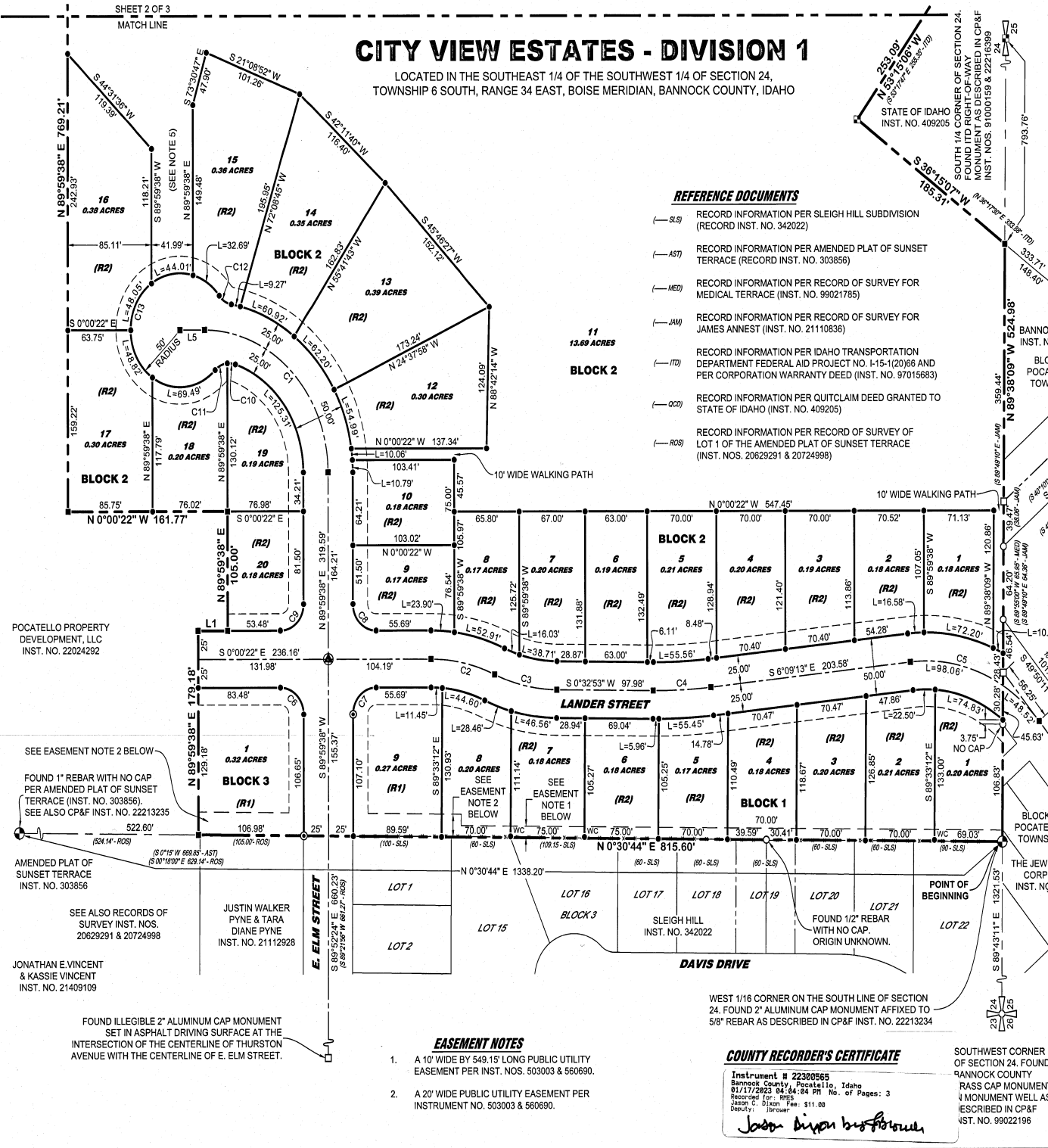


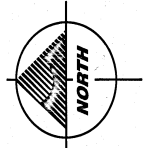
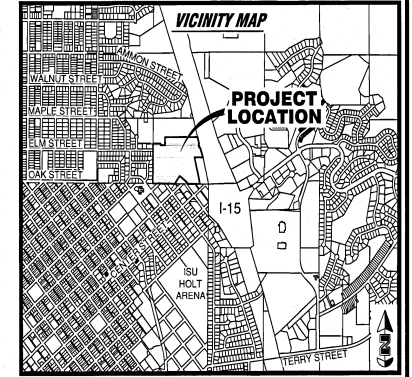
# CITY VIEW ESTATES - DIVISION 1

