

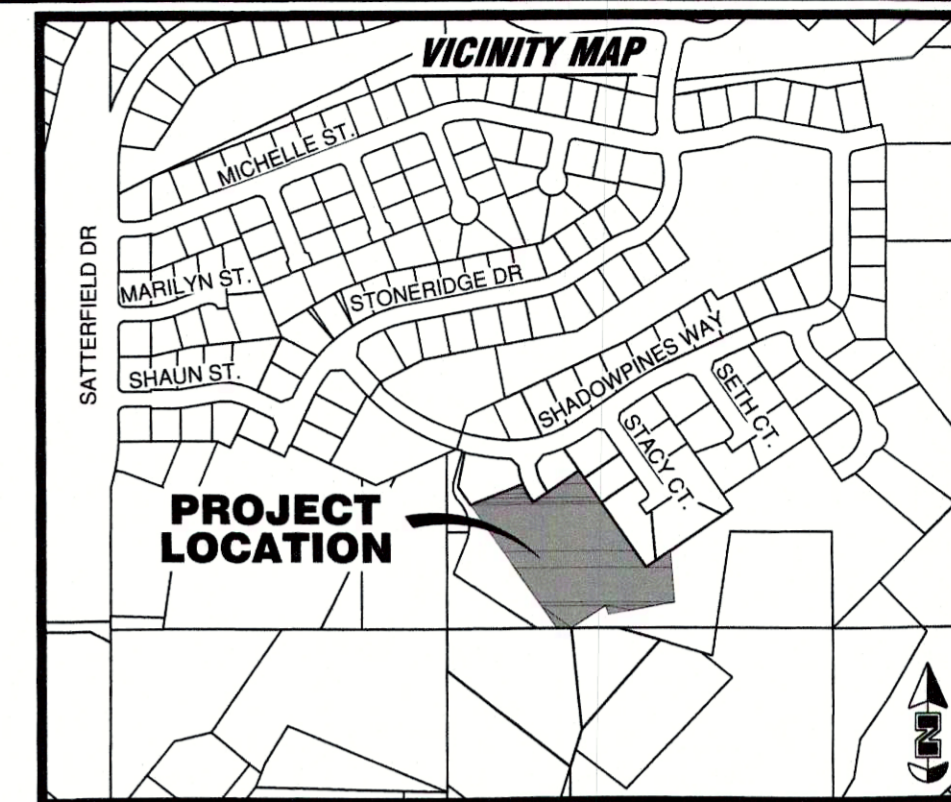
JUNIPER RESERVE DIVISION NO. 4

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	230.00'	13°05'13"	52.53'	26.38'	S 27°54'03" E	52.42'
C2	120.00'	14°58'07"	31.35'	15.76'	N 18°03'54" W	31.26'
C3	120.00'	8°53'59"	18.64'	9.34'	N 29°59'57" W	18.62'
C4	180.00'	23°51'05"	74.93'	38.02'	N 22°31'24" W	74.39'
C5	150.00'	23°51'30"	62.46'	31.69'	N 22°31'12" W	62.01'
C6	230.00'	16°04'30"	64.53'	32.48'	S 13°19'15" E	64.32'
C7	200.00'	29°09'40"	101.79'	52.02'	S 19°51'50" E	100.70'
C8	170.00'	29°09'40"	86.52'	44.22'	S 19°51'50" E	85.59'

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE THIS LAND TO CREATE NEW LOTS FOR RESIDENTIAL DEVELOPMENT.
- THE NORTH AND EASTERLY SUBDIVISION BOUNDARY LINES FOLLOW ALONG ADJOINING SUBDIVISION PROJECTS. THEIR BOUNDARY MONUMENTS WERE LOCATED AND ACCEPTED AS THE TRUE BOUNDARY. THE SOUTH BOUNDARY LINE FOLLOWS ALONG THE LATITUDINAL CENTER LINE OF SECTION 18 AND THE WESTERN BOUNDARY LINE IS A NEW DELINEATION.
- EASEMENTS ARE 10' WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
- EASEMENTS NOT DEPICTED:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.



