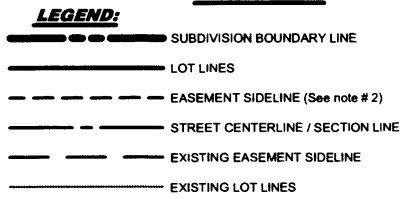
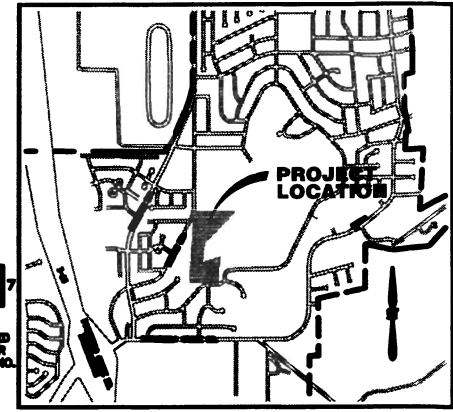
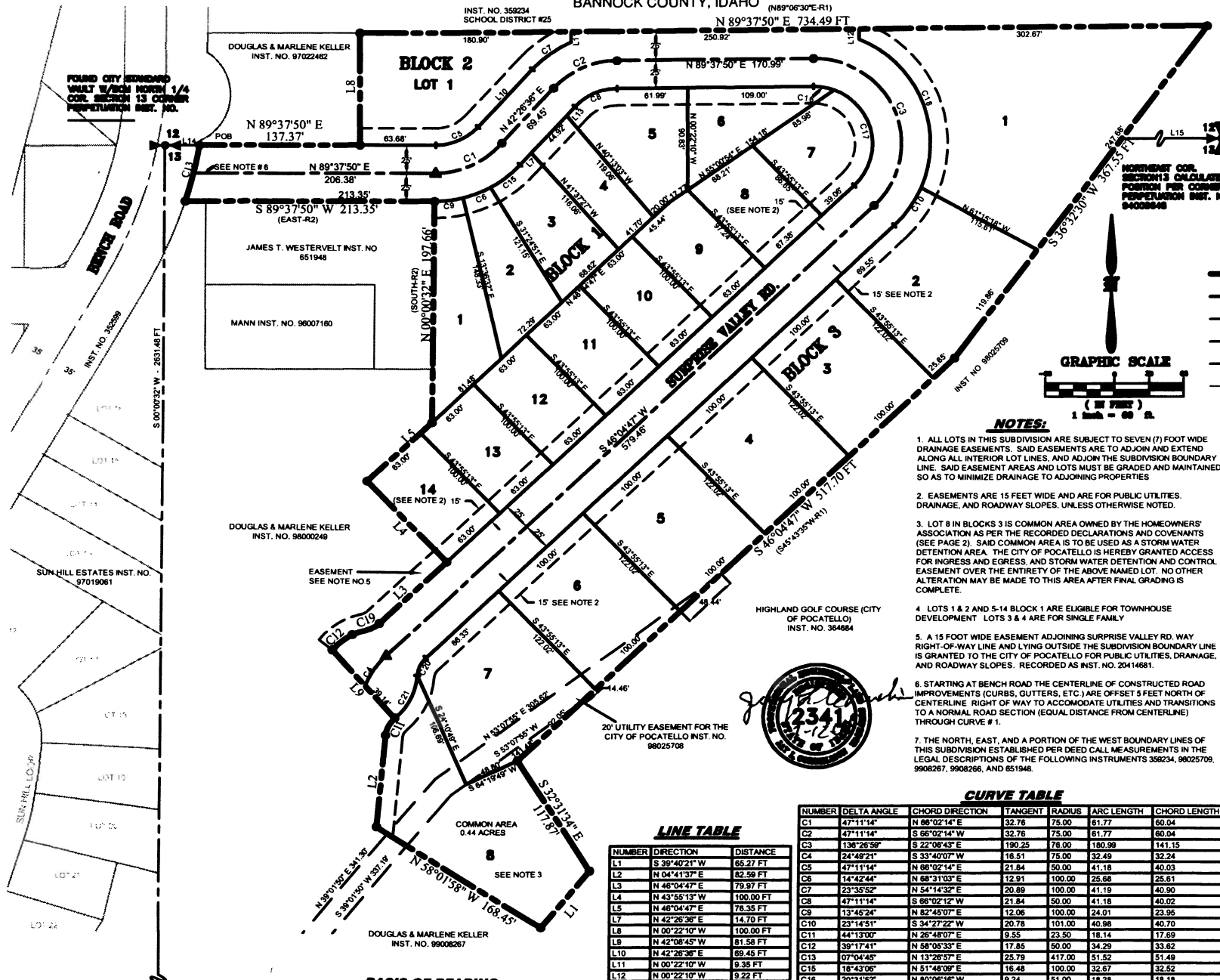


