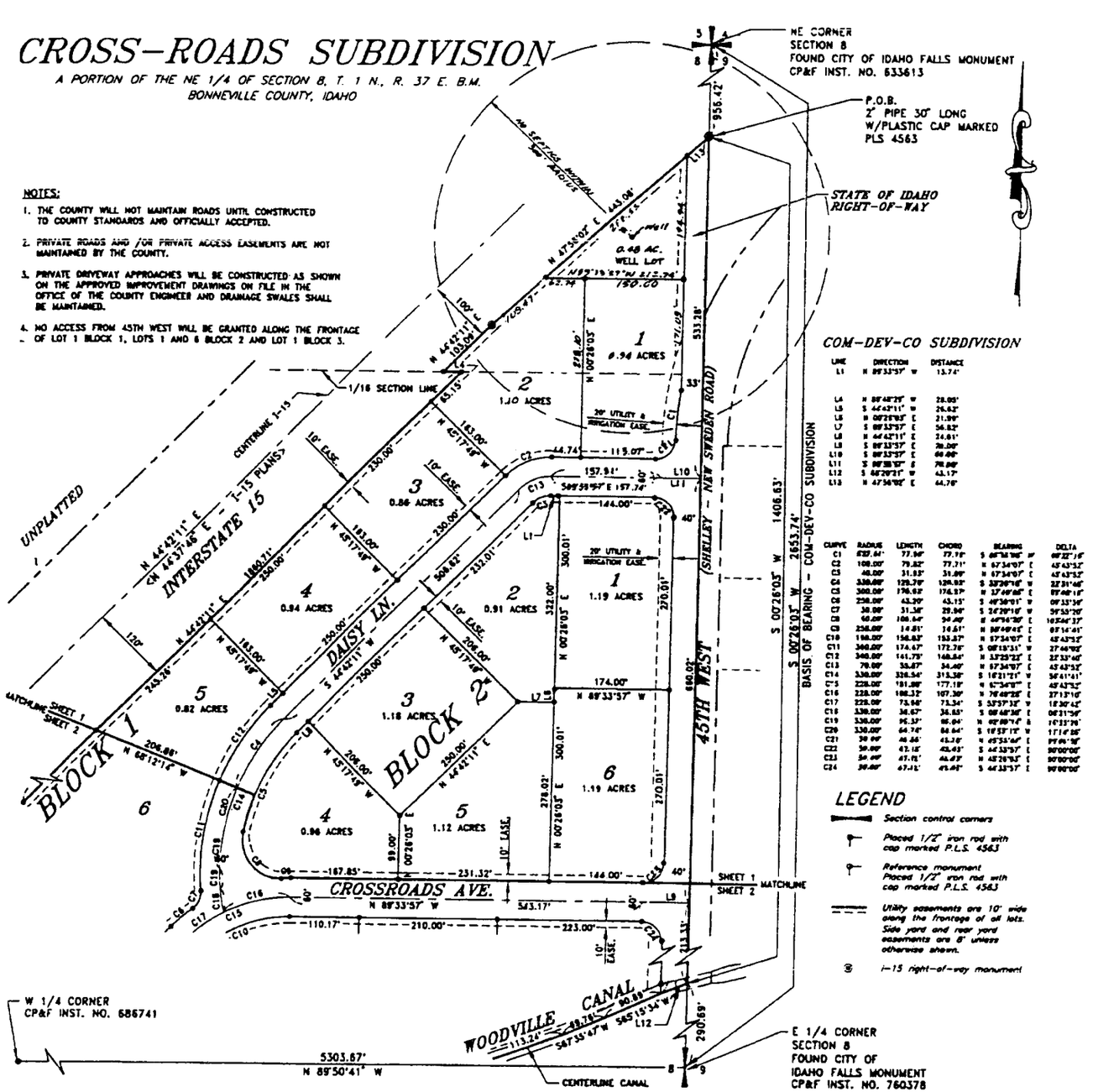
CROSS-ROADS SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 8, T. 1 N., R. 37 E. B.M.
BONNEVILLE COUNTY, IDAHO