PROJECT LOCATION

LEGEND

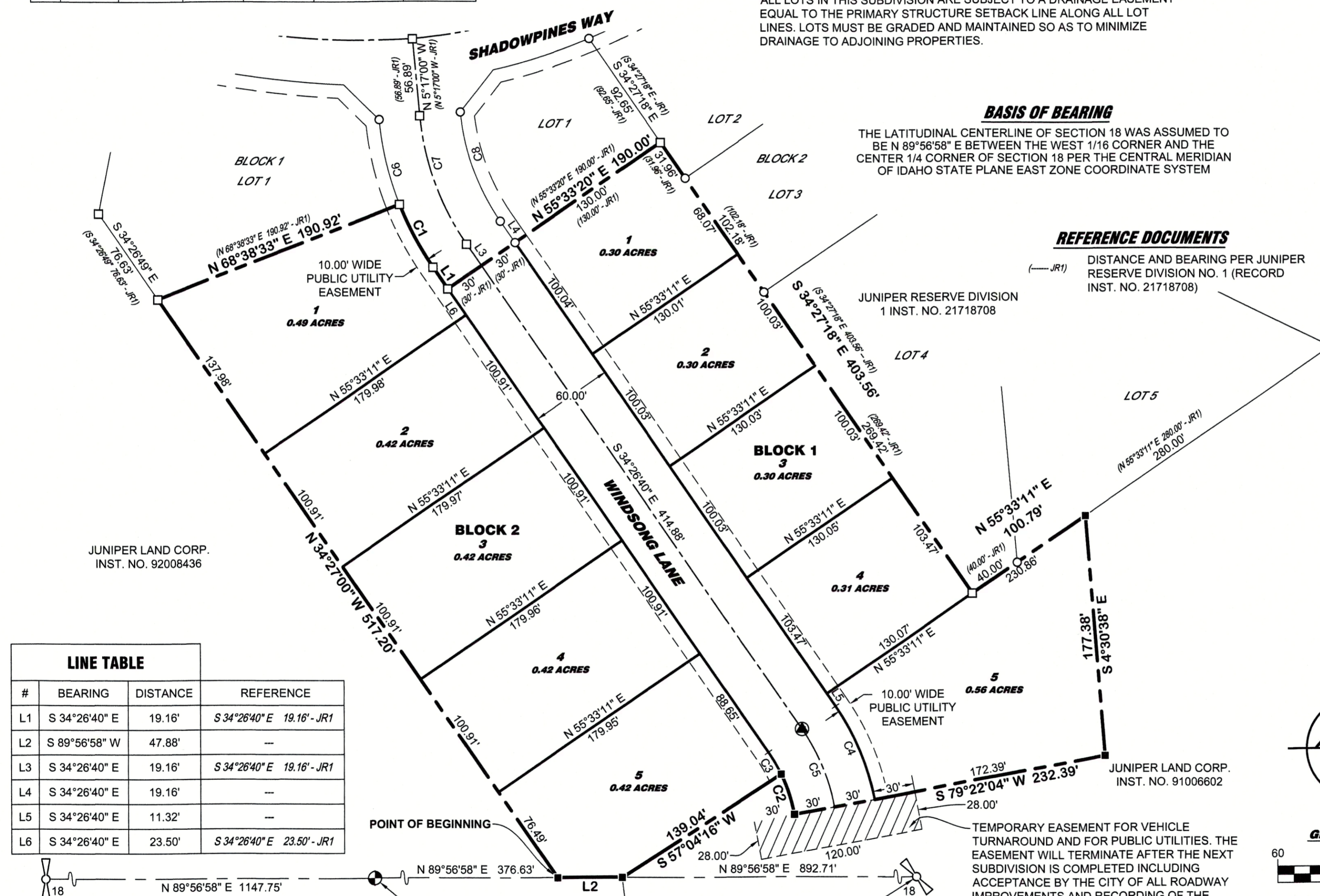
- 1/4 CORNER AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341"
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971" (LOT CORNERS AND AT END OF CURVES)
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 18971"
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PLS 18971" INSIDE MONUMENT VAULT
- 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
- LOT 4 BLOCK 6** EXISTING SUBDIVISION LOT / BLOCK NO.
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- SECTION LINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE

BASIS OF BEARING

THE LATITUDINAL CENTERLINE OF SECTION 18 WAS ASSUMED TO BE N 89°56'58" E BETWEEN THE WEST 1/16 CORNER AND THE CENTER 1/4 CORNER OF SECTION 18 PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM

