

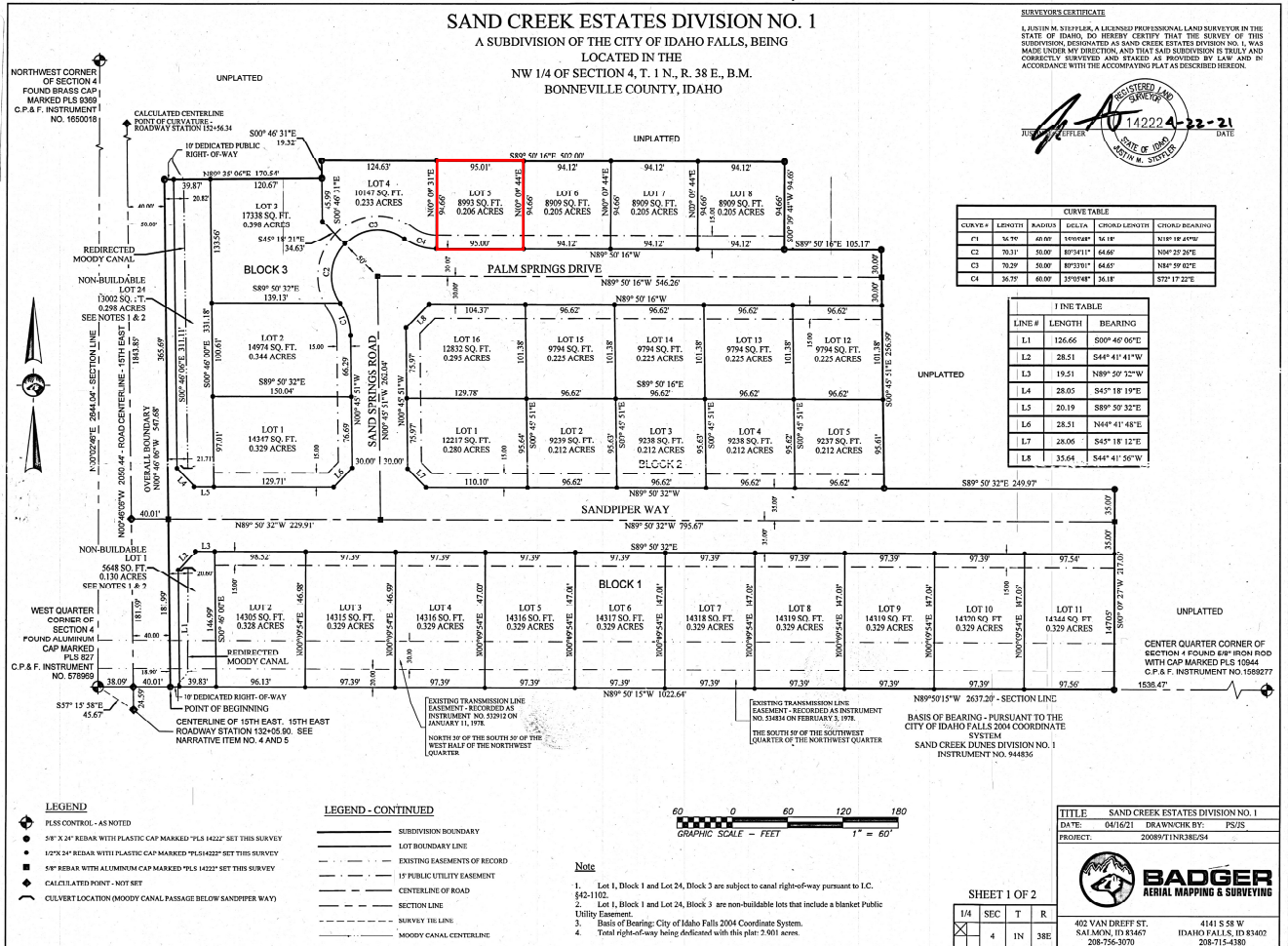
This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

SAND CREEK ESTATES DIVISION NO. 1
 A SUBDIVISION OF THE CITY OF IDAHO FALLS, BEING
 LOCATED IN THE
 NW 1/4 OF SECTION 4, T. 1 N., R. 38 E., B.M.
 BONNEVILLE COUNTY, IDAHO

SURVEYOR'S CERTIFICATE
 I, JUSTIN M. STREIFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS SAND CREEK ESTATES DIVISION NO. 1, 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.



1/2
 JUSTIN M. STREIFLER
 LICENSED PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 LICENSE NO. 14222
 COMMISSION EXPIRES 12-31-21



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	56.70	49.00	109°04'48"	16.18	N89°18'49"W
C2	70.31	50.00	87°51'11"	64.60	N84°29'28"E
C3	70.29	50.00	87°51'11"	64.60	N84°29'28"E
C4	36.57	60.00	35°07'48"	36.18	S73°17'22"E

LINE TABLE

LINE #	LENGTH	BEARING
L1	126.66	S00°46'00"E
L2	28.51	S44°41'41"W
L3	19.51	N89°50'32"W
L4	28.05	S45°18'19"E
L5	20.19	S89°50'32"E
L6	28.51	N44°41'48"E
L7	28.06	S45°18'12"E
L8	35.64	S44°41'50"W

- LEGEND**
- PLS CONTROL - AS NOTED
 - 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "PLS 14222" SET THIS SURVEY
 - 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "PLS 14222" SET THIS SURVEY
 - 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 14222" SET THIS SURVEY
 - CALCULATED POINT - NOT SET
 - CULVERT LOCATION (MOODY CANAL PASSAGE BELOW SANDPIPER WAY)

- LEGEND - CONTINUED**
- SUBDIVISION BOUNDARY
 - LOT BOUNDARY LINE
 - EXISTING EASEMENTS OF RECORD
 - 15' PUBLIC UTILITY EASEMENT
 - CENTERLINE OF ROAD
 - SECTION LINE
 - SURVEY TIE LINE
 - MOODY CANAL CENTERLINE

- Note**
- Lot 1, Block 1 and Lot 24, Block 3 are subject to canal right-of-way pursuant to I.C. 42-1102.
 - Lot 1, Block 1 and Lot 24, Block 3 are non-buildable lots that include a blanket Public Utility Easement.
 - Basis of Bearing: City of Idaho Falls 2004 Coordinate System.
 - Total right-of-way being dedicated with this plan: 2.901 acres.

SHEET 1 OF 2

TA	SEC	T	R
X	4	IN	38E

TITLE SAND CREEK ESTATES DIVISION NO. 1
DATE 04/16/21 **DRAWN/CHK BY:** PSJS
PROJECT: 2008971NRJ82/84

BADGER
 AERIAL MAPPING & SURVEYING

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