

WATERFORD DIVISION NO. 5

AN ADDITION TO THE CITY OF IDAHO FALLS
LYING IN THE NW 1/4, SECTION 31, T.2N., R.38E., B.M.,
BONNEVILLE COUNTY, IDAHO

First American Title Company

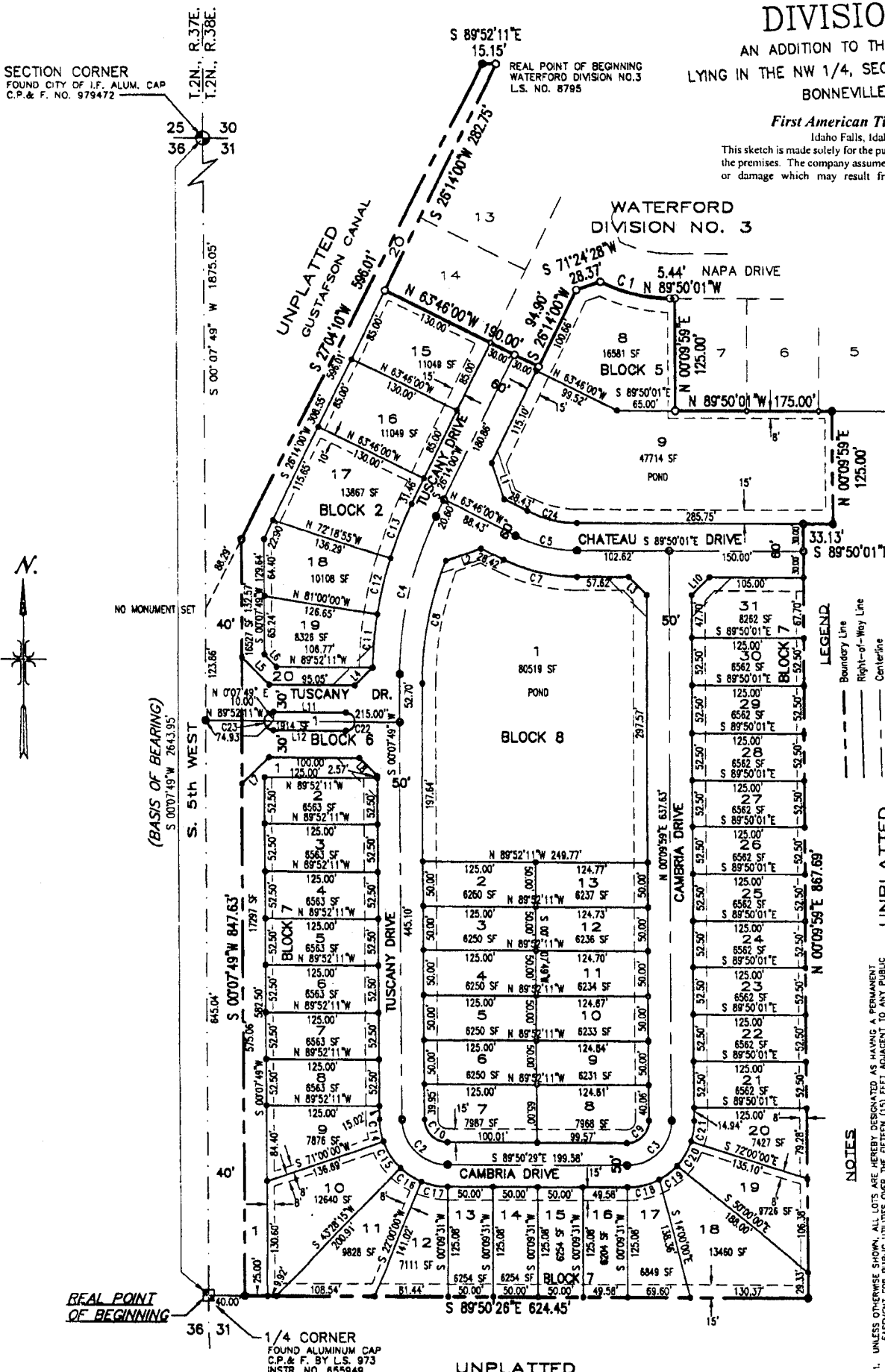
Idaho Falls, Idaho 83404

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.



SECTION CORNER
FOUND CITY OF I.F. ALUM. CAP
C.P. & F. NO. 979472

REAL POINT OF BEGINNING
WATERFORD DIVISION NO. 3
L.S. NO. 8785



LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Public Utility Easement Line
- Clear View Easement Line
- Real Point of Beginning, Found Aluminum Cap
- Set 5/8"x30" Rebar with Plastic Cap - L.S. 4988
- Set 1/2"x24" Rebar with Plastic Cap - L.S. 4988
- Found 5/8" Rebar with Plastic Cap - L.S. 4988 unless otherwise noted
- Found 1/2" Rebar with Plastic Cap - L.S. 4988 unless otherwise noted
- Found Brass Cap or Aluminum Cap (as indicated)

UNPLATTED

NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET AND/OR THE EIGHT (8) FEET ALONG ANY SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND ROADWAYS TO EACH LOT.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
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. LOT 20, BLOCK 2, LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE OPEN SPACE LOTS RESERVED FOR HOMEOWNER'S PEDESTRIAN ACCESS. ACCESS SHALL BE MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
6. LOT 9, BLOCK 5 AND LOT 1, BLOCK 8 ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION. SAID LOTS ARE RESERVED FOR ACCESS TO THE STREETS AND DRIVEWAYS AND SHALL BE MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION IN FAVOR OF THE CITY OF IDAHO FALLS FOR STORM DRAINAGE AND PUBLIC UTILITIES.
7. THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

NOTE: Public Utility Easements 15' wide along all street frontages. All others 8' wide unless otherwise noted.



(BASIS OF BEARING)
S 0°07'49" W 2643.95'

T.2N., R.37E.
T.2N., R.38E.

25 30
36 31

REAL POINT OF BEGINNING

1/4 CORNER
FOUND ALUMINUM CAP
C.P. & F. BY L.S. 973
INSTR. NO. 855948

UNPLATTED