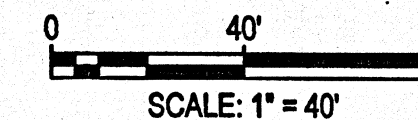
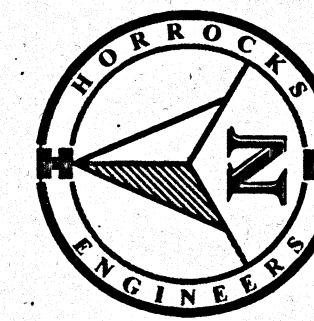


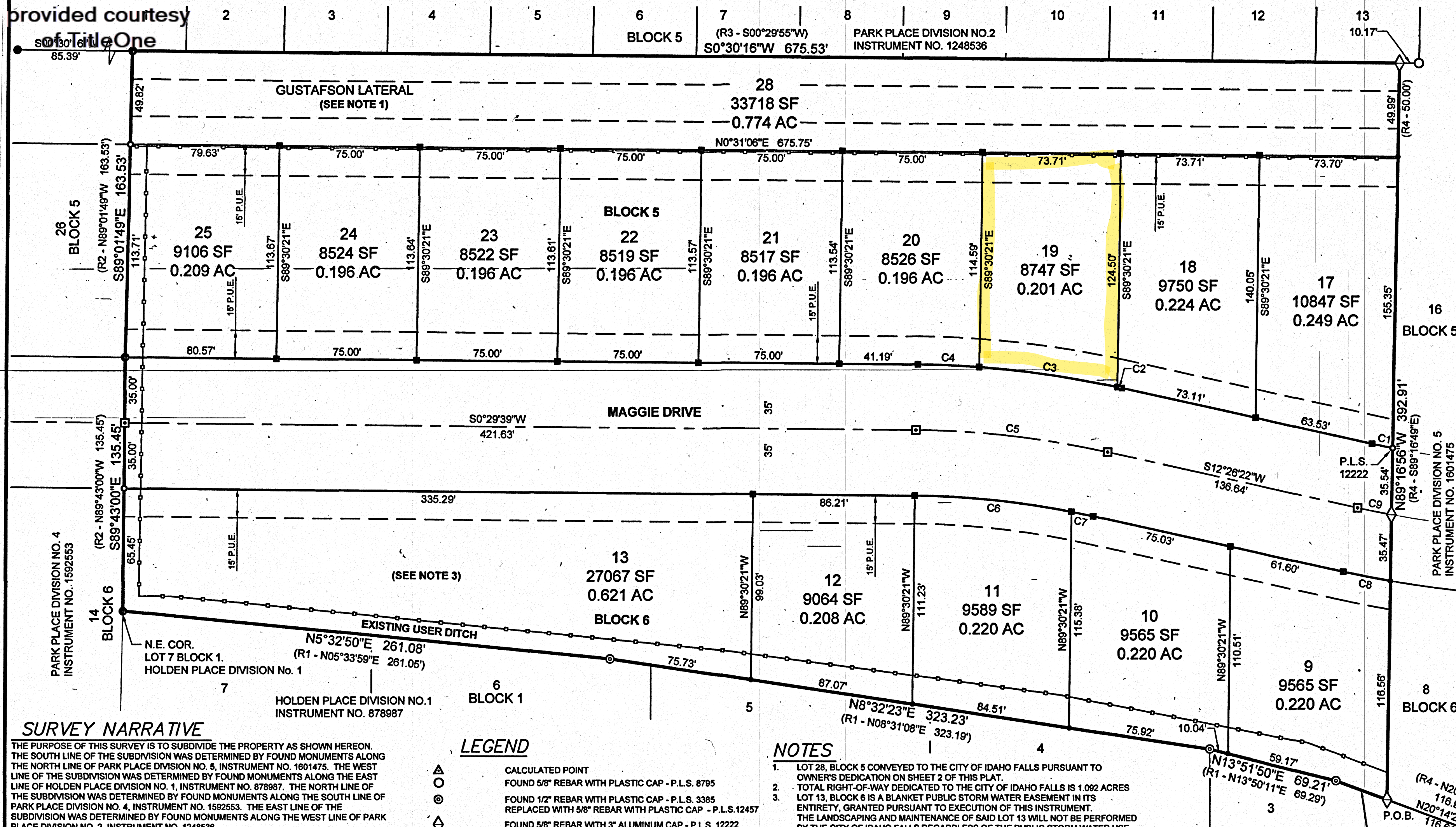
PARK PLACE DIVISION No. 6

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
PART OF THE SE 1/4 OF SECTION 1, T. 1 N., R. 37 E., B.M.

-2021-



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SE COR SEC. 1
FOUND ALUMINUM CAP
CP&F INSTRUMENT NO. 1591080
PLS 12457

