

**SHORT PLAT SUBDIVISION APPLICATION  
MEETING SEPTEMBER 17, 2026  
STAFF REPORT**

**SUBDIVISION:** Advantage Plus Short Plat  
**FILE:** SP26-014 and SP26-015  
**APPLICANT:** Josh Ball, Connect Engineering  
**PROPERTY OWNER:** Advantage Plus Credit Union  
**REQUEST:** Highbank Short Plat and Marlatt Manor Short Plat  
**GENERAL LOCATION:** Johnny Creek Road  
**ZONING:** Residential Low (RL)  
**LOTS/UNITS:** Two Short Plats, 8 total lots (3.52 acres +/-)

**RECOMMENDATION & CONDITIONS:**

Staff finds that the proposal is compliant with all applicable standards of Pocatello Municipal Code Sections 16.16 and 16.24, assuming compliance with the following conditions:

1. Construction drawings shall be submitted with a building or development permit.
2. Utility connections will be approved prior to any building permit being issued;
3. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
4. All other standards or conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

**REQUEST:** Josh Ball, Connect Engineering, (4650 Hawthorne Ste 2A), on behalf of Advantage Plus Credit Union (property owner), has submitted two separate short plat applications requesting to subdivide 3.52 acres (more or less) of parcels RPCPP127701 and RPCPP127507 into eight (8) lots. The property is located on Johnny Creek Road, north of the Advantage Plus Credit Union at 3415 Johnny Creek Road. Once the short plats are complete, Block 1, Lot 4 of Marlatt Manor Subdivision and Block 1, Lot 4 of Highbank Subdivision will be donated to the City.

**DENSITY & LOT DESIGN:** Parcel RPCPP127701 is split between Residential Low (RL) and Residential Commercial Professional (RCP). The proposal calls for subdividing each parcel to allow for the donation of approximately 1.34 acres to the City of Pocatello to be utilized for parking at the Riverside Golf Course. The remaining parcels will allow for residential development. Minimum lot sizes for the RL zone are 7,500 sq ft for a single-family dwelling and the smallest lot is just under 8,800 sq ft.

**RIGHT-OF-WAY IMPROVEMENTS:** The City of Pocatello Public Works Department provided preliminary comments which have already been incorporated into the plat. Construction drawings for any utility connections will be submitted with a building or development permit. Those connections will be approved prior to any building permit being issued. Utility notices were sent on July 31, 2026. Southeast Idaho Public Health provided the following comment: “Developer will need to contact Southeastern Idaho Public Health to determine if application for Land Development requires the Health District’s signature on the final plat. Please contact me directly at the number or email listed below.”