REFERENCE DOCUMENTS

- (---JR1) DISTANCE AND BEARING PER JUNIPER RESERVE DIVISION NO. 1 (RECORD INST. NO. 21718708)



LINE TABLE			
#	BEARING	DISTANCE	REFERENCE
L1	S 34°26'40" E	19.16'	S 34°26'40" E 19.16' - JR1
L2	S 89°56'58" W	47.88'	---
L3	S 34°26'40" E	19.16'	S 34°26'40" E 19.16' - JR1
L4	S 34°26'40" E	19.16'	---
L5	S 34°26'40" E	11.32'	---
L6	S 34°26'40" E	23.50'	S 34°26'40" E 23.50' - JR1

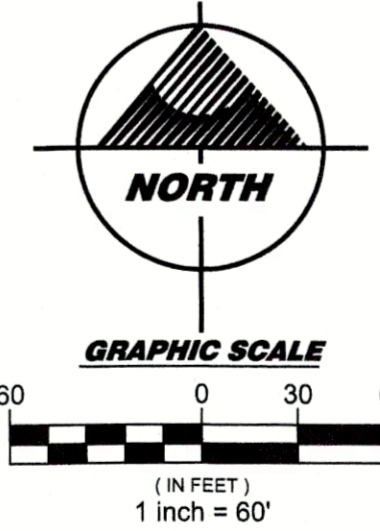
WEST 1/4 CORNER OF SECTION 18. FOUND 5/8" REBAR WITH NO CAP. SEE CP&F INST. NO. 94011807.

WEST 1/16 CORNER ON LATITUDINAL CENTERLINE OF SECTION 18. FOUND 5/8" REBAR WITH ALUMINUM CAP PER CP&F INST. NO. 96001057

SHAUN DAVID MENCHACA & LORI ANN MENCHACA INST. NO. 21208660

JUNIPER LAND CORP. INST. NO. 96006942

CENTER 1/4 CORNER OF SECTION 18. FOUND 5/8" REBAR WITH ALUMINUM CAP PER CP&F INST. NO. 22024301



Instrument # 22217770
Bannock County, Pocatello, Idaho
11/15/2022 04:27:38 PM No. of Pages: 2
Recorded for: RMES
Jason G. Dixon Fee: \$11.00
Deputy: ibrower
Jason Dixon by [Signature]

PLAT RECORDING INSTRUMENT NUMBER

JUNIPER RESERVE DIVISION NO. 4

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

RMES
Engineers • Surveyors • Planners

301 58th St. W. #138 • Williston, ND 58901 • (701) 572-0110
600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110
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REVISIONS	SURVEYED BY: JDK, SRM, PMS
1.	OFFICE WORK BY: SOB, SRM
2.	PROJECT NO: 19-050 DATE: MAY 2022
DRAWING: R:\19\Satterfield, Billy\Juniper Reserve Division 4 - 19050\SURV\CAD\052521 JUN RES D 4 FP.dwg	
SCALE: 1 INCH = 60 FEET	SHEET 1 OF 2



22210243
INSTRUMENT NO.

JUNIPER RESERVE DIVISION NO. 4

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

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

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BEING MARKED BY A 5/8" REBAR WITH NO CAP PER CORNER PERPETUATION INSTRUMENT NO. 94011807 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE NORTH 89°56'58" EAST ALONG THE LATITUDINAL CENTER LINE OF SAID SECTION 18, A DISTANCE OF 1147.75 FEET TO THE WEST 1/16TH CORNER ON THE LATITUDINAL CENTER LINE OF SAID SECTION 18, BEING MARKED BY A 5/8" REBAR WITH ALUMINUM CAP PER CORNER PERPETUATION INSTRUMENT NO. 96001057; THENCE NORTH 89°56'58" EAST CONTINUING ALONG THE LATITUDINAL CENTER LINE OF SAID SECTION 18, A DISTANCE OF 376.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 34°27'00" WEST A DISTANCE OF 517.20 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, JUNIPER RESERVE DIVISION 1, A SUBDIVISION RECORDED AS INSTRUMENT NO. 21718708 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE FOLLOWING ALONG THE SOUTHERLY AND WEST BOUNDARY LINES OF SAID SUBDIVISION OVER THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 68°38'33" EAST A DISTANCE OF 190.92 FEET TO A POINT OF NON-TANGENCY OF A 230.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS NORTH 68°38'33" EAST;
- 2) THENCE FOLLOWING SAID CURVE-TO-THE-LEFT, IN A COUNTER-CLOCKWISE DIRECTION, THROUGH A CENTRAL ANGLE OF 13°05'13" FOR AN ARC LENGTH OF 52.53 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 27°54'04" EAST A DISTANCE OF 52.42 FEET) TO A POINT OF TANGENCY;
- 3) THENCE SOUTH 34°26'40" EAST A DISTANCE OF 19.16 FEET;
- 4) THENCE NORTH 55°33'20" EAST A DISTANCE OF 190.00 FEET;
- 5) THENCE SOUTH 34°27'18" EAST A DISTANCE OF 403.56 FEET;
- 6) THENCE NORTH 55°33'11" EAST A DISTANCE OF 100.79 FEET;