65TH SOUTH.
(BASIS OF BEARINGS)
(SEE BASIS OF BEARING NOTE)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY AS SHOWN HEREON. THE SOUTH LINE OF THE SUBDIVISION WAS DETERMINED BY FOUND MONUMENTS ALONG THE NORTH LINE OF PARK PLACE DIVISION NO. 5, INSTRUMENT NO. 1601475. THE WEST LINE OF THE SUBDIVISION WAS DETERMINED BY FOUND MONUMENTS ALONG THE EAST LINE OF HOLDEN PLACE DIVISION NO. 1, INSTRUMENT NO. 878987. THE NORTH LINE OF THE SUBDIVISION WAS DETERMINED BY FOUND MONUMENTS ALONG THE SOUTH LINE OF PARK PLACE DIVISION NO. 4, INSTRUMENT NO. 1592553. THE EAST LINE OF THE SUBDIVISION WAS DETERMINED BY FOUND MONUMENTS ALONG THE WEST LINE OF PARK PLACE DIVISION NO. 2, INSTRUMENT NO. 1248536.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.16'	470.00'	1°21'37"	N11°45'33"E	11.16'
C2	2.23'	530.00'	0°14'27"	S12°19'09"W	2.23'
C3	74.44'	530.00'	8°02'50"	N8°10'30"E	74.38'
C4	33.83'	530.00'	3°39'26"	N2°19'22"E	33.83'
C5	103.20'	495.00'	11°56'43"	N6°28'00"E	103.01'
C6	84.15'	460.00'	10°28'51"	N5°44'05"E	84.03'
C7	11.76'	460.00'	1°27'52"	S11°42'26"W	11.76'
C8	25.59'	540.00'	2°42'55"	S11°04'54"W	25.59'
C9	18.38'	505.00'	2°05'08"	S11°23'48"W	18.38'

LEGEND

- CALCULATED POINT
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP - P.L.S. 8795
- ⊙ FOUND 1/2" REBAR WITH PLASTIC CAP - P.L.S. 3385
- ⊙ FOUND 5/8" REBAR WITH 3" ALUMINUM CAP - P.L.S. 12222
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP - P.L.S. 12457
- ⊙ FOUND 1/2" REBAR WITH PLASTIC CAP - P.L.S. 12457 OR AS NOTED
- ⊙ SET 1/2" REBAR WITH PLASTIC CAP - P.L.S. 12457
- ⊙ FOUND P.L.S.S. CORNER AS NOTED
- ⊙ INTERIOR 1/2" REBAR WITH PLASTIC CAP MARKED P.L.S. 12457 TO BE SET AT A FUTURE DATE AS DEFINED BY THE INTERIOR MONUMENT COMPLETION CERTIFICATE
- ⊙ INTERIOR STREET INTERSECTION MONUMENTS 5/8" REBAR WITH 2" ALUMINUM CAP MARKED P.L.S. 12457 TO BE SET AT A FUTURE DATE AS DEFINED BY THE INTERIOR MONUMENT COMPLETION CERTIFICATE
- ⊙ APPROXIMATE LOCATION OF EXISTING CANAL RIGHT-OF-WAY PURSUANT TO I.C. §42-1102
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- - - PUBLIC UTILITY EASEMENT LINE (P.U.E.)
- P.O.B. POINT OF BEGINNING
- - - P.U.E. PUBLIC UTILITY EASEMENT

NOTES

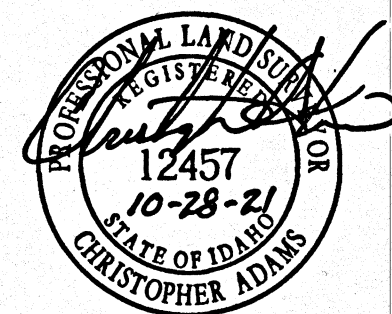
- LOT 28, BLOCK 5 CONVEYED TO THE CITY OF IDAHO FALLS PURSUANT TO OWNER'S DEDICATION ON SHEET 2 OF THIS PLAT.
 - TOTAL RIGHT-OF-WAY DEDICATED TO THE CITY OF IDAHO FALLS IS 1.092 ACRES
 - LOT 13, BLOCK 6 IS A BLANKET PUBLIC STORM WATER EASEMENT IN ITS ENTIRETY, GRANTED PURSUANT TO EXECUTION OF THIS INSTRUMENT. THE LANDSCAPING AND MAINTENANCE OF SAID LOT 13 WILL NOT BE PERFORMED BY THE CITY OF IDAHO FALLS REGARDLESS OF THE PUBLIC STORM WATER USE. LANDSCAPING AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER OF SAID LOT AND BE SUBJECT TO ALL CITY CODES USUAL TO PRIVATE PROPERTY WITHIN THE CITY.
- CANAL RIGHT-OF-WAY**
ALL CANALS, AS SHOWN HEREON, EXIST WITHIN A RIGHT-OF-WAY DEFINED BY I.C. §42-1102 AND MUST HAVE WRITTEN PERMISSION OF THE OWNER OR OPERATOR OF THE RIGHT-OF-WAY TO CONSTRUCT ANYTHING WITHIN, UNDER, UPON OR OVER THE AREA, TO ENSURE THAT ANY SUCH ENCROACHMENTS WILL NOT UNREASONABLY OR MATERIALLY INTERFERE WITH THE USE AND ENJOYMENT OF THE RIGHT-OF-WAY.

REFERENCE SURVEYS

- R1 HOLDEN PLACE DIVISION NO. 1, INSTRUMENT NO. 878987, BONNEVILLE COUNTY
- R2 PARK PLACE DIVISION NO. 4, INSTRUMENT NO. 1592553, BONNEVILLE COUNTY
- R3 PARK PLACE DIVISION NO. 2, INSTRUMENT NO. 1248536, BONNEVILLE COUNTY
- R4 PARK PLACE DIVISION NO. 5, INSTRUMENT NO. 1601475, BONNEVILLE COUNTY

BASIS OF BEARING

THE BEARING ALONG THE SOUTH LINE OF SECTION 1 BETWEEN FOUND MONUMENTS SHOWN HEREON IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004", WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, (REFERENCE FRAME NAD_83(2011), EPOCH 2010.0000). THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.



S 1/4 COR SEC. 1
FOUND ALUMINUM CAP, ILLEGIBLE
CP&F INSTRUMENT NO. 1634072

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HORROCKS
ENGINEERS

