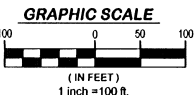


# SUNBROOK SUBDIVISION - 1ST ADDITION

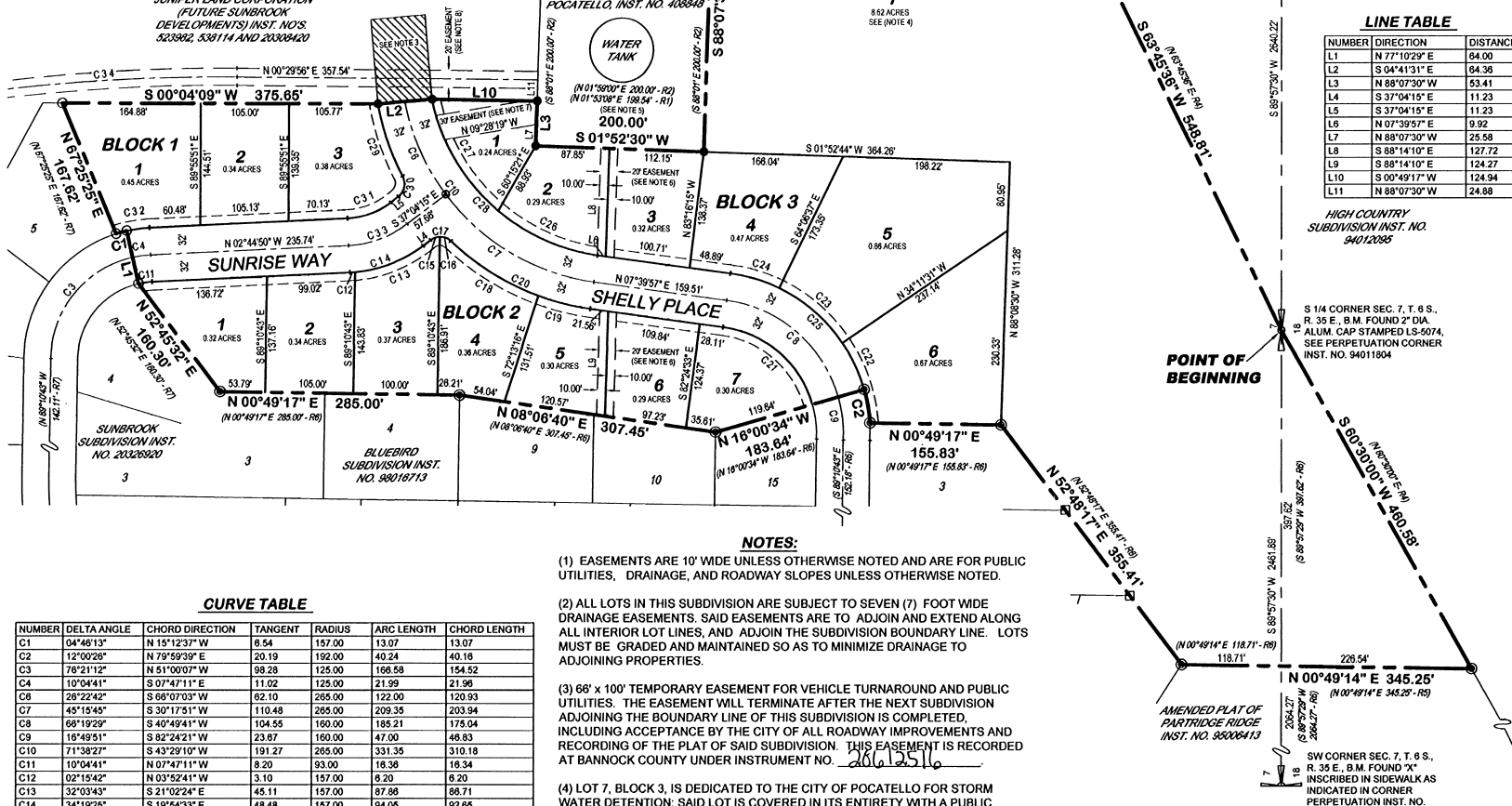
LOCATED IN SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



## BASIS OF BEARING

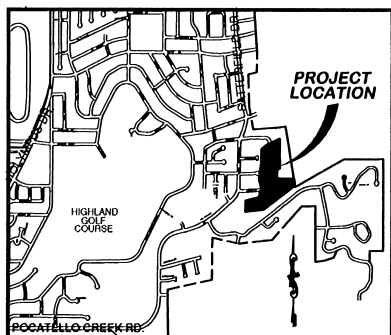
PER CITY OF POCAATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM.

