

RED ROCK ESTATES DIVISION NO. 3

PART OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M.

BONNEVILLE COUNTY, IDAHO

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.

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - PROPERTY LINE
 - LOT LINE
 - UTILITY EASEMENT UNLESS OTHERWISE NOTED
 - RECORD BEARING & DISTANCE
 - SET 1/2" NON ROOM W/ YELLOW PLASTIC CAP LABELED LS 8388
 - SET 5/8" NON ROOM W/ YELLOW PLASTIC CAP LABELED LS 8388
 - FOUND 5/8" NON ROOM W/ YELLOW PLASTIC CAP LABELED LS 8388
 - FOUND 1/2" NON ROOM W/ YELLOW PLASTIC CAP LABELED LS 8388
 - FOUND 5/8" NON ROOM W/ YELLOW PLASTIC CAP LABELED LS 8388
 - FOUND 1/2" NON ROOM W/ YELLOW PLASTIC CAP LABELED LS 8388
 - SECTION CORNER

- NOTES:**
1. A 16 foot wide utility easement is reserved along the West side of all lots. The public utility easements shown herein are not dedicated to the public but the right to use said easements are reserved for public utilities or for any other uses as designated.
 2. Grillage marks (generally, grade, driveway and sidewalk) approaches will be constructed and machined with the correct cross-section as shown on the approved improvement drawings on file with the Bonneville County Public Works Department.
 3. All buildings shall be set back 30 feet from all rear right-of-way lines.
 4. No vehicular traffic will be allowed onto lots raised from Lots 1, 2, 3 and 4 Block 2 and Lots 3 and 4 Block 7.
 5. Lots shown on this plat are included in a lighting district and will be assessed for operation and maintenance cost of the district.
 6. Lots 1 and 2 Block 7 are non-buildable lots.
 7. The typical radius for a curb return is 20 feet.

