



section corner



1/4 section corner

set iron rod with plastic cap marked PE/LS 3435

previous lot corners

previously platted lot lines

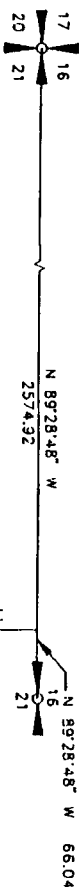
easement

utility easements are 10' wide along the frontage of all lots, side yard and rear yard easements are 8' unless otherwise shown

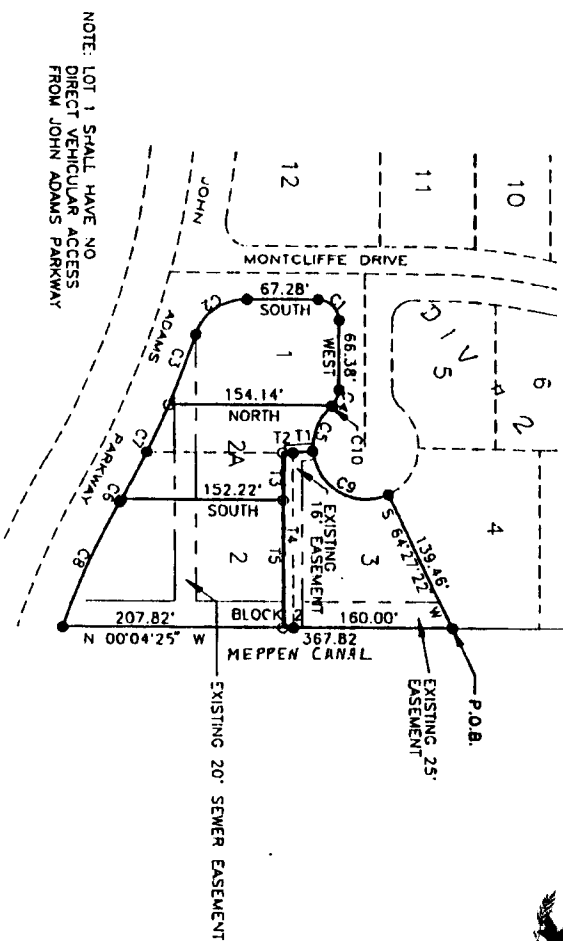
FIRST AMENDED PLAT OF MONTCLIFFE ESTATES DIVISION NO. 2 BEING A REPLAT OF LOTS 1, 2, & 3 OF BLOCK 2

TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
PART OF THE NORTHWEST 1/4 SECTION 21, T2N, R38E, E.B.M.

BASIS OF BEARING:
N 89°28'48" W 2640.96 feet
BETWEEN THE NW CORNER & THE N 1/4 SEC. 21



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.



NOTE: LOT 1 SHALL HAVE NO DIRECT VEHICULAR ACCESS FROM JOHN ADAMS PARKWAY

NUMBER	DELTA	CURVE TABLE		LENGTH	NUMBER	DISTANCE	TANGENT TABLE	
		RADIUS	LENGTH				BEARING	BEARING
C1	90°00'00"	20.00'	31.42'	11	18.58'	S 05°07'35" E	S 05°07'35" E	
C2	71°33'33"	50.73'	63.36'	T1	10.00'	S 00°00'00" E	S 00°00'00" E	
C3	4°43'14"	863.26'	71.12'	T2	45.01'	N 90°00'00" E	N 90°00'00" E	
C4	4°7'36.32"	20.00'	16.62'	T3	185.01'	N 90°00'00" E	N 90°00'00" E	
C5	55°07'34"	50.00'	48.11'	T4	120.00'	N 90°00'00" W	N 90°00'00" W	
C6	0°10'54"	883.26'	2.74'	T5				
C7	6°40'41"	883.26'	100.62'					
C8	10°38'14"	700.00'	129.96'					
C9	1°02'44.5"	50.00'	96.35'					
C10	7°23'09"	20.00'	0.83'					

LOT TABLE		SQUARE FEET		ACRES	
LOT 1	13937.40 sq ft	0.32 acres			
LOT 2A	13057.73 sq ft	0.30 acres			