

# FAIRWAY ESTATES

DIVISION NO. 28,  
A SUBDIVISION OF THE CITY OF IDAHO FALLS,  
BONNEVILLE COUNTY, IDAHO  
IN THE SOUTH 1/2 OF SECTION 31, T3N, R38 E.B.M.

## BOUNDARY DESCRIPTION

PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 38 EAST B.M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE S 88°42'48" W 2206.49 FEET ALONG THE SOUTH SECTION LINE; THENCE NORTH 1315.06 FEET TO THE NORTHEAST CORNER OF LOT 21, BLOCK 15, FAIRWAY ESTATES, DIVISION NO. 23, RECORDED AS INSTRUMENT NO. 1627973, SAID CORNER BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID DIVISION NO. 23 S 89°34'51" W 152.70 FEET TO THE NW CORNER OF LOT 21 BLOCK 15 OF SAID FAIRWAY ESTATES DIV. 23., ALSO BEING ON THE EASTERLY BOUNDARY OF FAIRWAY ESTATES DIVISION NO. 22, RECORDED AS INSTRUMENT NO. 1584575, THENCE ALONG THE BOUNDARY OF SAID DIVISION 22 THE FOLLOWING TWO (2) COURSES (1) N 00°17'19" W 246.92 FEET TO THE NE CORNER OF LOT 15, BLOCK 15 OF SAID FAIRWAY ESTATES DIV. 22; (2) S 89°39'34" W 289.58 FEET TO THE NW CORNER OF LOT 15, BLOCK 19 OF SAID FAIRWAY ESTATES DIV. 22 AND THE EASTERLY BOUNDARY OF FAIRWAY ESTATES DIVISION 24, RECORDED AS INSTRUMENT NO. 1627974 AND THE EAST LINE OF FAIRWAY ESTATES DIV. 27, RECORDED AS INSTRUMENT NO. 1679681; THENCE ALONG SAID DIVISION 24 THE FOLLOWING THREE (3) COURSES (1) N 00°20'28" W 125.00 FEET; (2) S 89°39'32" W 5.02 FEET; (3) N 00°21'03" W 255.05 FEET TO THE SE CORNER OF LOT 3, BLOCK 25 OF SAID FAIRWAY ESTATES DIV. 27; THENCE ALONG SAID EAST LINE OF FAIRWAY ESTATES DIV. 27 N 00°21'03" W 116.97 FEET; THENCE N 89°42'26" E 175.12 FEET; THENCE S 00°20'28" E 10.90 FEET; THENCE N 89°39'32" E 137.30 FEET; THENCE S 00°20'28" E 92.00 FEET; THENCE N 89°39'32" E 198.47 FEET; THENCE S 00°00'19" E 178.88 FEET; THENCE S 45°03'50" E 28.31 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 100.14 FEET ALONG SAID CURVE TO THE RIGHT, CURVE DATA (RADIUS = 935.00 FEET, DELTA = 6°08'11") CHORD BEARS S 87°03'14" E 100.09 FEET; THENCE S 00°00'19" E 415.31 FEET TO THE NE CORNER OF LOT 4 BLOCK 22 OF FAIRWAY ESTATES DIV. 23; THENCE ALONG THE NORTHERLY BOUNDARY OF FAIRWAY ESTATES DIV. 23 THE FOLLOWING TWO (2) COURSES (1) S 89°59'41" W 180.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF CYPRESS CREEK; (2) S 00°00'20" E 21.73 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.637 ACRES, MORE OR LESS.