SURPRISE VALLEY SUBDIVISION

LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO



- NOTES:**
- 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
 - EASEMENTS ARE 15 FEET WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES, UNLESS OTHERWISE NOTED.
 - LOT 8 IN BLOCKS 3 IS COMMON AREA OWNED BY THE HOMEOWNERS' ASSOCIATION AS PER THE RECORDED DECLARATIONS AND COVENANTS (SEE PAGE 2). SAID COMMON AREA IS TO BE USED AS A STORM WATER DETENTION AREA. THE CITY OF POCATELLO IS HEREBY GRANTED ACCESS FOR INGRESS AND EGRESS, AND STORM WATER DETENTION AND CONTROL EASEMENT OVER THE ENTIRETY OF THE ABOVE NAMED LOT. NO OTHER ALTERATION MAY BE MADE TO THIS AREA AFTER FINAL GRADING IS COMPLETE.
 - LOTS 1 & 2 AND 5-14 BLOCK 1 ARE ELIGIBLE FOR TOWNHOUSE DEVELOPMENT. LOTS 3 & 4 ARE FOR SINGLE FAMILY.
 - A 15 FOOT WIDE EASEMENT ADJOINING SURPRISE VALLEY RD. WAY RIGHT-OF-WAY LINE AND LYING OUTSIDE THE SUBDIVISION BOUNDARY LINE IS GRANTED TO THE CITY OF POCATELLO FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES. RECORDED AS INST. NO. 20414681.
 - STARTING AT BENCH ROAD THE CENTERLINE OF CONSTRUCTED ROAD IMPROVEMENTS (CURBS, GUTTERS, ETC.) ARE OFFSET 5 FEET NORTH OF CENTERLINE. RIGHT OF WAY TO ACCOMMODATE UTILITIES AND TRANSITIONS TO A NORMAL ROAD SECTION (EQUAL DISTANCE FROM CENTERLINE) THROUGH CURVE # 1.
 - THE NORTH, EAST, AND A PORTION OF THE WEST BOUNDARY LINES OF THIS SUBDIVISION ESTABLISHED PER DEED CALL MEASUREMENTS IN THE LEGAL DESCRIPTIONS OF THE FOLLOWING INSTRUMENTS 359234, 99025709, 990267, 990268, AND 651948.

- T & +**
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 2341" (LOT CORNERS AND ENDS OF CURVES)
 - SET 5/8" REBAR 1/2" ALUM CAP STAMPED "RMES PLS 2341"
 - SET CITY STANDARD VAULT TYPE MONUMENT
 - SECTION CORNER AS NOTED
 - QUARTER CORNER AS NOTED
 - CENTER 1/4 CORNER AS NOTED
 - SUBDIVISION LOT #
 - EXISTING SUBDIVISION
 - LOT 12
 - BCM
 - BANNOCK COUNTY BRASS CAP MONUMENT
 - BEARING SHOWN 1N WARRANTY DEED INSTR. NO. 98000249 SATTERFIELD TO KELLER
 - BEARING SHOWN 1N COURT DECREE INSTR. NO. 651948 TO WESTERVELT



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 39°40'21" W	65.27 FT
L2	N 04°41'37" E	82.59 FT
L3	N 46°04'47" E	79.97 FT
L4	N 43°55'13" W	100.00 FT
L5	N 46°04'47" E	78.35 FT
L7	N 42°26'36" E	14.70 FT
L8	N 00°22'10" W	100.00 FT
L9	N 42°08'45" W	61.58 FT
L10	N 42°26'36" E	89.45 FT
L11	N 00°22'10" W	9.35 FT
L12	N 00°22'10" W	9.22 FT
L13	N 42°26'36" E	9.91 FT
L14	N 89°37'50" E	28.83 FT
L15	N 89°37'50" E	1785.52 FT

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	47°11'14"	N 66°02'14" E	32.78	75.00	61.77	60.04
C2	47°11'14"	S 66°02'14" W	32.78	75.00	61.77	60.04
C3	136°26'59"	S 22°08'43" E	130.25	78.00	190.99	141.15
C4	24°49'21"	S 23°42'07" W	16.51	75.00	32.49	32.24
C5	47°11'14"	N 66°02'14" E	21.84	50.00	41.18	40.03
C6	14°42'44"	N 66°31'03" E	12.91	100.00	25.66	25.61
C7	23°35'52"	N 54°14'32" E	20.89	100.00	41.19	40.90
C8	47°11'14"	S 66°02'12" W	21.84	50.00	41.18	40.02
C9	13°45'24"	N 82°45'07" E	12.06	100.00	24.01	23.95
C10	23°14'51"	S 34°27'22" W	20.78	101.00	40.88	40.70
C11	44°13'00"	N 26°48'07" E	9.55	23.50	18.14	17.69
C12	39°17'41"	N 56°05'33" E	17.85	50.00	34.29	33.62
C13	07°04'45"	N 13°26'57" E	25.79	417.00	51.52	51.49
C15	18°43'06"	N 51°48'09" E	18.48	100.00	32.67	32.52
C16	20°31'52"	N 80°06'16" W	9.24	51.00	18.28	18.18
C17	115°55'07"	N 11°45'49" W	81.49	51.00	103.18	56.46
C18	89°55'21"	S 2°27'52" E	100.87	101.00	158.52	142.74
C19	31°39'36"	N 61°54'36" E	6.66	23.50	12.99	12.82
C20	43°01'45"	S 24°33'55" W	9.28	23.50	17.65	17.24
C21	45°51'36"	S 28°58'50" W	23.27	55.00	44.02	42.86

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

FOUND BCM
C1/4 SECTION 13
CORNER PERPETUATION
INST. NO. 653043

RECORDING INSTRUMENT NO. **20415399**

SURPRISE VALLEY SUBDIVISION
LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

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