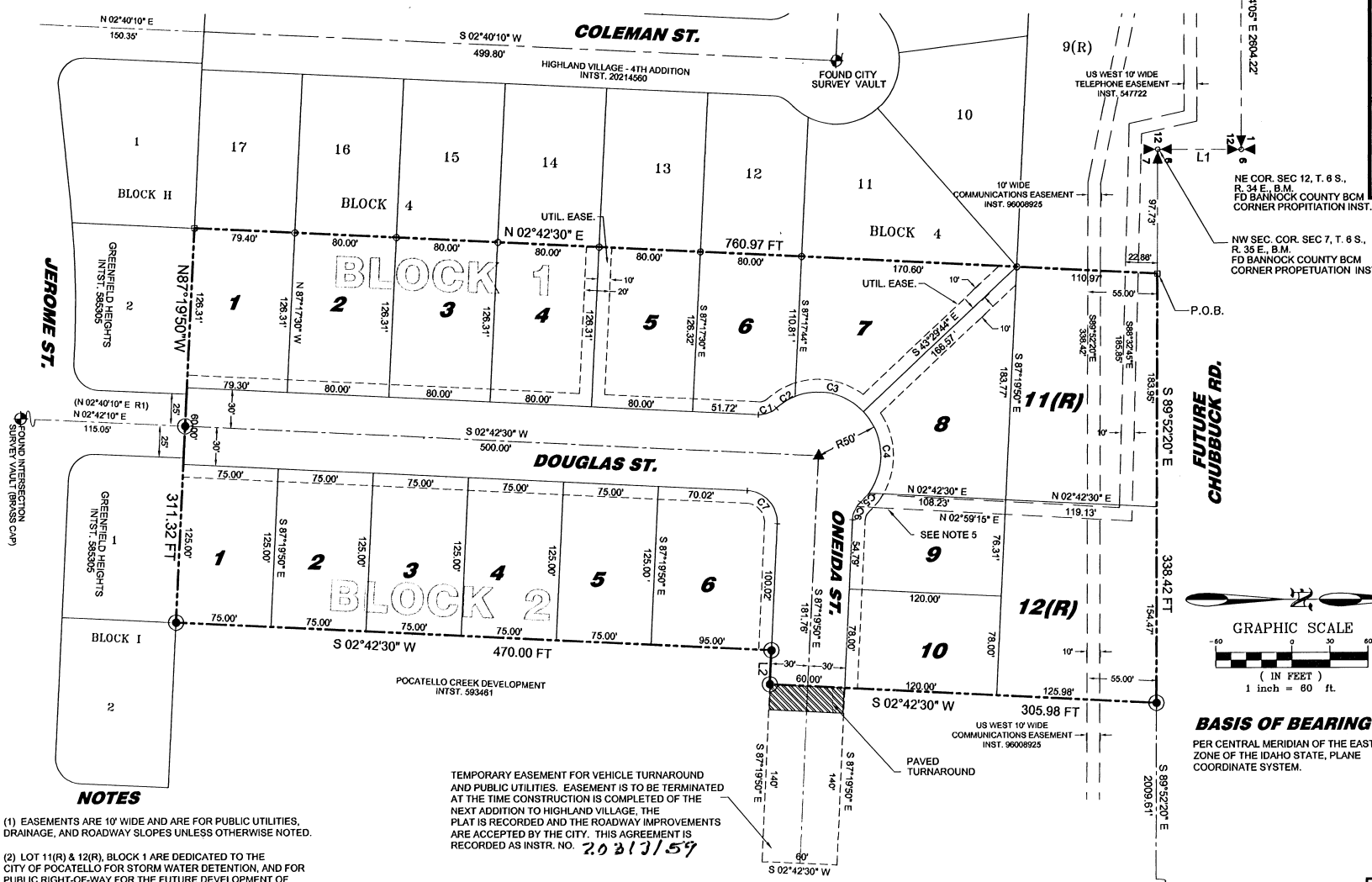
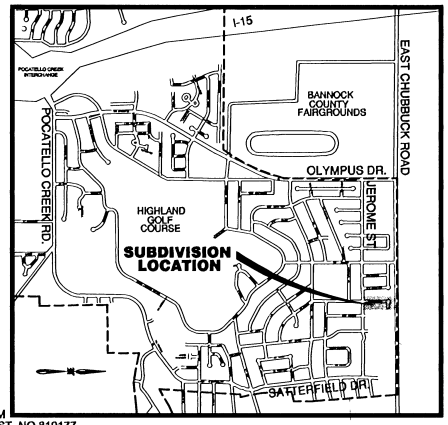
Highland Village - 5th Addition