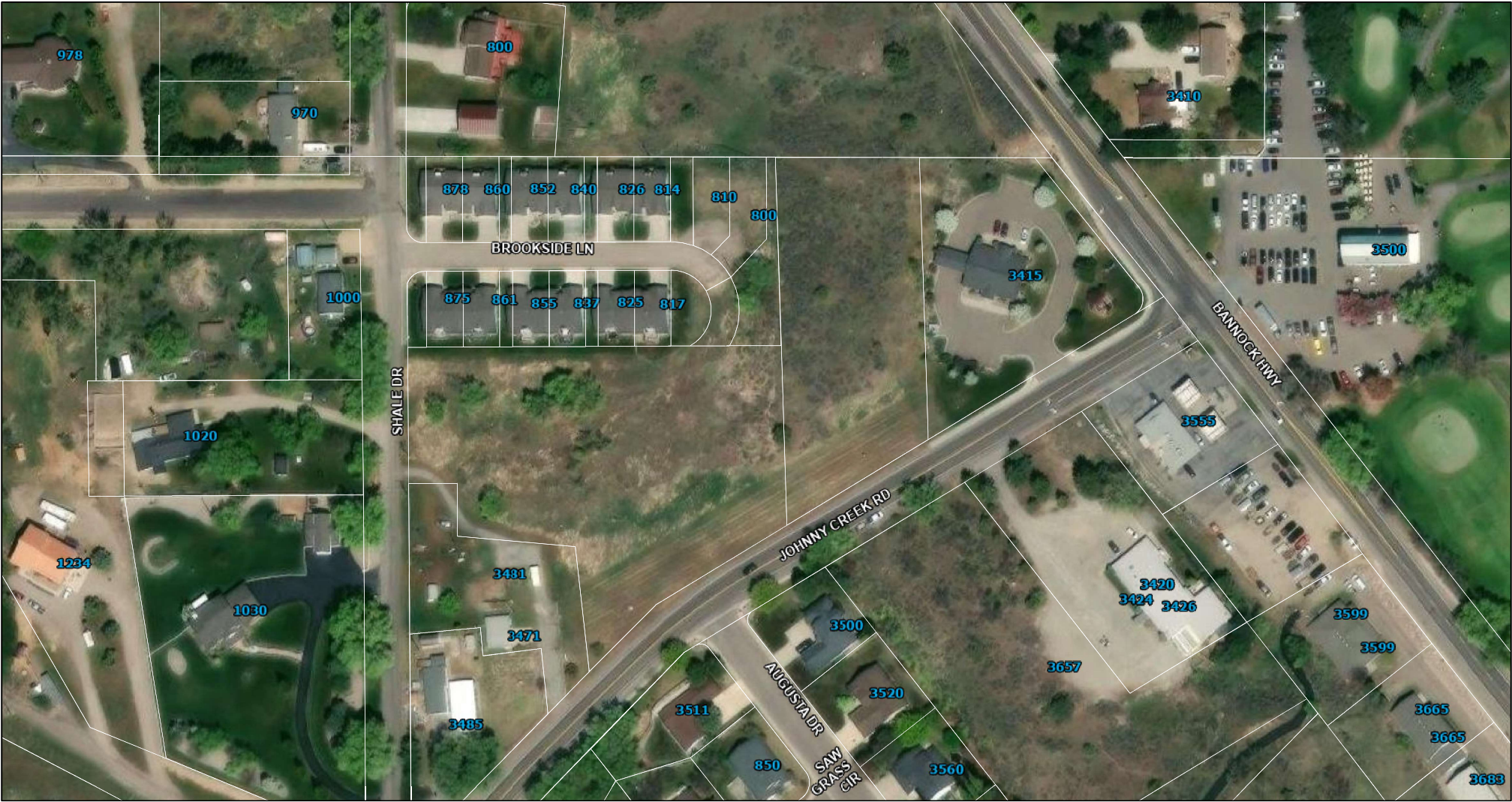
**PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS:** Recorded Owner’s Covenants, Conditions and Restrictions (CC &R’s) for the subdivision, if any, must be submitted after the recording of the short plat.

