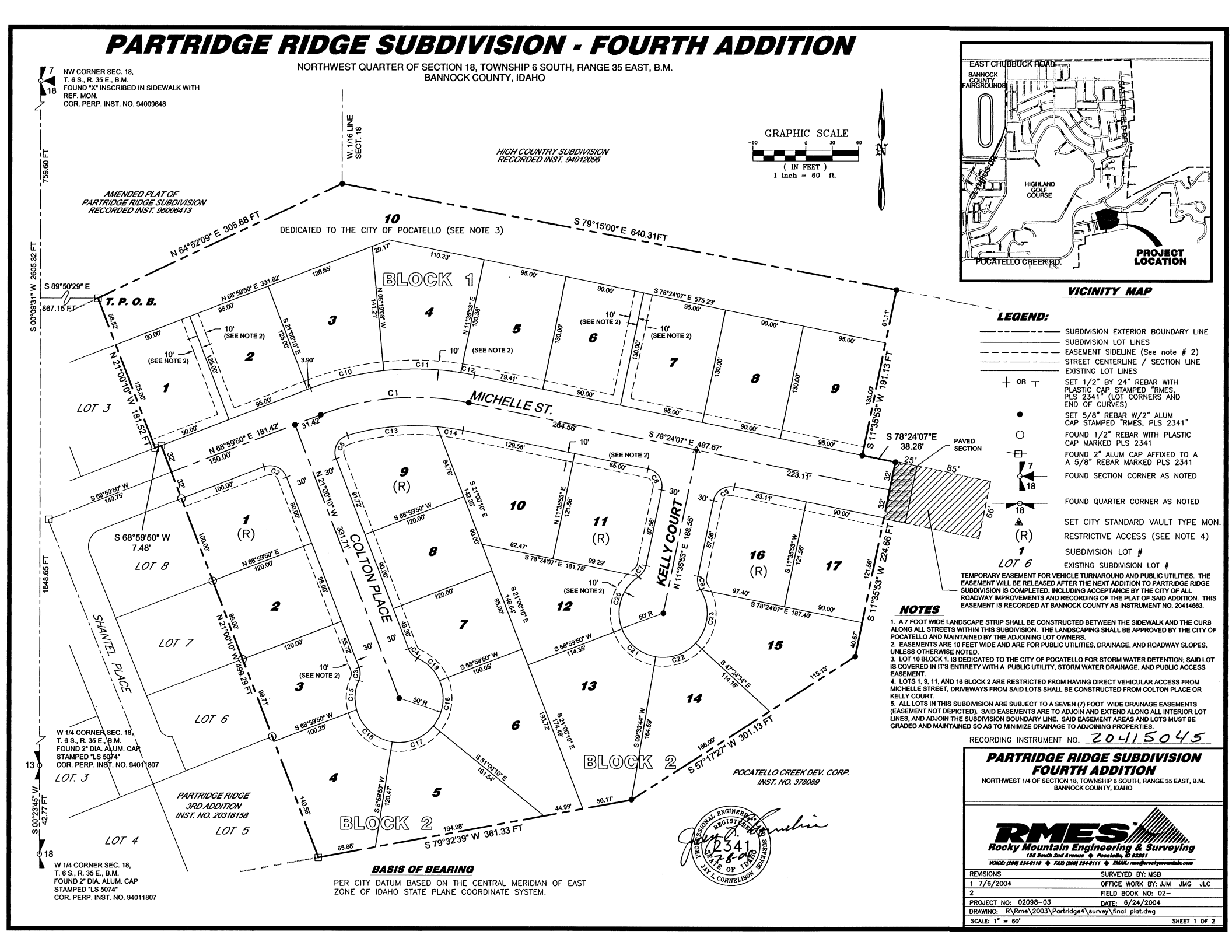
PARTRIDGE RIDGE SUBDIVISION - FOURTH ADDITION

NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO



VICINITY MAP

LEGEND:

- SUBDIVISION EXTERIOR BOUNDARY LINE
- SUBDIVISION LOT LINES
- EASEMENT SIDELINE (See note # 2)
- STREET CENTERLINE / SECTION LINE
- EXISTING LOT LINES
- + OR ⊤ SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341" (LOT CORNERS AND END OF CURVES)
- ● SET 5/8" REBAR W/2" ALUM CAP STAMPED "RMES, PLS 2341"
- ○ FOUND 1/2" REBAR WITH PLASTIC CAP MARKED PLS 2341
- ⊞ FOUND 2" ALUM CAP AFFIXED TO A A 5/8" REBAR MARKED PLS 2341
- 7/18 FOUND SECTION CORNER AS NOTED
- 18 FOUND QUARTER CORNER AS NOTED
- ▲ SET CITY STANDARD VAULT TYPE MON.
- (R) RESTRICTIVE ACCESS (SEE NOTE 4)
- 1 SUBDIVISION LOT #
- LOT 6 EXISTING SUBDIVISION LOT #

TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. THE EASEMENT WILL BE RELEASED AFTER THE NEXT ADDITION TO PARTRIDGE RIDGE SUBDIVISION IS COMPLETED, INCLUDING ACCEPTANCE BY THE CITY OF ALL ROADWAY IMPROVEMENTS AND RECORDING OF THE PLAT OF SAID ADDITION. THIS EASEMENT IS RECORDED AT BANNOCK COUNTY AS INSTRUMENT NO. 20414663.

NOTES

1. A 7 FOOT WIDE LANDSCAPE STRIP SHALL BE CONSTRUCTED BETWEEN THE SIDEWALK AND THE CURB ALONG ALL STREETS WITHIN THIS SUBDIVISION. THE LANDSCAPING SHALL BE APPROVED BY THE CITY OF POCATELLO AND MAINTAINED BY THE ADJOINING LOT OWNERS.
2. EASEMENTS ARE 10 FEET WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES, UNLESS OTHERWISE NOTED.
3. LOT 10 BLOCK 1, IS DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION; SAID LOT IS COVERED IN IT'S ENTIRETY WITH A PUBLIC UTILITY, STORM WATER DRAINAGE, AND PUBLIC ACCESS EASEMENT.
4. LOTS 1, 9, 11, AND 16 BLOCK 2 ARE RESTRICTED FROM HAVING DIRECT VEHICULAR ACCESS FROM MICHELLE STREET, DRIVEWAYS FROM SAID LOTS SHALL BE CONSTRUCTED FROM COLTON PLACE OR KELLY COURT.
5. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A SEVEN (7) FOOT WIDE DRAINAGE EASEMENTS (EASEMENT NOT DEPICTED). SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT LINES, AND ADJOIN THE SUBDIVISION BOUNDARY LINE. SAID EASEMENT AREAS AND LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

RECORDING INSTRUMENT NO. 20411045

BASIS OF BEARING

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

PARTRIDGE RIDGE SUBDIVISION
FOURTH ADDITION
NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

RMES™
Rocky Mountain Engineering & Surveying
156 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE: (208) 234-0118 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS	SURVEYED BY: MSB
1 7/6/2004	OFFICE WORK BY: JJM JMG JLC
2	FIELD BOOK NO: 02-
PROJECT NO: 02098-03	DATE: 6/24/2004
DRAWING: R\Rme\2003\Partridge4\survey\final plat.dwg	
SCALE: 1" = 60'	SHEET 1 OF 2