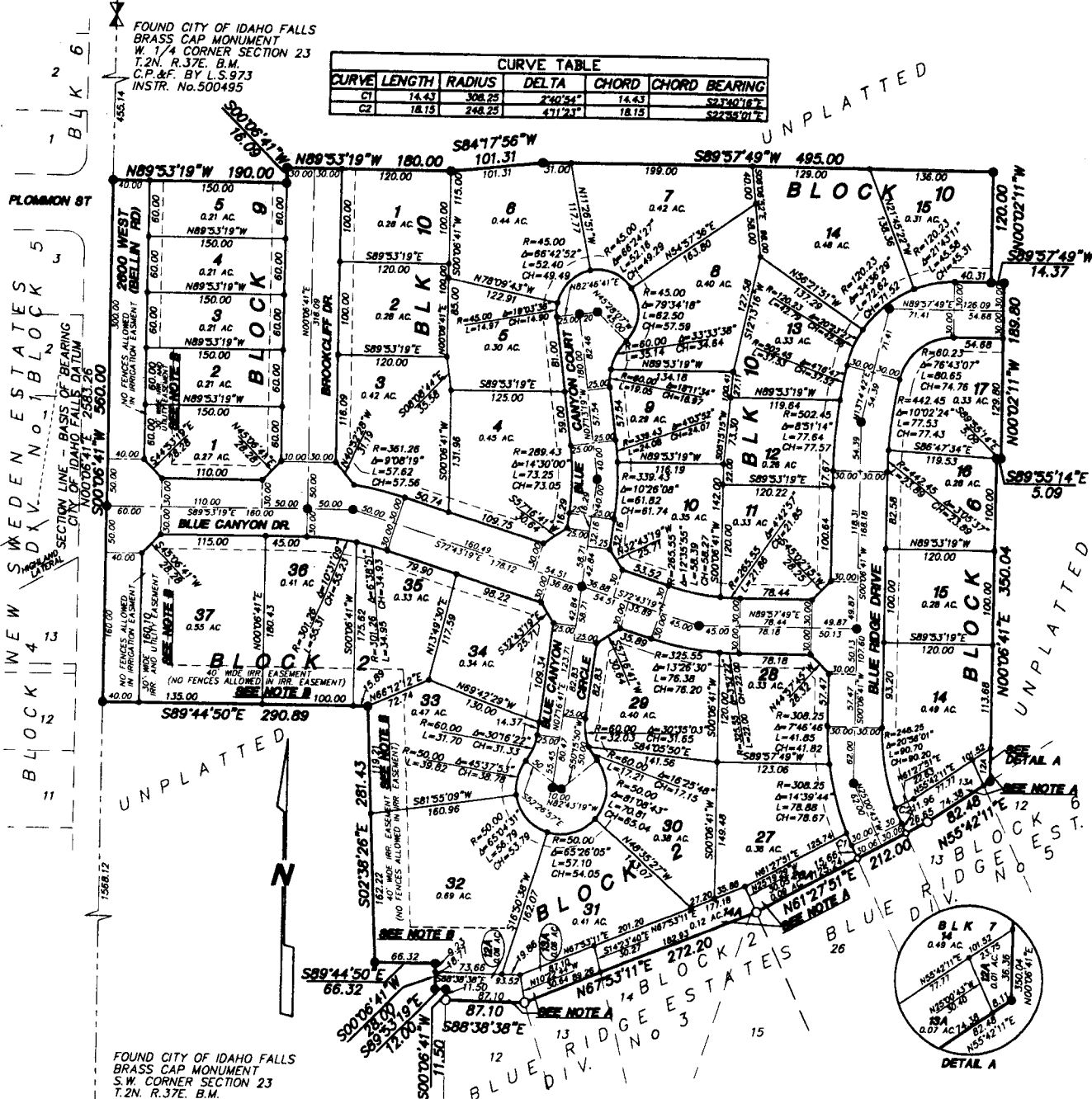


# BLUE RIDGE ESTATES DIVISION NO. 7

## AN ADDITION TO THE CITY OF IDAHO FALLS BONNEVILLE COUNTY, IDAHO

BEING A PART OF THE W.1/2 S.W.1/4 SECTION 23 T.2N. R.37E. B.M.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.43	308.25	2°40'34"	14.43	S27°40'18"E
C2	18.15	248.25	471'23"	18.15	S22°54'01"E

FOUND CITY OF IDAHO FALLS  
BRASS CAP MONUMENT  
W. 1/4 CORNER SECTION 23  
T.2N. R.37E. B.M.  
C.P.&F. BY L.S.973  
INSTR. No.500495

FOUND CITY OF IDAHO FALLS  
BRASS CAP MONUMENT  
S.W. CORNER SECTION 23  
T.2N. R.37E. B.M.  
C.P.&F. BY L.S.973  
INSTR. No.500416

### LEGEND & NOTES

- 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S. 8795
- 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S. 8795
- 1/2" Steel Re-bar found with caps stamped L.S. 8795
- 5/8" Steel Re-bar found with caps stamped L.S. 8795

#### NOTE A

Lots 12A, 13A, 14A, 26A Block 2 and Lots 12A, 13A Block 6 are non-buildable Lots

Entire area of said lots are to be a dedicated irrigation easement and no fences or permanent structures shall be allowed in said lots

#### NOTE B

30 and 40 foot Irrigation easements to be maintained by individual lot owners for weed control and landscaping maintenance. Access by New Sweden Irrigation District must be provided continuously through the easements. No fences are allowed across or in said easements.

A 15 foot wide Utility Easement is hereby reserved along all road frontages within each lot. All other easements are Eight feet wide unless otherwise noted

First American Title Company  
Idaho Falls, Idaho 83404  
While this is a photographic reproduction of the recorded plat, the Company assumes no liability for variations, if any, with a re-survey.