**ATTACHMENTS:**

- A. Proposed Short Plats
- B. Aerial Views

**ATTACHMENT A**  
**AERIALS**

ArcGIS Web Map

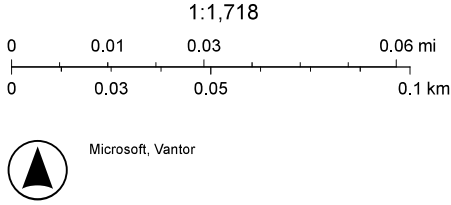


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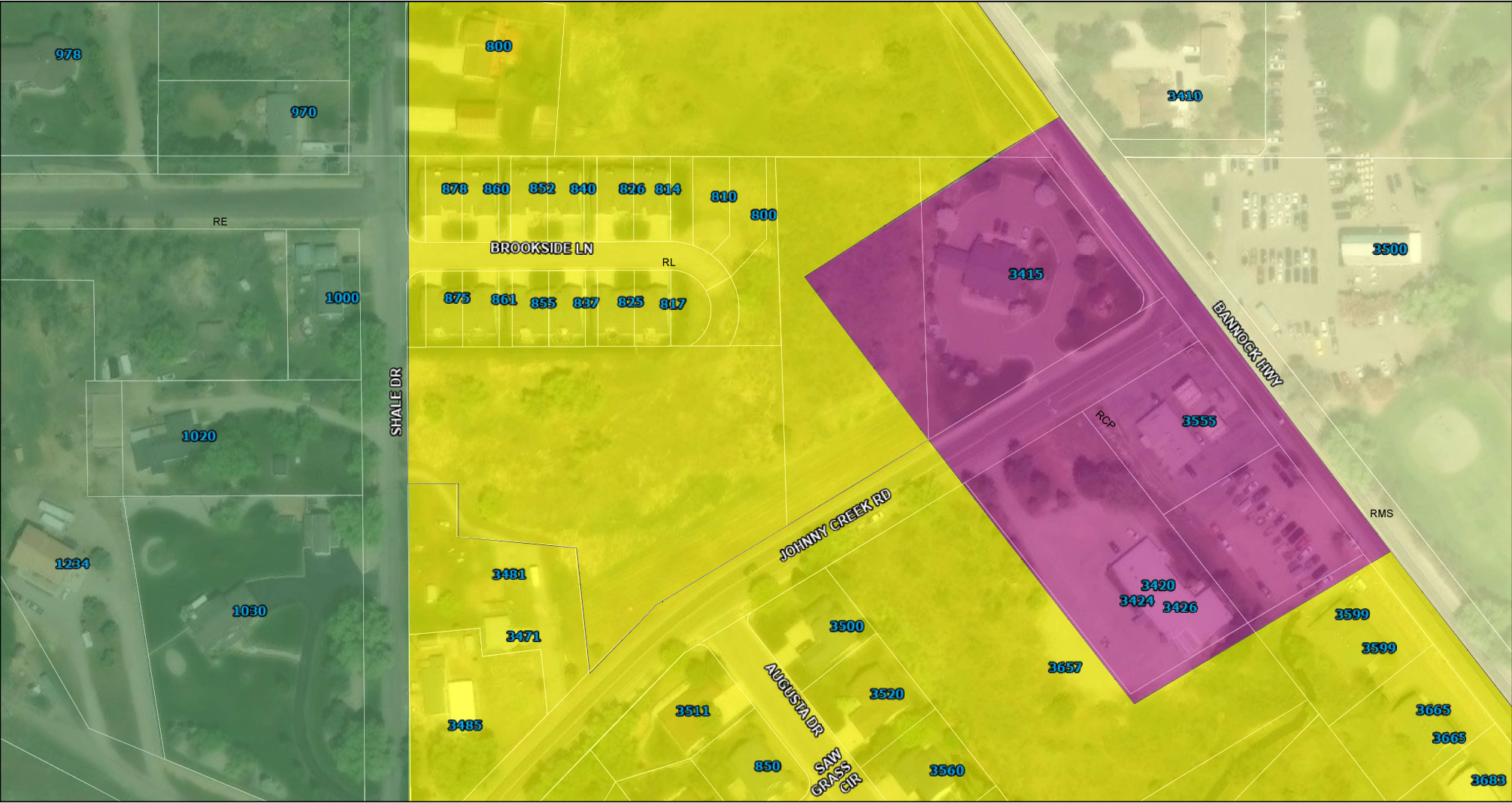
- City Limits
- City Addresses

- Parcels
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



# ArcGIS Web Map



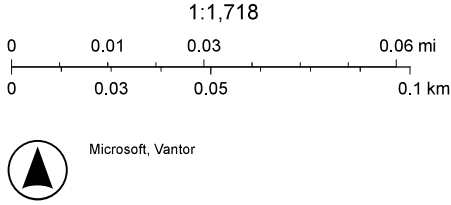
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City Limits  
City Addresses

Zoning Areas  
Residential Commercial Professional (RCP)

Residential Estate (RE)  
Residential Low Density (RL)  
Residential Medium Density Single Family (RMS)  
Parcels  
World Imagery

Low Resolution 15m Imagery  
High Resolution 60cm Imagery  
High Resolution 30cm Imagery  
Citations



**ATTACHMENT B**  
**PROPOSED SHORT PLATS**

# HIGHBANK SHORT PLAT

A SUBDIVISION OF THE CITY OF POCATELLO, BANNOCK COUNTY, IDAHO  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, B.M.

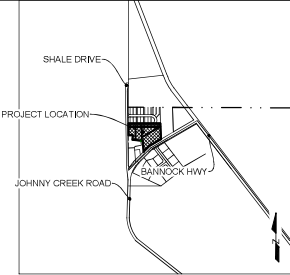
NORTH QUARTER CORNER OF SECTION 12  
FOUND ALUMINUM CAP MONUMENT  
PURSUANT TO CP&F No. 22111851