### LEGEND

- PLSS CORNER CONTROL
- PLACED 5/8" X 24" IRON ROD WITH CAP MARKED HLE P.L.S. 15571
- PLACED 1/2" X 24" IRON ROD WITH CAP MARKED HLE P.L.S. 15571
- PLACED 5/8" X 24" IRON ROD WITH CAP MARKED HLE P.L.S. 15571 AND STAMPED W.C. FOR WITNESS CORNER
- FOUND 5/8" IRON ROD WITH CAP MARKED L.S. 15571 UNLESS OTHERWISE NOTED.
- FOUND 1/2" X 24" IRON ROD WITH CAP MARKED P.L.S. 15571 UNLESS OTHERWISE NOTED.
- POB POINT OF BEGINNING
- SURVEYED PLAT BOUNDARY LINE
- LOT LINE
- SECTION CONTROL LINE
- 15' PUBLIC UTILITY EASEMENT (P.U.E.)
- (R1) RECORD BEARING FAIRWAY ESTATES DIV. 23. RECORDED AS INST #1627973
- (R2) RECORD BEARING FAIRWAY ESTATES DIV. 22. RECORDED AS INST #1584575
- (R3) RECORD BEARING FAIRWAY ESTATES DIV. 24. RECORDED AS INST #1627974

### BASIS OF BEARINGS

CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004. DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) U.S. SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION. ALL BEARINGS ARE GRID NORTH ALONG THE CENTRAL MERIDIAN.

Line #	Length	Direction
L1	30.00	N89°42'26"E
L2	30.00	N89°42'26"E
L3	10.90	S0°20'28"E
L4	30.00	N89°39'32"E
L5	30.00	N89°39'32"E
L6	28.31	S45°03'50"E
L7	35.20	S0°00'19"E
L8	35.22	S0°00'19"E
L9	30.00	S89°59'41"W
L10	30.00	S89°59'41"W
L11	21.73	S0°00'20"E
L12	30.00	N89°39'34"E
L13	30.00	S89°39'34"W
L14	35.00	N0°21'03"W
L15	35.00	N0°21'03"W
L16	5.02	S89°39'32"W
L17	28.28	S44°39'32"W
L18	28.28	N45°20'28"W
L19	28.27	S45°22'42"E
L20	28.30	N44°37'18"E
L21	28.37	S45°10'24"E
L22	28.20	S44°49'36"W
L23	28.25	S44°55'43"W

Curve #	Length	Radius	Delta	Chord	Bearing
C1	100.26'	865.00'	6°38'27"	100.20'	N86°49'01"W
C2	103.52'	900.00'	6°35'26"	103.47'	N87°02'46"W
C3	100.14'	935.00'	6°08'11"	100.09'	S87°03'14"E

TOTAL DEDICATED RIGHT OF WAY = 2.393 ACRES

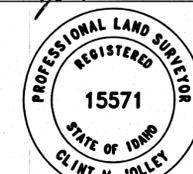
### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THIS PROPERTY INTO SINGLE DWELLING LOTS. THE CITY OF IDAHO FALLS 2004 CONTROL WAS USED IN THIS SURVEY. BOUNDARY LINES ARE BASED ON ADJACENT FAIRWAY ESTATES DIVISION NO. 22 (INSTRUMENT NO. 1584575), DIVISION NO. 23, (INSTRUMENT NO. 1627973), DIVISION 24 (INSTRUMENT NO. 1627974), AND DIVISION NO. 27 (INSTRUMENT NO. 1679681) AND FOUND PROPERTY MONUMENTS.

