

FINAL PLAT

SWEET COUNTRY ESTATES DIVISION NO. 1

PART OF THE
SE 1/4 OF SECTION 16, T. 3N., R. 38E., B.M.
BONNEVILLE COUNTY, IDAHO

Found Aluminum Cap
Stamped U.S. 8252
At R.E. Distance Shown On
C.P. REF. Plat. No. 507180

Found 5/8" Iron Rod
With Plastic Cap
Stamped P.L.S. 0781

Found 1/2" Iron Rod With
Plastic Cap Stamped P.L.S.
10643, Accepted As The
NW Corner, SE 1/4, SE 1/4

LEGEND

- Section Corner (As Needed)
- Quarter Corner (As Needed)
- Set 5/8" x 3/8" Iron Rod With Plastic Cap Stamped P.L.S. 0781
- Set 1/2" x 3/4" Iron Rod With Plastic Cap Stamped P.L.S. 0781
- Found 1/2" Iron Rod With Plastic Cap (As Needed)
- Found 5/8" Iron Rod With Plastic Cap (As Needed)
- Found 5/8" Iron Rod With Plastic Cap (As Needed)
- Section Line
- Subdivision Boundary
- Lot Line

Utility Easements Are Fifteen (15) Feet Wide Along The Frontage Of All Lots, Side Yard And Rear Yard Easements Are Eight (8) Feet Wide Unless Noted Otherwise

LINE	LENGTH	BEARING
L1	25.51	N45°02'37"W
L2	25.51	N45°02'37"W
L3	25.51	N45°02'37"W
L4	25.51	N45°02'37"W
L5	25.51	N45°02'37"W
L6	25.51	N45°02'37"W
L7	25.51	N45°02'37"W
L8	25.51	N45°02'37"W
L9	25.51	N45°02'37"W
L10	25.51	N45°02'37"W
L11	25.51	N45°02'37"W
L12	25.51	N45°02'37"W
L13	25.51	N45°02'37"W
L14	25.51	N45°02'37"W
L15	25.51	N45°02'37"W
L16	25.51	N45°02'37"W
L17	25.51	N45°02'37"W
L18	25.51	N45°02'37"W
L19	25.51	N45°02'37"W
L20	25.51	N45°02'37"W
L21	25.51	N45°02'37"W
L22	25.51	N45°02'37"W
L23	25.51	N45°02'37"W
L24	25.51	N45°02'37"W

South 1/4 Cor. Sec. 16
Found Railroad Spike
C.P. REF. Plat. No. 507176

Found 1/2" Iron Rod With
Plastic Cap Stamped P.L.S.
07803, Accepted As The
SW Corner, SE 1/4, SE 1/4

Found 1/2" Iron Rod With
Plastic Cap Stamped P.L.S.
07804 (Based on Bearing)
(2004 City of Idaho Falls Plat. - 89921348 W)

Found Railroad Spike
C.P. REF. Plat. No. 507353

Found Aluminum Cap
Stamped U.S. 8252
At R.E. Distance Shown On
C.P. REF. Plat. No. 507180

Found 5/8" Iron Rod
With Plastic Cap
Stamped P.L.S. 0781

Found 1/2" Iron Rod With
Plastic Cap Stamped P.L.S.
10643, Accepted As The
NW Corner, SE 1/4, SE 1/4

Found Railroad Spike
C.P. REF. Plat. No. 507353

Found Aluminum Cap
Stamped U.S. 8252
At R.E. Distance Shown On
C.P. REF. Plat. No. 507180

