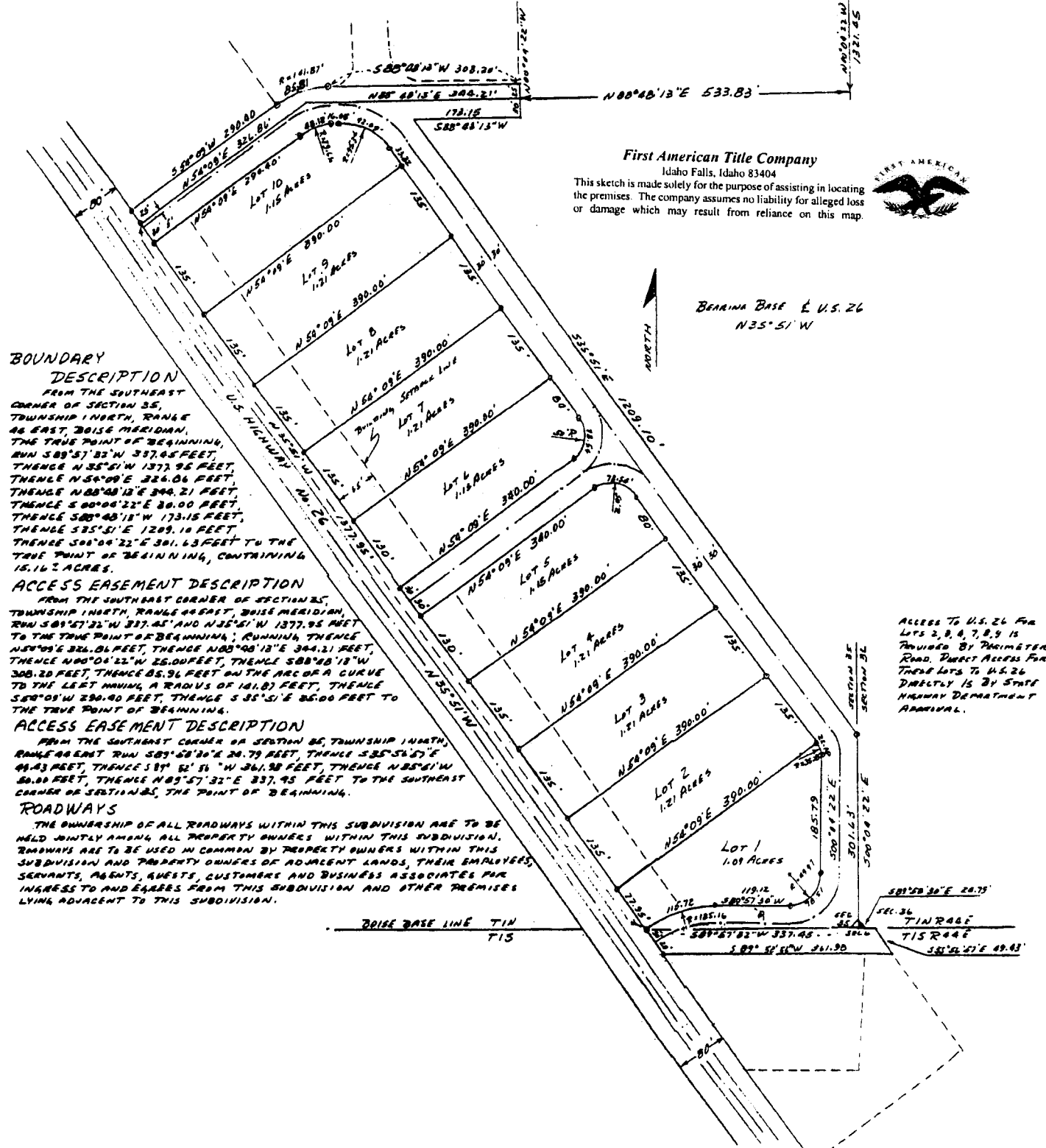


BYRD SUBDIVISION NO. 3
 IN
 CITY OF IRWIN
 BONNEVILLE COUNTY
 IDAHO
 IN
 SECTION 35, T.1N., R.44E., B.M.

1/4
 565.35
 512.21
 1321.45



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.



BEARINA BASE & U.S. 26
 N 35° 51' W

BOUNDARY DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 44 EAST, BOISE MERIDIAN, THE TRUE POINT OF BEGINNING, RUN S 89° 57' 32" W 377.45 FEET, THENCE N 55° 51' W 1377.95 FEET, THENCE N 54° 09' E 326.06 FEET, THENCE N 88° 48' 13" E 344.21 FEET, THENCE S 00° 04' 22" E 30.00 FEET, THENCE S 88° 48' 13" W 173.15 FEET, THENCE S 35° 51' E 1209.10 FEET, THENCE S 00° 04' 22" E 301.63 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 15.16 ACRES.

ACCESS EASEMENT DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 44 EAST, BOISE MERIDIAN, RUN S 89° 57' 32" W 377.45 FEET AND N 55° 51' W 1377.95 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE N 54° 09' E 326.06 FEET, THENCE N 88° 48' 13" E 344.21 FEET, THENCE N 88° 48' 13" W 173.15 FEET, THENCE S 00° 04' 22" E 30.00 FEET, THENCE S 88° 48' 13" W 173.15 FEET, THENCE S 35° 51' E 25.00 FEET TO THE TRUE POINT OF BEGINNING.

ACCESS EASEMENT DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 44 EAST, RUN S 89° 57' 32" E 24.79 FEET, THENCE S 35° 51' E 44.43 FEET, THENCE S 89° 57' 32" W 361.38 FEET, THENCE N 88° 48' 13" W 300.00 FEET, THENCE N 89° 57' 32" E 337.95 FEET TO THE SOUTHEAST CORNER OF SECTION 35, THE POINT OF BEGINNING.

ROADWAYS

THE OWNERSHIP OF ALL ROADWAYS WITHIN THIS SUBDIVISION ARE TO BE HELD JOINTLY AMONG ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION. ROADWAYS ARE TO BE USED IN COMMON BY PROPERTY OWNERS WITHIN THIS SUBDIVISION AND PROPERTY OWNERS OF ADJACENT LANDS, THEIR EMPLOYEES, SERVANTS, AGENTS, GUESTS, CUSTOMERS AND BUSINESS ASSOCIATES FOR INGRESS TO AND EGRESS FROM THIS SUBDIVISION AND OTHER PREMISES LYING ADJACENT TO THIS SUBDIVISION.

ACCESS TO U.S. 26 FOR LOTS 2, 3, 4, 7, 8, 9 IS PROVIDED BY PERMETER ROAD. DIRECT ACCESS FOR THESE LOTS TO U.S. 26 DIRECTLY IS BY STATE HIGHWAY DEPARTMENT APPROVAL.

PRICE BASE LINE T1N T15

361° 09' 22" E
 301.63
 300° 04' 22" E
 300° 04' 22" E
 361° 09' 22" E
 24.79
 T1N R44E
 T15 R44E
 361° 09' 22" E 49.43