

SAND CREEK ESTATES DIVISION No. 2

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE NORTHWEST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN



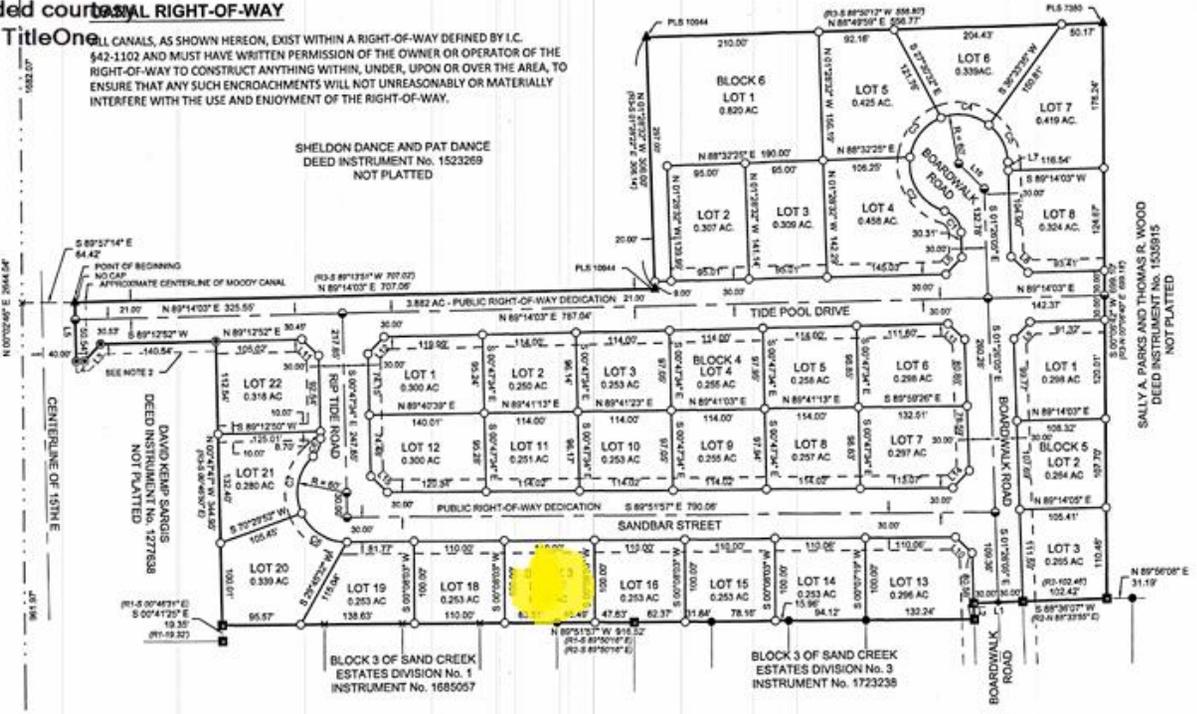
NORTHWEST CORNER OF SECTION 4,
FOUND BRASS CAP MONUMENT
PURSUANT TO CP&F INSTRUMENT No. 1725834

This document provided court **LEGAL RIGHT-OF-WAY** of Title One

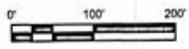
ALL CANALS, AS SHOWN HEREON, EXIST WITHIN A RIGHT-OF-WAY DEFINED BY I.C. §42-1102 AND MUST HAVE WRITTEN PERMISSION OF THE OWNER OR OPERATOR OF THE RIGHT-OF-WAY TO CONSTRUCT ANYTHING WITHIN, UNDER, UPON OR OVER THE AREA, TO ENSURE THAT ANY SUCH ENCROACHMENTS WILL NOT UNREASONABLY OR MATERIALLY INTERFERE WITH THE USE AND ENJOYMENT OF THE RIGHT-OF-WAY.

SHELDON R. DANCE AND PATRICIA T. DANCE
DEED INSTRUMENT No. 1247752
NOT PLATTED

SHELDON DANCE AND PAT DANCE
DEED INSTRUMENT No. 1523269
NOT PLATTED



WEST QUARTER CORNER OF SECTION 4,
FOUND ALUMINUM CAP MONUMENT
PURSUANT TO CP&F INSTRUMENT No. 1699220



LEGEND

- PLSS SECTION CORNER AS NOTED
- PLSS QUARTER CORNER AS NOTED
- FOUND ALUMINUM CAP MONUMENT STAMPED "PLS 14222"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 14222"
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 14222"
- FOUND 1/2" REBAR AS NOTED, REPLACED WITH 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 18405"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 18405"
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "PLS 18405"
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 18405"
- CALCULATED POINT (NOTHING FOUND, NOTHING SET)
- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT (PUE)
- DIMENSIONAL TIE LINE
- ADJOINING PARCELS
- PUBLIC STREET CENTERLINE
- EXISTING EASEMENT AS NOTED
- SAND CREEK ESTATES DIVISION No. 1 INSTRUMENT No. 1685057
- SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 1723238
- RECORD OF SURVEY INSTRUMENT No. 1541216

