First American Title Company
Idaho Falls, Id 83404
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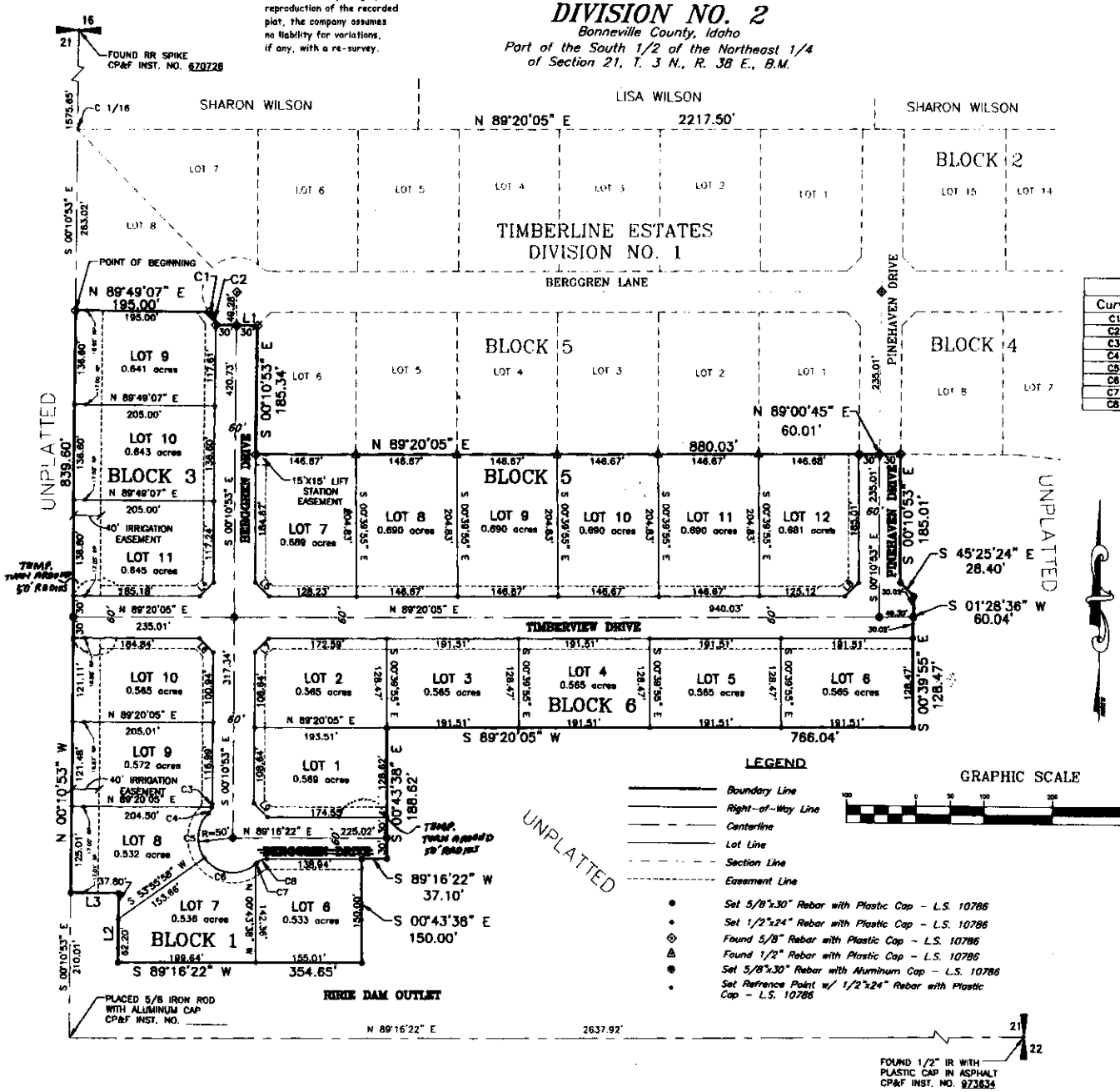
TIMBERLINE ESTATES
DIVISION NO. 2
Bonneville County, Idaho
Part of the South 1/2 of the Northeast 1/4 of Section 21, T. 3 N., R. 38 E., B.M.



CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	50.00'	7°32'43"	6.58'	S 40°46'27" E	6.58'
C2	20.00'	44°24'55"	15.50'	N 22°23'21" W	15.12'
C3	20.00'	12°59'41"	4.54'	N 06°18'57" E	4.53'
C4	20.00'	31°25'15"	10.97'	N 28°31'24" E	10.83'
C5	50.00'	80°18'04"	70.08'	S 04°05'00" W	64.48'
C6	50.00'	95°49'56"	83.63'	S 83°59'01" E	74.22'
C7	50.00'	3°14'33"	2.83'	N 46°28'43" E	2.83'
C8	20.00'	44°24'55"	15.50'	S 87°03'54" W	15.12'

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	S 89°37'06" E
L2	100.00'	S 00°10'53" E
L3	70.00'	N 89°16'22" E
L4	28.18'	N 44°34'36" E
L5	28.40'	N 45°25'24" W
L6	28.40'	N 45°25'24" W
L7	28.18'	N 44°34'36" E
L8	28.18'	N 44°34'36" E
L9	28.42'	S 45°27'16" E

GENERAL 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 BONNEVILLE COUNTY
3. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
4. LOTS SHOWN ON THIS PLAT ARE INCLUDED IN A LIGHTING DISTRICT AND WILL BE ASSESSES FOR THE OPERATION AND MAINTENANCE COSTS.
5. 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.
6. THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED

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

GRAPHIC SCALE