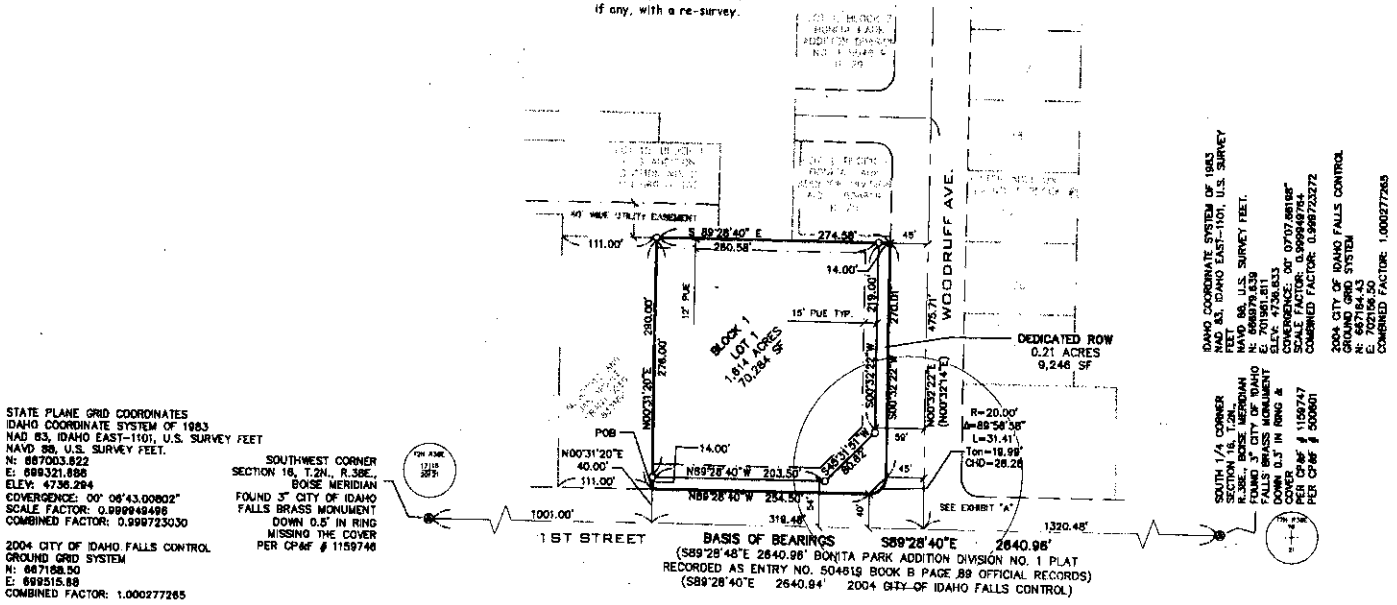
PHILLIPS EDISON DIVISION NO. 1

AN ADDITION TO THE CITY OF IDAHO FALLS, BEING A REPLAT OF LOT 1, BLOCK 1, BONITA PARK ADDITION, DIV. NO. 1, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, CITY OF IDAHO FALLS, COUNTY OF BONNEVILLE, STATE OF IDAHO

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.



BASIS OF BEARINGS S89°28'40"E 2640.96'
(S89°28'48"E 2640.98' BONITA PARK ADDITION DIVISION NO. 1 PLAT
RECORDED AS ENTRY NO. 504619 BOOK B PAGE 89 OFFICIAL RECORDS)
(S89°28'40"E 2640.94' 2004 CITY OF IDAHO FALLS CONTROL)

STATE PLANE GRID COORDINATES
IDAHO COORDINATE SYSTEM OF 1983
NAD 83, IDAHO EAST-1101, U.S. SURVEY FEET
NAVD 88, U.S. SURVEY FEET.
N: 667003.822
E: 699321.888
ELEV: 4736.294
CONVERGENCE: 00° 06'43.00802"
SCALE FACTOR: 0.999948496
COMBINED FACTOR: 0.999723030

2004 CITY OF IDAHO FALLS CONTROL
GROUND GRID SYSTEM
N: 667168.50
E: 699515.88
COMBINED FACTOR: 1.000277265

SOUTHWEST CORNER
SECTION 16, T.2N., R.38E.,
BOISE MERIDIAN
FOUND 3" CITY OF IDAHO
FALLS BRASS MONUMENT
DOWN 0.5' IN RING
MISSING THE COVER
PER CP&F # 1159746

IDAHO COORDINATE SYSTEM OF 1983
NAD 83, IDAHO EAST-1101, U.S. SURVEY FEET.
NAVD 88, U.S. SURVEY FEET.
N: 666979.639
E: 701951.811
ELEV: 4736.453
CONVERGENCE: 00° 07'07.69198"
SCALE FACTOR: 0.999949754
COMBINED FACTOR: 0.999723272

SOUTH 1/4 CORNER
SECTION 16, T.2N.,
R.38E., BOISE MERIDIAN
FOUND 3" CITY OF IDAHO
FALLS BRASS MONUMENT
DOWN 0.3' IN RING &
COVER
PER CP&F # 1156747
PER CP&F # 500601

2004 CITY OF IDAHO FALLS CONTROL
GROUND GRID SYSTEM
N: 667064.43
E: 702156.50
COMBINED FACTOR: 1.000277265

LEGEND:

- ○ SET #5 REBAR AND 1½" ALUMINUM CAP MARKED "PLS 12101" UNLESS OTHERWISE NOTED
- ◉ FND CITY MONUMENT AS NOTED
- ● FND MONUMENT AS NOTED
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- EASEMENT AS NOTED
- RIGHT OF WAY LINE
- PUE PUBLIC UTILITY EASEMENT SIZE AS NOTED

NORTH

GRAPHIC SCALE
50 0 25 50 100

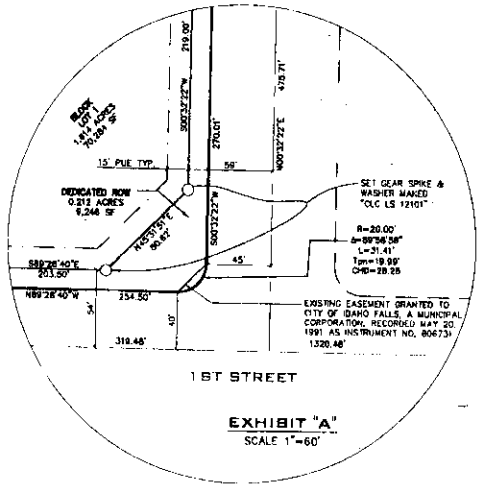


EXHIBIT "A"
SCALE 1"=60'