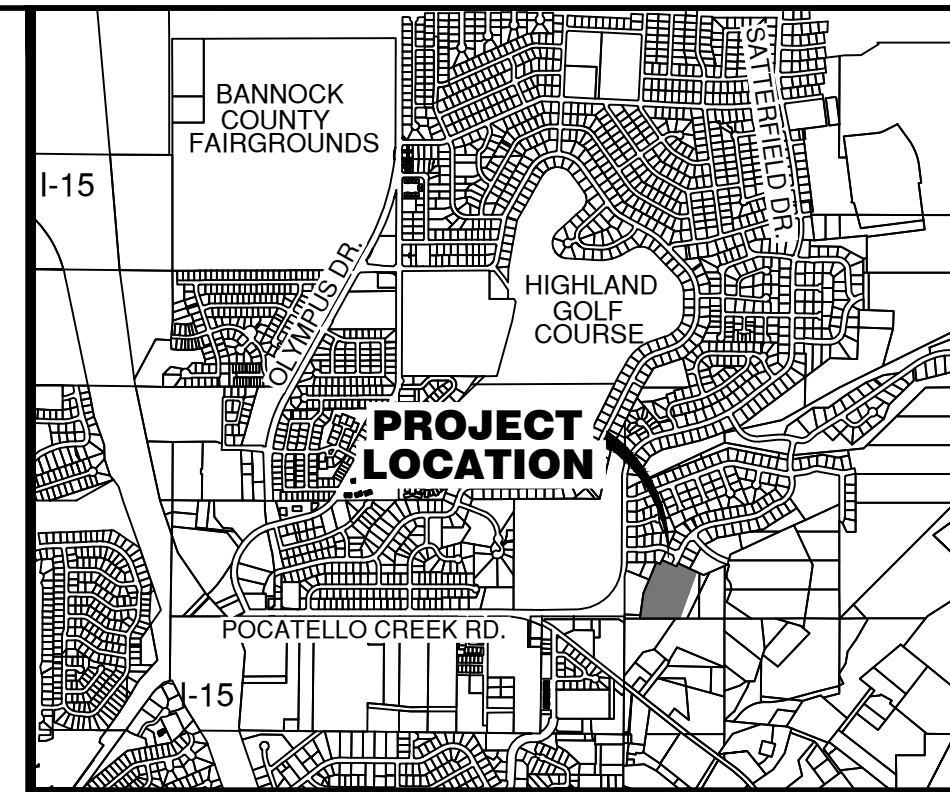


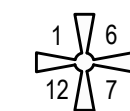
PARTRIDGE RIDGE SUBDIVISION - 7TH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN,
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO

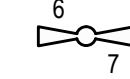


VICINITY MAP

LEGEND



SECTION CORNER AS NOTED



FOUND 1/4 CORNER AS NOTED



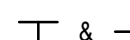
FOUND 1/2 INCH REBAR WITH PLASTIC CAP
STAMPED "RMES PELS 2341"



FOUND 5/8 INCH REBAR WITH 2 INCH ALUM.
CAP STAMPED "RMES PELS 2341" OR AS NOTED



FOUND 2 INCH ALUM. CAP STAMPED "RMES
PELS 2341" INSIDE MONUMENT VAULT



SET 1/2 INCH BY 24 INCH REBAR WITH
PLASTIC CAP STAMPED "RMES PELS 2341"
(LOT CORNERS AND AT END OF CURVES)



SET 5/8 INCH REBAR WITH 2 INCH ALUM
CAP STAMPED "RMES PELS 2341"

5 / BLOCK 1 SUBDIVISION LOT / BLOCK NUMBER

LOT 4
BLOCK 6

EX. SUBDIVISION LOT / BLOCK NUMBER

SUBDIVISION BOUNDARY LINE

SUBDIVISION LOT LINE

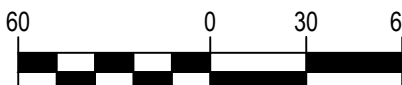
STREET CENTERLINE

EXISTING SECTION & STREET CENTERLINE

EASEMENT SIDELINE

EXISTING EASEMENT SIDELINE

GRAPHIC SCALE



(IN FEET)
1 inch = 60'

BASIS OF BEARING

PER CITY OF POCATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF IDAHO STATE
PLANE EAST ZONE COORDINATE SYSTEM.