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



### REFERENCE DOCUMENTS

- (—SL5) RECORD INFORMATION PER SLEIGH HILL SUBDIVISION (RECORD INST. NO. 342022)
- (—AST) RECORD INFORMATION PER AMENDED PLAT OF SUNSET TERRACE (RECORD INST. NO. 303856)
- (—MED) RECORD INFORMATION PER RECORD OF SURVEY FOR MEDICAL TERRACE (INST. NO. 99021785)
- (—JAM) RECORD INFORMATION PER RECORD OF SURVEY FOR JAMES ANNEST (INST. NO. 21110836)
- (—ITD) RECORD INFORMATION PER IDAHO TRANSPORTATION DEPARTMENT FEDERAL AID PROJECT NO. I-15-(20)68 AND PER CORPORATION WARRANTY DEED (INST. NO. 97015683)
- (—COD) RECORD INFORMATION PER QUITCLAIM DEED GRANTED TO STATE OF IDAHO (INST. NO. 409205)
- (—ROS) RECORD INFORMATION PER RECORD OF SURVEY OF LOT 1 OF THE AMENDED PLAT OF SUNSET TERRACE (INST. NOS. 20629291 & 20724998)



POCATELLO PROPERTY DEVELOPMENT, LLC  
INST. NO. 22024292

SEE EASEMENT NOTE 2 BELOW  
FOUND 1" REBAR WITH NO CAP PER AMENDED PLAT OF SUNSET TERRACE (INST. NO. 303856).  
SEE ALSO CP&F INST. NO. 22213235

AMENDED PLAT OF SUNSET TERRACE  
INST. NO. 303856

SEE ALSO RECORDS OF SURVEY INST. NOS. 20629291 & 20724998

JONATHAN E. VINCENT & KASSIE VINCENT  
INST. NO. 21409109

FOUND ILLEGIBLE 2" ALUMINUM CAP MONUMENT SET IN ASPHALT DRIVING SURFACE AT THE INTERSECTION OF THE CENTERLINE OF THURSTON AVENUE WITH THE CENTERLINE OF E. ELM STREET.

JUSTIN WALKER PYNNE & TARA DIANE PYNNE  
INST. NO. 21112928

### EASEMENT NOTES

1. A 10' WIDE BY 549.15' LONG PUBLIC UTILITY EASEMENT PER INST. NOS. 503003 & 560690.
2. A 20' WIDE PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 503003 & 560690.

WEST 1/16 CORNER ON THE SOUTH LINE OF SECTION 24. FOUND 2" ALUMINUM CAP MONUMENT AFFIXED TO 5/8" REBAR AS DESCRIBED IN CP&F INST. NO. 22213234

### COUNTY RECORDER'S CERTIFICATE

Instrument # 22380865  
Bannock County, Pocatello, Idaho  
8/17/2023 04:04:04 PM No. of Pages: 3  
Recorded For: ROS  
Jason C. Olson Fee: \$11.00  
JCO

*Jason C. Olson*

SOUTHWEST CORNER OF SECTION 24. FOUND BANNOCK COUNTY RASS CAP MONUMENT & MONUMENT WELL AS DESCRIBED IN CP&F INST. NO. 99022196

JAMES ANNEST  
INST. NO. 21018918  
BLOCK 10  
POCATELLO TOWNSITE  
SEE RECORD OF SURVEY FOR JAMES ANNEST  
INST. NO. 21110836

