EAGLE ROCK TOWN CENTER

DIVISION NO. 1

BEING A REPLAT OF PARTS OF LOTS 14–17 AND A PORTION OF 12 AND 13, BLOCK 1 OF THE POITIVEN SUBDIVISION AND A PART OF SECTION 24, T.2N., R.37E., B.M., CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES 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 CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

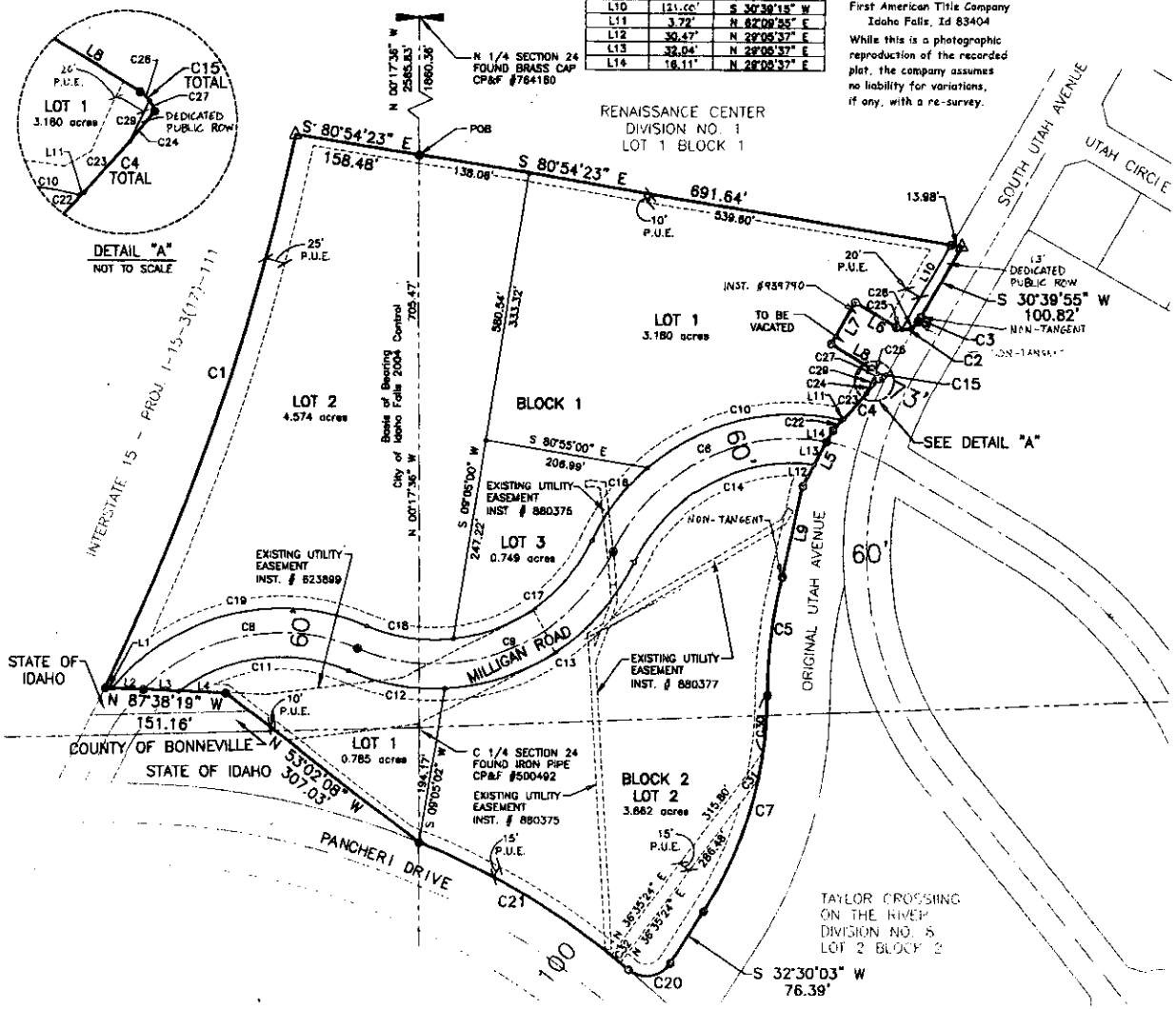
GRAPHIC SCALE

100 0 50 100 200 400

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.71'	S 87°38'19" E
L2	39.55'	S 87°38'19" E
L3	44.32'	S 87°38'19" E
L4	58.57'	S 87°38'19" E
L5	78.82'	S 29°05'37" W
L6	60.00'	N 59°13'17" W
L7	60.00'	S 30°46'43" W
L8	60.00'	S 59°13'17" E
L9	115.38'	S 12°53'21" W
L10	121.00'	S 30°39'15" W
L11	3.72'	N 62°09'55" E
L12	30.47'	N 29°05'37" E
L13	32.04'	N 29°05'37" E
L14	16.11'	N 29°05'37" 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.



CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	2984.57'	13°58'42"	723.27'	N 19°03'30" E	721.47'
C2	20.00'	90°10'02"	31.47'	S 79°42'35" W	28.37'
C3	870.00'	0°33'50"	8.59'	S 30°58'33" W	8.59'
C4	870.00'	7°23'25"	86.43'	S 42°16'16" W	86.37'
C5	577.50'	14°32'55"	146.64'	S 07°00'18" W	146.25'
C6	250.00'	73°46'55"	321.93'	S 62°39'55" W	300.15'
C7	497.50'	32°46'14"	284.55'	S 18°06'56" W	280.69'
C8	250.00'	66°33'49"	290.44'	S 78°10'55" W	274.38'
C9	250.00'	86°21'22"	376.80'	N 69°17'08" E	342.13'
C10	280.00'	53°20'28"	260.67'	N 76°06'46" W	251.38'
C11	220.00'	58°35'12"	224.96'	S 83°10'14" W	215.28'