MONUMENTED BASIS OF BEARING

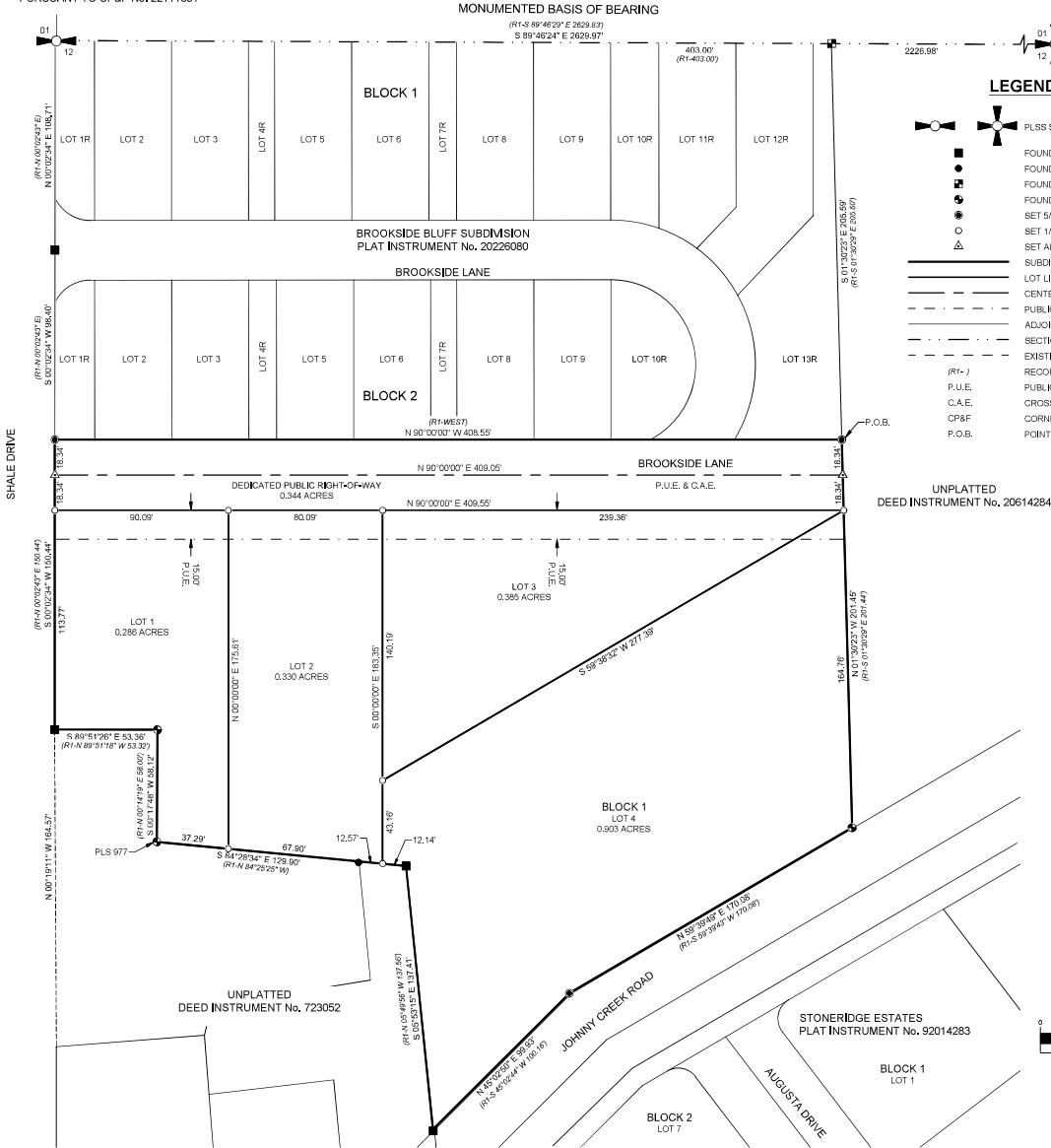
NORTHEAST CORNER OF SECTION 12 FOUND  
ALUMINUM CAP MONUMENT  
PURSUANT TO CP&F No. 762165

## LEGEND

- PLSS SECTION CONTROL (AS NOTED)
- FOUND 5/8" REBAR WITH NO CAP
- FOUND DISTURBED 1/2" REBAR
- FOUND ALUMINUM CAP MONUMENT STAMPED PLS 2341
- FOUND 1/2" REBAR WITH NO CAP (UNLESS OTHERWISE NOTED), REPLACED WITH A 5/8" REBAR STAMPED PLS 18405
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED PLS 18405
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 18405
- SET ALUMINUM CAP MONUMENT STAMPED PLS 18405
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- ADJOINING BOUNDARY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- RECORD INFORMATION FROM BROOKSIDE BLUFF SUBDIVISION INSTRUMENT No. 20226080
- P.U.E.
- C.A.E.
- CP&F
- P.O.B.
- PUBLIC UTILITY EASEMENT
- CROSS ACCESS EASEMENT
- CORNER PERPETUATION AND FILING RECORD
- POINT OF BEGINNING



VICINITY MAP



## NOTES

- TOTAL RIGHT-OF-WAY DEDICATION AREA IS 0.344 ACRES.