SEE RECORD OF SURVEY FOR MEDICAL TERRACE  
INST. NO. 99021785

### CITY VIEW ESTATES - DIVISION 1

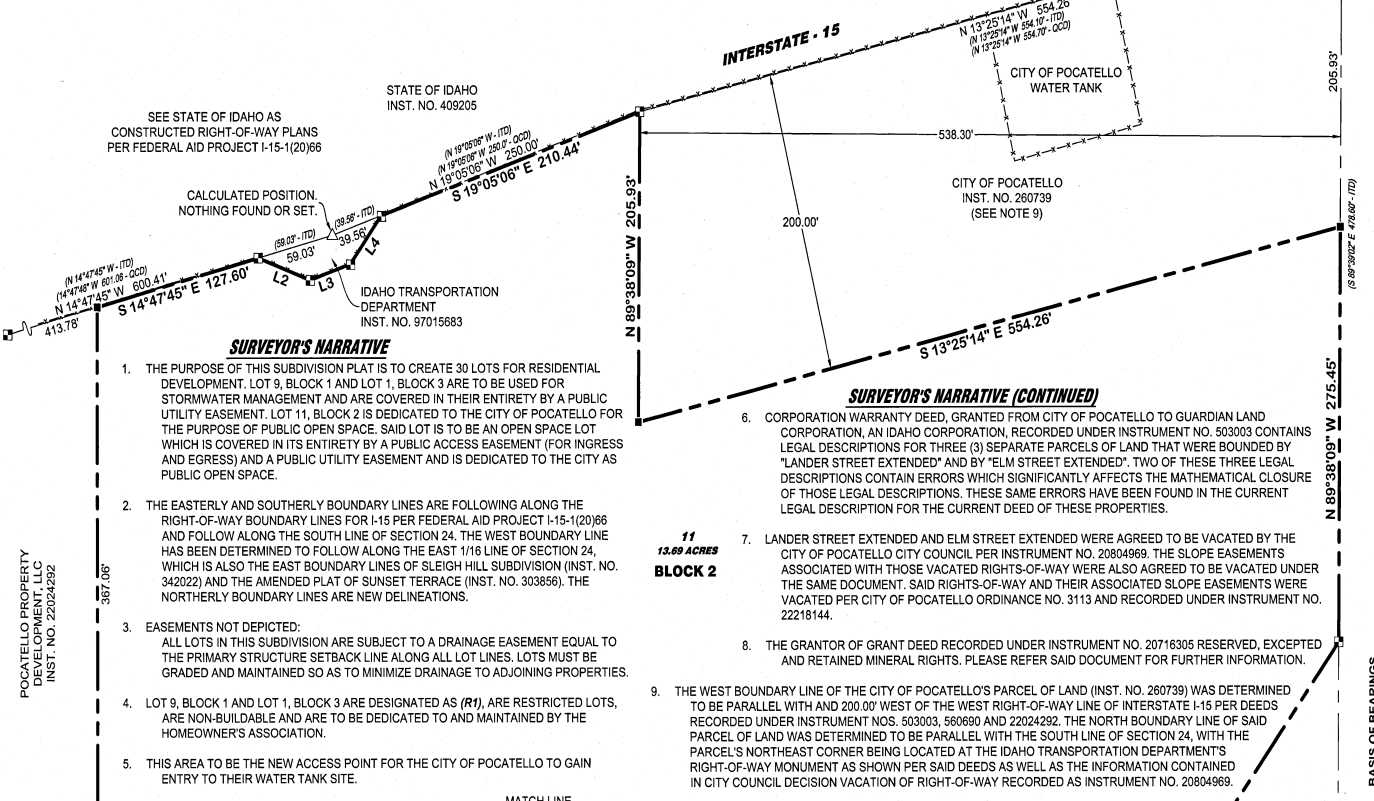
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

**RMES**  
Engineers & Surveyors & Planners  
600 East Oak Street • Pocatello, ID 83201 • (208) 234-0110  
www.rmes.biz

REVISIONS	SURVEYED BY:	JDK, SRM, PS
1.	OFFICE WORK BY:	SOB
2.	DATE:	December 20, 2022
DRAWING: R:21HARDY, JOHN; CITY VIEW ESTATES - 21-014/SURV/		
CAD/04-14-21 FP CITY VIEW D1.DWG		
SCALE: 1 INCH = 60 FEET	PROJECT NO: 21-014	SHEET 1 OF 3

# CITY VIEW ESTATES - DIVISION 1

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



SEE STATE OF IDAHO AS  
CONSTRUCTED RIGHT-OF-WAY PLANS  
PER FEDERAL AID PROJECT I-15-1(20)66

STATE OF IDAHO  
INST. NO. 409205

CALCULATED POSITION,  
NOTHING FOUND OR SET.

IDAHO TRANSPORTATION  
DEPARTMENT  
INST. NO. 97015683

CITY OF POCATELLO  
INST. NO. 260739  
(SEE NOTE 9)

