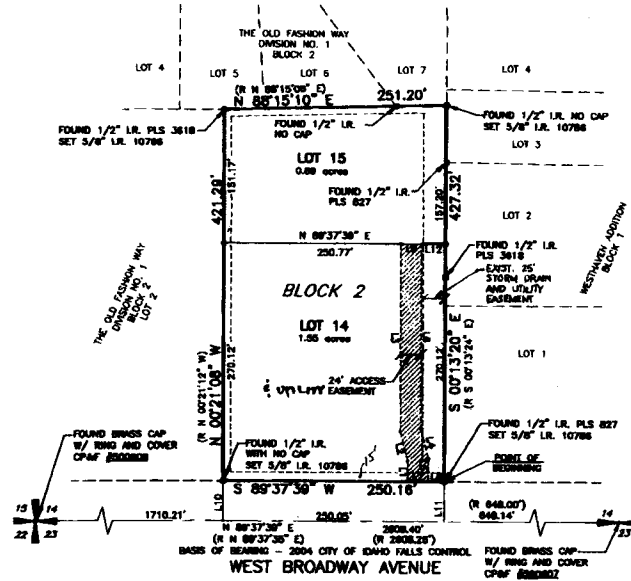


1ST AMENDED PLAT OF THE OLD FASHION WAY LOT 1 BLOCK 2, DIVISION NO. 1

TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A REPLAT OF THE OLD FASHION WAY LOT 1, BLOCK 2, DIVISION NO. 1,
BEING A PORTION OF THE SOUTHWEST 1/4 OF
SECTION 14, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.14'	N 00°22'21" W
L2	34.44'	N 14°23'36" W
L3	213.56'	N 00°22'21" W
L4	34.44'	N 14°23'36" W
L5	28.10'	N 00°22'21" W
L6	210.81'	N 00°22'21" W
L7	24.00'	S 89°37'30" W
L8	17.80'	S 89°37'30" W
L9	24.00'	N 89°37'30" E
L10	45.00'	S 00°21'15" E
L11	45.00'	N 00°13'20" W
L12	26.88'	N 89°37'30" E

LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Easement Line

- Set 5/8"x30" Rebar with Plastic Cap - L.S. 10786
- Set 1/2"x24" Rebar with Plastic Cap - L.S. 10786
- Found 5/8"x30" Rebar with Plastic Cap
- Found 1/2"x24" Rebar with Plastic Cap

(R N 00°00'00" E) Record Bearing

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 THE CITY OF IDAHO FALLS.
3. THE DEVELOPER AND OR OTHER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
4. THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

GRAPHIC SCALE

