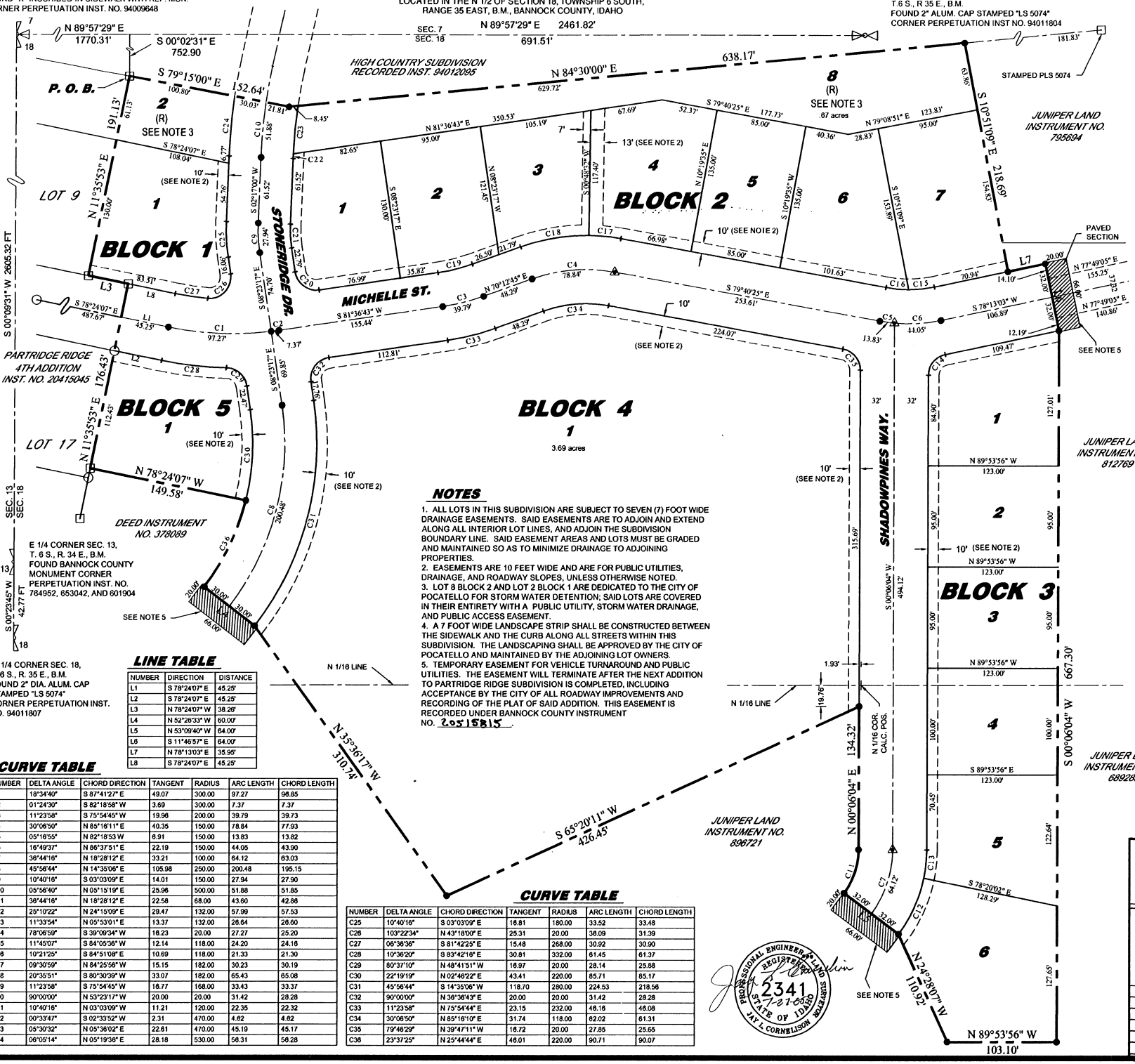
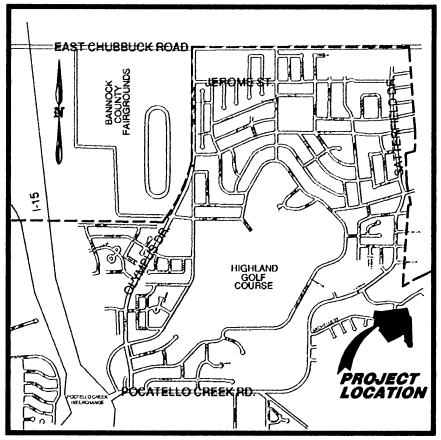
PARTRIDGE RIDGE SUBDIVISION - FIFTH ADDITION

LOCATED IN THE N 1/2 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

NW CORNER SEC. 18, T. 6 S., R. 35 E., B.M. FOUND "X" INSCRIBED IN SIDEWALK WITH REF. MON. CORNER PERPETUATION INST. NO. 94009648

NORTH 1/4 CORNER SEC. 18 T.6 S., R 35 E., B.M. FOUND 2" ALUM. CAP STAMPED "LS 5074" CORNER PERPETUATION INST NO. 94011804





VICINITY MAP

LEGEND:

- SUBIDIVISION EXTERIOR BOUNDARY LINE
- SUBDIVISION LOT LINES
- EASEMENT SIDELINE (See note #2)
- STREET CENTERLINE/SECTION LINE
- EXISTING LOT LINES
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND END OF CURVES)
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341"
- FOUND 2" ALUMINUM CAP AFFIXED TO A 5/8" REBAR STAMPED "RMES PELS 2341" OR AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- SET CITY STANDARD VAULT TYPE MONUMENT
- 1 SUBDIVISION LOT #
- LOT 6 EXISTING SUBDIVSION LOT #
- (R) RESTRICTED LOT (see note #3)

GRAPHIC SCALE

-60 0 30 60

(IN FEET)
1 inch = 60 ft.

