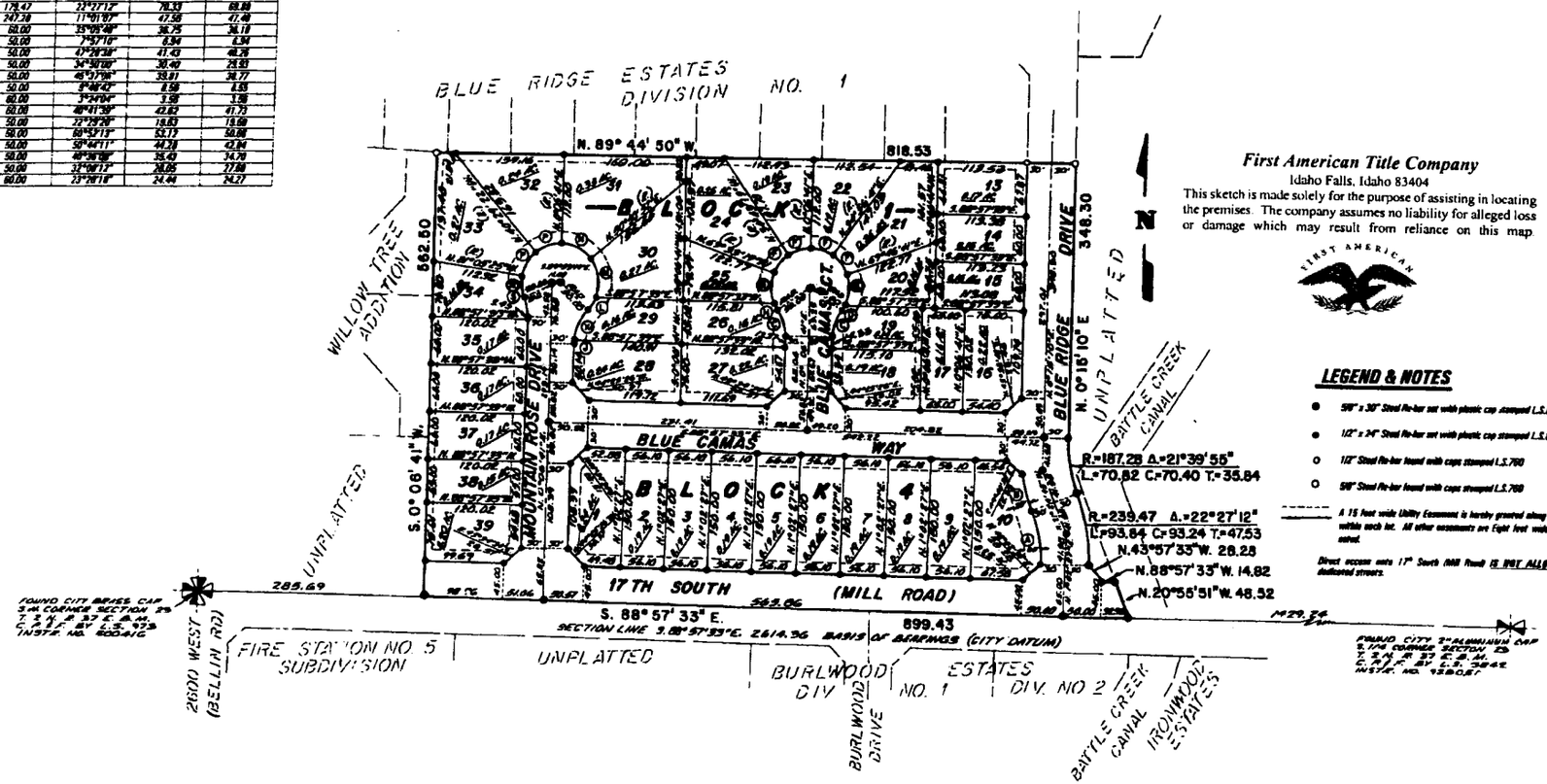
BLUE RIDGE ESTATES
DIVISION NO. 2
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

BEING PART OF THE S.W. 1/4 S.W. 1/4 SECTION 23 T. 2 N. R. 37 E., B.M.

CURVE	RADIUS	DELTA	LENGTH	CHORD
A	178.47	23°27'13"	70.33	69.88
B	247.38	11°01'07"	47.58	47.48
C	60.00	35°08'48"	36.75	36.18
D	50.00	7°57'10"	6.94	6.94
E	50.00	47°28'38"	41.43	40.26
F	50.00	34°50'00"	30.40	29.93
G	50.00	45°37'06"	39.81	38.77
H	50.00	9°38'40"	8.58	8.58
J	60.00	3°54'04"	3.88	3.88
K	60.00	40°41'30"	42.63	41.73
L	50.00	22°29'26"	19.63	19.68
M	50.00	60°52'13"	53.17	50.88
N	50.00	50°40'11"	44.28	42.84
P	50.00	40°36'08"	35.43	34.70
R	50.00	33°08'13"	28.05	27.68
S	60.00	23°28'16"	24.44	24.27



First American Title Company
Idaho Falls, Idaho 83404
This sketch is made solely for the purpose of assisting in locating the premises. The company assumes no liability for alleged loss or damage which may result from reliance on this map.

FIRST AMERICAN

LEGEND & NOTES

- ● 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S.9795
- ● 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S.9795
- ○ 1/2" Steel Re-bar found with caps stamped L.S.700
- ○ 5/8" Steel Re-bar found with caps stamped L.S.700
- A 15 foot wide Utility Easement is hereby granted along all road frontages within each lot. All other easements are Eight feet wide unless otherwise noted.

Direct access onto 17th South (Mill Road) IS NOT ALLOWED except via dedicated streets.