

WATERFORD DIVISION NO. 4

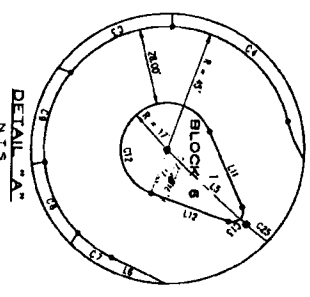
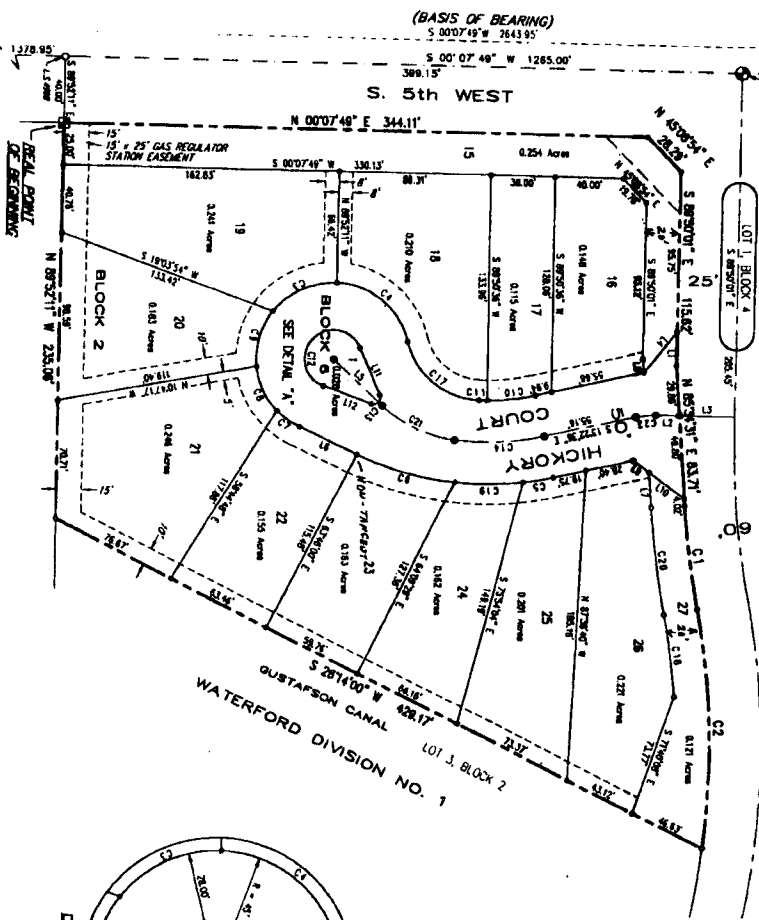
AN ADDITION TO THE CITY OF IDAHO FALLS
 BEING A REPLAT OF LOTS 1 & 2, BLOCK 2, WATERFORD DIVISION NO. 1
 LYING IN THE NW 1/4, SECTION 31, T2N, R38E, B1M,
 BONNEVILLE COUNTY, IDAHO
 2000

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.



WATERFORD DIVISION NO. 2
 HICKORY LANE



CURVE TABLE

CHORD	ARC	TANGENT	CHORD BEG	CHORD END
C1	1.0000	0.0000	0.0000	0.0000
C2	1.0000	0.0000	0.0000	0.0000
C3	1.0000	0.0000	0.0000	0.0000
C4	1.0000	0.0000	0.0000	0.0000
C5	1.0000	0.0000	0.0000	0.0000
C6	1.0000	0.0000	0.0000	0.0000
C7	1.0000	0.0000	0.0000	0.0000
C8	1.0000	0.0000	0.0000	0.0000
C9	1.0000	0.0000	0.0000	0.0000
C10	1.0000	0.0000	0.0000	0.0000
C11	1.0000	0.0000	0.0000	0.0000
C12	1.0000	0.0000	0.0000	0.0000
C13	1.0000	0.0000	0.0000	0.0000
C14	1.0000	0.0000	0.0000	0.0000
C15	1.0000	0.0000	0.0000	0.0000
C16	1.0000	0.0000	0.0000	0.0000
C17	1.0000	0.0000	0.0000	0.0000
C18	1.0000	0.0000	0.0000	0.0000
C19	1.0000	0.0000	0.0000	0.0000
C20	1.0000	0.0000	0.0000	0.0000
C21	1.0000	0.0000	0.0000	0.0000
C22	1.0000	0.0000	0.0000	0.0000
C23	1.0000	0.0000	0.0000	0.0000
C24	1.0000	0.0000	0.0000	0.0000
C25	1.0000	0.0000	0.0000	0.0000

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°52'11" W	142.83
L2	S 89°52'11" W	142.83
L3	S 89°52'11" W	142.83
L4	S 89°52'11" W	142.83
L5	S 89°52'11" W	142.83
L6	S 89°52'11" W	142.83
L7	S 89°52'11" W	142.83
L8	S 89°52'11" W	142.83
L9	S 89°52'11" W	142.83
L10	S 89°52'11" W	142.83
L11	S 89°52'11" W	142.83
L12	S 89°52'11" W	142.83
L13	S 89°52'11" W	142.83
L14	S 89°52'11" W	142.83
L15	S 89°52'11" W	142.83
L16	S 89°52'11" W	142.83
L17	S 89°52'11" W	142.83
L18	S 89°52'11" W	142.83
L19	S 89°52'11" W	142.83
L20	S 89°52'11" W	142.83
L21	S 89°52'11" W	142.83
L22	S 89°52'11" W	142.83
L23	S 89°52'11" W	142.83
L24	S 89°52'11" W	142.83
L25	S 89°52'11" W	142.83

- NOTES**
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR THE CITY OF IDAHO FALLS TO ANY PUBLIC STREET AND/OR THE DOCK (S) BEING LOCATED WITHIN THE CITY OF IDAHO FALLS. THE CITY OF IDAHO FALLS SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SHAKED DRIVEWAYS AND BUILDINGS TO EACH LOT.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
 - THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE DADO CODE SECTION 11-3005 ON ITS PROVISIONS THAT APPLY TO IMPLICATION RIGHTS.
 - RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
 - LOTS 18, 21, BLOCK 2 AND LOT 1, BLOCK 6 ARE OPEN SPACE. LOTS RESERVED FOR HOME-OWNER'S RECREATION ACCESS, LANDSCAPING AND MAINTENANCE BY THE WATERFORD SUBDIVISION HOMEOWNERS ASSOCIATION. THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

LEGEND

- Boundary Line
 - Right-of-Way Line
 - Centerline
 - Lot Line
 - Section Line
 - Public Utility Easement Line
 - Clear View Easement Line
 - Red Point of Beginning, Found 1/2" x 24" Ruler with Plastic Cap - L.S. 4988
 - Set 3/8" x 24" Ruler with Plastic Cap - L.S. 4988
 - Found 1/2" x 24" Ruler with Plastic Cap - L.S. 4988
 - Found 5/8" Ruler with Plastic Cap - L.S. 4988
 - Found 1/2" Ruler with Plastic Cap - L.S. 4988
 - Found Brown Cap or Aluminum Cap (as indicated)
- NOTE: Public Utility Easements 12' wide along at street frontages. All others of wide unless otherwise noted.

1/4 CORNER
 FIRST AMERICAN TITLE COMPANY
 1000 N. 10TH ST. SUITE 101
 IDAHO FALLS, IDAHO 83404

UNPLATTED