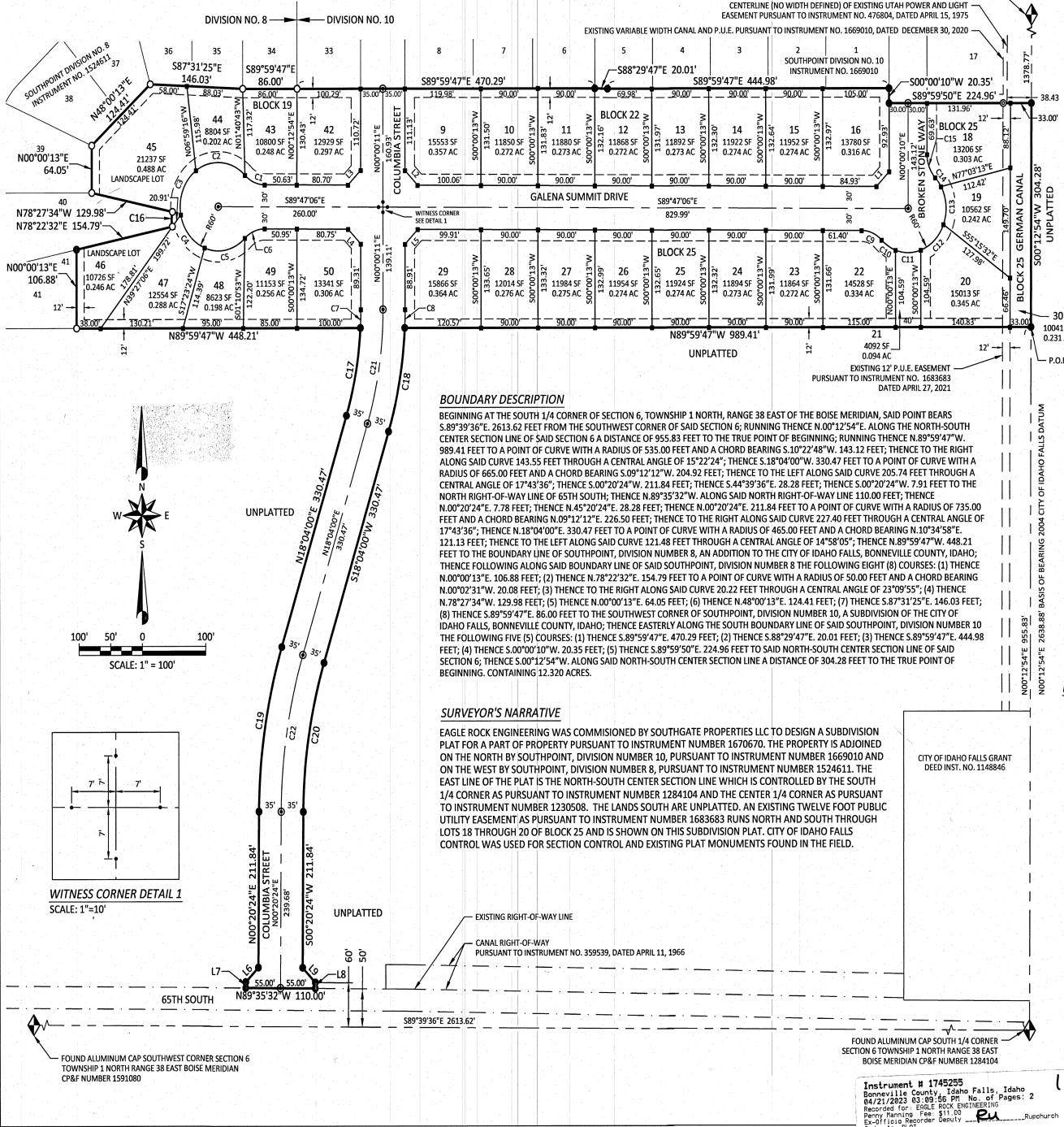


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 Prepared for: Eagle Rock Engineering  
 Prepared by: Perry Ruppurch  
 Index to: PLAT  
 Ruppurch

