

NOTES

- 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.
- 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 IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
- LOT 4, BLOCK 10 AND LOT 7, BLOCK 10 ARE OPEN SPACE LOTS RESERVED FOR HOMEOWNERS PEDESTRIAN ACCESS, LANDSCAPING, STORM DRAIN PONDS AND PUBLIC UTILITIES. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

CORRECTED

**WATERFORD
DIVISION NO. 7**

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH,
RANGE 38 EAST, B.M.

GRAPHIC SCALE

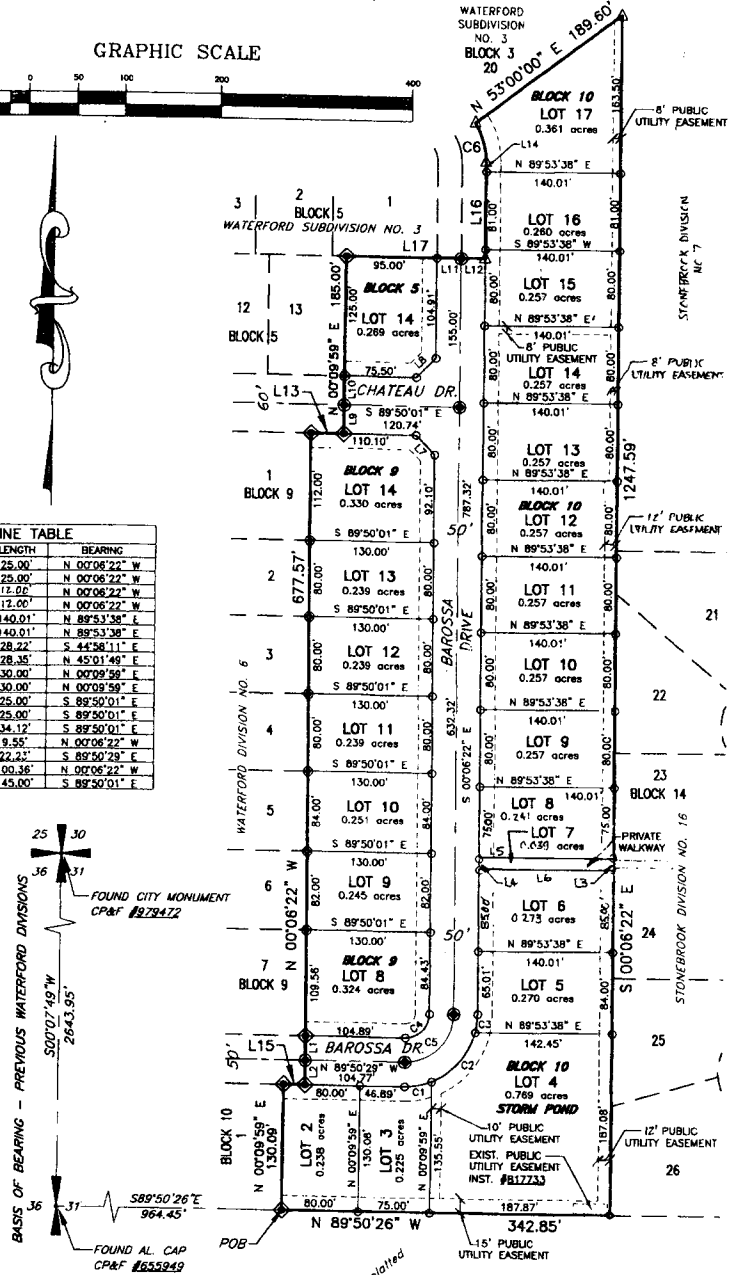


LINE	LENGTH	BEARING
L1	25.00	N 00°08'22" W
L2	29.00	N 00°08'22" W
L3	12.00	N 00°08'22" W
L4	12.00	N 00°08'22" W
L5	140.01	N 89°53'38" E
L6	140.01	N 89°53'38" E
L7	28.22	S 44°58'11" E
L8	28.35	N 45°01'49" E
L9	30.00	N 00°08'22" W
L10	30.00	N 00°08'22" W
L11	25.00	S 89°50'01" E
L12	25.00	S 89°50'01" E
L13	34.12	S 89°50'01" E
L14	9.55	N 00°08'22" W
L15	22.22	S 89°50'29" E
L16	100.36	N 00°08'22" W
L17	145.00	S 89°50'01" E

First American Title Company
Idaho Falls, Idaho 83404
While this is a photographic reproduction of the recorded plat, the Company assumes no liability for variations, if any, with a re-survey.

LEGEND

- Section control corners
- Placed 5/8"x30" iron rod with cap marked P.L.S. 10786
- Placed 1/2"x24" iron rod with cap marked P.L.S. 10786
- Found 5/8"x30" iron rod with cap marked P.L.S. 4563
- Found 1/2"x24" iron rod with cap marked P.L.S. 4563
- Utility easements are 15' wide along the street frontage of all lots. All other easements widths are as shown.
- Monument to be placed after construction.
- POB Point of Beginning
- Found 1/2"x24" iron rod with cap marked P.L.S. 4998
- Found 5/8"x30" iron rod with cap marked P.L.S. 4998



Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	75.00'	22°00'48"	28.82'	N 79°09'07" E	28.64'
C2	75.00'	53°34'36"	70.14'	N 41°21'15" E	82.61'
C3	75.00'	14°40'08"	19.20'	N 07°13'42" E	19.15'
C4	25.00'	90°15'53"	39.39'	N 45°01'35" E	35.44'
C5	50.00'	90°15'53"	78.77'	N 45°01'35" E	70.87'
C6	75.00'	32°20'11"	42.33'	N 16°18'28" W	41.77'