

**LEGEND**

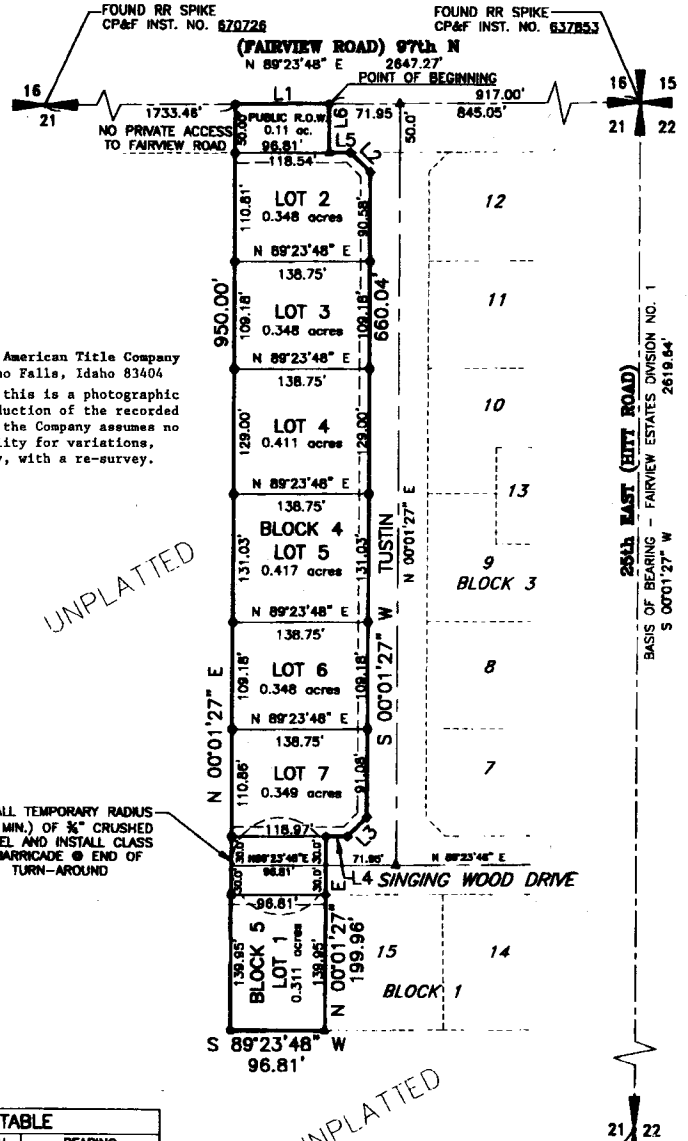
- Section control corners
- Placed 5/8"x30" iron rod with cap marked P.L.S. 10786
- Placed 1/2"x24" iron rod with cap marked P.L.S. 10786
- Utility easements are 10' wide along the street frontage of all lots.
- Found 1/2"x24" iron rod with cap marked P.L.S. 4563
- Found 5/8"x30" iron rod with cap marked P.L.S. 4563

# FAIRVIEW ESTATES SUBDIVISION DIVISION NO. 2

BEING A REPLAT OF LOT 1, BLOCK 4 OF FAIRVIEW ESTATES DIVISION NO. 1  
AND A PART OF THE NE 1/4 OF SECTION 21, T. 3 N., R. 38 E., B.M.  
BONNEVILLE COUNTY, IDAHO

**GENERAL 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 EIGHT (8) 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 BONNEVILLE COUNTY.
3. LOTS SHOWN ON THIS PLAT ARE INCLUDED IN A LIGHTING DISTRICT AND WILL BE ASSESSES FOR THE OPERATION AND MAINTENANCE COSTS.
4. DRAINAGE SWALES (GUTTERS), PRIVATE DRIVEWAYS AND SIDEWALK APPROACHES WILL BE CONSTRUCTED AND MAINTAINED WITH THE CORRECT CROSS-SECTION AS SHOWN ON THE APPROVED IMPROVEMENT DRAWINGS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.
5. THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED.



First American Title Company  
Idaho Falls, Idaho 83404  
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GRAPHIC SCALE



INSTALL TEMPORARY RADIUS (50' MIN.) OF 3/4" CRUSHED GRAVEL AND INSTALL CLASS III BARRICADE @ END OF TURN-AROUND

LINE	LENGTH	BEARING
L1	96.81'	N 89°23'48" E
L2	28.44'	S 45°17'23" E
L3	28.13'	S 44°42'37" W
L4	22.18'	S 89°23'48" W
L5	21.73'	N 89°23'48" E
L6	50.00'	S 00°01'27" E

FOUND 1/2" IR WITH PLASTIC CAP IN ASPHALT CP&F INST. NO. 873634

UNPLATTED

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