

SUNRISE ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN
CITY OF IONA, BONNEVILLE COUNTY, IDAHO



LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N44° 42' 30"E	28.48
L2	N44° 42' 30"E	28.89
L3	S45° 19' 33"E	28.48
L4	N44° 42' 30"E	28.89

DEVELOPER
TETCH RIDGE HOLDINGS
2310 NORTH DEBROM DRIVE
BOISE, IDAHO
(208) 799-2534

ENGINEER
EAGLE ROCK ENGINEERING
1311 FREMONT DRIVE
BOISE, IDAHO
(208) 542-2665

LAND USE DATA:
EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: RESIDENTIAL



SURVEYOR'S CERTIFICATE
I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

LICENSE NO. 9369



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	74.39	163.00'	25°49'53"	N12°58'52"E	73.76'
C2	90.17	200.00'	25°49'53"	N12°58'52"E	89.41'
C3	191.28	235.00'	24°44'33"	N12°24'41"E	100.49'
C4	4.67	235.00'	1°09'22"	N25°19'38"E	4.67'

NOTES
1. A 15' FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTTAGES AS SHOWN.

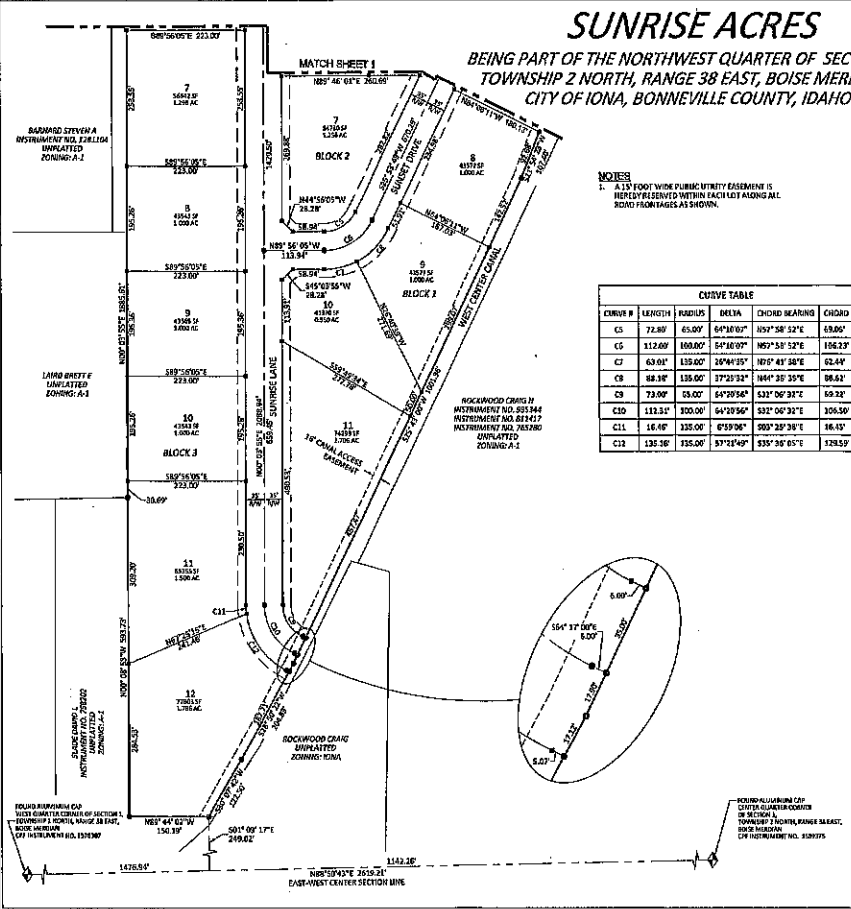
EAGLE ROCK ENGINEERING
CIVIL & PLANNING & SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:	SURVEYED BY:	ADAM SNARR
1331 Fremont Ave. Idaho Falls, Idaho 83402	DRAWN BY:	SCOTT ROWLEY
	APPROVED BY:	KURT ROLAND
	PROJECT NO.:	2082
	SCALE:	1:100
310 N 2nd East, Suite 153 Rexburg, Idaho 83440	DATE:	FEBRUARY 2021
	REVISION:	0
	CAD NAME:	SUNRISE ACRES PLAT DWG

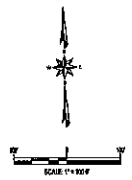
SUNRISE ACRES

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TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN
CITY OF IONA, BONNEVILLE COUNTY, IDAHO

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 1. The survey was conducted in accordance with the Idaho State Surveying and Mapping Act, Chapter 24, Idaho Code, and the rules and regulations of the Board of Surveying and Mapping, Idaho State Department of Transportation.



NOTES
 1. A 15' FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES AS SHOWN.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	72.80	65.00'	64°38'07"	N57°58'52"E	69.80'
C6	112.80	100.00'	54°40'07"	N57°58'52"E	106.23'
C7	63.01'	135.00'	36°44'25"	N25°41'58"E	62.44'
C8	88.38'	135.00'	37°23'32"	N44°20'35"E	88.61'
C9	73.00'	65.00'	64°39'54"	S32°04'32"E	69.32'
C10	112.31'	100.00'	64°39'54"	S32°04'32"E	106.50'
C11	16.40'	135.00'	6°59'06"	S03°28'38"E	16.43'
C12	136.50'	135.00'	57°14'49"	S35°38'05"E	129.59'

- LEGEND**
- P.D.L. POINT OF BEGINNING
 - ROADWAY CENTERLINE
 - SECTION LINE
 - LOT LINE
 - BOUNDARY
 - 15' PUBLIC UTILITY EASEMENT
 - PLACED 3/4" x 3/4" IRON ROD WITH CAP MARKED P.L.S. 5569
 - PLACED 1/2" x 3/4" IRON ROD WITH CAP MARKED P.L.S. 5569
 - SECTION CORNER

SURVEYORS CERTIFICATE
 I, BRUCE A. HELM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY STATED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.
 LICENSE NO. 9399



SHEET 2 OF 3

EAGLE ROCK ENGINEERING
 CIVIL & PLANNING & SURVEYING
 IDAHO FALLS (202) 242-2085 REGISTERED (202) 242-2465

OFFICES AT:
 5231 Fremont Ave.
 Malho Falls, Idaho 83402
 310 N 2nd East, Suite 153
 Rexburg, Idaho 83440

SURVEYED BY: ANNA KHAN	APPROVED BY: SCOTT ROWLEY
DATE: FEBRUARY 2021	SCALE: 1" = 100'
REVISION: 0	CAD NAME: SUNRISE ACRES PLAT.DWG