THENCE SOUTH 4°30'38" EAST A DISTANCE OF 177.38 FEET;

THENCE SOUTH 79°22'04" WEST A DISTANCE OF 232.39 FEET TO A POINT OF NON TANGENCY WITH A 120.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS SOUTH 79°25'10" WEST;

THENCE FOLLOWING ALONG SAID CURVE-TO-THE-LEFT, IN A COUNTER-CLOCKWISE DIRECTION, THROUGH A CENTRAL ANGLE OF 14°58'07" AN ARC LENGTH OF 31.35 FEET (THE CHORD OF SAID CURVE BEARS NORTH 18°03'54" WEST A DISTANCE OF 31.26 FEET) TO A POINT OF NON-TANGENCY;

THENCE SOUTH 57°04'16" WEST A DISTANCE OF 139.04 FEET TO A POINT ON THE LATITUDINAL CENTER LINE OF SAID SECTION 18;

THENCE SOUTH 89°56'58" WEST ALONG SAID CENTER LINE A DISTANCE OF 47.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.58 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, SEAN O'BRIEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN 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.

Sean O'Brien
SEAN O'BRIEN
PROFESSIONAL LAND SURVEYOR
LICENSED
18971
STATE OF IDAHO
SEAN O'BRIEN
5/19/22
DATE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 22217769 AND ARE HEREBY MADE A PART OF THE PLAT

OWNER'S 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 BLOCKS, LOTS AND A STREET AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO 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 BLOCKS, LOTS AND 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, THE 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 9 DAY OF June, IN THE YEAR 2022, BEFORE ME Scott Jenkins, 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 CORPORATION, AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

SCOTT JENKINS
Notary Public - State of Idaho
Commission Number 58752
My Commission Expires 11-09-2023

RESIDING IN Bannock COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES 9 DAY OF Nov, 2023.

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO 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. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO COD, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: 6/14/2022 HEALTH DISTRICT SIGNATURE: Ken Keller, REHS

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF

POCATELLO, IDAHO, THIS 2nd DAY OF November, 2022

BRIAN BLAD, MAYOR

KONNI R. KENBELL, CITY CLERK

MERRIL QUAYLE, ENGINEER FOR THE CITY

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A LICENSED LAND SURVEYOR, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

GERALD V. EVANS PLS 10342
POCATELLO CITY SURVEYOR
6-17-22
DATE

COUNTY SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A LICENSED 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 9 DAY OF Nov., 2022

MATTHEW S. BAKER PLS NO. 13023
BANNOCK COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

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

THROUGH 12-31-22

JENNIFER CLARK, COUNTY TREASURER
11-15-22
DATE

COUNTY RECORDER'S CERTIFICATE

Instrument # 22217770
Bannock County, Pocatello, Idaho
11/15/2022 04:27:38 PM No. of Pages: 2
Recorded for: RMES
Jason C. Dixon Fee: \$11.00
Deputy:

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REVISIONS	SURVEYED BY: JDK, SRM, PMS
1.	OFFICE WORK BY: SOB, SRM
2.	PROJECT NO: 19-050 DATE: MAY 2022
DRAWING: R:19\Satterfield, Billy\Juniper Reserve Division 4 -	
19050\SUR\CAD\052521 JUN RES D 4 FP.dwg	
SCALE: 1 INCH = 60 FEET	SHEET 2 OF 2