RECORDING INSTRUMENT NUMBER

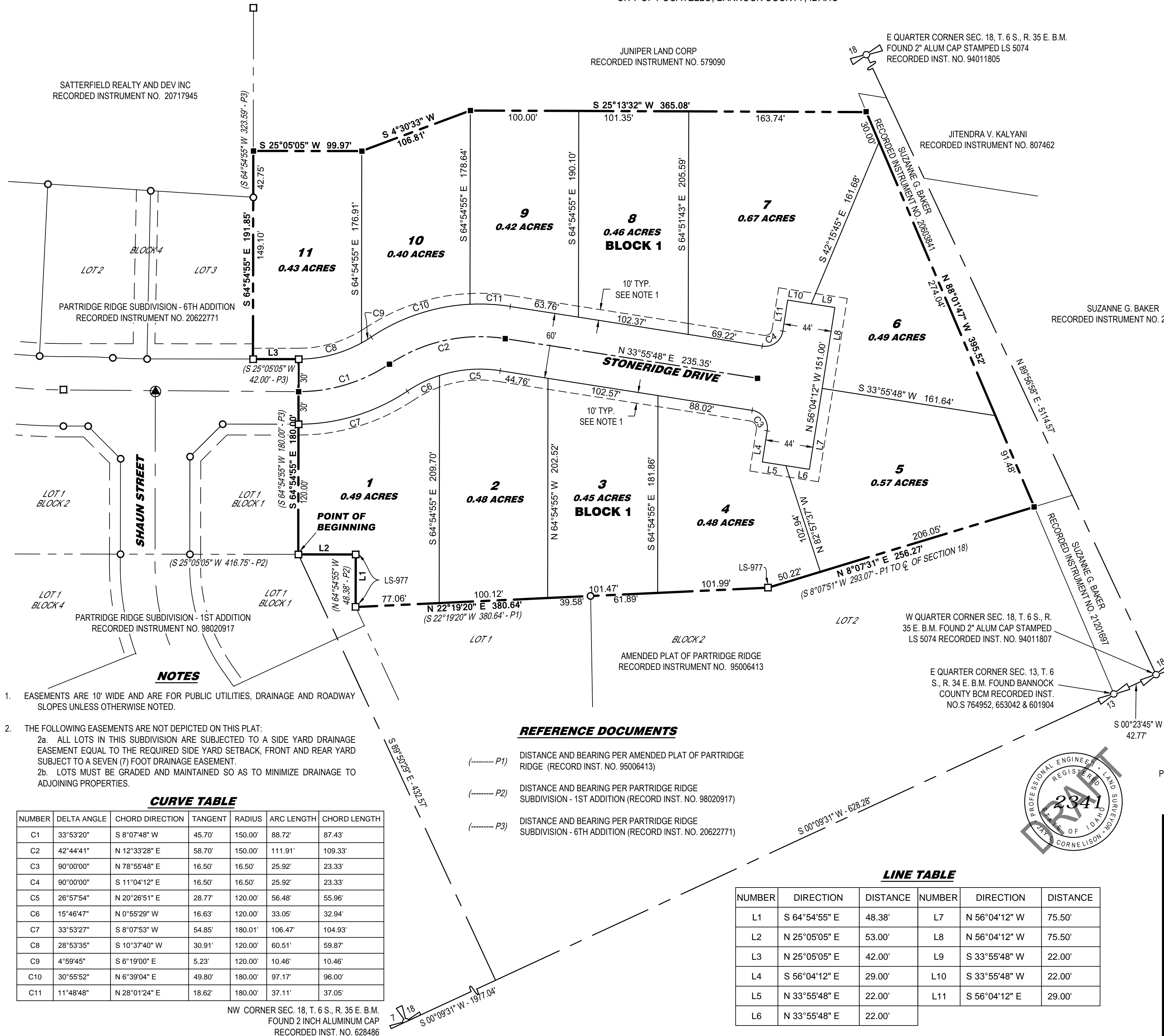
PARTRIDGE RIDGE SUBDIVISION 7TH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN,
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO



2910 17th Ave. West, #307 Williston, ND 58801 (701) 572-0110
2043 E. Center St Pocatello, ID 83201 (208) 234-0110

