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DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 13, T4N R39E, B.M.

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LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 4
NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Brad & Boyd Foster
Job Number: 2004-51
CuGo File: ArchibaldKipp2003-107 Pro

Date March 1, 2007
Surveyor K. L. T.
Drawn By J. W. 1

Sheet	0
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TE THOMPSON ENGINEERING, INC
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

Total Subdivisions	10 78 Acres
41 Buildable Lots	52 16 Acres
2 Unbuildable Lots	0 67 Acres
3 Common Area Lots	8 32 Acres
Dedicated County Road	8 98 Acres
Linear Footage of Road	5806 LF

Flood Zone AE
Flood Zone X

☐ Set 5/8" X 30" Iron Rod W/Plastic Cap No. 10561
☐ Set 1/2" X 30" Iron Rod W/Plastic Cap No. 10563
☐ Set 5/8" X 30" Iron Rod W/Plastic Cap No. 10563
☐ Set 1/2" X 30" Iron Rod W/Plastic Cap No. 10563
☐ Found 1/2" X 30" Iron Rod W/Plastic Cap No. 10
 Found Right of Way Marker
 Adjacent Property Line
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NOTICE 1: Lots 1 & 2 of Block 3 of this Subdivision falls under the 500 year Flood Plain as per FIRM Map No. 16051C, 1646-B.

NOTICE 2: This property is Zoned R-1 and the intended use of this Subdivision is for Residential Single Family Dwelling Units.

NOTICE 3: All Lots will be served by Enhanced Septic Systems.

NOTICE 4: A Record of Survey Instrument No. 180122 for information relating to how the Base of Easement and the Boundary of the Subdivision was determined.

NOTICE 5: All Lots shall access the Subdivision road and will not Enter Directly onto Highway 48.

NOTICE 6: Lot 1 of Block 2 shall have Septic Drainfield Exemptions for Lots 21-26 of Block 1 located on it.

NOTICE 7: Lots 1 & 7 of Block 1 and Lot 1 of Block 3 are for Landscaping, Parks, and Utilities only and will be Owned & Maintained by the Land Owners or Home Owners Association.

NOTICE 8: The Lots within this Subdivision will not be provided with irrigation water.

NOTICE 9: High Ground and a rise has been Observed in this Area. Builder is responsible for Summer High Ground Water Depth Location.

NOTICE 10: A Pedestrian Easement shall be provided on the Walkways were Constructed on the back of the Lots.

Instrument # 358310

RECORDED
JUN 25 1960 12 21 PM No. of Pages 1
RECORDED FOR: FISHPOND ENGINEERING
CHRISTINE MONTER
Ex Office Recorder Deputy

RIVERBEND ESTATES
DIVISION NO. 1
Instrument No. 313902

W/17

Zone A: Base Flow
Determined to be Outside
Stat Year Flood Plain

Blair Glover
Inst. No. 232827

AmeriTitle

650 Elk Creek Drive Idaho Falls, ID 83405 (208) 524-6600

While this is a photographic reproduction of portions of the recorder plat, the representation is made to accurately and America assumes no liability therefore. Reference to the plat of the subdivision is to the plat recorded with the County Recorder and not to this plat, which is intended only to reflect the approximate location of the property.



14 13
23 24

Fd Railroad Spike
Instrument No 20677