# SOUTHPOINT DIVISION NO. 12

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
 SHEET 1 OF 2



CURVE TABLE					LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	SEGMENT	BEARING	LENGTH
C1	34.88'	45.00'	44°24'55"	S67°34'38"W	34.02'	L1	S45°06'32"W	28.34'
C2	84.26'	60.00'	80°27'34"	N85°35'58"W	77.50'	L2	S44°53'27"E	28.23'
C3	67.74'	60.00'	64°41'28"	S21°49'31"W	64.20'	L3	N45°06'33"E	28.34'
C4	61.24'	60.00'	58°28'52"	S39°45'40"E	58.62'	L4	N44°53'27"W	28.23'
C5	68.28'	60.00'	65°11'55"	N78°23'57"E	64.65'	L5	S45°06'33"W	28.34'
C6	34.88'	45.00'	44°24'55"	S68°00'26"W	34.02'	L6	N45°06'33"E	28.28'
C7	25.12'	465.00'	3°05'45"	N01°33'03"E	25.12'	L7	N00°20'24"E	7.91'
C8	25.12'	535.00'	2°41'26"	N01°20'54"E	25.12'	L8	S00°20'24"W	7.91'
C9	34.88'	45.00'	44°24'55"	N67°34'38"W	34.02'	L9	S44°39'36"E	28.28'

### BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEARS S.89°39'36". 2613.62 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; RUNNING THENCE N.00°12'54"E. ALONG THE NORTH-CENTER SECTION LINE OF SAID SECTION 6 A DISTANCE OF 955.83 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE N.89°59'47"W. 989.41 FEET TO A POINT OF CURVE WITH A RADIUS OF 535.00 FEET AND A CHORD BEARING S.10°22'48"W. 143.12 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 143.55 FEET THROUGH A CENTRAL ANGLE OF 15°22'24"; THENCE S.18°04'00"W. 330.47 FEET TO A POINT OF CURVE WITH A RADIUS OF 665.00 FEET AND A CHORD BEARING S.09°12'12"W. 204.92 FEET; THENCE TO THE LEFT ALONG SAID CURVE 205.74 FEET THROUGH A CENTRAL ANGLE OF 17°43'36"; THENCE S.00°20'24"W. 211.84 FEET; THENCE S.44°39'36". 28.28 FEET; THENCE S.00°20'24"W. 7.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 65TH SOUTH; THENCE N.89°35'32"W. ALONG SAID NORTH RIGHT-OF-WAY LINE 110.00 FEET; THENCE N.00°20'24"E. 7.78 FEET; THENCE N.45°20'24"E. 28.28 FEET; THENCE N.00°20'24"E. 211.84 FEET TO A POINT OF CURVE WITH A RADIUS OF 735.00 FEET AND A CHORD BEARING N.09°12'12"E. 226.50 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 227.40 FEET THROUGH A CENTRAL ANGLE OF 17°43'36"; THENCE N.18°04'00"E. 330.47 FEET TO A POINT OF CURVE WITH A RADIUS OF 465.00 FEET AND A CHORD BEARING N.10°34'58"E. 121.13 FEET; THENCE TO THE LEFT ALONG SAID CURVE 121.48 FEET THROUGH A CENTRAL ANGLE OF 14°58'05"; THENCE N.89°59'47"W. 448.21 FEET TO THE BOUNDARY LINE OF SOUTHPOINT, DIVISION NUMBER 8, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO; THENCE FOLLOWING ALONG SAID BOUNDARY LINE OF SAID SOUTHPOINT, DIVISION NUMBER 8 THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N.00°00'13"E. 106.88 FEET; (2) THENCE N.78°22'32"E. 154.79 FEET TO A POINT OF CURVE WITH A RADIUS OF 50.00 FEET AND A CHORD BEARING N.00°02'31"W. 20.08 FEET; (3) THENCE TO THE RIGHT ALONG SAID CURVE 20.22 FEET THROUGH A CENTRAL ANGLE OF 23°09'55"; (4) THENCE N.78°27'34"W. 129.98 FEET; (5) THENCE N.00°00'13"E. 64.05 FEET; (6) THENCE N.48°00'13"E. 124.41 FEET; (7) THENCE S.87°31'25"E. 146.03 FEET; (8) THENCE S.89°59'47"E. 86.00 FEET TO THE SOUTHWEST CORNER OF SOUTHPOINT, DIVISION NUMBER 10, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO; THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHPOINT, DIVISION NUMBER 10 THE FOLLOWING FIVE (5) COURSES: (1) THENCE S.89°59'47"E. 470.29 FEET; (2) THENCE S.88°29'47"E. 20.01 FEET; (3) THENCE S.89°59'47"E. 444.98 FEET; (4) THENCE S.00°00'10"W. 20.35 FEET; (5) THENCE S.89°59'50"E. 224.96 FEET TO SAID NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 6; THENCE S.00°12'54"W. ALONG SAID NORTH-SOUTH CENTER SECTION LINE A DISTANCE OF 304.28 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 12.320 ACRES.

