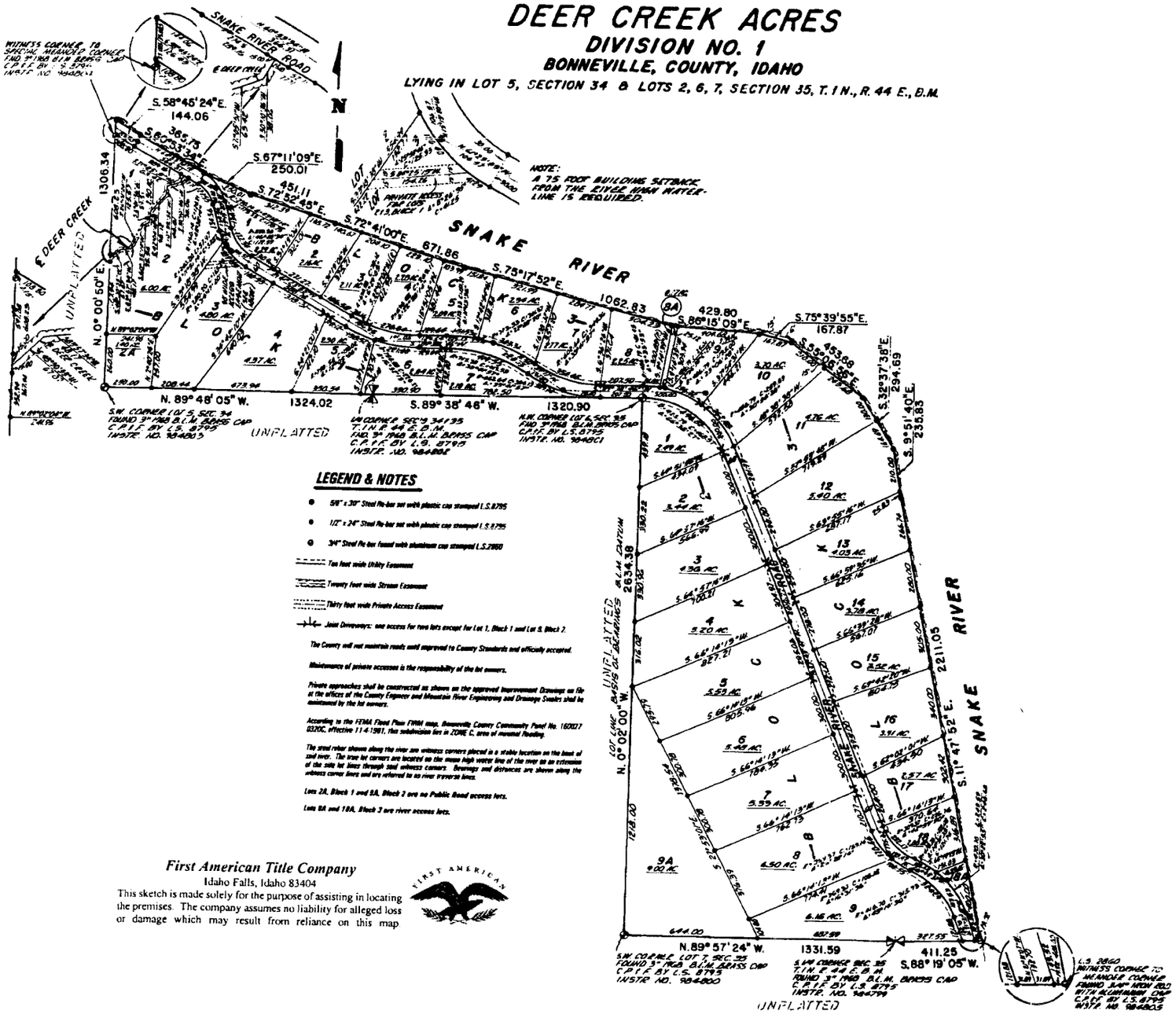
DEER CREEK ACRES

DIVISION NO. 1

BONNEVILLE, COUNTY, IDAHO

LYING IN LOT 5, SECTION 34 & LOTS 2, 6, 7, SECTION 35, T. 1 N., R. 44 E., B.M.



LEGEND & NOTES

- 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S.8795
- 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S.8795
- 3/4" Steel Re-bar found with aluminum cap stamped L.S.7960

Ten foot wide Utility Easement

Twenty feet wide Stream Easement

Thirty feet wide Private Access Easement

Joint Driveways: one access for two lots except for Lot 1, Block 1 and Lot 5, Block 2.

The County will not maintain roads until approved to County Standards and officially accepted.

Maintenance of private accesses is the responsibility of the lot owners.

Private approaches shall be constructed as shown on the approved Improvement Drawings on file at the offices of the County Engineer and Mountain River Engineering and Drainage Swales shall be maintained by the lot owners.

According to the FEMA Flood Plain FIRM map, Bonneville County Community Panel No. 160027 0370C, effective 11-4-1981, this subdivision lies in ZONE C, area of minimal flooding.

The steel rebar shown along the river are witness corners placed in a stable location on the bank of said river. The true lot corners are located on the mean high water line of the river as an extension of the side lot lines through said witness corners. Bearings and distances are shown along the witness corner lines and are referred to as river traverse lines.

Lots 2A, Block 1 and 9A, Block 2 are no Public Road access lots.

Lots 9A and 10A, Block 3 are river access lots.

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