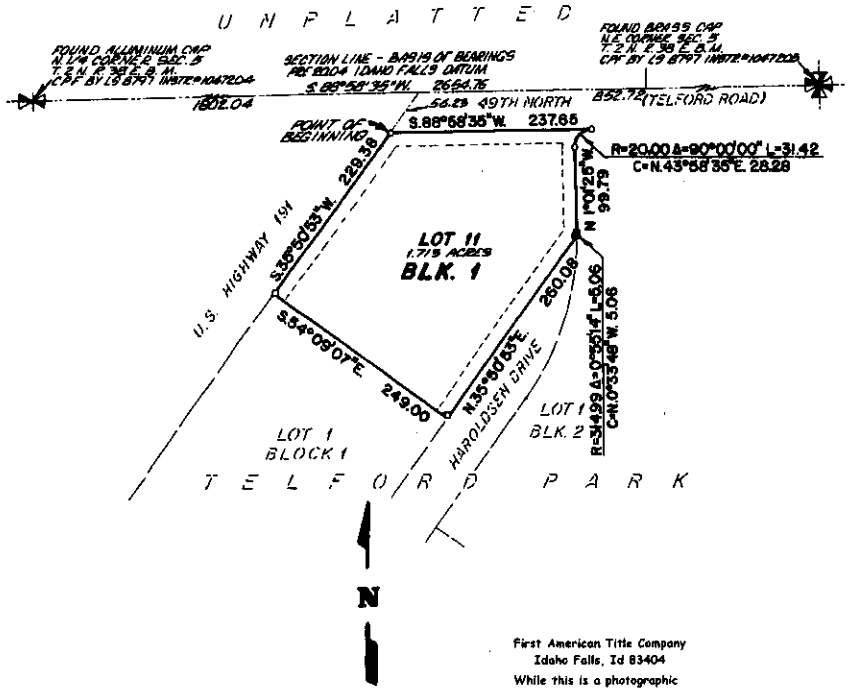
FIRST AMENDED PLAT OF
TELFORD PARK
BONNEVILLE COUNTY, IDAHO

BEING A REPLAT OF A PART OF LOT 1, BLOCK 1, TELFORD PARK AND ADJOINING HAROLDSEN DRIVE IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 5, T. 2 N., R. 38 E., B.M.



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 & NOTES

- ● 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
- ○ Found 1/2" Steel rebar (NO CAPS)
- □ Found 1/2" Steel rebar with plastic caps stamped L.S.4563

A fifteen foot wide Public Utility Easement is hereby reserved along all road frontages within each lot. All other public utility easements are as shown.

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 and Mountain River Engineering.

No direct vehicular access allowed onto 49th North or U.S. Highway 191.

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified hereon, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

All buildings shall be set back a minimum of 30 feet from road right-of-way lines.