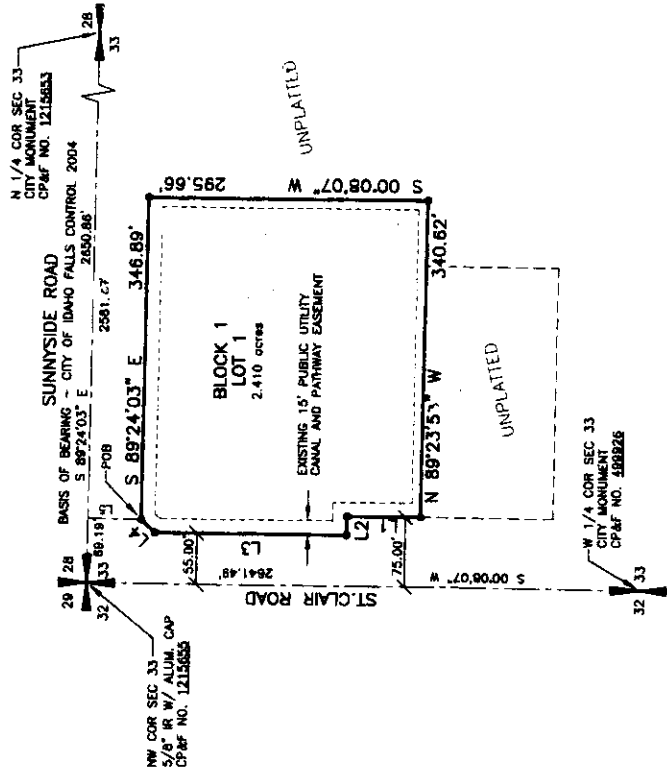


# KJ'S SUNNYSIDE DIVISION NO. 1

AN ADDITION TO THE CITY OF IDAHO FALLS  
BEING A REPLAT OF LOT 1, BLOCK 1, SUNNYSIDE ESTATES ADDITION DIVISION  
NO. 1, AND A PORTION OF THE NW 1/4 OF SECTION 33, T.2N., R.3E., B.M.  
IDAHO FALLS, BONNEVILLE COUNTY, IDAHO



LINE TABLE	
LINE	BEARING
L1	77.40' N 00°08'07\"
L2	20.00' N 88°23'53\"
L3	203.58' N 00°08'07\"
L4	20.90' N 43°28'34\"
L5	57.00' S 00°33'59\"

## LEGEND

- Section control corners
- 5/8" IR W/ ALUM. CAP  
Pleat-cap marked P.L.S. 10786
- Existing Utility Easement
- Proposed Utility Easements

UNLESS OTHERWISE SHOWN, A FIFTEEN (15) FOOT  
WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED  
ALONG ALL ROAD FRONTS AND AN EASEMENT FOR  
PUBLIC UTILITIES OVER THE TEN (10) FEET ALONG THE  
REAR AND SIDE YARD. THIS EASEMENT SHALL NOT  
PRECLUDE THE CONSTRUCTION OF HARD-SURFACED  
DRIVEWAYS AND WALKWAYS TO EACH LOT.

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.

GRAPHIC SCALE