## REFERENCES

- PLATS AS LISTED ON THE FACE OF THIS PLAT
- CP&F RECORDS AS LISTED ON THE FACE OF THIS PLAT
- DEEDS AS LISTED ON THE FACE OF THIS PLAT
- RECORD OF SURVEY INSTRUMENT No. 22512212

## BASIS OF BEARING

BASIS OF BEARING PER IDAHO STATE PLANE COORDINATE SYSTEM-EAST  
ZONE, GPS OBSERVATION COMBINATION FACTOR: 1.0002611933,  
NAD83(2011)(EPOCH:2010)(GEOD18) PROJECT LOCATION: N42°49'58.25420"  
W112°25'36.00977"



|                            |                       |
|----------------------------|-----------------------|
| POCATELLO, ID              |                       |
| DRAWN BY: NK               | REVIEWED BY: CTP      |
| JOB NO: 26-070             | DATE: August 31, 2026 |
| <b>CONNECT ENGINEERING</b> |                       |
| HIGHBANK SHORT PLAT        |                       |
| 1                          | OF 2 SHEETS           |

HIGHBANK SHORT PLAT

A SUBDIVISION OF THE CITY OF POCATELLO, BANNOCK COUNTY, IDAHO  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, B.M.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I 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 THE OWNER 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 THE ERRECTED WITHIN THE LINES OF SAID EASEMENTS, THE OWNER DOES ALSO HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER IDAHO CODE SECTION 67-6537, AND IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEALS AND SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ADVANTAGE PLUS SERVICE GROUP, LLC

JAROD BROWN, MANAGER

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAROD BROWN, KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OF THE IDAHO LIMITED LIABILITY COMPANY OF ADVANTAGE PLUS SERVICE GROUP, LLC AND THE PERSON WHO SUBSCRIBED SAID NAME TO THE FOREGOING OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME

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

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_:

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF Highbank, WAS FILED IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY, IDAHO

BANNOCK COUNTY RECORDER DATE



COUNTY TREASURER'S CERTIFICATE

PURSUANT TO THE IDAHO CODE §50-1308, 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, BANNOCK COUNTY TREASURER DATE

CITY OF POCATELLO ACCEPTANCE

THE PLAT ON WHICH THIS CERTIFICATE APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HERBY ACCEPTED BY THE CITY OF POCATELLO, IDAHO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BRIAN BLAD, MAYOR

KONNIE R. KENDELL, CITY CLERK

MERRILL QUAYLE, PE 10600, CITY ENGINEER

IRRIGATION WATER RIGHTS STATEMENT

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH IDAHO CODE, SECTION 50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

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

BOUNDARY DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER SECTION OF SECTION 12 TOWNSHIP 7 SOUTH, RANGE 34 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, STATE OF IDAHO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, B.M. (FROM WHICH THE NORTHEAST CORNER BEARS S 89°46'24" E 2629.97 FEET) THENCE S 89°46'24" E 403.00 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO NORTHEAST CORNER OF BROOKSIDE BLUFF SUBDIVISION RECORDED IN THE COUNTY OF BANNOCK AS INSTRUMENT No. 20226080, THENCE S 01°30'23" E 205.59 FEET ALONG THE EAST BOUNDARY OF SAID BROOKSIDE BLUFF SUBDIVISION TO THE SOUTHEAST CORNER OF SAID BROOKSIDE BLUFF ALSO BEING THE POINT OF BEGINNING.

THENCE N 90°00'00" W 408.55 FEET ALONG THE SOUTH BOUNDARY OF SAID BROOKSIDE BLUFF SUBDIVISION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHALE DRIVE.

