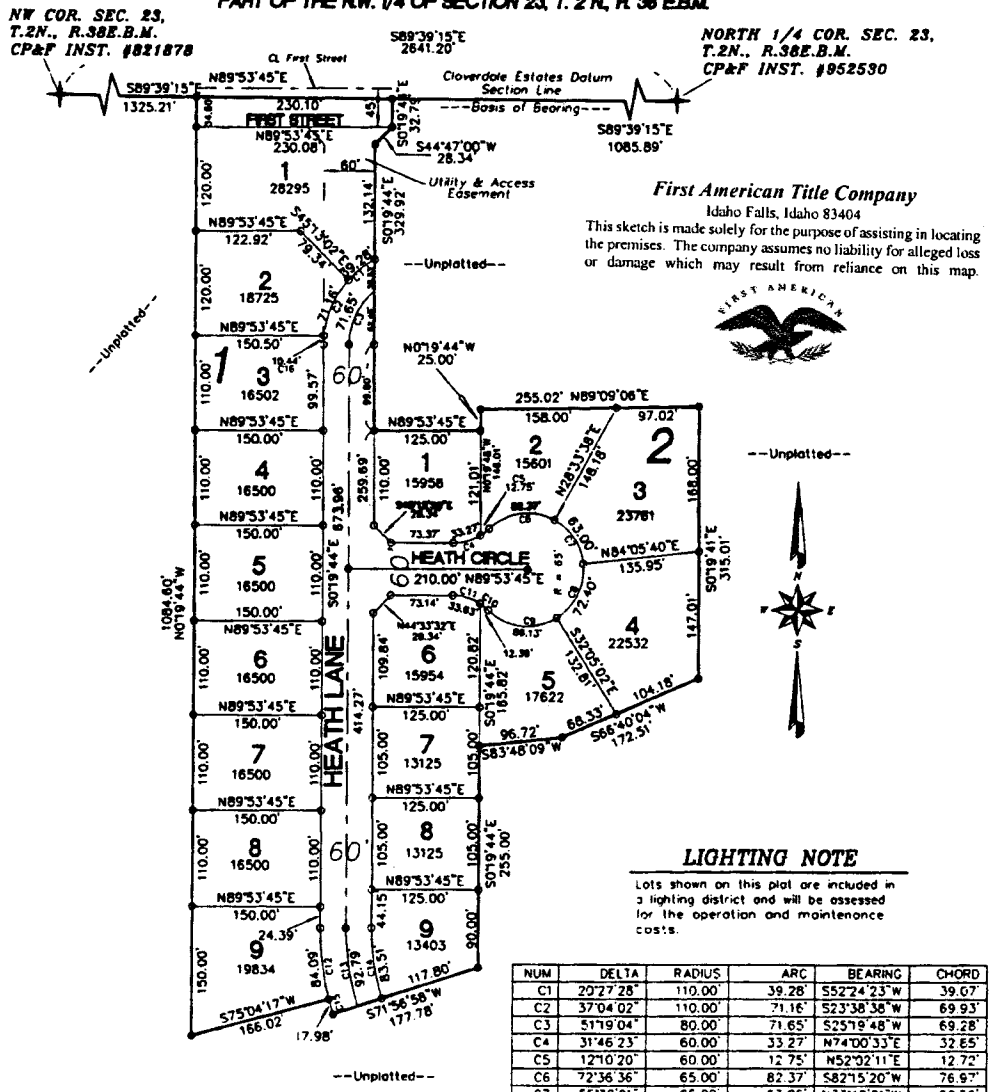
WARM SPRING MEADOWS
DIVISION NO. 1
BONNEVILLE COUNTY, IDAHO
PART OF THE N.W. 1/4 OF SECTION 23, T. 2 N., R. 38 E.B.M.



First American Title Company
Idaho Falls, Idaho 83404

This sketch is made solely for the purpose of assisting in locating the premises. The company assumes no liability for alleged loss or damage which may result from reliance on this map.

LIGHTING NOTE

Lots shown on this plat are included in a lighting district and will be assessed for the operation and maintenance costs.

NUM	DELTA	RADIUS	ARC	BEARING	CHORD
C1	20°27'28"	110.00'	39.28'	S52°24'23"W	39.07'
C2	37°04'02"	110.00'	71.16'	S23°38'38"W	69.93'
C3	51°19'04"	80.00'	71.65'	S25°19'48"W	69.28'
C4	31°46'23"	60.00'	33.27'	N74°00'33"E	32.85'
C5	12°10'20"	60.00'	12.75'	N52°02'11"E	12.72'
C6	72°36'36"	65.00'	82.37'	S82°15'20"W	76.97'
C7	55°32'01"	65.00'	63.00'	N33°40'21"W	60.56'
C8	53°49'18"	65.00'	72.40'	N26°00'19"E	68.72'
C9	75°55'30"	65.00'	86.13'	S84°07'16"E	79.97'
C10	11°49'38"	60.00'	12.39'	N52°04'20"W	12.36'
C11	32°07'05"	60.00'	33.63'	N74°02'42"W	33.20'
C12	14°36'00"	330.00'	84.09'	S7°37'44"E	83.86'
C13	17°43'17"	300.00'	92.79'	S9°11'23"E	92.42'
C14	17°43'17"	270.00'	83.51'	S9°11'23"E	83.18'
C15	3°07'17"	330.00'	17.98'	S16°29'23"E	17.98'
C16	5°26'21"	110.00'	10.44'	S2°23'27"W	10.44'

NOTES

- indicates a 1/2" x 24" iron rod placed with a yellow plastic cap marked L.S. 722
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- indicates a 5/8" x 30" iron rod placed with a yellow plastic cap marked L.S. 722
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- a 10' wide utility easement is reserved along the street side of all lots
- 15,229 indicates lot area in square feet
- easements (10' wide unless otherwise indicated on plat)

Bonneville County will not maintain roads until constructed to county standards and officially accepted. Private driveways will be constructed as shown on the approved improvement drawings and drainage swales shall be maintained by owner of each lot.

The access easement through Lot 1, Lot 2, and Lot 3 of Block 1 is a temporary 1st Street access for Heath Lane. This access will remain open once Cook Lane is opened to 1st Street and the county restricts 1st Street access from Heath Lane.