### SURVEYOR'S NARRATIVE

EAGLE ROCK ENGINEERING WAS COMMISSIONED BY SOUTHGATE PROPERTIES LLC TO DESIGN A SUBDIVISION PLAT FOR A PART OF PROPERTY PURSUANT TO INSTRUMENT NUMBER 1670670. THE PROPERTY IS ADJOINED ON THE NORTH BY SOUTHPOINT, DIVISION NUMBER 10, PURSUANT TO INSTRUMENT NUMBER 1669010 AND ON THE WEST BY SOUTHPOINT, DIVISION NUMBER 8, PURSUANT TO INSTRUMENT NUMBER 1524611. THE EAST LINE OF THE PLAT IS THE NORTH-SOUTH CENTER SECTION LINE WHICH IS CONTROLLED BY THE SOUTH 1/4 CORNER AS PURSUANT TO INSTRUMENT NUMBER 1284104 AND THE CENTER 1/4 CORNER AS PURSUANT TO INSTRUMENT NUMBER 1230508. THE LANDS SOUTH ARE UNPLATTED. AN EXISTING TWELVE FOOT PUBLIC UTILITY EASEMENT AS PURSUANT TO INSTRUMENT NUMBER 1683683 RUNS NORTH AND SOUTH THROUGH LOTS 18 THROUGH 20 OF BLOCK 25 AND IS SHOWN ON THIS SUBDIVISION PLAT. CITY OF IDAHO FALLS CONTROL WAS USED FOR SECTION CONTROL AND EXISTING PLAT MONUMENTS FOUND IN THE FIELD.

### LEGEND

P.O.B.	POINT OF BEGINNING
---	ROADWAY CENTERLINE
---	SECTION LINE
---	LOT LINE
---	PLAT BOUNDARY
---	15' PUBLIC UTILITY EASEMENT (P.U.E.) UNLESS OTHERWISE DIMENSIONED
---	EXISTING UTILITY EASEMENT AS NOTED
---	PLACED 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369 (WITNESS CORNER)
---	FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 14750 OR AS NOTED
---	FOUND 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 14750 WITNESS CORNER
---	PLACED 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
---	PLACED 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
---	PLACED 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369
---	P.L.S.S. CORNER AS NOTED

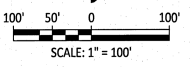
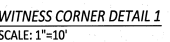
- ### NOTES
- A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITH EACH LOT ALONG ALL ROAD FRONTS AS SHOWN.
  - AREA OF STREETS = 3.922 ACRES.
  - LOTS 45 & 46 BLOCK 19, HAVE A BLANKET PUBLIC STORM WATER DRAINAGE EASEMENT PURSUANT TO THE EXECUTION OF THIS INSTRUMENT.
  - LOT 45 & 46 BLOCK 19 AND LOT 9 AND LOT 21 BLOCK 25 ARE NON-BUILDABLE LOTS.
  - LOT 21, BLOCK 25, IS GRANTED AS A BLANKET PUBLIC UTILITY EASEMENT PURSUANT TO THE EXECUTION OF THIS INSTRUMENT.



**OFFICES AT:** 1331 Fremont Ave. Idaho Falls, Idaho 83402  
 343 E 4th N, Suite 119 Rexburg, Idaho 83440

**SURVEYED BY:** B. DALEY  
**APPROVED BY:** K. ROLAND  
**PROJECT NO.:** 20242  
**DATE:** December 8, 2022  
**CAD NAME:** 20242 DIV 12 SOUTHPOINT FINAL PLAT.DWG

**T. HANSEN**  
 T. HANSEN  
 K. ROLAND



CITY OF IDAHO FALLS GRANT DEED INST. NO. 1148846

FOUND ALUMINUM CAP SOUTH 1/4 CORNER SECTION 6 TOWNSHIP 1 NORTH RANGE 38 EAST BOISE MERIDIAN CP&F NUMBER 1284104

Instrument N 1745225  
 Bonneville County, Idaho Falls, Idaho  
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 Prepared by: Perry Ruppurch  
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