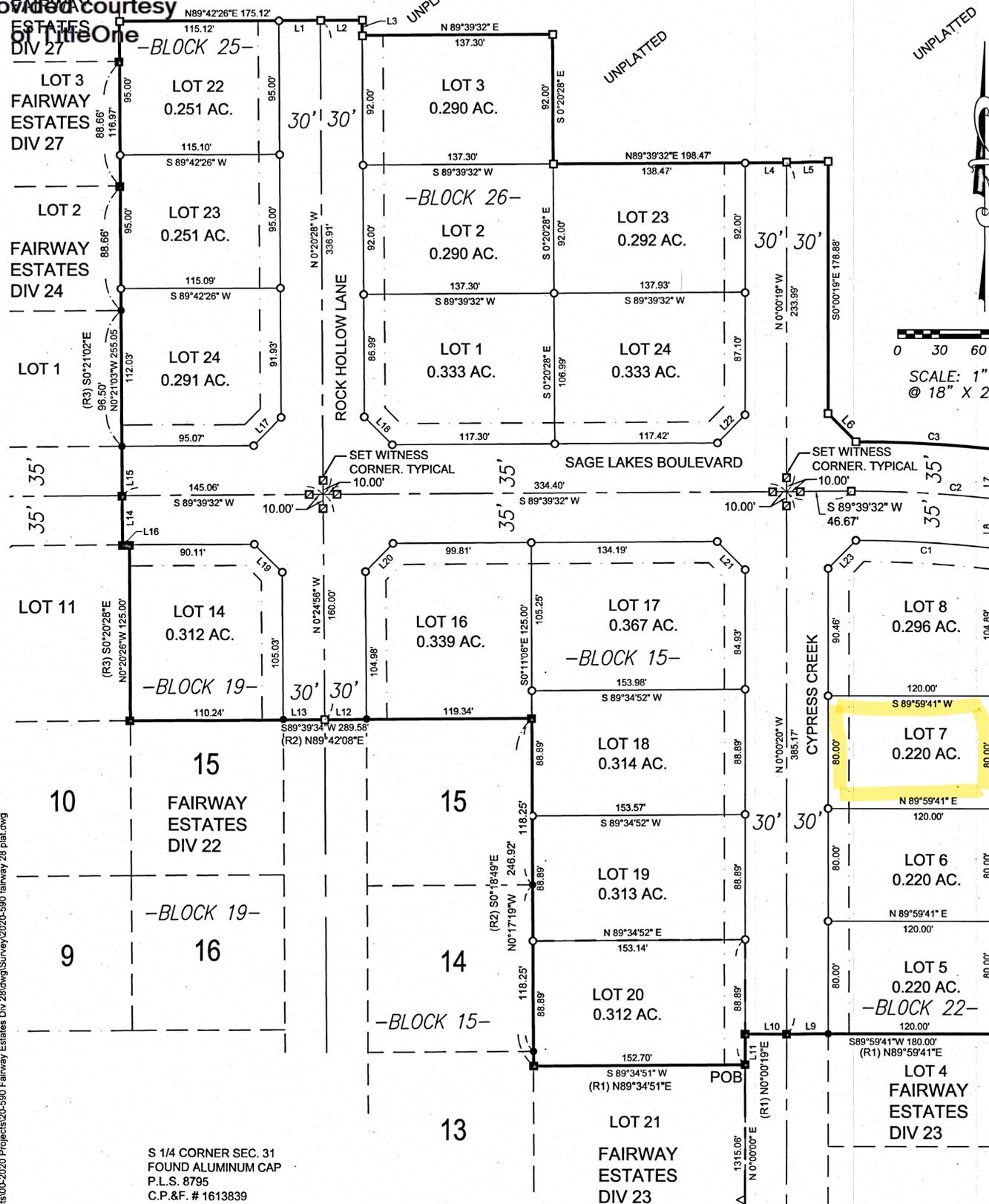
### SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS FAIRWAY ESTATES, DIVISION NO. 28, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

P.L.S. 15571 *[Signature]* 8/2/21



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SE CORNER SEC. 31  
FOUND BRASS CAP  
C.P.&F. #1081353  
BY RACE RUIZ - ITD  
L.S. 8797

BASIS OF BEARING FOR ALL OTHER BEARINGS ON THIS PLAT. SEE BASIS OF BEARING NOTE HEREON.

Instrument # 1897330  
Surveyed for the City of Idaho Falls  
Recorded for: HERRERA LEVITT  
Examined by: Recorder, Deputy  
Index to: PLAT  
Book 1

CIVIL & STRUCTURAL ENGINEERING  
MATERIALS TESTING & LAND SURVEYING  
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
800 W. Judicial Street, Blackfoot, ID 83221, (208)765-2977  
460 Lincoln Street, American Falls, ID 83211, (208)226-5764

DRAWN BY: DESIGN BY: CHECK BY:  
RLR HLE CMJ  
JOB NO: 2020-590  
DATE: June 7, 2021  
REVISIONS: DATE

SUBDIVISION PLAT  
FAIRWAY ESTATES, DIVISION NO. 28  
SEC. 31, T. 3 N., R. 38 E.B.M.  
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1  
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