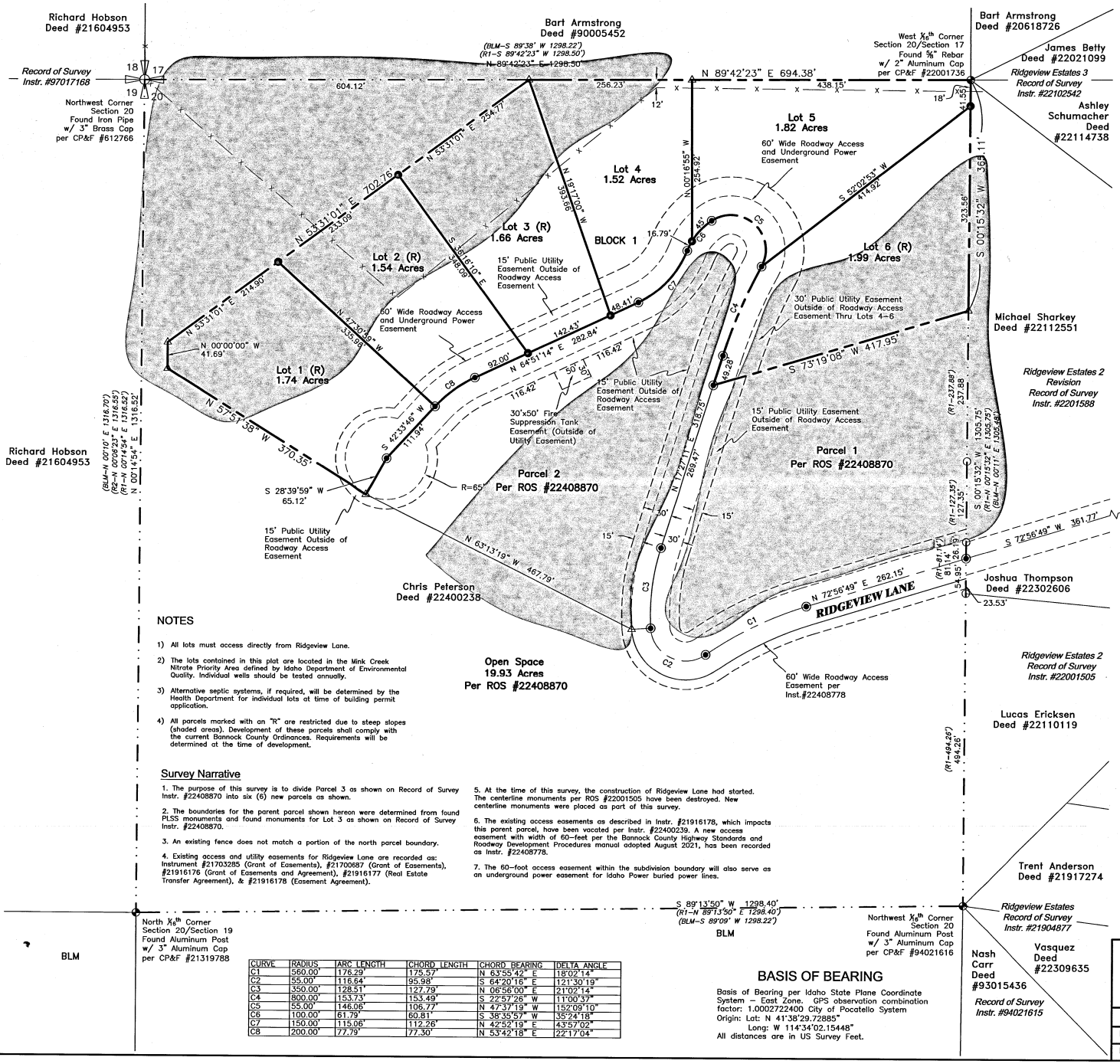
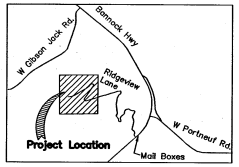
ICKES HEIGHTS SUBDIVISION

NW 1/4 NW 1/4 SECTION 20,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.



Vicinity Map



0 100 200

LEGEND

- Total Parcel Boundary
- New Parcel Lines
- Adjoining Parcels
- New Easement Lines
- Existing Easement Lines
- Road Center Line
- Existing Fence Line
- Set 5/8" Rebar with Plastic Cap PLS 15295
- Set 1/2" Rebar with Plastic Cap PLS 15295
- Found 1/2" Rebar with Plastic Cap PLS 15295
- Found 5/8" Rebar with Plastic Cap PLS 15295
- (R) Restricted Parcel (see note #4)
- (R1–) Record Bearing and Distance per ROS Instr. #22201588
- (R2–) Record Bearing and Distance per ROS Instr. #97017168
- (BLM–) Record Bearing and Distance per BLM Survey Approved in 1990

NOTES

1) All lots must access directly from Ridgeview Lane.

