

GREENFIELD MEADOWS - DIVISION 7

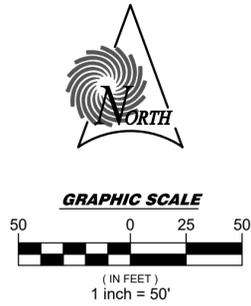
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

S E E S H E E T 1 O F 3



CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	200.00'	28°56'33"	101.03'	51.62'	S 15°47'51" E	99.96'
C2	20.00'	88°40'26"	30.95'	19.54'	N 45°39'47" W	27.96'
C3	20.00'	44°24'55"	15.50'	8.16'	N 67°47'32" E	15.12'
C4	50.00'	177°30'16"	154.90'	2295.50'	N 45°39'47" W	99.98'
C5	20.00'	44°24'55"	15.50'	8.16'	S 20°52'53" W	15.12'
C6	18.50'	90°00'00"	29.06'	18.50'	S 46°19'34" E	26.16'
C7	18.50'	90°00'00"	29.06'	18.50'	S 43°40'26" W	26.16'

LINE TABLE			
#	BEARING	DISTANCE	(RECORD INFORMATION)
L1	S 30°16'05" E	53.22'	(P3 - N 30°16'07" W 53.22')
L2	N 90°00'00" E	17.44'	(P1 - N 90°00'00" E 17.44')



COUNTY RECORDER'S CERTIFICATE

GREENFIELD MEADOWS - DIVISION 7
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SUNRISE ENGINEERING

REVISIONS	SURVEYED BY: MSB, RTS
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: March 18, 2026

DRAWING: P:\Satterfield Realty & Development\17085 - Greenfield Meadows
 Division 7\SURVEY\CAD\Greenfield Meadows 7 - Final Plat.dwg
 SCALE: 1 INCH = 50 FEET PROJECT NO: 17085 SHEET 2 OF 3

GREENFIELD MEADOWS - DIVISION 7

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, BEING MARKED BY A 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 94011573;

THENCE SOUTH 89°52'32" EAST, ALONG THE NORTH LINE OF SECTION 7, A DISTANCE OF 1119.56 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 7, SOUTH 89°52'32" EAST A DISTANCE OF 595.57 FEET;

THENCE LEAVING SAID NORTH LINE OF SECTION 7, SOUTH 01°19'34" EAST A DISTANCE OF 825.31 FEET;

THENCE SOUTH 30°16'08" EAST A DISTANCE OF 377.62 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF CRESTVIEW ESTATES - DIVISION 4 (INST. NO. 22308350);

THENCE FOLLOWING ALONG SAID NORTHERLY BOUNDARY OF CRESTVIEW ESTATES - DIVISION 4 FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH 59°43'53" WEST A DISTANCE OF 190.00 FEET;
2. SOUTH 30°16'05" EAST A DISTANCE OF 53.22 FEET;
3. SOUTH 59°43'53" WEST A DISTANCE OF 125.00 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF CRESTVIEW ESTATES - DIVISION 4 AND FOLLOWING ALONG THE EASTERLY BOUNDARIES OF GREENFIELD MEADOWS - DIVISIONS 5 & 6 (INST. NOS. 21901147 & 22410455) FOR THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 30°16'07" WEST A DISTANCE OF 462.92 FEET;
2. NORTH 14°42'27" WEST A DISTANCE OF 124.52 FEET;
3. NORTH 01°19'34" WEST A DISTANCE OF 525.02 FEET;
4. NORTH 90°00'00" EAST A DISTANCE OF 17.44 FEET;
5. NORTH 00°00'00" EAST A DISTANCE OF 184.86 FEET;
6. NORTH 90°00'00" WEST A DISTANCE OF 300.12 FEET;
7. NORTH 00°00'00" EAST A DISTANCE OF 127.27 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 10.27 ACRES, MORE OR LESS.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

MATTHEW S. BAKER



DATE _____

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 STREETS 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 STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE 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.

SATTERFIELD REALTY AND DEVELOPMENT, INC

RYAN S. SATTERFIELD (PRESIDENT)

STEVEN FREI (SECRETARY)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RYAN S. SATTERFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT, AND STEVEN FREI, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY OF SATTERFIELD REALTY AND DEVELOPMENT, INC. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY AND THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING IN _____ COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES ____ DAY OF _____, 20____.

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 CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

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 _____ DAY OF _____, 20____.

MARK DAHLQUIST (MAYOR)

KONNI KENDELL (CITY CLERK)

SKYLER ALLEN PE NO. 15370
(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 NO. 10342
POCATELLO CITY SURVEYOR

DATE _____

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, _____, 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 _____ DAY OF _____, 20____.

NAME _____ PLS NO. _____
BANNOCK COUNTY REVIEWING 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 _____

JENNIFER CLARK, COUNTY TREASURER

DATE _____

COUNTY RECORDER'S CERTIFICATE

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TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN,
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