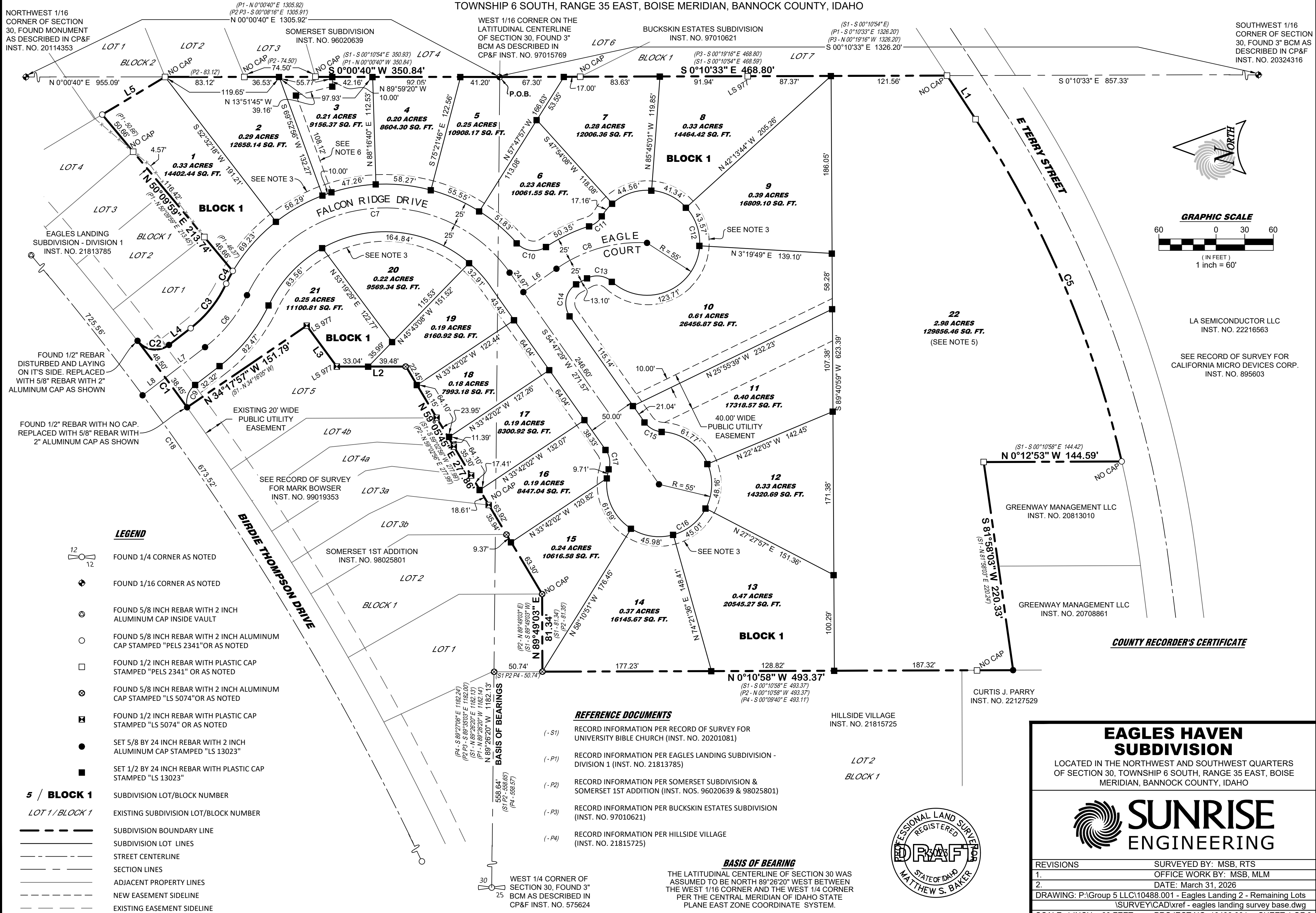


# EAGLES HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30,  
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