2) The lots contained in this plat are located in the Mink Creek Nitrate Priority Area defined by Idaho Department of Environmental Quality. Individual wells should be tested annually.

3) Alternative septic systems, if required, will be determined by the Health Department for individual lots at time of building permit application.

4) All parcels marked with an "R" are restricted due to steep slopes (shaded areas). Development of these parcels shall comply with the current Bannock County Ordinances. Requirements will be determined at the time of development.

Survey Narrative

1. The purpose of this survey is to divide Parcel 3 as shown on Record of Survey Instr. #22408870 into six (6) new parcels as shown.

2. The boundaries for the parent parcel shown hereon were determined from found PLSS monuments and found monuments for Lot 3 as shown on Record of Survey Instr. #22408870.

3. An existing fence does not match a portion of the north parcel boundary.

4. Existing access and utility easements for Ridgeview Lane are recorded as: Instrument #21703285 (Grant of Easements), #21700687 (Grant of Easements), #21916176 (Grant of Easements and Agreement), #21916177 (Real Estate Transfer Agreement), & #21916178 (Easement Agreement).

5. At the time of this survey, the construction of Ridgeview Lane had started. The centerline monuments per ROS #22001505 have been destroyed. New centerline monuments were placed as part of this survey.

6. The existing access easements as described in Instr. #21916178, which impacts this parent parcel, have been vacated per Instr. #22400239. A new access easement with width of 60–feet per the Bannock County Highway Standards and Roadway Development Procedures manual adopted August 2021, has been recorded as Instr. #22408778.

7. The 60–foot access easement within the subdivision boundary will also serve as an underground power easement for Idaho Power buried power lines.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	560.00'	176.29'	175.57'	N 63°55'42" E	18°02'14"
C2	55.00'	116.64'	95.98'	S 64°20'16" E	121°30'19"
C3	350.00'	128.51'	127.79'	N 06°56'00" E	21°02'14"
C4	800.00'	153.73'	153.49'	S 22°57'26" W	11°00'37"
C5	55.00'	146.06'	106.77'	N 47°37'19" W	152°09'10"
C6	100.00'	61.79	60.81	S 38°35'57" W	35°24'18"
C7	150.00'	115.06'	112.26'	N 42°52'19" E	43°57'02"
C8	200.00'	77.79'	77.30'	N 53°42'18" E	22°17'04"

BASIS OF BEARING

Basis of Bearing per Idaho State Plane Coordinate System – East Zone. GPS observation combination factor: 1.0002722400 City of Pocatello System
Origin: Lat: N 41°38'29.72885"
Long: W 114°34'02.15448"
All distances are in US Survey Feet.

PROFESSIONAL LAND SURVEYOR
LICENSED
15295
5/27/25
STATE OF IDAHO
STEWART K. WARD

Instrument # 22506290
Bannock County, Pocatello, Idaho
05/18/2025 10:18:59 AM No. of Pages: 2
Recorded for: DIOPTRA
Jason C. Dixon Fee: $11.00
Deputy: Jmcdonald
Jason Dixon by Jen McDonald

DIOPTRA
4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph.208-237-7373
www.dioptrageomatics.com

Ickes Heights Subdivision

Drawn By:	RKK / RTB	Scale:	1"=100'
Date:	11–26–24	Project:	23028

Sheet: 1 OF 2

ICKES HEIGHTS SUBDIVISION

NW 1/4 NW 1/4 SECTION 20,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

BOUNDARY DESCRIPTION

Part of Northwest Quarter of Northwest Quarter of Section 20, Township 7 South, Range 35 East Boise Meridian, Bannock County, Idaho, more particularly described as follows;

Commencing at the Northwest corner of said Section 20, thence N 89°42'23" E 604.12 feet along the north line of said Section 20 to the True Point of Beginning;

