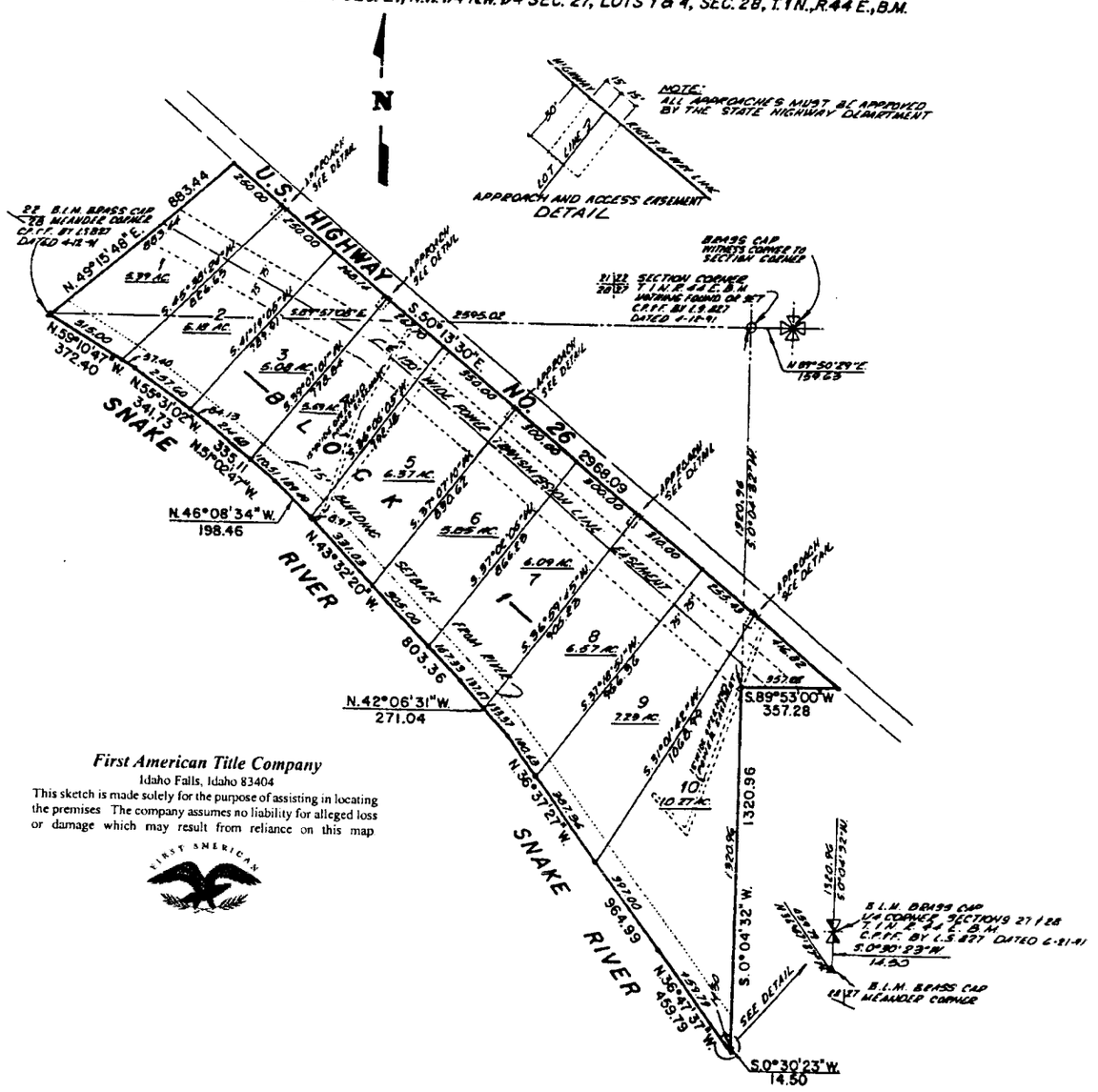
FLEMING ESTATES
DIVISION NO. 1
AN ADDITION TO THE CITY OF IRWIN, BONNEVILLE COUNTY, IDAHO
PARTS OF LOT 1 & THE S.E.1/4 S.E.1/4 SEC. 21, N.W.1/4 N.W.1/4 SEC. 27, LOTS 1 & 4, SEC. 28, T.1N., R.44 E., B.M.



NOTES

Denotes 1/2" x 24" steel re-bar set with plastic cap, stamped L.S. 827

A ten feet wide Utility Easement is hereby granted along all road frontages within each lot.

The 150 ft. wide Power Transmission Line Easement shown is centered over the existing Power Lines.

Maintenance of private approaches and drainage swales is the responsibility of the lot owner.

Only JOINT APPROACHES allowed onto U.S. Highway No. 26 from Lots 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, Block 1, as shown hereon.

Irrigation Ditch easements (NOT SHOWN) are reserved and centered over existing ditches, wide enough to maintain the ditch, and any ditches serving property downstream shall be kept open to flow.

Any structure placed on or in any ditch for the purpose of crossing said ditch shall be constructed in such a manner that said structure will not restrict the ditches flow of water.

According to the F.E.M.A. Flood Plain F.I.R.M. map, Bonneville County Community Panel No. 160027-0320E, effective 11-4-1981, this subdivision lies in ZONE C, area of minimal flooding.

15' WIDE OVERHEAD POWER EASEMENTS CENTERED OVER EXISTING LINES

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