REVISIONS	SURVEYED BY:	JDK, SRM, JCE
1	OFFICE WORK BY:	JC, SOB
2	FIELD BOOK NO:	N/A
PROJECT NO:	14062	DATE: APRIL 2015
DRAWING:	R:114/Satterfield, Billy/Partridge Ridge general work - 14062/PLAT/PR 7TH FP.DWG	
SCALE:	1 INCH = 60 FEET	SHEET 1 OF 2



NOTES

- EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- THE FOLLOWING EASEMENTS ARE NOT DEPICTED ON THIS PLAT:
2a. ALL LOTS IN THIS SUBDIVISION ARE SUBJECTED TO A SIDE YARD DRAINAGE EASEMENT EQUAL TO THE REQUIRED SIDE YARD SETBACK, FRONT AND REAR YARD SUBJECT TO A SEVEN (7) FOOT DRAINAGE EASEMENT.
2b. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	33°53'20"	S 8°07'48" W	45.70'	150.00'	88.72'	87.43'
C2	42°44'41"	N 12°33'28" E	58.70'	150.00'	111.91'	109.33'
C3	90°00'00"	N 78°55'48" E	16.50'	16.50'	25.92'	23.33'
C4	90°00'00"	S 11°04'12" E	16.50'	16.50'	25.92'	23.33'
C5	26°57'54"	N 20°26'51" E	28.77'	120.00'	56.48'	55.96'
C6	15°46'47"	N 0°55'29" W	16.63'	120.00'	33.05'	32.94'
C7	33°53'27"	S 8°07'53" W	54.85'	180.01'	106.47'	104.93'
C8	28°53'35"	S 10°37'40" W	30.91'	120.00'	60.51'	59.87'
C9	4°59'45"	S 6°19'00" E	5.23'	120.00'	10.46'	10.46'
C10	30°55'52"	N 6°39'04" E	49.80'	180.00'	97.17'	96.00'
C11	11°48'48"	N 28°01'24" E	18.62'	180.00'	37.11'	37.05'

NW CORNER SEC. 18, T. 6 S., R. 35 E. B.M.
FOUND 2 INCH ALUMINUM CAP
RECORDED INST. NO. 628486

REFERENCE DOCUMENTS

- (----- P1) DISTANCE AND BEARING PER AMENDED PLAT OF PARTRIDGE RIDGE (RECORD INST. NO. 95006413)
- (----- P2) DISTANCE AND BEARING PER PARTRIDGE RIDGE SUBDIVISION - 1ST ADDITION (RECORD INST. NO. 98020917)
- (----- P3) DISTANCE AND BEARING PER PARTRIDGE RIDGE SUBDIVISION - 6TH ADDITION (RECORD INST. NO. 20622771)

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 64°54'55" E	48.38'	L7	N 56°04'12" W	75.50'
L2	N 25°05'05" E	53.00'	L8	N 56°04'12" W	75.50'
L3	N 25°05'05" E	42.00'	L9	S 33°55'48" W	22.00'
L4	S 56°04'12" E	29.00'	L10	S 33°55'48" W	22.00'
L5	N 33°55'48" E	22.00'	L11	S 56°04'12" E	29.00'
L6	N 33°55'48" E	22.00'			

PARTRIDGE RIDGE SUBDIVISION - 7TH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED WITH A 2 INCH ALUMINUM CAP PER CORNER PERPETUATION AND FILING INSTRUMENT NUMBER 628486; THENCE SOUTH 0°09'31" WEST, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 1977.04 FEET; THENCE SOUTH 89°50'29" EAST A DISTANCE OF 432.57 FEET TO A POINT ON THE EAST BOUNDARY LINE OF PARTRIDGE RIDGE 1ST ADDITION, RECORDED UNDER INSTRUMENT NUMBER 98020917, WHICH POINT BEING NORTH 25°05'05" EAST A DISTANCE OF 53.00 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE SOUTHWEST CORNER OF PARTRIDGE RIDGE SUBDIVISION-6TH ADDITION 20622771, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE FOLLOWING PARTRIDGE RIDGE SUBDIVISION-6TH ADDITION OVER THE NEXT THREE (3) COURSES:
1. SOUTH 64°54'55" EAST A DISTANCE OF 180.00 FEET;
2. NORTH 25°05'05" EAST A DISTANCE OF 42.00 FEET;
3. SOUTH 64°54'55" EAST A DISTANCE OF 191.85 FEET;

