

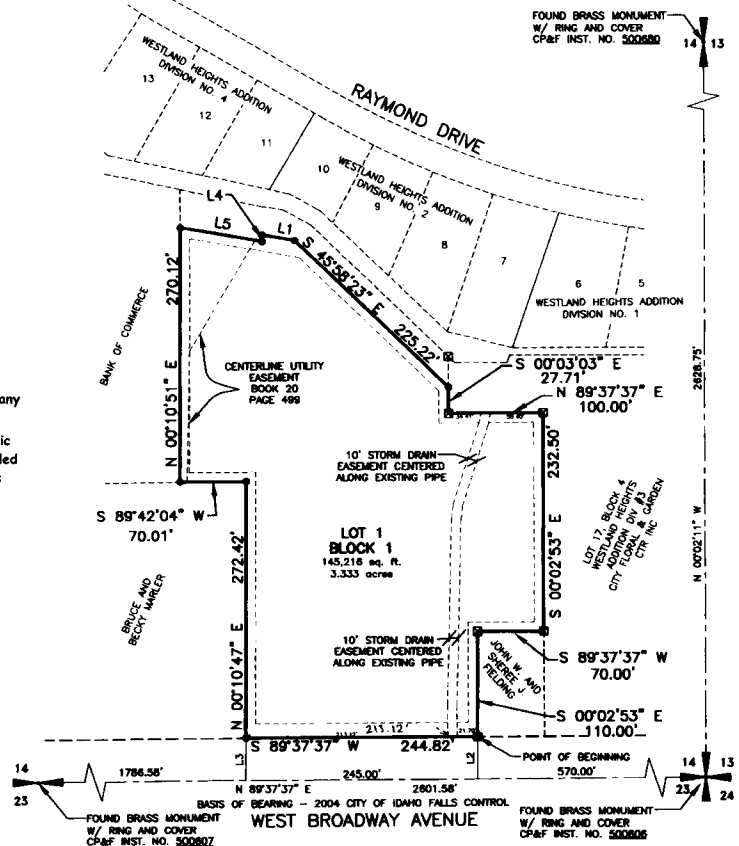
BROADWAY BANK ADDITION

DIVISION NO. 1

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
 BEING A PORTION OF THE SOUTHEAST 1/4 OF
 SECTION 14, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.
 AND ALSO BEING A REPLAT OF A PORTION OF LOT 17, BLOCK 4,
 WESTLAND HEIGHTS ADDITION, DIVISION NO. 3

LINE	LENGTH	BEARING
L1	34.82'	S 80°13'23" E
L2	45.00'	N 00°02'53" W
L3	45.00'	N 00°10'47" E
L4	6.93'	N 00°10'47" E
L5	87.73'	S 80°07'53" E

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

- Boundary Line
- - - - Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Easement Line
- Set 5/8"x30" Rebar with Plastic Cap - L.S. 10786
- ⊗ Found 1/2"x24" Rebar - No Cap

GRAPHIC SCALE



NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET AND AN EASEMENT FOR PUBLIC UTILITIES OVER THE TEN (10) FEET ALONG ANY SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
3. THE DEVELOPER AND OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.