NOTES:

1. THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED.
2. PRIVATE ROADS AND /OR PRIVATE ACCESS EASEMENTS ARE NOT MAINTAINED BY THE COUNTY.
3. PRIVATE DRIVEWAY APPROACHES WILL BE CONSTRUCTED AS SHOWN ON THE APPROVED IMPROVEMENT DRAWINGS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND DRAINAGE SWALES SHALL BE MAINTAINED.
4. NO ACCESS FROM 45TH WEST WILL BE GRANTED ALONG THE FRONTAGE OF LOT 1 BLOCK 1, LOTS 1 AND 6 BLOCK 2 AND LOT 1 BLOCK 3.

COM-DEV-CO SUBDIVISION

LINE	DIRECTION	DISTANCE
L1	N 89°33'57" W	13.74'
L2	N 89°48'27" W	28.05'
L3	S 44°42'11" W	26.62'
L4	N 00°28'05" E	21.99'
L5	S 89°33'57" E	56.82'
L6	N 44°42'11" E	24.61'
L7	S 89°33'57" E	28.26'
L8	S 89°33'57" E	66.66'
L9	S 89°38'55" E	70.86'
L10	S 68°28'31" W	43.17'
L11	N 47°36'09" E	44.78'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	833.64'	77.96'	77.93'	S 86°58'38" W	05°22'16"
C2	100.00'	79.82'	77.71'	N 67°34'07" E	45°43'52"
C3	40.00'	31.93'	31.09'	N 67°34'07" E	45°43'52"
C4	330.00'	329.79'	316.55'	S 33°26'16" W	57°14'46"
C5	360.00'	196.63'	194.19'	N 37°49'55" E	31°18'15"
C6	250.00'	43.39'	43.15'	S 49°38'01" W	09°56'36"
C7	20.00'	31.36'	28.24'	S 24°29'16" W	89°50'26"
C8	60.00'	188.54'	59.98'	N 45°26'39" E	180°00'00"
C9	250.00'	14.81'	14.81'	N 88°49'45" E	03°24'01"
C10	156.00'	156.83'	153.87'	N 67°34'07" E	45°43'52"
C11	360.00'	174.67'	172.79'	S 08°13'31" W	27°48'04"
C12	360.00'	141.79'	140.84'	N 33°25'22" E	22°33'46"
C13	70.00'	38.87'	34.40'	N 67°34'07" E	45°43'52"
C14	330.00'	330.54'	317.38'	S 10°21'21" W	57°23'11"
C15	228.00'	181.88'	177.15'	N 67°34'07" E	45°43'52"
C16	228.00'	108.32'	107.30'	N 70°48'28" E	27°13'16"
C17	228.00'	73.56'	73.24'	S 53°57'15" W	18°29'42"
C18	330.00'	36.57'	36.55'	S 89°48'38" E	06°21'04"
C19	330.00'	95.37'	95.04'	N 49°09'14" E	16°33'28"
C20	330.00'	64.74'	64.64'	S 10°53'15" W	11°14'28"
C21	30.00'	46.66'	42.26'	N 45°53'40" E	89°06'48"
C22	30.00'	47.12'	42.43'	S 44°42'11" E	90°00'00"
C23	30.00'	47.12'	42.43'	N 45°17'49" E	90°00'00"
C24	30.00'	47.12'	42.43'	S 44°42'11" E	90°00'00"

LEGEND

- Section control corners
- Placed 1/2" iron rod with cap marked P.L.S. 4563
- Reference monument Placed 1/2" iron rod with cap marked P.L.S. 4563
- Utility easements are 10' wide along the frontage of all lots. Side yard and rear yard easements are 8' unless otherwise shown.
- I-15 right-of-way monument

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.