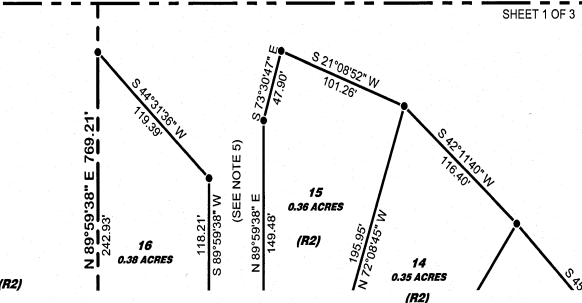
### SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 30 LOTS FOR RESIDENTIAL DEVELOPMENT. LOT 9, BLOCK 1 AND LOT 1, BLOCK 3 ARE TO BE USED FOR STORMWATER MANAGEMENT AND ARE COVERED IN THEIR ENTIRETY BY A PUBLIC UTILITY EASEMENT. LOT 11, BLOCK 2 IS DEDICATED TO THE CITY OF POCATELLO FOR THE PURPOSE OF PUBLIC OPEN SPACE. SAID LOT IS TO BE AN OPEN SPACE LOT WHICH IS COVERED IN ITS ENTIRETY BY A PUBLIC ACCESS EASEMENT (FOR INGRESS AND EGRESS) AND A PUBLIC UTILITY EASEMENT AND IS DEDICATED TO THE CITY AS PUBLIC OPEN SPACE.
- THE EASTERLY AND SOUTHERLY BOUNDARY LINES ARE FOLLOWING ALONG THE RIGHT-OF-WAY BOUNDARY LINES FOR I-15 PER FEDERAL AID PROJECT I-15-1(20)66 AND FOLLOW ALONG THE SOUTH LINE OF SECTION 24. THE WEST BOUNDARY LINE HAS BEEN DETERMINED TO FOLLOW ALONG THE EAST 1/16 LINE OF SECTION 24, WHICH IS ALSO THE EAST BOUNDARY LINES OF SLEIGH HILL SUBDIVISION (INST. NO. 342022) AND THE AMENDED PLAT OF SUNSET TERRACE (INST. NO. 303856). THE NORTHERLY BOUNDARY LINES ARE NEW DELINEATIONS.
- EASEMENTS 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.
- LOT 9, BLOCK 1 AND LOT 1, BLOCK 3 ARE DESIGNATED AS (R1), ARE RESTRICTED LOTS, ARE NON-BUILDABLE AND ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS AREA IS TO BE THE NEW ACCESS POINT FOR THE CITY OF POCATELLO TO GAIN ENTRY TO THEIR WATER TANK SITE.

### SURVEYOR'S NARRATIVE (CONTINUED)

- CORPORATION WARRANTY DEED, GRANTED FROM CITY OF POCATELLO TO GUARDIAN LAND CORPORATION, AN IDAHO CORPORATION, RECORDED UNDER INSTRUMENT NO. 503003 CONTAINS LEGAL DESCRIPTIONS FOR THREE (3) SEPARATE PARCELS OF LAND THAT WERE BOUNDED BY "LANDER STREET EXTENDED" AND BY "ELM STREET EXTENDED". TWO OF THESE THREE LEGAL DESCRIPTIONS CONTAIN ERRORS WHICH SIGNIFICANTLY AFFECTS THE MATHEMATICAL CLOSURE OF THOSE LEGAL DESCRIPTIONS. THESE SAME ERRORS HAVE BEEN FOUND IN THE CURRENT LEGAL DESCRIPTION FOR THE CURRENT DEED OF THESE PROPERTIES.
- LANDER STREET EXTENDED AND ELM STREET EXTENDED WERE AGREED TO BE VACATED BY THE CITY OF POCATELLO CITY COUNCIL PER INSTRUMENT NO. 20804969. THE SLOPE EASEMENTS ASSOCIATED WITH THOSE VACATED RIGHTS-OF-WAY WERE ALSO AGREED TO BE VACATED UNDER THE SAME DOCUMENT. SAID RIGHTS-OF-WAY AND THEIR ASSOCIATED SLOPE EASEMENTS WERE VACATED PER CITY OF POCATELLO ORDINANCE NO. 3113 AND RECORDED UNDER INSTRUMENT NO. 22218144.
- THE GRANTOR OF GRANT DEED RECORDED UNDER INSTRUMENT NO. 20716305 RESERVED, EXCEPTED AND RETAINED MINERAL RIGHTS. PLEASE REFER SAID DOCUMENT FOR FURTHER INFORMATION.
- THE WEST BOUNDARY LINE OF THE CITY OF POCATELLO'S PARCEL OF LAND (INST. NO. 260739) WAS DETERMINED TO BE PARALLEL WITH AND 200.00' WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE I-15 PER DEEDS RECORDED UNDER INSTRUMENT NOS. 503003, 560690 AND 22024292. THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND WAS DETERMINED TO BE PARALLEL WITH THE SOUTH LINE OF SECTION 24, WITH THE PARCEL'S NORTHEAST CORNER BEING LOCATED AT THE IDAHO TRANSPORTATION DEPARTMENT'S RIGHT-OF-WAY MONUMENT AS SHOWN PER SAID DEEDS AS WELL AS THE INFORMATION CONTAINED IN CITY COUNCIL DECISION VACATION OF RIGHT-OF-WAY RECORDED AS INSTRUMENT NO. 20804969.
- LOTS 1-7, BLOCK 1 AND LOTS 1-20, BLOCK 2 ARE DESIGNATED AS (R2) AS RESTRICTED LOTS. 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.