Thence continuing along the north line of said Section 20 N 89°42'23" E 694.38 to the west 1/16th corner on the north line of said Section 20, thence S 00°15'32" W 365.11 feet along the west 1/16th line of said Section 20, thence S 73°19'08" W 417.95 feet, thence N 17°27'11" E 49.28 feet to a point on a tangent curve to the right, thence along said tangent curve 153.73 feet (Curve Data; Radius = 800.00', Delta = 11°00'37", Chord = N 22°57'26" E 153.49') to a point on a reverse curve to the left, thence along said reverse curve to the left 146.06 feet (Curve Data: Radius of 55.00', Delta = 152°09'10", Chord = N 47°37'19" W 106.77') to a point on a compound curve to the left, thence along said compound curve to the left 61.79 feet (Curve Data; Radius = 100.00', Delta = 35°24'18", Chord = S 38°35'57" W 60.81') to a point on a reverse curve to the right, thence along said reverse curve to the right 115.06 feet (Curve Data: Radius = 150.00', Delta = 43°57'02" Chord = S 42°52'19" W 112.26'), thence S 64°51'14" W 282.84 feet to a point on a tangent curve to the left, thence along said tangent curve to the left 77.79 feet (Curve Data: Radius = 200.00', Delta = 22°17'04", Chord = S 53°42'18" W 77.30'), thence S 42°33'46" W 111.94 feet, thence S 28°39'59" W 65.12 feet, thence N 57°51'38" W 370.35 feet; thence N 00°00'00" W 41.69 feet, thence N 53°31'01" E 702.76 feet to The True Point of Beginning.

Parcel contains ±10.27 acres

OWNER'S CERTIFICATE

Know all men by these presents that I, Jonathan Brown member of JD Redevelopment LLC, the owners of the tract of 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 County of Bannock harmless from any existing easements or encumbrances. It is our intention, the owners, to include all of the land described in the Boundary Description in this plat. The location and dimensions of the blocks and lots are to be shown on the accompanying map of the property. The streets shown are hereby dedicated to the homeowners association as a private street to be maintained by the homeowners association. The easements shown are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, roadway slopes, drainage, snow removal or for any another 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.

JD Redevelopment LLC
Jonathan Brown, Member

JD Redevelopment LLC
Darrel Thomas, Member

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BANNOCK) SS

On this 28 day of May, 2025, before me, a Notary Public in and for the State of Idaho, personally appeared, Jonathan Brown, known or identified to me, to be a member of JD Redevelopment LLC the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first above written.

Jodi Schwartz
NOTARY PUBLIC

2.14.2026
MY COMMISSION EXPIRES

Jodi Schwartz
NOTARY PUBLIC
Comm. No. 20220089
STATE OF IDAHO

COUNTY TREASURER'S CERTIFICATE

Pursuant to 50-1308, Idaho Code: I do hereby certify that all county property taxes due, both delinquent and current have been paid on the property described in the shown legal description through 6-10-25.

Jennifer Clark by KK
County Treasurer – Jennifer Clark

6-10-25
Date

COUNTY CERTIFICATE

This plat was duly accepted and approved by resolution of the Board of County Commissioners on this 10th day of June, 2025.

Jeff Hough – Chairman

County Clerk – Jason Dixon

Reviewing County Engineer – Blake Jolley, PE #17678

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, Matthew S. Baker, an Examining Surveyor in and for Bannock County do hereby certify that I have checked this plat and computations shown hereon and have determined that the requirements of Idaho Code 50-1305 have been met, I approve the same for filing this 27 day of May 2025.

Matthew S. Baker
Matthew S. Baker PLS #13023

IRRIGATION CERTIFICATE

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.

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BANNOCK) SS

On this _____ day of _____, 2025, before me, a Notary Public in and for the State of Idaho, personally appeared, Darrel Thomas, known or identified to me, to be a member of JD Redevelopment LLC the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RESTRICTIVE COVENANTS

The articles of protective covenants recorded as Instr. 22505901, are hereby made a part of this plat.

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Kathleen Price
Health District Signature

6-2-2025
Date

SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed Professional 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.

Stewart K. Ward, License No. 15295

5/27/25
Date

PROFESSIONAL LAND SURVEYOR
LICENSED
15295
STATE OF IDAHO
STEWART K. WARD

COUNTY RECORDERS CERTIFICATE

Instrument # 22506290
Bannock County, Pocatello, Idaho
06/10/2025 10:18:59 AM No. of Pages: 2
Recorded for: DIOPTRA
Jason C. Dixon Fee: $11.00
Deputy: jmcdonald
Jason Dixon by Jen McDonald

DIOPTRA
4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph.208-237-7373
www.dioptrageomatics.com

Ickes Heights Subdivision	
Drawn By: RKK / RTB	Scale: 1"=100'
Date: 11-26-24	Project: 23028

Sheet: 2 OF 2