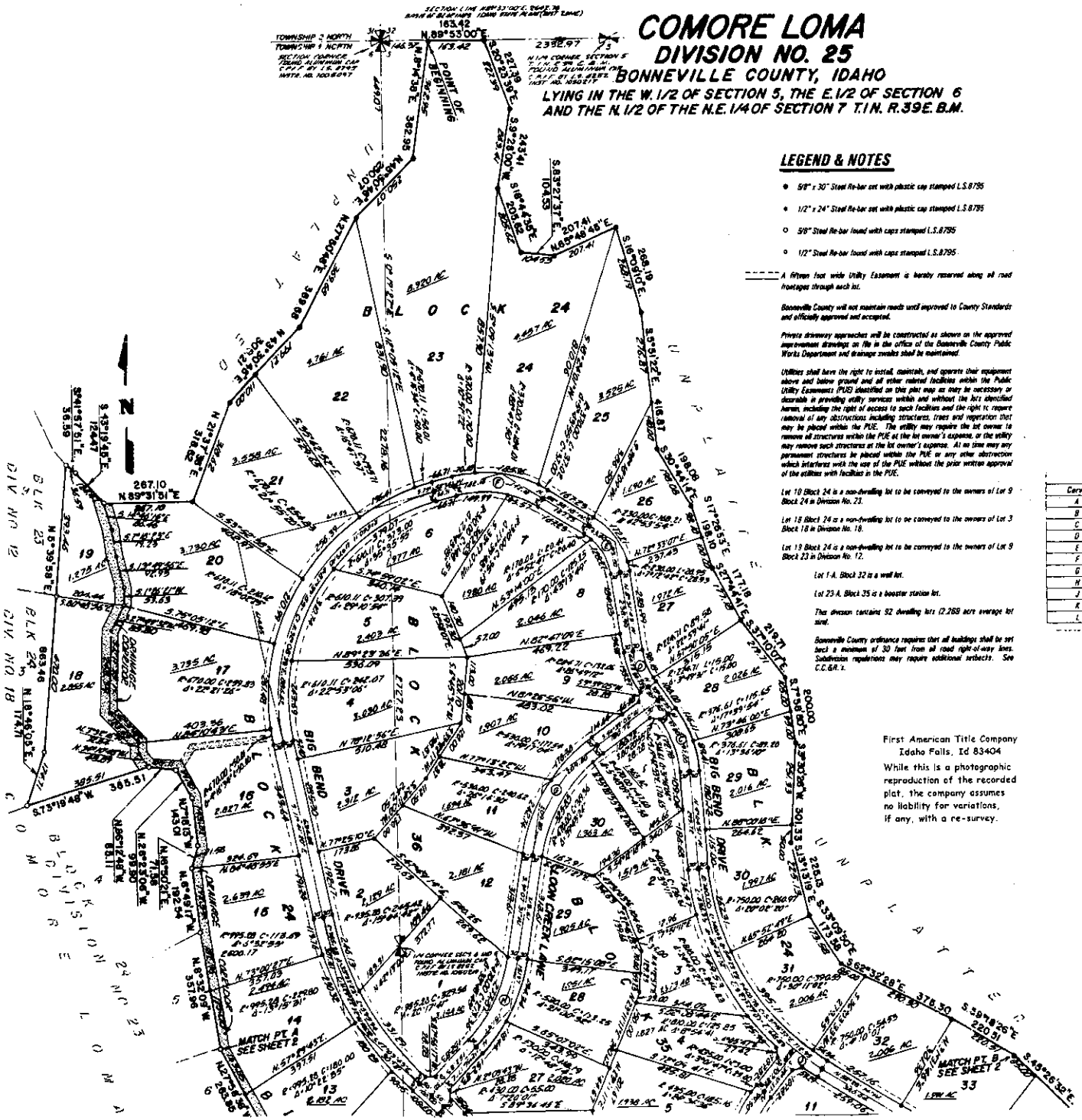
COMORE LOMA
DIVISION NO. 25
BONNEVILLE COUNTY, IDAHO
LYING IN THE W. 1/2 OF SECTION 5, THE E. 1/2 OF SECTION 6 AND THE N. 1/2 OF THE N.E. 1/4 OF SECTION 7 T.1 N. R.39 E. B.M.



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
- ○ 5/8" Steel Re-bar found with caps stamped L.S.8795
- ○ 1/2" Steel Re-bar found with caps stamped L.S.8795

A fifteen foot wide Utility Easement is hereby reserved along all road frontages through each lot.

Bonneville County will not maintain roads until improved to County Standards and officially approved and accepted.

Private driveway approaches will be constructed as shown on the approved improvement drawings on file in the office of the Bonneville County Public Works Department and drainage swales shall be maintained.

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.

Lot 10 Block 24 is a non-dwelling lot to be conveyed to the owners of Lot 9 Block 24 in Division No. 23.

Lot 18 Block 24 is a non-dwelling lot to be conveyed to the owners of Lot 3 Block 18 in Division No. 18.

Lot 19 Block 24 is a non-dwelling lot to be conveyed to the owners of Lot 9 Block 23 in Division No. 12.

Lot 1-A, Block 32 is a well lot.

Lot 23-A, Block 35 is a booster station lot.

This division contains 92 dwelling lots (2.269 acre average lot size).

Bonneville County ordinance requires that all buildings shall be set back a minimum of 30 feet from all road right-of-way lines. Subdivision regulations may require additional setbacks. See C.C.&R.'s.

SUPPLEMENTAL ROAD CENTERLINE CURVE DATA

Curve	Radius	Length	Delta	Tangent	Chord	Bearing
A	200.00	182.02	52°08'43"	97.86	175.80	S.2°40'08"E.
B	405.00	195.14	27°36'23"	99.50	193.26	S.26°22'25"W
C	346.61	188.15	31°16'04"	97.00	186.82	S15°42'53"E.
D	354.71	119.23	26°49'12"	60.73	118.14	S.21°56'19"E.
E	200.00	174.92	50°06'36"	93.50	169.40	S.33°35'01"E
F	340.00	269.32	45°23'06"	142.17	262.33	S.81°18'52"E.
G	500.00	397.29	45°31'33"	209.80	386.92	S.31°53'18"W
H	500.00	295.07	33°48'45"	151.97	290.81	S.26°01'54"W
J	780.00	104.11	7°38'51"	52.13	104.03	S.54°38'48"E.
K	1850.42	48.68	1°30'27"	24.34	48.68	S.70°50'32"E.
L	1110.39	253.69	13°05'25"	127.40	253.14	S.63°32'36"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.