REFERENCE DOCUMENTS

- 1) CP&F INSTRUMENT No. 16992990
- 2) CP&F INSTRUMENT No. 1725834
- 3) PLAT INSTRUMENT No. 1685057
- 4) SURVEY INSTRUMENT No. 1723238
- 5) SURVEY INSTRUMENT No. 1541216
- 6) SURVEY INSTRUMENT No. 1268226
- 7) DEED INSTRUMENT No. 1252388
- 8) DEED INSTRUMENT No. 1667251
- 9) DEED INSTRUMENT No. 1744194
- 10) DEED INSTRUMENT No. 1744195
- 11) DEED INSTRUMENT No. 1758866
- 12) DEEDS SHOWN ON THE FACE OF THIS PLAT

SURVEY NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF HF VENTURES, LLC TO CREATE LOTS, BLOCKS AND STREETS.

THE SOUTH BOUNDARY WAS DETERMINED BY FOUND MONUMENTS AND RECORD INFORMATION FROM SAND CREEK ESTATES DIVISION No. 1 AND No. 3 FILED UNDER INSTRUMENT No. 1685057 AND No. 1723238. THE WEST, NORTH AND EAST BOUNDARIES WERE DETERMINED BY FOUND MONUMENTS AND RECORD INFORMATION FROM RECORD OF SURVEY INSTRUMENT No. 1541216. ADJOINING DEED INFORMATION AS SHOWN ON THE FACE OF THIS PLAT WAS ALSO USED.

NOTES

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A FIFTEEN FOOT (15') PERMANENT PUBLIC UTILITY EASEMENT.
- 2) 12 FOOT (12') PUBLIC UTILITY EASEMENT PURSUANT TO INSTRUMENT No. 1744540
- 3) LOT 1 BLOCK 6 IS GRANTED AS A PUBLIC UTILITY AND PUBLIC STORM WATER EASEMENT IN ITS ENTIRETY.

BASIS OF BEARING

ALL MEASURED BEARINGS SHOWN HEREON RELATE 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 1.00027265 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.

RECORD INFORMATION (LINE TABLE)

LINE	BEARING	DISTANCE	MONUMENT	INSTRUMENT
L1	S 89°12'52" W	60.00	PLS 14222	1723238
L2	S 89°12'52" W	118.80	PLS 14222	1723238
L3	S 89°12'52" W	103.00	PLS 14222	1723238
L4	S 89°12'52" W	103.00	PLS 14222	1723238
L5	S 89°12'52" W	117.30	PLS 14222	1723238
L6	S 89°12'52" W	103.00	PLS 14222	1723238
L7	S 89°12'52" W	103.00	PLS 14222	1723238
L8	S 89°12'52" W	103.00	PLS 14222	1723238
L9	S 89°12'52" W	103.00	PLS 14222	1723238
L10	S 89°12'52" W	103.00	PLS 14222	1723238
L11	S 89°12'52" W	103.00	PLS 14222	1723238
L12	S 89°12'52" W	103.00	PLS 14222	1723238
L13	S 89°12'52" W	103.00	PLS 14222	1723238
L14	S 89°12'52" W	103.00	PLS 14222	1723238
L15	S 89°12'52" W	103.00	PLS 14222	1723238
L16	S 89°12'52" W	103.00	PLS 14222	1723238

CURVE	RAIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C01	240.00	54.97	75.70	N 13°02'00" W	117°00'00"
C02	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C03	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C04	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C05	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C06	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C07	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C08	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C09	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C10	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C11	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C12	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C13	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C14	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C15	400.00	91.75	125.71	N 13°02'00" W	117°00'00"
C16	400.00	91.75	125.71	N 13°02'00" W	117°00'00"



1823 East Center Street, Pocatello, Idaho 83201 Phone: 208.242.8753
globalandworks@gmail.com globalandworks.com

SAND CREEK ESTATES DIVISION 2

Drawn By: C. PAYNE Scale: 1" = 100'
Date: 2/14/2024 Project: 22025