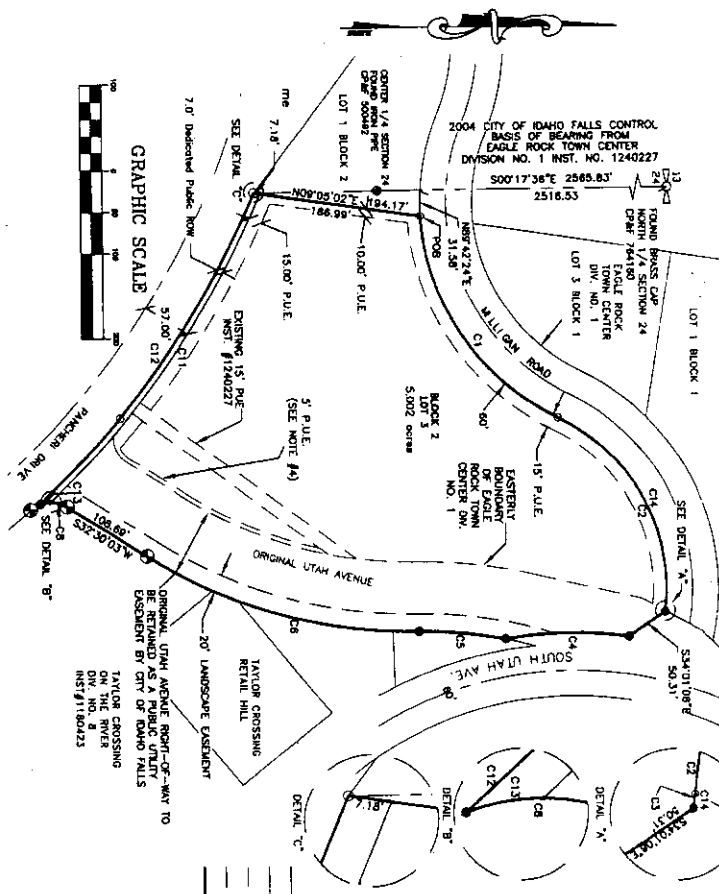


EAGLE ROCK TOWN CENTER DIVISION NO. 2

BEING A REPLAT OF LOT 2 BLOCK 2 OF EAGLE ROCK TOWN
CENTER DIVISION NO. 1, AND A PART OF THE E1/2 OF
SECTION 24, T.2N., R.37E., CITY OF IDAHO FALLS, BONNEVILLE
COUNTY, IDAHO



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

CURVE	LENGTH	BEARS	DELTA	CHORD	BEARING
C1	288.47	220.00	61.00° 54'	284.54	N85° 38' 44" W
C2	272.76	220.00	71.00° 12'	255.62	N81° 17' 33" E
C3	0.88	220.00	0° 13' 41"	0.88	S88° 44' 40" E
C4	143.93	472.90	17° 26' 18"	143.38	S00° 46' 37" E
C5	99.33	497.50	11° 26' 27"	99.16	S05° 28' 52" W
C6	350.29	577.50	32° 46' 14"	323.81	S10° 05' 56" W
C7	438.14	1001.84	24° 46' 08"	431.72	S08° 49' 48" W
C8	444.3	1001.84	21° 56' 08"	440.72	N85° 24' 54" W
C9	12.98	35.00	21° 51' 15"	12.81	N101° 11' 27" E
C14	273.84	220.00	71° 55' 53"	258.34	N81° 44' 26" E

LEGEND

- SECTION CONTROL
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- LANDSCAPING EASEMENT
- BOUNDARY LINE
- FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLUS 8795
- FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED PLUS 4563
- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED PLUS 4563
- SET 3/8" IRON ROD WITH PLASTIC CAP STAMPED 10786
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 10786

NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT FIFTY (50) FEET PUBLIC UTILITIES ACCESS EASEMENT (15) FEET ADJACENT TO ANY STREET AND AN EASEMENT FOR SUBDIVISION BOUNDARY AS SHOWN. 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 CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.
4. FIVE FOOT PILE BEING FIVE FEET WESTERLY AND PARALLEL WITH THE EASTERLY BOUNDARY EAGLE ROCK TOWN CENTER DIV. NO. 1 INST# 1240227.