THENCE S 00°02'34" W 150.44 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SHALE DRIVE TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED INSTRUMENT No. 723052. THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN SAID DEED FOR THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE S 89°51'26" E 53.36 FEET;
- 2) THENCE S 00°17'48" W 58.12 FEET;
- 3) THENCE S 84°28'34" E 129.90 FEET;
- 4) THENCE S 05°53'15" E 137.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNNY CREEK ROAD;

THENCE N 45°02'50" E 99.93 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNNY CREEK ROAD;

THENCE N 59°39'49" E 170.08 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNNY CREEK ROAD TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED INSTRUMENT No. 20614284;

THENCE N 01°30'23" W 201.45 FEET ALONG THE WEST BOUNDARY OF SAID DEED TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 2,249 ACRES MORE OR LESS

EXAMINING SURVEYOR'S CERTIFICATE

I, ADAM J. THAYER, A REGISTERED 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 \_\_\_\_\_, 202\_\_\_\_.

EXAMINING SURVEYOR LICENSE NUMBER 19405

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED 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, LS 10342 DATE  
POCATELLO CITY SURVEYOR

SURVEY NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ADVANTAGE PLUS SERVICE, LLC TO CREATE LOTS, BLOCKS AND STREETS.

THE NORTH BOUNDARY WAS DETERMINED BY FOUND MONUMENTS SET AS PART OF BROOKSIDE BLUFF SUBDIVISION FILED AS INSTRUMENT No. 20226080, THE WEST BOUNDARY WAS DETERMINED BY FOUND MONUMENTS ALONG THE EAST RIGHT-OF-WAY LINE OF SHALE DRIVE SET AS PART OF BROOKSIDE BLUFF SUBDIVISION FILED AS INSTRUMENT No. 20226080 AND RECORD OF SURVEY INSTRUMENT No. 22512212. THE SOUTH BOUNDARY WAS DETERMINED BY THE FOUND MONUMENTS AND RECORD INFORMATION FROM STONERIDGE ESTATES FILED AS INSTRUMENT No. 92014283 AND SAID RECORD OF SURVEY FILED AS INSTRUMENT No. 22512212. THE EAST BOUNDARY WAS DETERMINED BY RECORD INFORMATION FROM SAID BROOKSIDE BLUFF SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, CARDON T. PAYNE, 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 COMPILED WITH.

CARDON T. PAYNE, PLS 18405

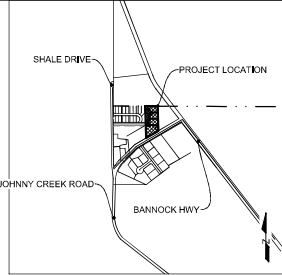


|                                                                                                                                                                                                                                               |        |              |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------|-----------------|
| POCATELLO, ID                                                                                                                                                                                                                                 |        |              |                 |
| DRAWN BY:                                                                                                                                                                                                                                     | NK     | REVIEWED BY: | GTP             |
| JOB NO:                                                                                                                                                                                                                                       | 26-070 | DATE:        | August 31, 2026 |
|  <b>CONNECT</b><br>ENGINEERING<br><small>THE PROFESSIONAL SURVEYING CONNECTION</small><br><small>EST. 1982 • P.O. BOX 1000 • POCATELLO, ID 83401</small> |        |              |                 |
| HIGHBANK SHORT PLAT                                                                                                                                                                                                                           |        |              |                 |
| 2                                                                                                                                                                                                                                             | OF     | 2            | SHEETS          |