NW 1/4 SECTION 7, T. 6 S., R. 35 E., B.M.
BANNOCK COUNTY, IDAHO





VICINITY MAP

LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EASEMENT SIDELINE (See note # 1)
- STREET CENTERLINE / SECTION LINE
- EXISTING RECORDED EASEMENT SIDELINE
- DEED (RECORD) LINE OF ADJACENT PROPERTY OWNERS
- 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 LS 2431
- FOUND 2" ALUM CAP AFFIXED TO A A 5/8" REBAR MARKED LS 2341
- FOUND AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- (--- -R1) BEARING AND DISTANCE SHOWN ON THE RECORDED PLAT OF GREENFIELD HEIGHTS SUBD. INSTR. NO. 585305
- 9 5th ADDITION LOT NO'S
- 11 EXISTING LOT NO'S
- ▲ SET CITY STANDARD VAULT TYPE MONUMENT
- 11(R) & 12(R) SEE NOTE NO. 2

GRAPHIC SCALE
-60 0 30 60
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARING

PER CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE, PLANE COORDINATE SYSTEM.

NOTES

(1) EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.

(2) LOT 11(R) & 12(R), BLOCK 1 ARE DEDICATED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION, AND FOR PUBLIC RIGHT-OF-WAY FOR THE FUTURE DEVELOPMENT OF CHUBBUCK ROAD. SAID LOTS ARE COVERED IN THEIR ENTIRETY WITH A PUBLIC UTILITY AND DRAINAGE EASEMENT.

(3) A 7 FOOT WIDE LANDSCAPE STRIP SHALL BE CONSTRUCTED BETWEEN THE SIDEWALKS AND THE CURB ALONG ALL STREETS WITHIN THIS SUBDIVISION. THE LANDSCAPING WITHIN THE PLANTER STRIP SHALL CONSIST OF VEGETATIVE COVER, SPECIFICALLY GRASS & TREES APPROVED BY THE CITY OF POCATELLO AND MAINTAINED BY THE ADJACENT LOT OWNERS.

(4) ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A SEVEN (7) FOOT WIDE DRAINAGE EASEMENT, SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL LOT AND SUBDIVISION BOUNDARY LINES WITHIN THE PLATTED AREA. ALL LOTS SHALL BE GRADED TO PROTECT THE STRUCTURES LOCATED THEREON FROM WATER RUNOFF DRAINING FROM ADJACENT PROPERTIES.

(5) A PORTION OF AN EXISTING 10' WIDE TELEPHONE EASEMENT RECORDED AS INSTR. NO. 547722 EXTENDS ACROSS THE FRONT OF LOTS 1-6, BLOCK 2, NOT SHOWN ABOVE.

TEMPORARY EASEMENT FOR VEHICLE TURNAROUND AND PUBLIC UTILITIES. EASEMENT IS TO BE TERMINATED AT THE TIME CONSTRUCTION IS COMPLETED OF THE NEXT ADDITION TO HIGHLAND VILLAGE, THE PLAT IS RECORDED AND THE ROADWAY IMPROVEMENTS ARE ACCEPTED BY THE CITY. THIS AGREEMENT IS RECORDED AS INSTR. NO. 203173159

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°10'52" W	65.92'
L2	N 87°19'50" W	26.76'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	44°24'55"	S 19°29'58" E	8.16	20.00	15.50	15.12
C2	19°57'04"	N 31°43'53" W	8.79	50.00	17.41	17.32
C3	68°15'49"	S 12°22'33" W	33.89	50.00	59.57	56.11
C4	79°30'09"	N 86°15'33" E	41.59	50.00	69.38	63.95
C5	11°04'28"	N 48°27'09" W	4.85	50.00	9.66	9.65
C6	44°24'55"	N 65°07'23" W	8.16	20.00	15.50	15.12
C7	89°57'40"	S 47°41'20" W	24.98	25.00	39.25	35.34

PROFESSIONAL ENGINEER & LAND SURVEYOR
REGISTERED
2341
STATE OF IDAHO
JAY L. CORNELISON

Highland Village - 5th Addition
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BANNOCK COUNTY, IDAHO

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VOICE: (208) 234-0110 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS		SURVEYED BY: OKC TRM
15/7/03 OKC,JLC	4	OFFICE WORK BY: OKC JMG JLC
25/15/03 OKC,JLC	5	FIELD BOOK NO:
3	6	DATE: 3/20/03
DRAWING: R:\RME\2002\SATTER\HIGHS\SURVEY\SAT-FINL.DWG		
SCALE: 1" = 60'	PROJECT NO: 02047	SHEET 1 OF 2