POCATELLO PROPERTY  
DEVELOPMENT, LLC  
INST. NO. 22024292



### CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	125.00'	90°00'00"	196.35'	125.00'	N 44°59'38" E	176.78'
C2	160.00'	23°47'18"	66.43'	33.70'	N 11°53'17" E	65.95'
C3	160.00'	23°14'03"	64.88'	32.89'	S 12°09'55" W	64.44'
C4	500.00'	6°42'06"	58.48'	29.28'	S 02°48'10" E	58.45'
C5	150.00'	55°59'23"	146.58'	79.74'	N 21°50'29" E	140.82'
C6	23.50'	90°00'00"	36.91'	23.50'	N 44°59'38" E	33.23'
C7	23.50'	90°00'00"	36.91'	23.50'	N 45°00'22" W	33.23'
C8	23.50'	90°00'00"	36.91'	23.50'	S 44°59'38" W	33.23'
C9	23.50'	90°00'00"	36.91'	23.50'	S 45°00'22" E	33.23'
C10	20.00'	23°50'08"	8.32'	4.22'	N 06°16'36" E	8.26'
C11	20.00'	39°56'06"	13.94'	7.27'	N 25°36'31" W	13.66'
C12	20.00'	42°29'24"	14.83'	7.78'	S 31°42'03" W	14.49'
C13	50.00'	278°31'20"	243.06'	43.07'	N 86°18'54" W	65.26'

### LINE TABLE

#	BEARING	DISTANCE	RECORD INFORMATION
L1	S 00°00'22" E	30.00'	-
L2	S 20°18'38" W	42.46'	(N 20°18'35" E 42.45' - ITD)
L3	S 19°05'05" E	32.81'	(N 19°05'08" W 32.81' - ITD)
L4	S 53°33'46" E	39.80'	(N 53°33'49" W 39.80' - ITD)
L5	N 00°00'22" W	25.00'	-

SOUTH 1/4 CORNER OF SECTION 24.  
FOUND TO RIGHT-OF-WAY  
MONUMENT AS DESCRIBED IN CP&F  
INST. NOS. 91000159 & 22216399

### LEGEND

- SECTION CORNER AS NOTED
- 1/4 CORNER AS NOTED
- 1/16 CORNER AS NOTED
- FOUND IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 3623" OR AS DESCRIBED
- FOUND 5/8" REBAR WITH NO CAP OR AS DESCRIBED
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES WC PLS 18971" AS WITNESS MONUMENT 1.00' FROM TRUE LOT CORNER
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971"
- SET 1/2" BY 24" BRASS BERTSEN CONCRETE MONUMENT WITH ANCHOR AND MAGNET IN CONCRETE SIDEWALK STAMPED "RMES PLS 18971"
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 18971"
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP MONUMENT 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
- SECTION LINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE
- ADJACENT BOUNDARY LINE
- ORIGINAL BOUNDARY LINE
- EXISTING FENCE
- (R1) INDICATES A RESTRICTED LOT. SEE NOTE 4
- (R2) INDICATES A RESTRICTED LOT. SEE NOTE 10

### BASIS OF BEARING

THE SOUTH LINE OF SECTION 24 WAS ASSUMED TO BE NORTH 89°40'40" WEST BETWEEN THE SOUTH 1/4 CORNER OF SECTION 24 AND THE SOUTHWEST CORNER OF SECTION 24 PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

### COUNTY RECORDER'S CERTIFICATE

Instrument # 22380565  
Bannock County, Pocatello, Idaho  
Recorded for: RMES  
Jason C. Olson Fee: \$11.00  
Deputy: J. Brown

*Sean O'Brien*

### CITY VIEW ESTATES - DIVISION 1

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

REVISIONS SURVEYED BY: JDK, SRM, PS  
1. OFFICE WORK BY: SOB  
2. DATE: December 20, 2022  
DRAWING: R:21HARDY, JOHNCITY VIEW ESTATES - 21-014ISURV  
CAD104-14-21 FP CITY VIEW D1.DWG  
SCALE: 1 INCH = 60 FEET PROJECT NO: 21-014 SHEET 2 OF 3