NOTES

1. 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. SAID EASEMENT AREAS AND LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
2. EASEMENTS ARE 10 FEET WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES, UNLESS OTHERWISE NOTED.
3. LOT 8 BLOCK 2 AND LOT 2 BLOCK 1 ARE DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION; SAID LOTS ARE COVERED IN THEIR ENTIRETY WITH A PUBLIC UTILITY, STORM WATER DRAINAGE, AND PUBLIC ACCESS EASEMENT.
4. 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.
5. TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. THE EASEMENT WILL TERMINATE 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 UNDER BANNOCK COUNTY INSTRUMENT NO. 20515815.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 78°24'07" E	45.25'
L2	S 78°24'07" E	45.25'
L3	N 78°24'07" W	38.26'
L4	N 52°26'33" W	60.00'
L5	N 53°09'40" W	64.00'
L6	S 11°46'57" E	64.00'
L7	N 78°13'03" E	35.95'
L8	S 78°24'07" E	45.25'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	18°34'40"	S 87°41'27" E	49.07	300.00	97.27	96.85
C2	01°24'30"	S 82°18'58" W	3.69	300.00	7.37	7.37
C3	11°23'58"	S 75°54'45" W	19.96	200.00	39.79	39.73
C4	30°06'50"	N 85°16'11" E	40.35	150.00	78.84	77.93
C5	05°16'55"	N 82°18'53 W	6.91	150.00	13.83	13.82
C6	16°49'37"	N 86°37'51" E	22.19	150.00	44.05	43.90
C7	36°44'16"	N 18°28'12" E	33.21	100.00	64.12	63.03
C8	45°56'44"	N 14°35'06" E	105.98	250.00	200.48	195.15
C9	10°40'16"	S 03°03'09" E	14.01	150.00	27.94	27.90
C10	05°56'40"	N 05°15'19" E	25.96	500.00	51.88	51.85
C11	36°44'16"	N 18°28'12" E	22.58	68.00	43.60	42.86
C12	25°10'22"	N 24°15'09" E	29.47	132.00	57.99	57.53
C13	11°33'54"	N 05°53'01" E	13.37	132.00	26.64	26.60
C14	78°06'59"	S 39°09'34" W	18.23	20.00	27.27	25.20
C15	11°45'07"	S 84°05'36" W	12.14	118.00	24.20	24.16
C16	10°21'25"	S 84°51'08" E	10.69	118.00	21.33	21.30
C17	09°30'59"	N 84°25'56" W	15.15	182.00	30.23	30.19
C18	20°35'51"	S 80°30'39" W	33.07	182.00	65.43	65.08
C19	11°23'58"	S 75°54'45" W	16.77	168.00	33.43	33.37
C20	90°00'00"	N 53°23'17" W	20.00	20.00	31.42	28.28
C21	10°40'16"	N 03°03'09" W	11.21	120.00	22.35	22.32
C22	00°33'47"	S 02°33'52" W	2.31	470.00	4.62	4.62
C23	05°30'32"	N 05°36'02" E	22.61	470.00	45.19	45.17
C24	06°05'14"	N 05°19'36" E	28.18	530.00	56.31	56.28

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C25	10°40'16"	S 03°03'09" E	16.81	180.00	33.52	33.48
C26	103°22'34"	N 43°18'00" E	25.31	20.00	36.09	31.39
C27	06°36'36"	S 81°42'25" E	15.48	268.00	30.92	30.90
C28	10°36'20"	S 83°42'16" E	30.81	332.00	61.45	61.37
C29	80°37'10"	N 48°41'51" W	16.97	20.00	28.14	25.88
C30	22°19'19"	N 02°46'22" E	43.41	220.00	85.71	85.17
C31	45°56'44"	S 14°35'06" W	118.70	280.00	224.53	218.56
C32	90°00'00"	N 36°36'43" E	20.00	20.00	31.42	28.28
C33	11°23'58"	N 75°54'44" E	23.15	232.00	46.16	46.08
C34	30°06'50"	N 85°16'10" E	31.74	118.00	62.02	61.31
C35	79°46'29"	N 39°47'11" W	16.72	20.00	27.85	25.65
C36	23°37'25"	N 25°44'44" E	46.01	220.00	90.71	90.07

BASIS OF BEARING

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

RECORDED AS INST.NO. 20515819

PARTRIDGE RIDGE SUBDIVISION FIFTH ADDITION

LOCATED IN THE N 1/2 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M. BANNOCK COUNTY, IDAHO

RMES™ Rocky Mountain Engineering & Surveying
155 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE: (208) 234-0110 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS			SURVEYED BY: MSB
1	7-12-05	DCG JLC	OFFICE WORK BY: OKC JMG JLC
2			FIELD BOOK NO: 02-28
PROJECT NO: 02098-04			DATE: 2/20/05
DRAWING: R\Rme\2004\SAT-PART-5\survey\final plat.dwg			
SCALE: 1" = 60'			SHEET 1 OF 2