Found 5/8" Iron Rod
With Plastic Cap
Stamped P.L.S. 0781

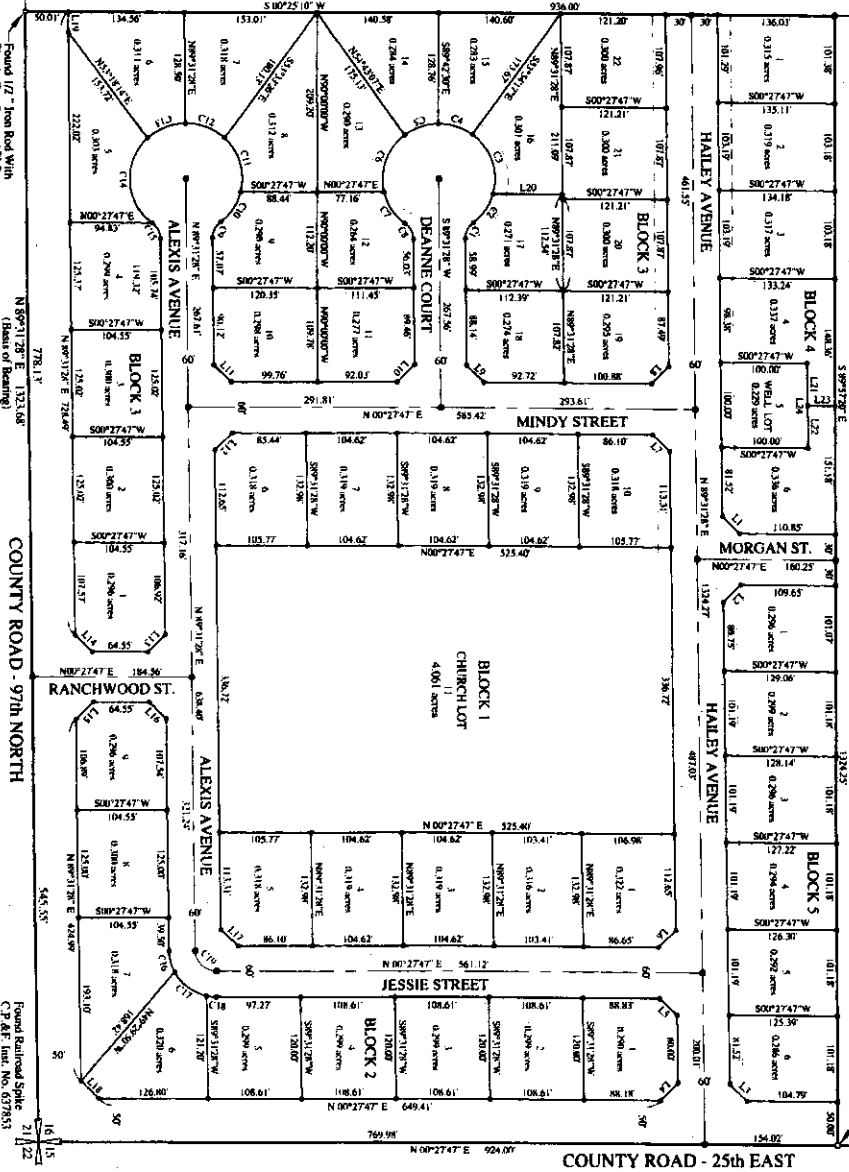
Found 1/2" Iron Rod With
Plastic Cap Stamped P.L.S.
10643, Accepted As The
NW Corner, SE 1/4, SE 1/4

NOTES

- 1.) Basis of Bearing - Record of Survey Insurance Number 0902169.
- 2.) Bonneville County will not maintain roads until constructed to County Standards and officially accepted.
- 3.) 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 Bonneville County Public Works Department.
- 4.) Direct access from any subdivision to either County Road 25th East, or County Road 97th North is specifically prohibited.
- 5.) Front Yard Setback = 30'. Rear Yard Setback = 20'. Refer to the Bonneville County Zoning & Building Ordinance Chapter 13, Section 1-1301, R.1 Residence Zone for specific Building Setback Information.
- 6.) Lots shown on this plat are included in a lighting district and will be assessed for operation and maintenance costs of the district.
- 7.) A fifteen (15) foot wide Public Utility Easement is hereby reserved within each lot, along the front, side and rear boundaries of the lots, for any and all utility easements for public utilities or for any other uses as designated on the plat.

First American Title Company

While this is a photographic reproduction of the recorded plat, the company assumes no liability for variations, if any, with a re-survey.



CURVE	RADIUS	LENGTH	DEG. V.	CHORD	CHORD BEARING
C1	53.00	22.51	24.70°	22.02	S64.90°E
C2	53.00	78.97	80.72°	40.25	N84.00°W
C3	53.00	78.97	99.28°	41.12	S17.57°W
C4	53.00	11.86	30.30°	11.86	S89.70°E
C5	53.00	75.15	60.44°	31.00	S70.54°E
C6	53.00	44.13	30.27°	43.83	N86.54°E
C7	53.00	23.43	52.10°	23.02	N66.18°E
C8	53.00	23.43	52.10°	23.02	N66.18°E
C9	53.00	23.43	52.10°	23.02	N66.18°E
C10	53.00	23.43	52.10°	23.02	N66.18°E
C11	53.00	23.43	52.10°	23.02	N66.18°E
C12	53.00	23.43	52.10°	23.02	N66.18°E
C13	53.00	23.43	52.10°	23.02	N66.18°E
C14	53.00	23.43	52.10°	23.02	N66.18°E
C15	53.00	23.43	52.10°	23.02	N66.18°E
C16	53.00	23.43	52.10°	23.02	N66.18°E
C17	53.00	23.43	52.10°	23.02	N66.18°E
C18	53.00	23.43	52.10°	23.02	N66.18°E
C19	53.00	23.43	52.10°	23.02	N66.18°E
C20	53.00	23.43	52.10°	23.02	N66.18°E