BRIDGEWATER
DIVISION NO. 4
AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE N.E. 1/4 OF SECTION 15, T.2N. R.38E. B.M.

SECTION LINE (BASIS OF BEARING)
CITY OF IDAHO FALLS DATUM-PRE 2004
S00°02'56"E 2639.89

BRASS CAP
N.E. COR. SECTION 15
T.2N. R.38E. B.M.
CP&F BY L.S. 827
INSTR. No. 823768

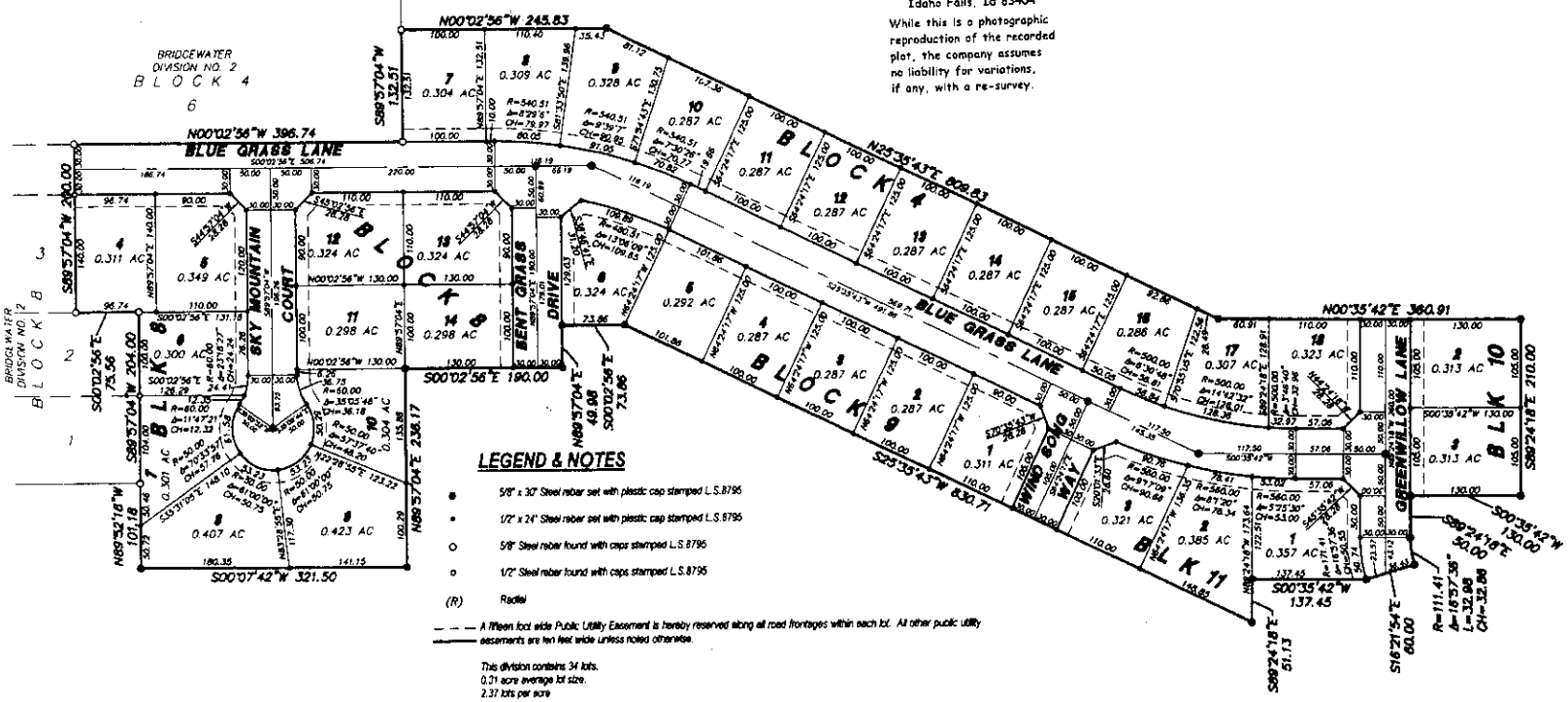
BRASS CAP
E 1/4 COR. SECTION 15
T.2N. R.38E. B.M.
CP&F BY L.S. 760
INSTR. No. 821874

BOUNDARY DESCRIPTION

Beginning at a point that is S.00°02'56"E. 911.97 feet and S.89°57'04"W. 1017.49 feet from the Northeast Corner of Section 15, Township 2 North, Range 38 East of the Boise Meridian, said point being on the South line of Lot 6, Block 4, Bridgewater, Division No. 2, an Addition to the City of Ammon, Bonneville County, Idaho; running thence along the Boundary of said Division No. 2 the following five (5) courses: S.89°57'04"W. 132.51 feet; thence N.00°02'56"W. 396.74 feet; thence S.89°57'04"W. 200.00 feet; thence S.00°02'56"E. 75.56 feet; thence S.89°57'04"W. 204.00 feet; thence N.89°52'18"W. 101.18 feet; thence S.00°07'42"W. 321.50 feet; thence N.89°57'04"E. 236.17 feet; thence S.00°02'56"E. 190.00 feet; thence N.89°57'04"E. 49.98 feet; thence S.00°02'56"E. 73.86 feet; thence S.25°35'43"W. 830.71 feet; thence S.89°24'18"E. 51.13 feet; thence S.00°35'42"W. 137.45 feet; thence S.16°21'54"E. 60.00 feet to a point on a curve with a radius of 111.41 feet and a chord bearing N.82°06'54"E. 32.86 feet; thence to the right along said curve 32.98 feet through a central angle of 16°57'36"; thence S.89°24'18"E. 50.00 feet; thence S.00°35'42"W. 130.00 feet; thence S.89°24'18"E. 210.00 feet; thence N.00°35'42"E. 360.91 feet; thence N.25°35'43"E. 809.83 feet; thence N.00°02'56"W. 245.83 feet to the POINT OF BEGINNING.
Containing 14.33 acres.

First American Title Company
Idaho Falls, Id 83404

While this is a photographic reproduction of the recorded plat, the company assumes no liability for variations, if any, with a re-survey.



LEGEND & NOTES

- ■ 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
- • 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
- ○ 5/8" Steel rebar found with caps stamped L.S.8795
- ○ 1/2" Steel rebar found with caps stamped L.S.8795
- (R) Radial

— — — A fifteen foot wide Public Utility Easement is hereby reserved along all road frontages within each lot. All other public utility
———— easements are ten feet wide unless noted otherwise.

This division contains 34 lots.
0.31 acre average lot size.
2.37 lots per acre

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.