

W/17

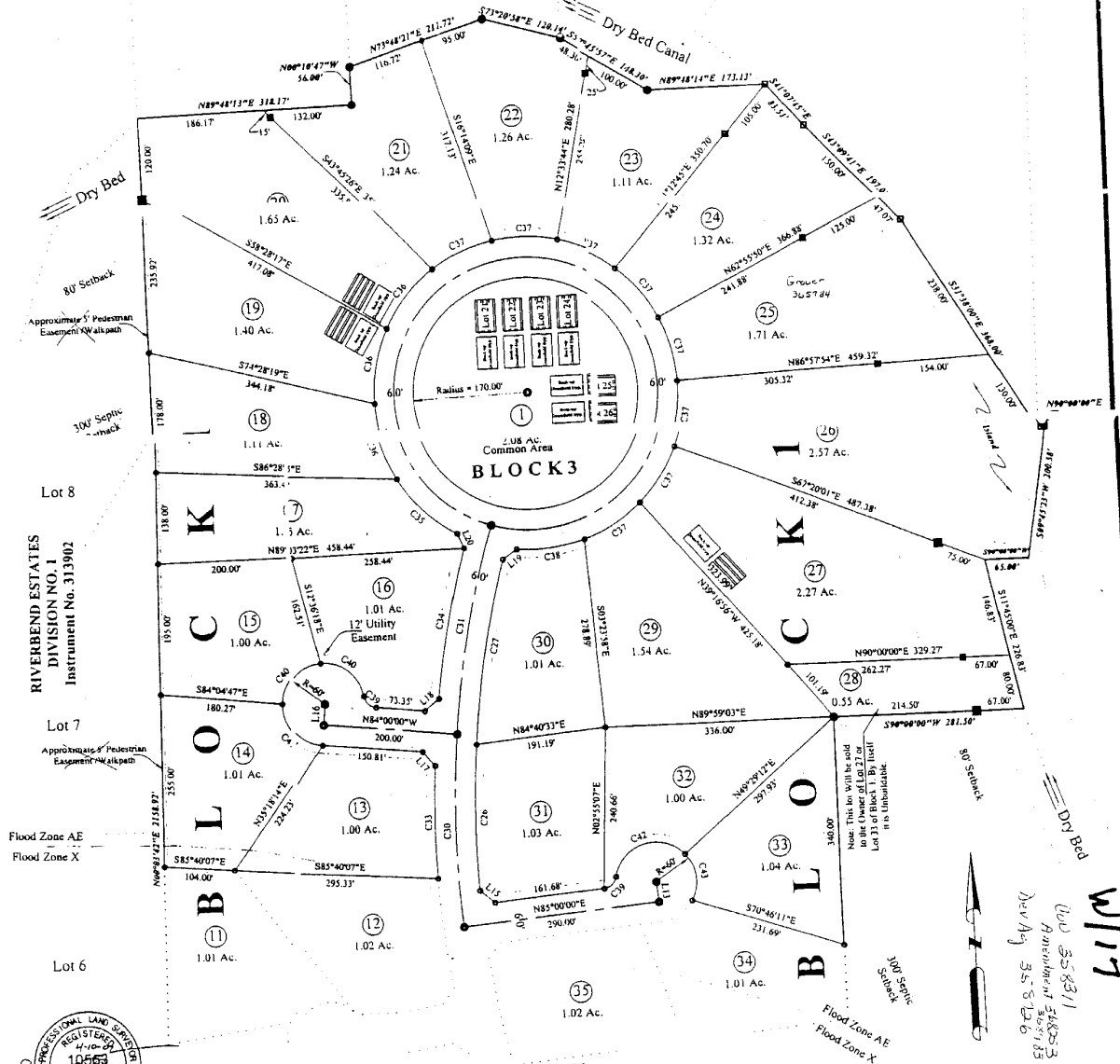
WOODLAND LAKE ESTATES

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

W/17

Instrument # 358310
REGD. ENGINEER IDAHO
1007-04-10 12:21:06 No. of Pages: 1
Prepared for THOMPSON ENGINEERING
CHRISTINE BOUTLER
E-Office Recorder Deputy
www.thompson

Warranty Deed Instrument No. 274335
Warranty Deed Instrument No. 342573
Warranty Deed Instrument No. 340602



RIVERBEND ESTATES
DIVISION NO. 1
Instrument No. 313902

Lot 7
Approximate 5' Pedestrian Easement/Walkpath

Flood Zone AE
Flood Zone X

Lot 6



ACREAGE

Total Subdivision	70.78 Acres
43 Buildable Lots	52.36 Acres
2 Unbuildable Lots	0.62 Acres
3 Common Area Lots	8.82 Acres
Dedicated County Road	8.98 Acres
Linear Footage of Road	3406 L.F.

LEGEND

- Set 5/8" X 30" Iron Rod W/Plastic Cap No. 10563
- Set 1/2" X 30" Iron Rod W/Plastic Cap No. 10563
- Set 5/8" X 30" Iron Rod W/Plastic Cap No. 10563 for W.C.
- ◆ Set 1/2" X 30" Iron Rod W/Plastic Cap No. 10563 for W.C.

