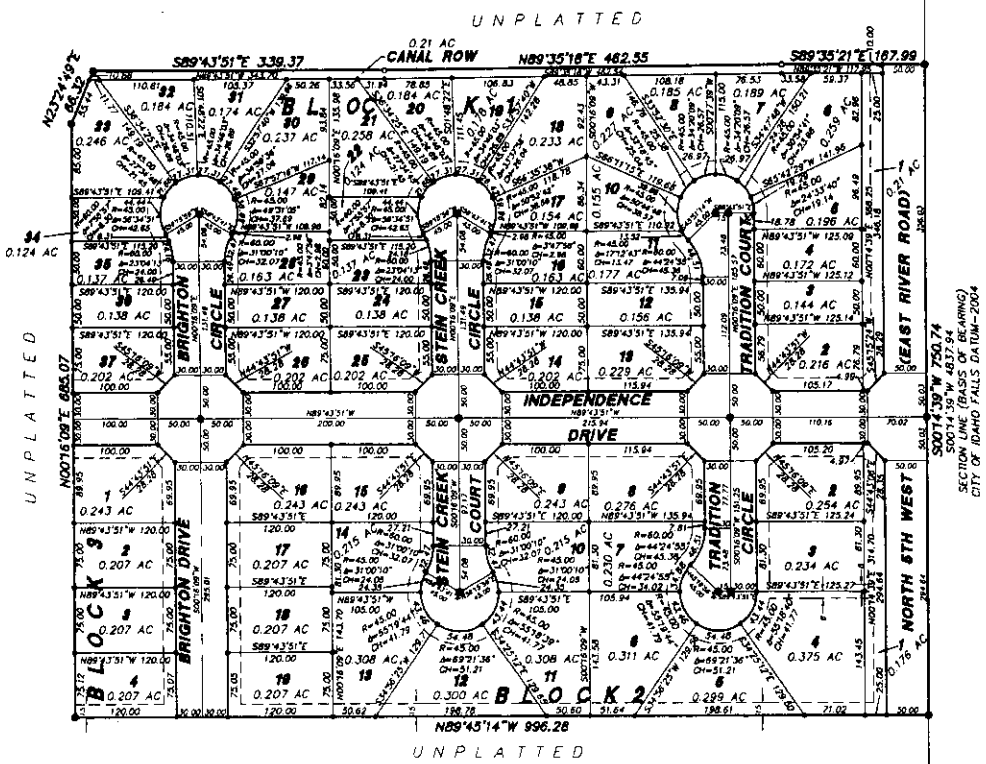
HERITAGE HILLS
DIVISION NO. 1
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE S.E. 1/4 OF SECTION 1, T.2N., R.37E. B.M.

BRASS CAP
N.E. COR. SECTION 1
T.2N. R.37E. B.M.
CP&F BY L.S. 827
INSTR. No. 567818

BRASS CAP
W 1/4 COR. SECTION 1
T.2N. R.37E. B.M.
CP&F BY L.S. 3842
INSTR. No. 1218286

BOUNDARY DESCRIPTION

Beginning at a point that is S.00°14'39"W. along the Section line 2694.00 feet from the Northeast Corner of Section 1, Township 2 North, Range 37 East of the Boise Meridian; running thence S.00°14'39"W. along said Section line 750.74 feet; thence N.89°45'14"W. 996.28 feet; thence N.00°16'09"E. 685.07 feet; thence N.23°24'49"E. 66.32 feet; thence S.89°43'51"E. 339.37 feet; thence N.89°35'18"E. 462.55 feet; thence S.89°35'21"E. 187.99 feet to the POINT OF BEGINNING.
Containing 17.087 acres.



2183.05
510.95
1393.20

ALUMINUM CAP
S.E. COR. SECTION 1
T.2N. R.37E. B.M.
CP&F BY L.S. 3842
INSTR. No. 1247948

First American Title Company
Idaho Falls, Id 83404

While this is a photographic reproduction of the recorded plat, the company assumes no liability for variations, if any, with a re-survey.

LEGEND & NOTES

- ● 5/8" x 30" Steel rebar set with plastic cap stamped L.S 8795
- • 1/2" x 24" Steel rebar set with plastic cap stamped L.S 8795
- ○ 1/2" Steel rebar found with plastic cap stamped L.S.10307

— — — A fifteen foot wide Public Utility Easement is hereby granted along all road frontages within each lot. All other public utility easements are eight feet wide unless noted otherwise

Lot 1, Block 1 and Lot 1, Block 2 are non-buildable lots.

This property lies within a noise area of the Idaho Falls Regional Airport. Approaching and departing aircraft from the Idaho Falls Regional Airport can be expected to fly over this property at approved and prescribed altitudes. Property owners and occupants will experience noise levels from aircraft engines. Noise levels may be intermittent and will vary depending on the property location, approach and departure requirements, frequency, and type of aircraft.