EAGLES HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30,  
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE WEST 1/16 CORNER ON THE LATITUDINAL CENTERLINE OF SECTION 30, BEING  
MONUMENTED BY A 3" BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER  
PERPETUATION AND FILING FORM RECORDED UNDER INSTRUMENT NO. 97015769 IN THE OFFICIAL  
RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 0°10'33" EAST, ALONG THE WEST 1/16 LINE OF SECTION 30, THE SAME BEING THE  
WEST BOUNDARY LINE OF BUCKSKIN ESTATES, A SUBDIVISION RECORDED UNDER INSTRUMENT NO.  
97010621, A DISTANCE OF 468.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST  
TERRY STREET;

THENCE SOUTH 56°49'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST TERRY STREET, A  
DISTANCE OF 54.58 FEET TO A POINT OF TANGENCY WITH A 1115.92-FOOT-RADIUS CURVE WHOSE  
CENTER BEARS NORTH 33°10'52" WEST;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST TERRY STREET AND  
FOLLOWING ALONG SAID CURVE IN A CLOCKWISE DIRECTION THROUGH A CENTRAL ANGLE OF  
20°07'54" FOR AN ARC LENGTH OF 392.09 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 66°53'05"  
WEST A DISTANCE OF 390.08 FEET) TO A POINT OF NON-TANGENCY;

THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF EAST TERRY STREET AND FOLLOWING ALONG  
EAST AND NORTH BOUNDARY OF TWO (2) PARCELS OF LAND (INST. NOS. 20813010 & 20708861) FOR  
THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 00°12'53" WEST A DISTANCE OF 144.59 FEET;
- 2. SOUTH 81°58'03" WEST A DISTANCE OF 220.33 FEET;

THENCE NORTH 00°10'58" WEST, ALONG THE EAST BOUNDARY OF HILLSIDE VILLAGE (RECORD INST.  
NO. 21815725), A DISTANCE OF 493.37 FEET TO THE SOUTHWEST CORNER OF SOMERSET 1ST  
ADDITION SUBDIVISION (RECORD INST. NO. 98025801);

THENCE FOLLOWING ALONG THE SOUTHERLY BOUNDARY OF SAID SOMERSET 1ST ADDITION  
SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 89°49'03" EAST A DISTANCE OF 81.34 FEET;
- 2. NORTH 59°05'45" EAST A DISTANCE OF 277.86 FEET;
- 3. NORTH 00°01'23" EAST A DISTANCE OF 72.52 FEET;

THENCE NORTH 53°37'50" EAST, LEAVING SAID SOMERSET 1ST ADDITION SUBDIVISION, A DISTANCE  
OF 53.17 FEET;

THENCE NORTH 34°17'57" WEST A DISTANCE OF 151.79 FEET TO A POINT OF ON THE SOUTHEASTERLY  
RIGHT-OF-WAY LINE OF BIRDIE THOMPSON DRIVE, BEING A POINT OF NON-TANGENCY WITH A  
2894.79-FOOT-RADIUS CURVE WHOSE CENTER BEARS NORTH 35°52'44" WEST;

THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY LINE IN A COUNTER-CLOCKWISE DIRECTION  
THROUGH A CENTRAL ANGLE OF 1°43'16" FOR AN ARC LENGTH 86.95 FEET (THE CHORD OF SAID  
CURVE BEARS NORTH 53°15'39" EAST A DISTANCE OF 86.95 FEET) TO A POINT OF CUSP WITH A  
23.50-FOOT-RADIUS CURVE WHOSE CENTER BEARS SOUTH 37°35'59" EAST, BEING A POINT ON THE  
SOUTHWESTERLY BOUNDARY LINE OF EAGLES LANDING SUBDIVISION - DIVISION 1, A SUBDIVISION  
(RECORD INST. NO. 21813785);

