDARY LINES OF SAID SUBDIVISION OVER THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 60°36'07" WEST, A DISTANCE OF 143.08 FEET;
2. SOUTH 72°52'25" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENCY WITH A 205.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 72°52'25" EAST;
3. FOLLOWING ALONG SAID CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 5°00'23" FOR AN ARC LENGTH OF 17.91 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 19°37'46" EAST, A DISTANCE OF 17.91 FEET) TO A POINT OF NON-TANGENCY;
4. SOUTH 65°07'56" WEST, A DISTANCE OF 115.47 FEET;

THENCE NORTH 44°02'30" WEST, A DISTANCE OF 2.01 FEET; THENCE SOUTH 68°40'55" WEST, A DISTANCE OF 22.52 FEET; THENCE NORTH 8°58'41" WEST, A DISTANCE OF 436.03 FEET; THENCE SOUTH 68°39'40" WEST, A DISTANCE OF 138.76 FEET; THENCE NORTH 23°44'07" EAST, A DISTANCE OF 642.69 FEET; THENCE NORTH 11°04'39" EAST, A DISTANCE OF 245.39 FEET; THENCE NORTH 40°20'42" EAST, A DISTANCE OF 205.09 FEET; THENCE NORTH 56°08'56" EAST, A DISTANCE OF 186.30 FEET;

THENCE NORTH 32°00'23" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENCY WITH A 255.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 32°00'23" WEST;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 28°04'51" FOR AN ARC LENGTH OF 124.98 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 43°57'11" EAST, A DISTANCE OF 123.73 FEET) TO A POINT OF NON-TANGENCY;

THENCE NORTH 32°45'59" EAST, A DISTANCE OF 267.25 FEET TO A POINT ON THE PRESENT CITY OF POCATELLO CITY LIMITS AS DESCRIBED IN ORDINANCE NO. 2789, RECORDED UNDER INSTRUMENT NO. 20614097 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE NORTH 89°42'21" EAST, A DISTANCE OF 163.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.74 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, SEAN O'BRIEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN 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.

SEAN O'BRIEN
PROFESSIONAL LAND SURVEYOR
LICENSED
18971
STATE OF IDAHO
SEAN O'BRIEN

12-21-21
DATE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 22127491 AND ARE HEREBY MADE A PART OF THE PLAT

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 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 Ball [Signature]
BRIAN BALL (MANAGER)

Ryan Hancock [Signature]
RYAN HANCOCK

Carol Hancock [Signature]
CAROL HANCOCK

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK

ON THIS 22 DAY OF December IN THE YEAR 2021, BEFORE ME, Kate Reed, 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 K Reed
RESIDING AT: Bannock Co. ID
MY COMMISSION EXPIRES: 2/14/26



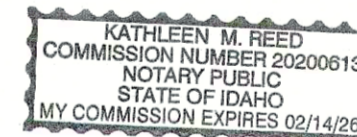
ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK

ON THIS 22 DAY OF Dec. IN THE YEAR 2021, BEFORE ME, Kate Reed, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RYAN AND CAROL HANCOCK, 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.

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

NOTARY PUBLIC K Reed
RESIDING AT: Bannock Co. ID
MY COMMISSION EXPIRES: 2/14/26



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 RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO COD, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: 12/23/2021 HEALTH DISTRICT SIGNATURE: Ken Keller, EHS

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 21st DAY OF January, 2022

[Signature]
BRIAN BLAD, MAYOR

[Signature]
KONNI R. KENDALL, CITY CLERK

[Signature]
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.

[Signature]
GERALD V. EVANS PLS 10342
POCATELLO CITY SURVEYOR

1-20-22
DATE

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 23 DAY OF Dec., 2021.

[Signature]
MATTHEW S. BAKER PLS NO. 13023
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 2021

[Signature]
JENNIFER CLARK, COUNTY TREASURER

1/26/22
DATE

COUNTY RECORDER'S CERTIFICATE

I, JASON DIXON, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE

RE Instrument # 22201533 DAY OF _____
20. Bannock County, Pocatello, Idaho AND WAS DULY RECORDED
01/25/2022 02:11:35 PM No. of Pages: 3
Recorded for: RMES
AS Jason G. Dixon Fee: \$11.00
Deputy: ibrower

JASON DIXON, COUNTY RECORDER

TRAIL CREEK ESTATES - DIVISION 4

LOCATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



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600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110
www.RMES.biz

REVISIONS	SURVEYED BY: <u>JDK, SRM, PS</u>
1.	OFFICE WORK BY: <u>JC, SOB</u>
2.	PROJECT NO: <u>19088</u> DATE: <u>OCTOBER 2019</u>
DRAWING: <u>R\19\BALL, BRIAN\TRAIL CREEK ESTATES DIV. 4 - 19088\</u>	
SCALE: <u>1 INCH = 60 FEET</u> SURVICAD\09-23-21 TRAIL CREEK 4 FP.DWG	
SHEET 3 OF 3	