THENCE SOUTH 25°05'05" WEST A DISTANCE OF 99.97 FEET;

THENCE SOUTH 4°30'33" WEST A DISTANCE OF 106.81 FEET;

THENCE SOUTH 25°13'32" WEST, TO A POINT ON THE NORTHERLY LINE OF SUZANNE BAKER DEED INSTRUMENT NUMBER 20603841, A DISTANCE OF 365.08 FEET;

THENCE NORTH 88°01'47" WEST, TO A POINT ON THE NORTHERLY LINE OF SUZANNE G. BAKER DEED INSTRUMENT NUMBER 21201697, A DISTANCE OF 395.52 FEET;

THENCE NORTH 8°07'31" EAST, TO A POINT ON THE EASTERLY BOUNDARY OF THE AMENDED PLAT OF PARTRIDGE RIDGE SUBDIVISION INSTRUMENT NUMBER 95006413, A DISTANCE OF 256.27 FEET;

THENCE NORTH 22°19'20" EAST A DISTANCE OF 380.64 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 1, BLOCK 1 OF PARTRIDGE RIDGE SUBDIVISION 1ST ADDITION INSTRUMENT NUMBER 98020917;

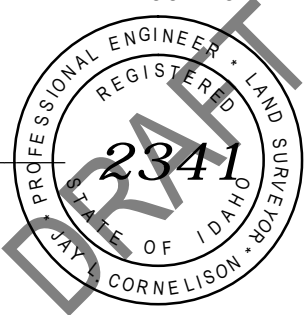
THENCE FOLLOWING THE SOUTH AND EAST LINE OF SAID LOT OVER THE NEXT TWO (2) COURSES:

1. SOUTH 64°54'55" EAST A DISTANCE OF 48.38 FEET;
2. NORTH 25°05'05" EAST A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING.

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



SANITARY RESTRICTIONS

A SANITARY RESTRICTION IS IN FORCE PER IDAHO CODE 50-1326 TO 50-1329 ON THIS PLAT.

SANITARY RESTRICTIONS ARE SATISFIED AND LIFTED THIS DAY OF , 20.

SOUTHEASTERN IDAHO PUBLIC HEALTH

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCA TELLO MUNICIPAL WATER SYSTEM.

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.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 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 A BLOCK, LOTS AND A STREET AND DO HEREBY WARRANT AND SAVE THE CITY OF POCA TELLO 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 BLOCK, LOTS AND A 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.
JUNIPER LAND CORPORATION (AN IDAHO CORPORATION)

WILLIAM S. SATTERFIELD (PRESIDENT) STEVEN H. SATTERFIELD (SECRETARY)

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 WILLIAM S. SATTERFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT, AND STEVEN H. SATTERFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY FOR JUNIPER LAND CORP. (AN IDAHO CORPORATION). THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CORPORATION.

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:

COUNTY SURVEYOR'S CERTIFICATE

I, TIM SHURTLIFF, 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.

TIM SHURTLIFF PLS 977

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, MARK JENSEN, 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.

MARK JENSEN PLS 10343
POCA TELLO CITY SURVEYOR

CITY OF POCA TELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED BY THE CITY OF POCA TELLO, IDAHO, THIS DAY OF , 20.

BRIAN BLAD, MAYOR RUTH WHITWORTH, CITY CLERK

MERRIL QUAYLE, ENGINEER FOR THE CITY

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE. I, RADENE BARKER DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH

RADENE BARKER DATE

COUNTY RECORDER'S CERTIFICATE

I ROBERT POLEKI, 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 NO.

ROBERT POLEKI, COUNTY RECORDER

PARTRIDGE RIDGE SUBDIVISION
7TH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY:	JDK, SRM, JCE
1	OFFICE WORK BY:	JC, SOB
2	FIELD BOOK NO:	N/A
PROJECT NO:	DATE:	APRIL 2015
DRAWING: R:114 Satterfield, Billy Partridge Ridge general work - 14062 PLAT PR 7TH FP.DWG		
SCALE: N/A		SHEET 2 OF 2