NOTES:
 NOTE 1: Lots 13 Thru 25 of this Subdivision falls inside the 500 year or Flood Plain as per FIRM Map No. 18051C0380 B.
 NOTE 2: This property is Zoned R1 and the intended use of this Subdivision is for Residential Single Family Dwelling Units.
 NOTE 3: All Lots will be served by Enhanced Septic Systems.

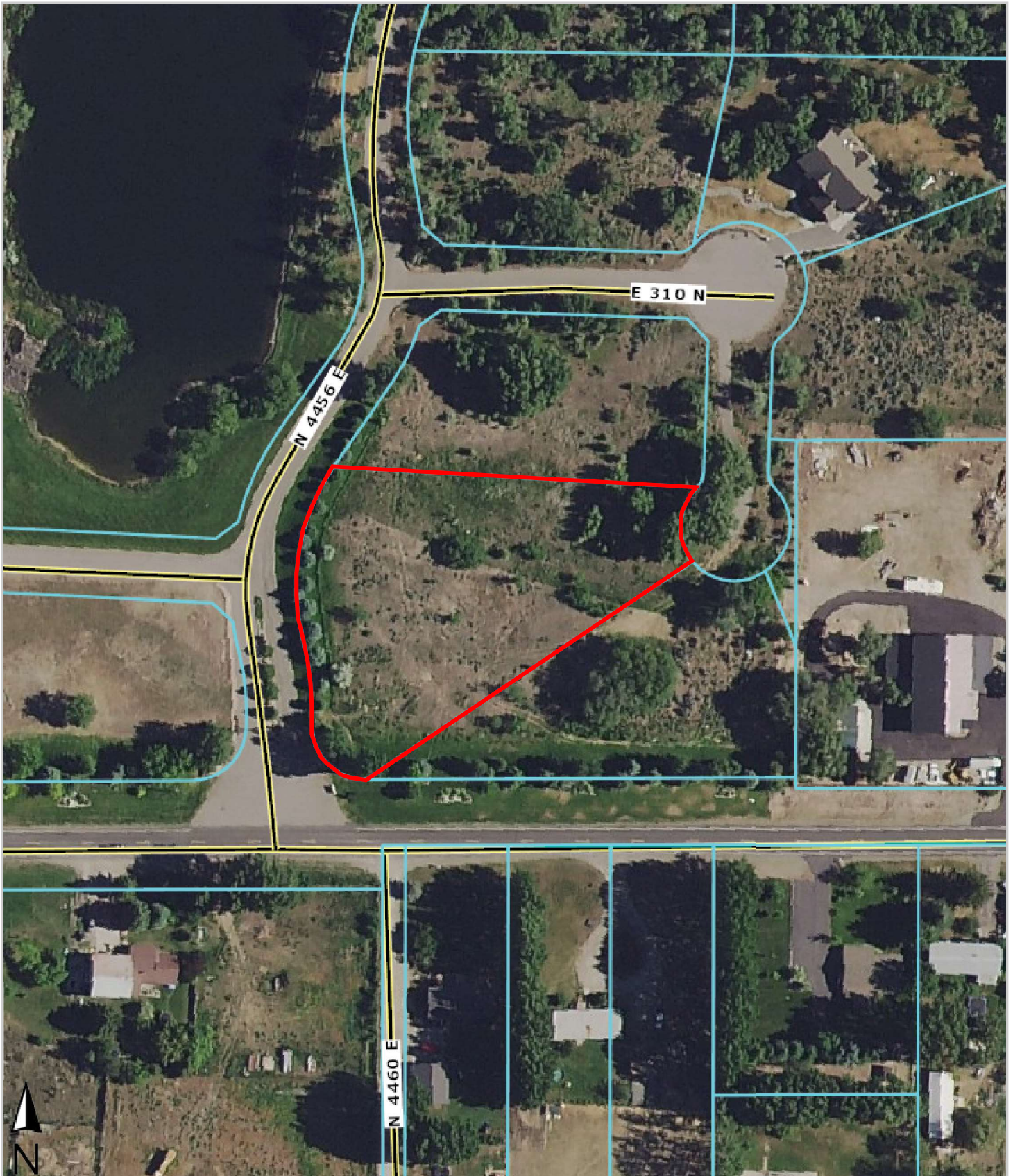
TE THOMPSON ENGINEERING, INC.
 CONSULTING ENGINEERS
 RIGBY, IDAHO 83442

FINAL PLAT
 LOCATED IN THE SE 1/4 OF SECTION 13, T4N R39E, B.M.

W/17
 (Lot) 358311
 Attachment 7 of 8
 Dev App 358312-6



1650 Elk Creek Drive Idaho Falls, ID 83405 (208) 524-6600
 While this is a photographic reproduction of portions of the recorded plat, no representation is made to accuracy and AmeriTitle assumes no liability therefore. Any reference to the plat of the subdivision is to the plat recorded with the County Recorder and not to this plat, which is provided only to reflect the approximate location of the property.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.