

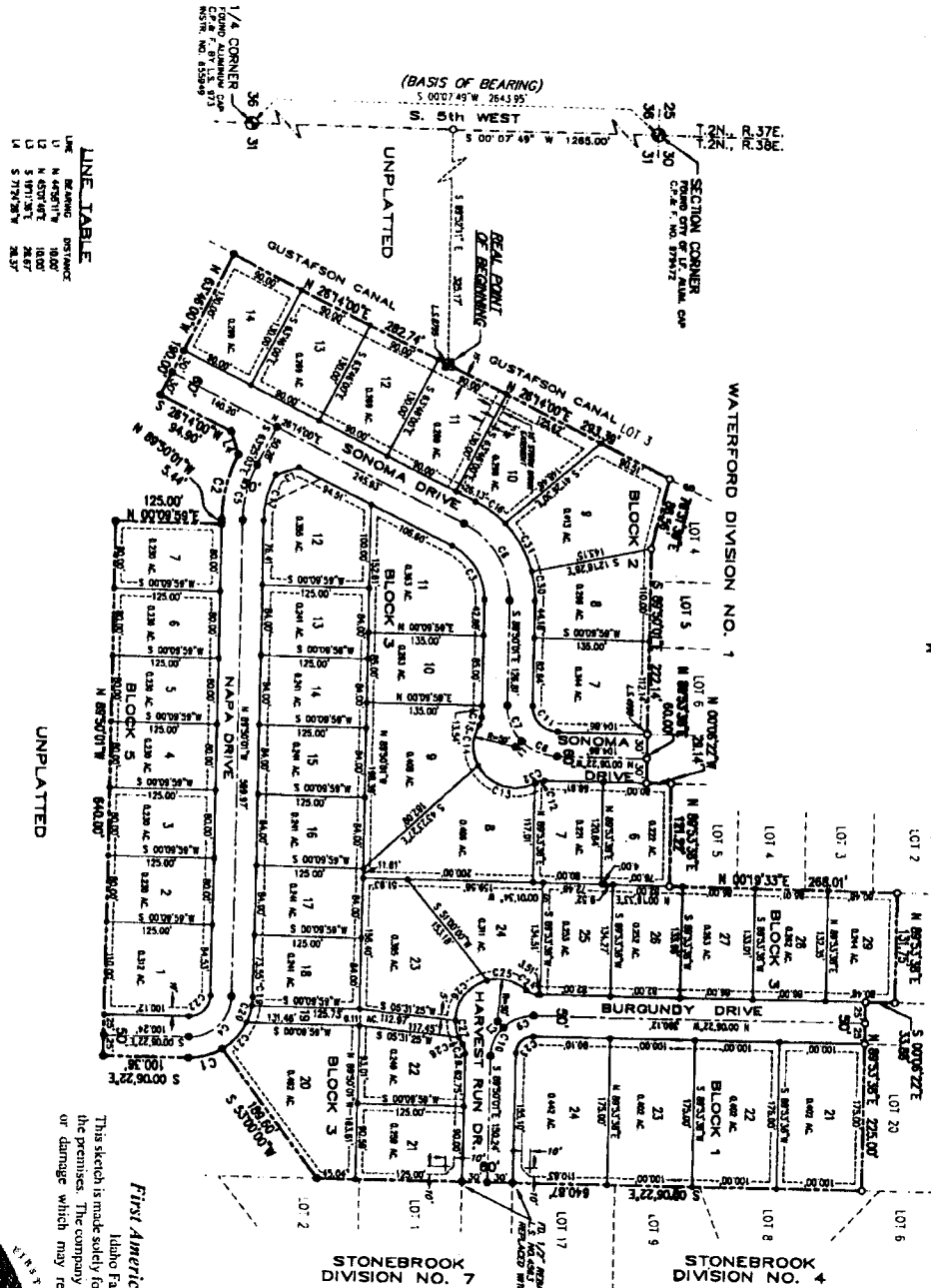
**LEGEND**

- Boundary Line
- - - Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Public Utility Easement Line
- Other View Easement Line
- Red Point of Beginning, Found 5/8" x 3/8" Rebar with Plastic Cap - L.S. 8795
- Set 5/8" x 3/8" Rebar with Plastic Cap - L.S. 4998
- Set 1/2" x 24" Rebar with Plastic Cap - L.S. 4998
- Found 5/8" Rebar with Plastic Cap - L.S. 4998
- Found Brass Cap or Aluminum Cap (as indicated)



NOTE: Public Utility Easements 10' wide along all street frontages. All others 8' wide unless otherwise noted.

**WATERFORD**  
**DIVISION NO. 3**  
 AN ADDITION TO THE CITY OF IDAHO FALLS  
 BEING A PORTION OF THE NW 1/4, SECTION 31, T24N, R35E, B.M.  
 BONNEVILLE COUNTY, IDAHO  
 1999



**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 89°00'00" W | 10.00    |
| 2    | N 89°00'00" W | 10.00    |
| 3    | S 71°30'00" W | 28.87    |
| 4    | S 71°30'00" W | 28.87    |

**NOTES**

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET OR HIGHWAY. THE CITY OF IDAHO FALLS SHALL NOT PERFORM THE CONSTRUCTION OF HAND-SHAPED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS OR ITS PROVISIONS THAT APPLY TO IMMEDIATE NEIGHBORHOODS.
3. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
4. LOT 18, BLOCK 3 IS AN OPEN SPACE LOT RESERVED FOR HOMEOWNER'S PEDESTRIAN ACCESS. HOMEOWNERS SHALL MAINTAIN AND KEEP THIS LOT OPEN AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNERS ASSOCIATION.
5. THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND SPECIFICALLY ACCEPTED.

*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.