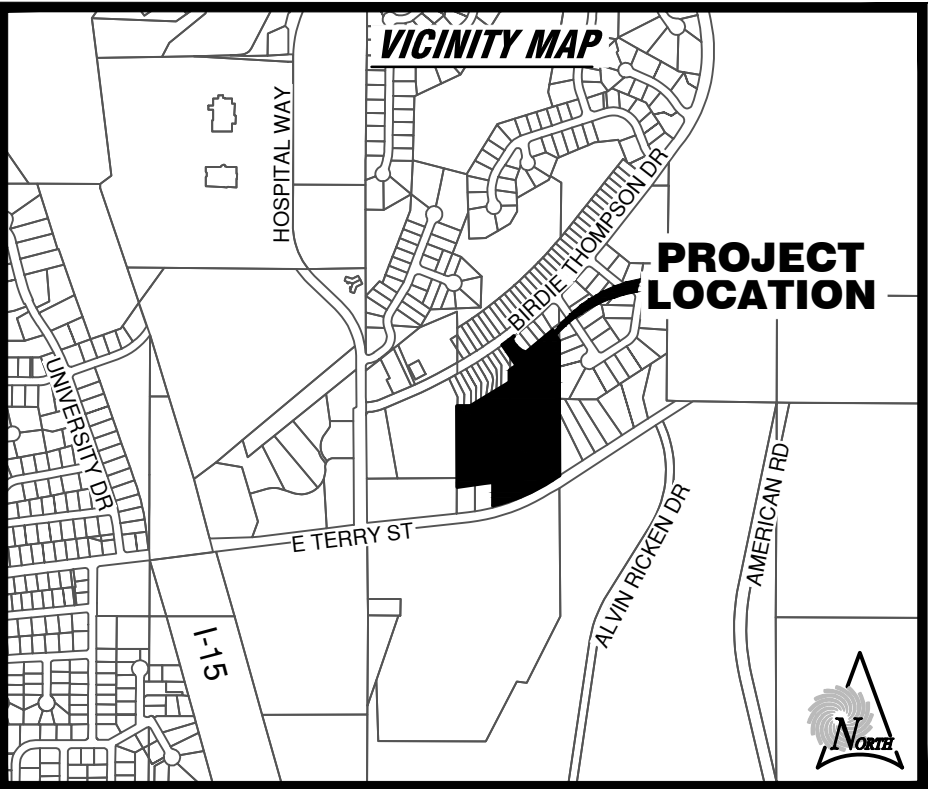
THENCE FOLLOWING ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY LINES OF SAID  
SUBDIVISION OVER THE FOLLOWING FIVE (5) COURSES:

- 1. LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING ALONG SAID CURVE IN A  
COUNTER-CLOCKWISE DIRECTION THROUGH A CENTRAL ANGLE OF 90°00'06" FOR AN ARC LENGTH  
OF 36.91 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 7°23'58" WEST A DISTANCE OF 33.23  
FEET) TO A POINT OF TANGENCY;
- 2. SOUTH 37°36'05" EAST A DISTANCE OF 28.75 FEET TO A POINT OF TANGENCY WITH A  
125.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS NORTH 52°23'55" EAST;
- 3. FOLLOWING ALONG SAID CURVE IN A COUNTER-CLOCKWISE DIRECTION THROUGH A CENTRAL  
ANGLE OF 27°35'32" FOR AN ARC LENGTH OF 60.20 FEET (THE CHORD OF SAID CURVE BEARS  
SOUTH 51°23'50" EAST A DISTANCE OF 59.62 FEET) TO A POINT OF REVERSE CURVATURE WITH A  
185.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS SOUTH 24°48'24" WEST;
- 4. FOLLOWING ALONG SAID CURVE IN A CLOCKWISE DIRECTION THROUGH A CENTRAL ANGLE OF  
4°39'21" FOR AN ARC LENGTH OF 15.03 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 62°51'56"  
EAST A DISTANCE OF 15.03 FEET) TO A POINT OF NON-TANGENCY;
- 5. NORTH 50°09'59" EAST A DISTANCE OF 213.45 FEET;

THENCE SOUTH 30°55'38" EAST, LEAVING BOUNDARY OF SAID EAGLES LANDING SUBDIVISION -  
DIVISION 1, A DISTANCE OF 76.81 FEET TO A POINT ON THE WEST 1/16 LINE OF SECTION 30;

THENCE SOUTH 0°00'40" WEST, ALONG THE WEST 1/16 LINE OF SECTION 30, A DISTANCE OF 350.84  
FEET TO THE POINT OF BEGINNING.

CONTAINING 10.43 ACRES, MORE OR LESS.