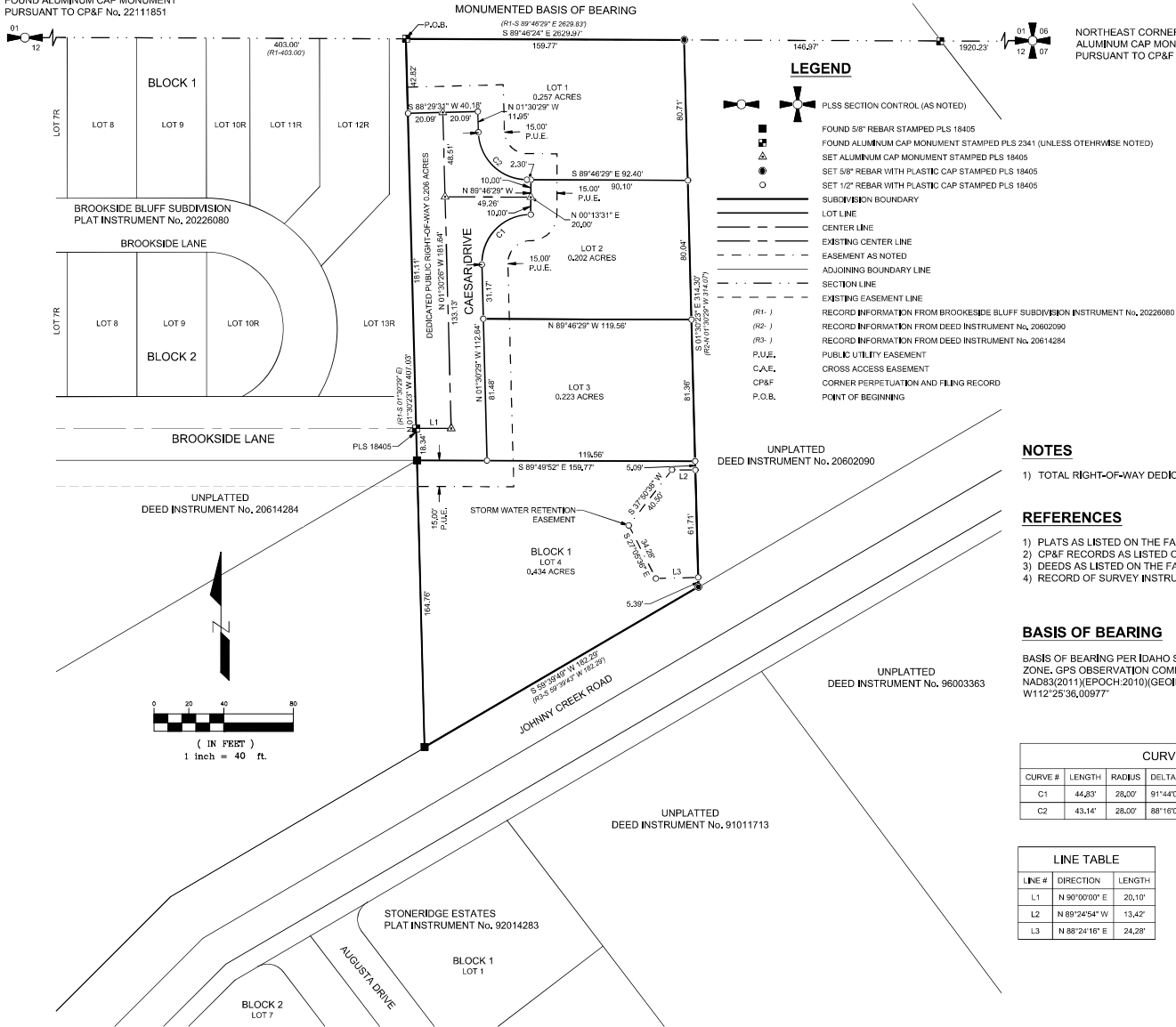
**MARLATT MANOR SHORT PLAT**  
A SUBDIVISION OF THE CITY OF POCATELLO, BANNOCK COUNTY, IDAHO  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, B.M.

NORTH QUARTER CORNER OF SECTION 12  
FOUND ALUMINUM CAP MONUMENT  
PURSUANT TO CP&F No. 22111851

NORTHEAST CORNER OF SECTION 12 FOUND  
ALUMINUM CAP MONUMENT  
PURSUANT TO CP&F No. 762165



VICINITY MAP



|                                                                                                              |                         |
|--------------------------------------------------------------------------------------------------------------|-------------------------|
| POCATELLO, ID                                                                                                |                         |
| DRAWN BY: NK                                                                                                 | REVIEWED BY: CTP        |
| JOB NO: 254070                                                                                               | DATE: September 3, 2024 |
| <b>CONNECT ENGINEERING</b><br>2010 E. HARRISON ST. POCATELLO, ID 83201<br>(208) 233-1000 FAX: (208) 233-1001 |                         |
| MARLATT MANOR SHORT PLAT                                                                                     |                         |
| 1                                                                                                            | OF 2 SHEETS             |

MARLATT MANOR SHORT PLAT  
A SUBDIVISION OF THE CITY OF POCATELLO, BANNOCK COUNTY, IDAHO  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, B.M.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I 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 THE OWNER 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 THE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE OWNER DOES ALSO HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER IDAHO CODE SECTION 67-6537, AND IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEALS AND SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ADVANTAGE PLUS SERVICE GROUP, LLC

JAROD BROWN, MANAGER

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAROD BROWN, KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OF THE IDAHO LIMITED LIABILITY COMPANY OF ADVANTAGE PLUS SERVICE GROUP, LLC AND THE PERSON WHO SUBSCRIBED SAID NAME TO THE FOREGOING OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME

