

KOHLER SUBDIVISION

DIVISION NO. 1

BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE NE 1/4 OF SECTION 7, T. 1 N., R. 38 E., B.M.

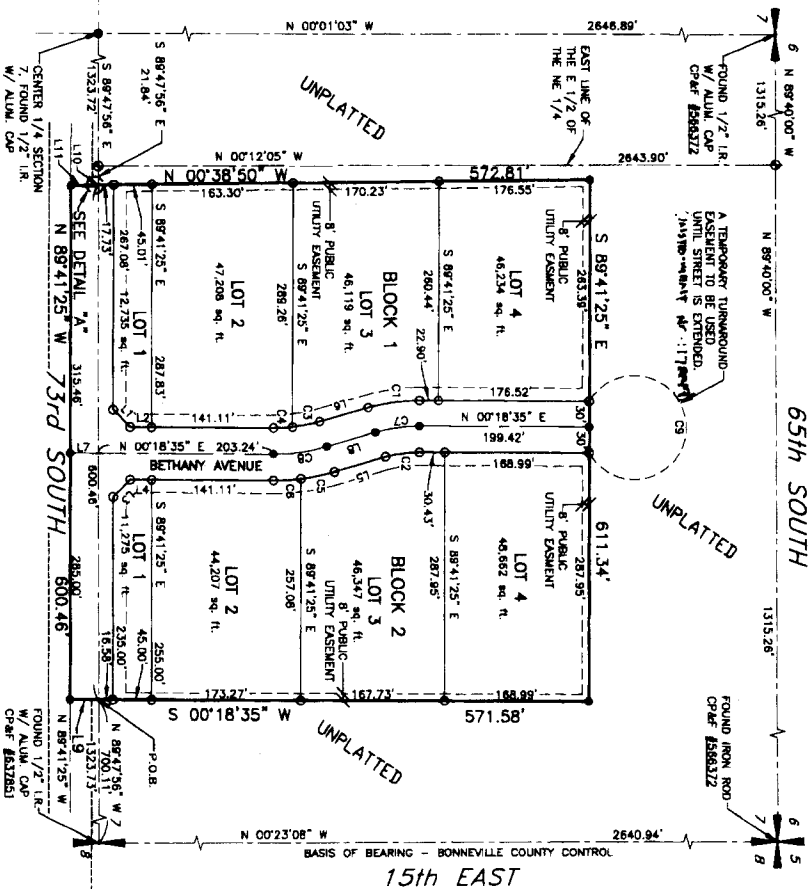
CURVE TABLE			
Curve	Radius	Delta	Length
C1	210.00'	1826.18'	60.25'
C2	150.00'	1826.18'	43.00'
C3	150.00'	944.24'	32.26'
C4	150.00'	641.56'	22.21'
C5	250.00'	907.48'	38.47'
C6	250.00'	723.50'	32.26'
C7	180.00'	1826.18'	51.84'
C8	220.00'	1826.18'	63.12'
C9	60.00'	30904.53'	314.64'

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.28'	S 48°18'35" W
L2	25.00'	N 00°18'35" E
L3	28.28'	S 44°41'25" E
L4	25.00'	N 00°18'35" E
L5	56.87'	N 18°07'43" W
L6	56.87'	N 18°07'43" W
L7	32.87'	N 00°18'35" E
L8	56.87'	N 18°07'43" W
L9	33.42'	S 00°18'35" W
L10	1.32'	N 89°47'56" W
L11	32.28'	N 00°18'10" E

LEGEND

- Section center 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 15' wide along the original frontage of all lots and 6' wide along subdivision boundary.

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



GENERAL NOTES

- 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 ADJACENT TO ANY SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF BONNEVILLE COUNTY.
- LOTS SHOWN ON THIS PLAN ARE INCLUDED IN A LIGHTING DISTRICT AND WILL BE ASSESSES FOR THE OPERATION AND MAINTENANCE COSTS.
- DRAINAGE SWALES (GUTTERS), AND PRIVATE DRAINAGE 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.
- THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
- LOT 3, BLOCK 2 AND LOT 1, BLOCK 2 ARE NOT BUILT-DAMP LOTS AND HAVE NO DIRECT ACCESS TO 73RD SOUTH.