C12	280.00'	25°16'48"	123.54'	S 80°10'35" E	122.54'
C13	280.00'	61°04'34"	298.47'	N 56°38'44" E	284.54'
C14	220.00'	71°02'12"	272.76'	S 61°37'33" W	255.82'
C15	20.00'	45°46'59"	16.28'	S 31°14'43" E	14.91'
C16	280.00'	23°20'05"	114.03'	N 37°46'30" W	113.25'
C17	220.00'	57°49'41"	221.79'	N 54°59'18" E	212.51'
C18	220.00'	28°35'42"	109.80'	S 81°50'01" E	108.66'
C19	280.00'	72°08'51"	352.58'	S 76°23'24" W	329.74'
C20	35.00'	97°00'05"	59.25'	S 81°00'05" W	52.43'
C21	1004.94'	17°35'00"	308.40'	N 59°17'23" W	307.20'
C22	670.00'	1°44'55"	20.45'	N 45°05'27" E	20.45'
C23	670.00'	3°57'21"	42.34'	N 42°24'17" E	42.39
C24	670.00'	2°01'11"	23.62'	N 39°35'01" E	23.62'
C25	20.00'	20°50'02"	7.27'	S 14°37'25" E	7.23'
C26	20.00'	23°18'59"	8.14'	N 47°38'22" W	8.08'
C27	20.00'	20°27'00"	7.14'	N 25°37'23" W	7.10'
C28	20.00'	69°20'00"	24.20'	N 65°17'34" E	23.75'
C29	472.90'	3°18'57"	27.37'	S 25°57'37" W	27.36'
C30	497.50'	8°11'29"	71.13'	N 03°49'33" E	71.07'
C31	497.50'	3°50'20"	33.33'	N 09°50'28" E	33.33'
C32	1004.94'	0°51'20"	15.01'	N 51°41'42" W	15.01'

LEGEND

- Section control corners
- Section line
- Center line
- Right-of-way
- Boundary line
- Lot line
- Easement line
- POB — Point of Beginning
- Set 5/8"x30" iron rod with aluminum cap stamped LS #564-3
- Set 5/8"x30" iron rod with plastic cap stamped L.S. #564-3
- Set 1/2"x24" iron rod with plastic cap stamped LS #564-3
- Found 5/8" iron Rod with plastic cap stamped LS 10786
- P.U.E. — Public Utility Easement
- (R-N00°00'00"E) — Record Bearing