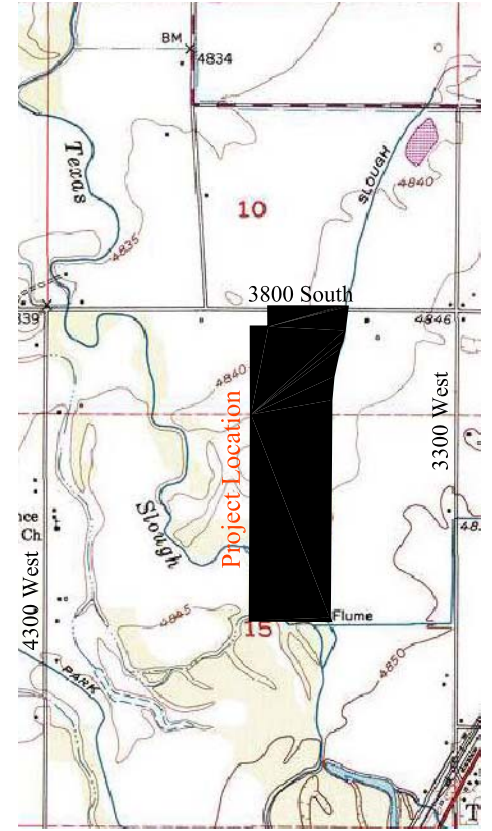
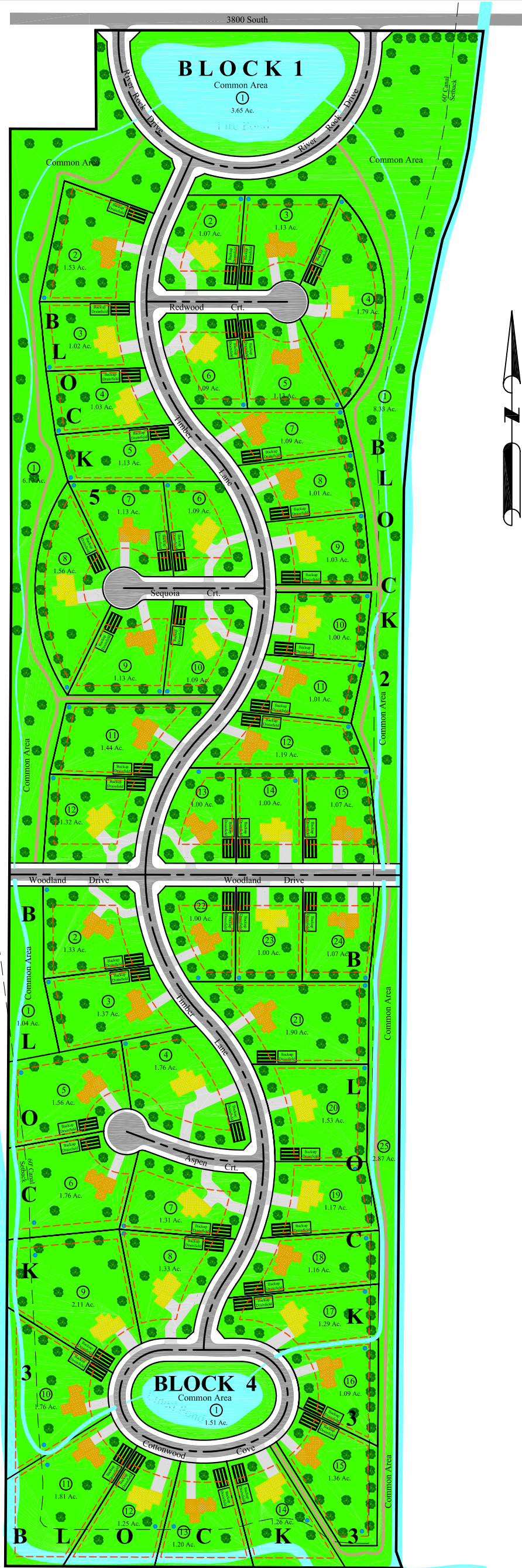


RIVER ROCK ESTATES

DIVISION NO. 1

MADISON COUNTY, IDAHO

LOCATED IN THE SE 1/4 OF SECTION 10 NE 1/4 OF SECTION 15, T5N R39E, B.M.



VICINITY MAP
(No Scale)

Legend

- 2200 Sq. Ft. House
- 2500 Sq. Ft. House
- Sewer/Septic System Location (Typ.)
- Well Location
- Natural Walkpath
- Grass
- Asphalt
- Tree
- Building Setbacks
- Centerline of Road

Lots in Blocks

- Block 1 - 1 Lot
- Block 2 - 15 Lots
- Block 3 - 25 Lots
- Block 4 - 1 Lot
- Block 5 - 12 Lots

ACREAGE

- Total Subdivision ----- 96.02 Acres
- 48 Buildable Lots ----- 59.83 Acres
- 5 Common Area Lots ----- 23.57 Acres
- Dedicated County Road ----- 12.62 Acres
- Linear Footage of Road ----- 7815.67 Feet

Propertyline Setback Requirements

- Front Yard = 50' from Right-of-Way
- Side Yard = 10' from Lot Line
- Rear Yard = 25' From Lot Line
- 15' Utility Easement along the Front of the Lots

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

FINAL MASTER PLAN

LOCATED IN THE SE 1/4 OF SECTION 10 AND NE 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 39 EAST, MADISON COUNTY, IDAHO