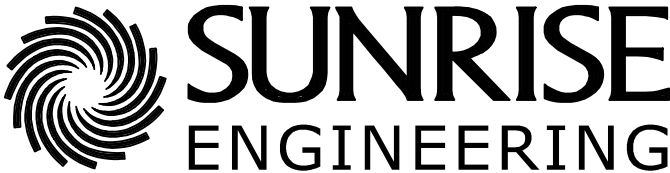
SURVEYOR'S NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY IS TO CREATE THE LOTS , BLOCK AND STREETS AS SHOWN  
FOR RESIDENTIAL DEVELOPMENT.
- 2. THE EASTERLY BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE WEST 1/16 LINE OF  
SECTION 30. THE SOUTHERLY BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE NORTH  
RIGHT-OF-WAY LINE OF EAST TERRY STREET. THE WESTERLY BOUNDARY WAS DETERMINED  
TO FOLLOW ALONG THE EAST BOUNDARY OF HILLSIDE VILLAGE (RECORD INST. NO.  
21815725). THE NORTHERLY BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE SOUTH  
BOUNDARIES OF SOMERSET 1ST ADDITION (RECORD INST. NO. 98025801) AND EAGLES  
LANDING SUBDIVISION - DIVISION 1 (RECORD INST. NO. 21813785).
- 3. EASEMENTS ALONG FALCON RIDGE DRIVE AND EAGLE COURT ARE 10.00 WIDE AND ARE FOR  
PUBLIC UTILITIES.
- 4. EASEMENTS NOT DEPICTED:  
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE  
PRIMARY STRUCTURE SIDE YARD SETBACK ALONG ALL LOT LINES. LOTS MUST BE GRADED  
AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- 5. LOT 26, BLOCK 1 IS A COMMON AREA LOT AND IS TO BE USED FOR STORMWATER RETENTION  
AND PUBLIC UTILITIES. SAID LOT WILL BE DEDICATED TO THE CITY OF POCAATELLO.
- 6. PUBLIC UTILITY EASEMENT.

COUNTY RECORDER'S CERTIFICATE

EAGLES HAVEN  
SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE  
MERIDIAN, BANNOCK COUNTY, IDAHO



|                                                                       |                                    |
|-----------------------------------------------------------------------|------------------------------------|
| REVISIONS                                                             | SURVEYED BY: MSB, RTS              |
| 1.                                                                    | OFFICE WORK BY: MSB, MLM           |
| 2.                                                                    | DATE: March 31, 2026               |
| DRAWING: P:\Group 5 LLC\10488.001 - Eagles Landing 2 - Remaining Lots |                                    |
| \SURVEY\CAD\Xref - eagles landing survey base.dwg                     |                                    |
| SCALE: 1 INCH = 60 FEET                                               | PROJECT NO: 10488.001 SHEET 2 OF 3 |



# EAGLES HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30,  
TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

### 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 A BLOCK, 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 BLOCK, 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 ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

KURT DAVIS (MANAGER)  
GROUP 5, LLC

### ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME \_\_\_\_\_,  
A NOTARY PUBLIC, PERSONALLY APPEARED KURT DAVIS, KNOWN OR IDENTIFIED TO ME, TO BE A MANAGER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN \_\_\_\_\_ COUNTY, STATE OF IDAHO.  
MY COMMISSION EXPIRES \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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

### 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 CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: \_\_\_\_\_ HEALTH DISTRICT SIGNATURE: \_\_\_\_\_

### 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 R. KENDELL, CITY CLERK

SKYLER ALLEN, ENGINEER FOR THE CITY PE NO. 15370

### 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 DATE  
POCATELLO CITY SURVEYOR

### COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, STEWART K. WARD, 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\_\_\_\_.

STEWART K. WARD PLS NO. 15295  
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

### SURVEYOR'S CERTIFICATE

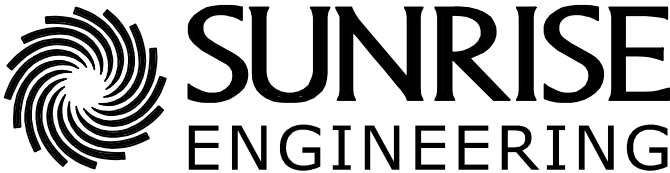
I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER 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



## EAGLES HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE  
MERIDIAN, BANNOCK COUNTY, IDAHO



|                                                                       |                                    |
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