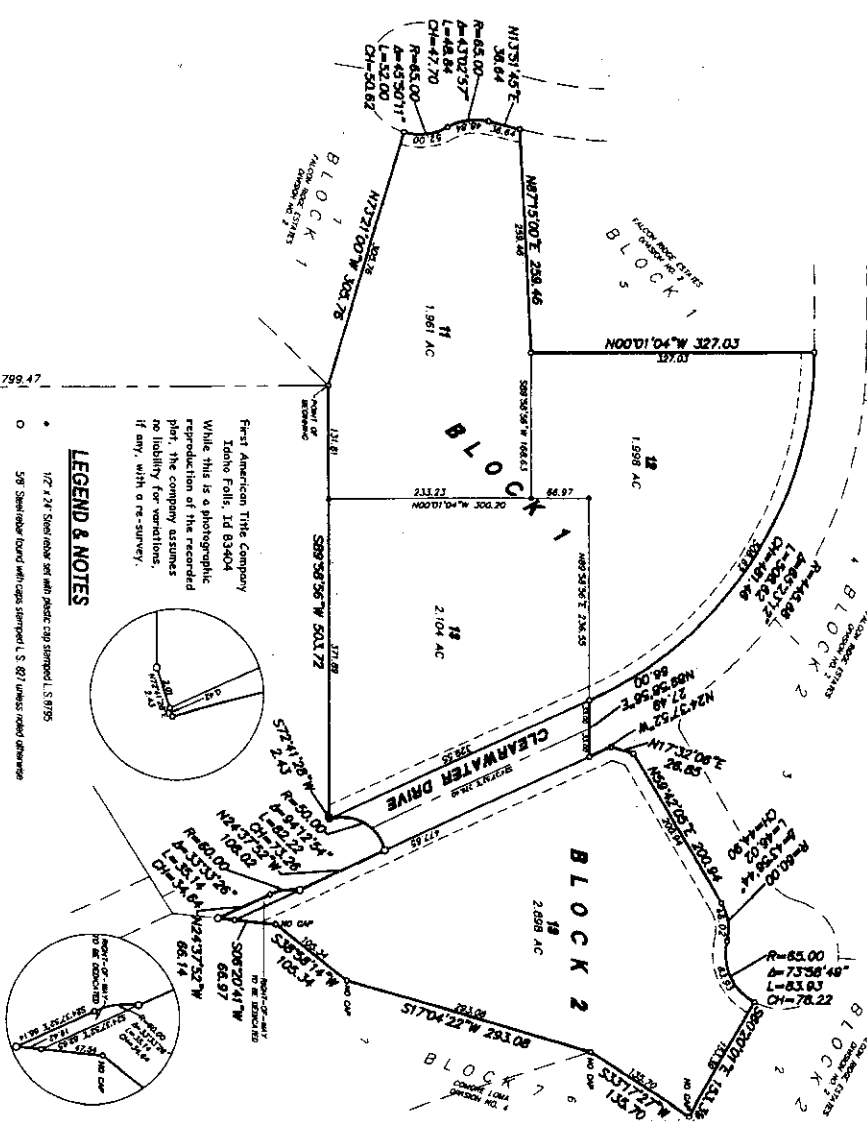


# FALCON RIDGE ESTATES

## DIVISION NO. 3

### BONNEVILLE COUNTY, IDAHO

INCLUDING A REPLAT OF LOT 1, BLOCK 1, FALCON RIDGE ESTATES, DIVISION NO. 1 AND LOT 4 AND 6, BLOCK 1 AND LOT 1, BLOCK 2, FALCON RIDGE ESTATES, DIVISION NO. 2 LYING IN THE SOUTH 1/2 OF SECTION 1, T.1N. R.36E. B.M.



### LEGEND & NOTES

- 1/2" x 3/4" Steel rod set with plastic cap stamped L.S. 8785
  - 5/8" Steel rod set with caps stamped L.S. 871 unless noted otherwise
  - 1/2" Steel rod set with caps stamped L.S. 871 unless noted otherwise
- A chain fast wire Public Utility Easement is hereby guaranteed along all road frontages, when such are. All other Public Utility easements are shown here unless noted otherwise.
- This division contains 4 lots (2.74 acre average lot size)

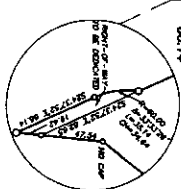
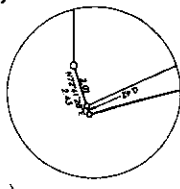
Bonneville County will not maintain roads until approved by County. Streets and publicly approved and accepted drainage easements (grants) private easements and sidewalk easements will be constructed and maintained with the correct cross-section as shown on the approved engineering drawings on file in the Bonneville County Public Works Department and Morrison River Engineering.

All buildings shall be set back a minimum of 30 feet from all road right-of-way lines.

According to the ESMA Flood Plain Map, Bonneville County, Community Panel No. 160272035, D, effective April 2, 2022, this subdivision lies in ZONE 'X' areas determined to be outside 500-year floodplain.

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUE) delineated on this plat. It may be necessary or desirable in providing utility services within and around the lots delineated herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be located within the PUE. The utility easements shall be shown on the approved engineering drawings on file in the Bonneville County Public Works Department and Morrison River Engineering.

Any third party's easement shall be shown on the approved engineering drawings on file in the Bonneville County Public Works Department and Morrison River Engineering. All other easements shall be shown on the approved engineering drawings on file in the Bonneville County Public Works Department and Morrison River Engineering.



S.W. CORNER SECTION 1  
T.1N. R.36E. B.M. 827  
INSTR. NO. 539150

SECTION LINE (BASIS OF BEARINGS)  
FALCON RIDGE, DIVISION NO. 1

S.E. CORNER SECTION 1  
T.1N. R.36E. B.M. 827  
INSTR. NO. 539150