JUNIPER LAND CORPORATION  
(FUTURE SUNBROOK DEVELOPMENT) INST. NOS. 232882, 238114 AND 23008420



## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 77°10'29" E	84.00
L2	S 04°41'31" E	64.36
L3	N 88°07'30" W	53.41
L4	S 37°04'15" E	11.23
L5	S 37°04'15" E	11.23
L6	N 07°39'57" E	9.92
L7	N 88°07'30" W	25.58
L8	S 88°14'10" E	127.72
L9	S 88°14'10" E	124.27
L10	S 00°49'17" W	124.94
L11	N 88°07'30" W	24.88



## VICINITY MAP

## LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- 

- SUBDIVISION BOUNDARY LINE
- STREET / EASEMENT CENTERLINE
- SECTION LINE
- SUBDIVISION LOT LINES
- EXISTING LOT LINES
- EASEMENT SIDELINE (SEE NOTE 1)
- EXISTING EASEMENTS (SEE NOTES 6, 7, AND 8)

- 1** LOT NUMBER
- 8** EXISTING LOT NUMBER

## NOTES:

- (1) EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- (2) ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SEVEN (7) FOOT WIDE DRAINAGE EASEMENTS. SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT LINES, AND ADJOIN THE SUBDIVISION BOUNDARY LINE. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- (3) 66' x 100' TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. THE EASEMENT WILL TERMINATE AFTER THE NEXT SUBDIVISION ADJOINING THE BOUNDARY LINE OF THIS SUBDIVISION IS COMPLETED, INCLUDING ACCEPTANCE BY THE CITY OF ALL ROADWAY IMPROVEMENTS AND RECORDING OF THE PLAT OF SAID SUBDIVISION. THIS EASEMENT IS RECORDED AT BANNOCK COUNTY UNDER INSTRUMENT NO. 20612516.
- (4) LOT 7, BLOCK 3, IS DEDICATED TO THE CITY OF POCAATELLO FOR STORM WATER DETENTION; SAID LOT IS COVERED IN ITS ENTIRETY WITH A PUBLIC UTILITY, STORM WATER DRAINAGE, AND PUBLIC ACCESS EASEMENT.
- (5) BOUNDARY AROUND THE WATER TANKS WAS ESTABLISHED BY USING BEARING AND DISTANCES CALLS FROM DEED INST. NOS. 408848 AND 726637, ROTATED TO CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM.
- (6) A 20' WIDE WATER LINE EASEMENT, WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM MAINTENANCE OR REPLACEMENT AS NECESSARY LYING 10' FEET ON (EACH SIDE) OF THE COMMON LOT LINES BETWEEN LOTS 2 AND 3, BLOCK 3 AND LOTS 5 AND 6, BLOCK 2 DEPICTED ON THIS PLAT IS GRANTED TO THE CITY OF POCAATELLO, AND IS TO REPLACE THAT PORTION OF THE EXISTING EASEMENT DESCRIBED IN INST. NO. 408847, LYING WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- (7) THAT PORTION OF THE 30' WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF POCAATELLO BY INST. NO. 94022278 LYING WITHIN LOT 1, BLOCK 3 DEPICTED ON THIS PLAT IS TO BE RELEASED AT A FUTURE DATE.
- (8) 20' WIDE WATER LINE EASEMENT RECORDED AS INST. NO. 726502.

## REFERENCE DOCUMENTS

- (—R1) DISTANCE AND BEARING PER ANNEXATION FOR THE CITY OF POCAATELLO, INST. NO. 20526077, ORDINANCE NO. 2786.
- (—R2) DISTANCE AND BEARING PER DEED INST. NO. 408848.
- (—R3) DISTANCE AND BEARING PER DEED INST. NO. 726637.
- (—R4) DISTANCE AND BEARING PER HIGH COUNTRY SUBDIVISION INST. NO. 94012095
- (—R5) DISTANCE AND BEARING PER AMENDED PLAT OF PARTRIDGE RIDGE INST. NO. 95006413.
- (—R6) DISTANCE AND BEARING PER BLUEBIRD SUBDIVISION INST. NO. 98016713.
- (—R7) DISTANCE AND BEARING PER SUNBROOK SUBDIVISION INST. NO. 20326920.

### CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	04°46'13"	N 15°12'37" W	6.54	157.00	13.07	13.07
C2	12°00'26"	N 79°59'30" E	20.19	192.00	40.24	40.16
C3	78°21'12"	N 51°00'07" W	98.28	125.00	166.58	154.52
C4	10°04'41"	S 07°47'11" E	11.02	125.00	21.99	21.96
C8	28°22'42"	S 68°07'03" W	62.10	265.00	122.00	120.93
C7	45°15'45"	S 30°17'51" W	110.48	265.00	209.35	203.94
C8	68°19'29"	S 40°49'41" W	104.55	100.00	185.21	175.04
C9	18°48'51"	S 82°24'21" W	23.67	160.00	47.00	46.83
C10	71°38'22"	S 43°29'10" W	191.27	265.00	331.35	310.18
C11	10°04'41"	N 07°47'11" W	8.20	125.00	18.38	18.34
C12	02°15'42"	S 03°52'41" W	3.10	157.00	8.20	8.20
C13	32°03'43"	S 21°02'24" E	45.11	157.00	87.86	86.71
C14	34°19'25"	S 19°54'33" E	48.48	157.00	94.05	92.65
C15	35°43'31"	S 19°12'30" E	5.96	18.50	11.54	11.35
C16	45°03'51"	S 21°11'10" W	7.88	18.50	14.55	14.18
C17	80°47'22"	S 03°19'26" W	15.74	18.50	28.09	23.98
C18	23°46'38"	S 3°18'47" W	62.53	297.00	123.25	122.37
C19	12°16'30"	S 13°48'13" W	31.94	297.00	83.83	83.51
C20	36°03'08"	S 25°41'32" W	96.65	297.00	168.88	183.81
C21	68°19'29"	S 40°49'41" W	83.64	128.00	148.17	140.03
C22	18°15'42"	S 84°51'35" W	30.88	192.00	61.19	60.94
C23	29°54'19"	S 40°46'34" W	51.28	192.00	100.21	99.08
C24	18°09'28"	S 16°44'41" W	30.68	192.00	60.85	60.59
C25	66°19'29"	S 40°49'41" W	125.46	192.00	222.28	210.05
C26	32°10'00"	S 23°44'57" W	67.18	233.00	130.81	129.10
C27	38°38'47"	N 59°09'20" E	81.70	233.00	157.18	154.20
C28	70°48'47"	S 43°04'20" E	168.62	233.00	287.97	269.59
C29	17°49'58"	S 71°02'59" W	48.55	297.00	92.35	91.98
C30	60°47'22"	N 72°75'59" E	15.74	18.50	28.09	23.98
C31	34°19'25"	S 19°54'33" E	28.72	93.00	55.71	54.88
C32	10°04'41"	N 07°47'11" W	13.84	157.00	27.62	27.58
C33	34°19'25"	N 19°54'33" W	38.60	125.00	74.88	73.77
C34	15°22'38"	N 07°11'23" W	300.00	2222.17	596.39	594.61

RECORDING INSTRUMENT NO. 20613331

**SUNBROOK SUBDIVISION - 1ST ADDITION**  
LOCATED IN SOUTH HALF OF SECTION 7 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

**RMES**  
Rocky Mountain Engineering & Surveying  
125 South 2nd Avenue • Pocatello, ID 83201  
PHON (208) 234-0110 • FAX (208) 234-0111 • WEB www.rmesllc.com

REVISIONS SURVEYED BY: JPD  
1 OFFICE WORK BY: CKC JMG JLC MSB  
2 FIELD BOOK NO.  
PROJECT NO: 05030 DATE: 04/12/06  
DRAWING: R/05/SATTERFIELD/SURVEY/SUNBROOK 1ST ADD-FP.DWG  
SCALE: 1" = 100'

SHEET 1 OF 2