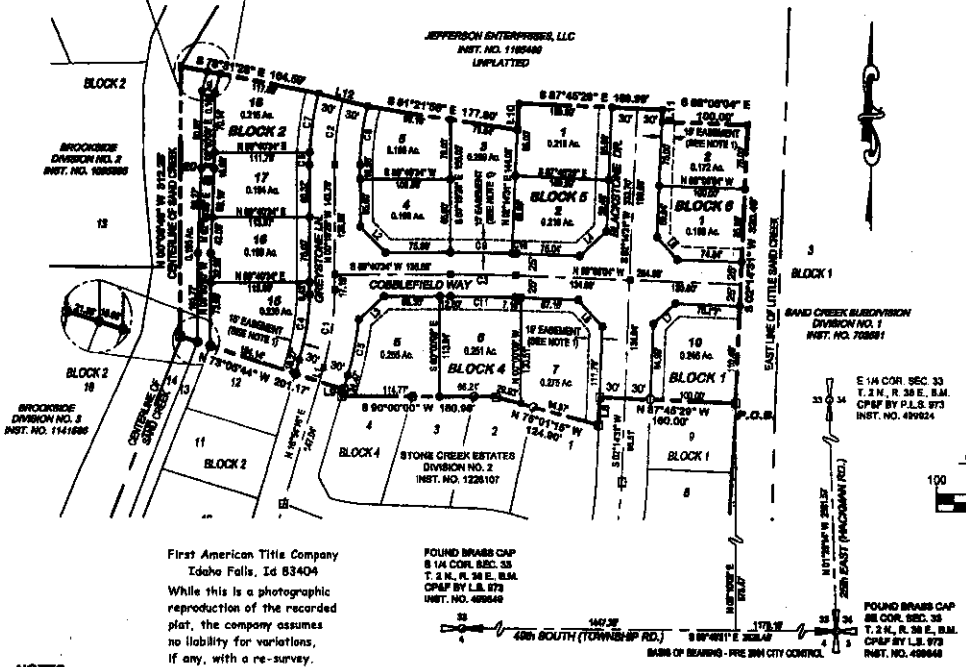
STONE CREEK ESTATES
DIVISION NO. 3

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST, B. M.



First American Title Company
Idaho Falls, Id 83404

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GRAPHIC SCALE

100 0 50 100

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED (RMES PELS 2341)
- FOUND 5/8 INCH REBAR WITH 2 INCH ALUM. CAP STAMPED (RMES PELS 2341)
- SET 5/8 INCH BY 30 INCH REBAR WITH 2 INCH ALUM. CAP STAMPED (RMES PELS 2341)
- SET 1/2 INCH BY 24 INCH REBAR WITH PLASTIC CAP STAMPED (RMES PLS 2341) LOT CORNERS AND END OF CURVES
- SUBDIVISION BOUNDARY LINE
- SECTION LINE / STREET CENTERLINE
- SUBDIVISION LOT LINES
- EXISTING LOT LINES
- EXISTING SUBDIVISION BOUNDARY LINE
- EASEMENT SIDELINE (SEE NOTE 1)
- 6 SUBDIVISION LOT NUMBER
- 2 EXISTING LOT NUMBER

NOTES:

1. A 15 FOOT UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL ROAD FRONTAGES WITHIN EACH LOT. ALL OTHER EASEMENTS ARE NOTED.

2. LOT 19, BLOCK 2 IS DEDICATED TO THE CITY OF IDAHO FALLS FOR A PEDESTRIAN / BIKE PATHWAY, EMERGENCY VEHICLE USE AND ANY OTHER PURPOSE AS DEEMED APPROPRIATE BY THE CITY OF IDAHO FALLS COUNCIL.

3. LOT 20, BLOCK 2 IS FOR IRRIGATION & FLOOD CONTROL AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

4. LANDSCAPE AREA WITHIN RIGHT OF WAY IS MAINTAINED BY HOMEOWNERS ASSOCIATION.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 19°54'16" W	18.27'
L2	S 46°19'26" E	42.46'
L3	N 47°41'26" E	40.14'
L4	S 47°09'14" W	42.39'
L5	N 42°50'47" W	42.87'
L6	N 42°50'46" W	38.47'
L7	S 47°09'13" W	36.24'
L8	S 02°14'31" W	30.66'
L9	N 19°54'16" E	8.20'
L10	N 02°14'31" E	30.66'
L11	S 02°14'31" W	13.87'
L12	S 75°34'42" E	90.00'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	17°13'42"	N 06°17'26" E	46.46	300.00	90.21	89.87
C2	14°44'44"	S 07°02'56" W	38.83	300.00	77.21	76.96
C3	02°11'22"	N 89°13'46" W	38.22	2000.00	76.43	76.42
C4	17°12'44"	N 06°17'26" E	49.90	276.00	91.19	90.86
C5	11°11'56"	N 11°14'17" E	32.36	326.00	64.80	64.40
C6	02°32'04"	S 02°07'02" W	7.24	330.00	14.68	14.68
C7	12°11'46"	S 06°18'24" W	36.28	330.00	70.25	70.13
C8	14°44'44"	S 07°02'56" W	34.94	270.00	69.48	69.30
C9	02°02'37"	N 89°18'07" W	36.13	3000.00	72.25	72.25
C10	00°08'46"	N 88°12'36" W	2.67	2025.00	5.18	5.18
C11	02°11'22"	N 89°13'46" W	37.74	1975.00	75.47	75.47

BASIS OF BEARING

THE LINE BETWEEN THE SE CORNER OF SECTION 33 AND THE SOUTH QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M. BEING SOUTH 89°49'51" EAST