TIMBERLINE ESTATES
DIVISION NO. 3

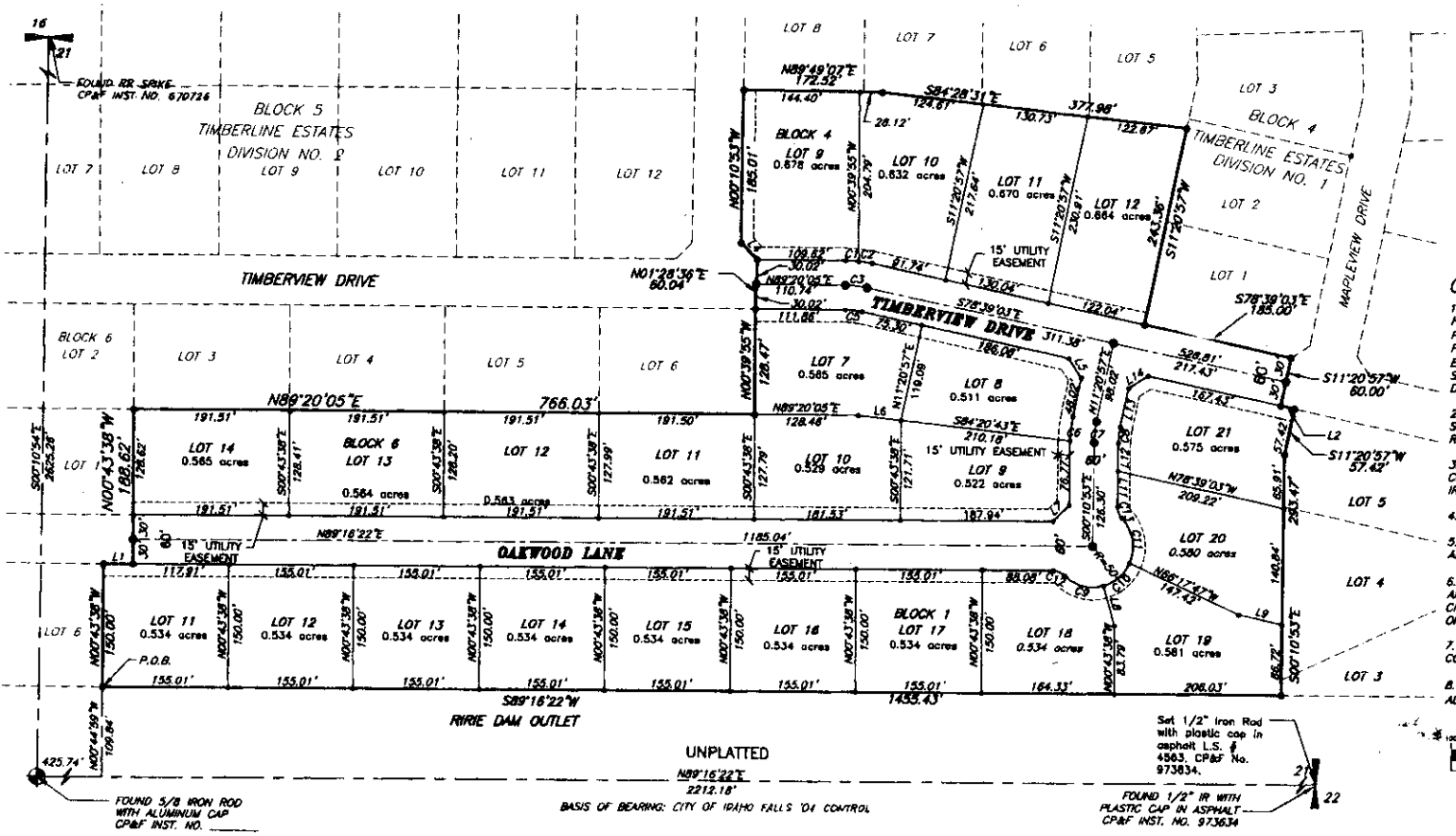
Bonneville County, Idaho
Part of the South 1/2 of the Northeast 1/4
of Section 21, Township 3 North, Range 38 East, B.M.

LEGEND

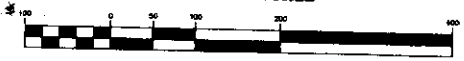
- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Easement Line
- Centerline Monument of Roads 1/2" I.R. with 2" Aluminum Cap
- Center 1/4
- Set 5/8"x30" Rebar with Plastic Cap - L.S. 10786
- Set 1/2"x24" Rebar with Plastic Cap - L.S. 10786

CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	160.00'	5°51'41"	16.37'	N 87°44'04" W	16.36'
C2	160.00'	6°09'11"	17.18'	N 81°43'38" W	17.17'
C3	130.00'	6°00'26"	13.63'	N 87°38'42" W	13.62'
C4	130.00'	6°00'26"	13.63'	N 81°38'16" W	13.62'
C5	100.00'	12°00'52"	20.97'	N 84°38'29" W	20.93'
C6	160.00'	11°31'51"	32.20'	S 05°35'02" W	32.15'
C7	130.00'	11°31'51"	26.16'	S 05°35'02" W	26.12'
C8	100.00'	11°31'51"	20.12'	S 05°35'02" W	20.09'
C9	50.00'	60°14'15"	52.57'	S 76°23'51" E	50.18'
C10	50.00'	49°44'48"	43.41'	N 48°34'36" E	42.06'
C11	50.00'	68°18'02"	59.60'	N 10°28'48" W	56.14'
C12	20.00'	44°24'55"	15.50'	S 68°31'11" E	15.12'
C13	20.00'	44°24'55"	15.50'	N 22°23'21" W	15.12'

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.10'	N 88°16'22" E
L2	17.57'	S 78°39'03" E
L4	28.40'	N 45°25'24" W
L5	28.28'	S 33°39'03" E
L6	53.41'	N 84°20'43" W
L7	28.15'	S 44°32'44" W
L8	50.00'	N 16°32'58" W
L9	55.61'	N 78°39'03" W
L11	42.62'	N 00°10'53" W
L12	34.69'	N 00°10'53" W
L13	48.02'	N 11°20'57" E
L14	28.28'	N 56°20'57" 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. THE DEVELOPER AND OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
4. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
5. LOTS SHOWN ON THIS PLAT ARE INCLUDED IN A LIGHTING DISTRICT AND WILL BE ASSESSED FOR THE OPERATION AND MAINTENANCE COSTS.
6. 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.
7. THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED.
8. PUBLIC UTILITY EASEMENTS 15' WIDE ALONG ALL STREET FRONTAGES. ALL OTHER UTILITY EASEMENTS 8' WIDE UNLESS SHOWN OTHERWISE.

GRAPHIC SCALE