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

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_:

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF MARLATT MANOR, WAS FILED IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY, IDAHO

BANNOCK COUNTY RECORDER DATE



COUNTY TREASURER'S CERTIFICATE

PURSUANT TO THE IDAHO CODE §50-1308, 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, BANNOCK COUNTY TREASURER DATE

CITY OF POCATELLO ACCEPTANCE

THE PLAT ON WHICH THIS CERTIFICATE APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HERBY ACCEPTED BY THE CITY OF POCATELLO, IDAHO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BRIAN BLAD, MAYOR

KONNIE R. KENDELL, CITY CLERK

MERRILL QUAYLE, PE 10600, CITY ENGINEER

IRRIGATION WATER RIGHTS STATEMENT

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH IDAHO CODE, SECTION 50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL

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

BOUNDARY DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER SECTION OF SECTION 12 TOWNSHIP 7 SOUTH, RANGE 34 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, STATE OF IDAHO,

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, B.M. (FROM WHICH THE NORTHEAST CORNER BEARS S 89°46'24" E 2629.97 FEET) THENCE S 89°46'24" E 403.00 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO NORTHEAST CORNER OF BROOKSIDE BLUFF SUBDIVISION RECORDED IN THE COUNTY OF BANNOCK AS INSTRUMENT No. 20226080 ALSO BEING THE POINT OF BEGINNING:

THENCE S 89°46'24" E 159.77 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE NORTHWEST CORNER OF DEED INSTRUMENT No. 20602090;

THENCE S 01°30'23" E 314.30 FEET ALONG THE WEST BOUNDARY OF SAID DEED TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNNY CREEK ROAD;

THENCE S 59°39'49" W 182.29 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNNY CREEK ROAD TO A POINT ON THE SOUTH BOUNDARY OF LANDS DESCRIBED IN DEED INSTRUMENT No. 20614284;

THENCE N 01°30'23" W 407.03 FEET THROUGH LANDS DESCRIBED IN SAID DEED AND ALONG THE EAST BOUNDARY OF BROOKSIDE BLUFF SUBDIVISION TO THE POINT OF BEGINNING:

SAID PROPERTY CONTAINS 1.322 ACRES MORE OR LESS

EXAMINING SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, A REGISTERED 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 \_\_\_\_\_, 202\_\_\_\_.

EXAMINING SURVEYOR LICENSE NUMBER 19405

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED 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, LS 10342 DATE  
POCATELLO CITY SURVEYOR

SURVEY NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ADVANTAGE PLUS SERVICE, LLC TO CREATE LOTS, BLOCKS AND STREETS.

THE NORTH BOUNDARY WAS DETERMINED BY FOUND MONUMENTS SET AS PART OF BROOKSIDE BLUFF SUBDIVISION FILED AS INSTRUMENT No. 20226080 AND THE LATITUDINAL NORTH CENTERLINE OF SECTION 12. THE WEST BOUNDARY WAS DETERMINED BY FOUND MONUMENTS SET AS PART OF BROOKSIDE BLUFF SUBDIVISION FILED AS INSTRUMENT No. 20226080. THE SOUTH BOUNDARY WAS DETERMINED BY FOUND MONUMENTS AND RECORD INFORMATION FROM STONERIDGE ESTATES FILED AS INSTRUMENT No. 92014283 AND SAID RECORD OF SURVEY FILED AS INSTRUMENT No. 22512212. THE EAST BOUNDARY WAS DETERMINED BY DEED INSTRUMENT No. 20602090.

SURVEYOR'S CERTIFICATE

I, CARDON T. PAYNE, 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 COMPILED WITH.

CARDON T. PAYNE, PLS 18405



| POCATELLO, ID                                                                                                                                                                                                   |        |              |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------|-------------------|
| DRAWN BY:                                                                                                                                                                                                       | NK     | REVIEWED BY: | CTP               |
| JOB NO:                                                                                                                                                                                                         | 254070 | DATE:        | September 3, 2024 |
|  CONNECT ENGINEERING<br>2010 W. UNIVERSITY AVENUE, SUITE 200, POCATELLO, ID 83201<br>PHONE: 208.345.1000 FAX: 208.345.1001 |        |              |                   |
| MARLATT MANOR SHORT PLAT                                                                                                                                                                                        |        |              |                   |
| 2                                                                                                                                                                                                               | OF     | 2            | SHEETS            |