1ST AMENDED PLAT OF
FOX CREEK RANCH
DIVISION NO. 1
BONNEVILLE COUNTY, IDAHO

BEING A REPLAT OF LOT 7, BLOCK 2 AND LOTS 2,3,4 & 5, BLOCK 3, IN THE E 1/2 W 1/2, SECTION 2, T.1N. R.43 E.,B.M.

LEGEND & NOTES

- 5/8" x 30" Steel Rebar set with plastic cap stamped L.S. 827
- 1/2" x 24" Steel Rebar set with plastic cap stamped L.S. 827
- 1/2" Steel Rebar found stamped unknown

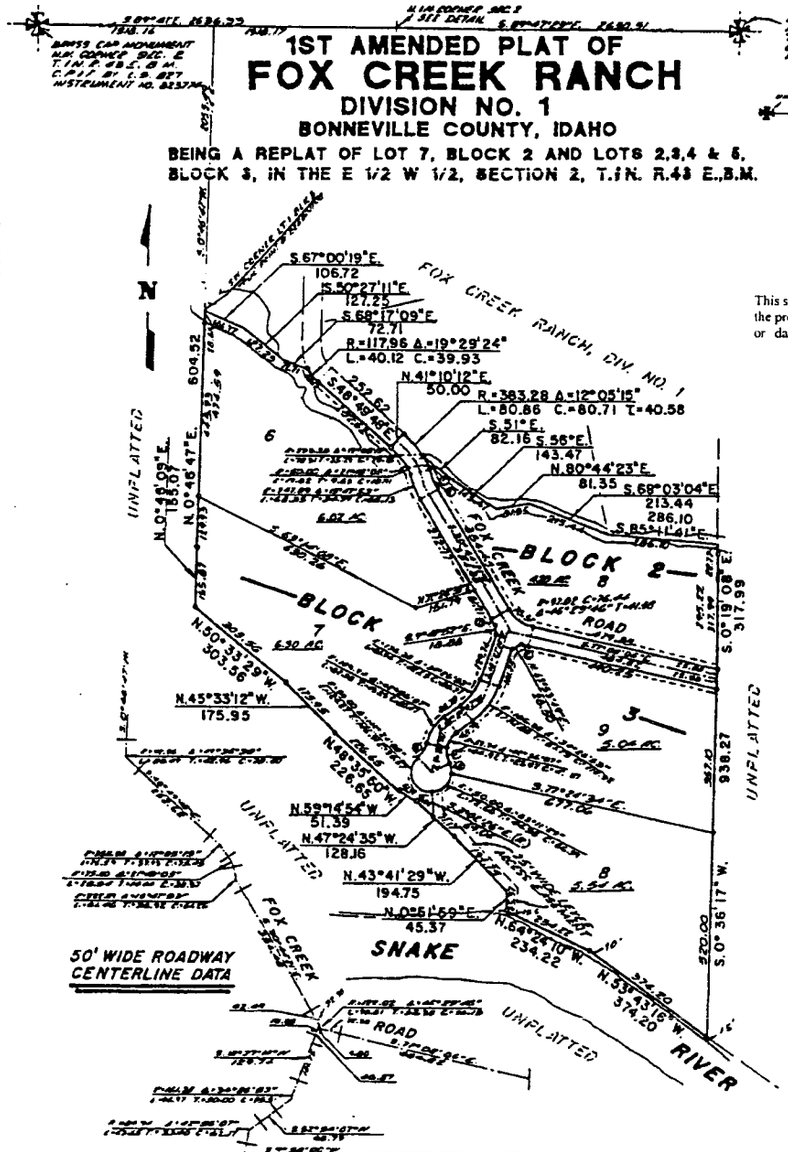
6.7m (20ft) wide utility easement is hereby granted along all road frontages within each lot. All other easements within are as shown.

The steel rebar shown on the southerly side of Lot 5, Block 3 are "distance corners" placed in a stable location on the right bank of the Snake River. The true lot corners are located on the "mean high waterline" of the river on an extension of the side lot lines through said distance corner. Bearings and distances are shown along the distance corner lines and are referred to as the "River Traverse" line.

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

Private approaches shall be constructed as shown on the approved improvement drawings on file at the offices of the County Engineer and Mountain River, Inc. and drainage swales shall be maintained by the lot owner.

Part of this subdivision lies between the 100 year and 500 year flood zone limits and is delineated as ZONE "B" on the F.E.M.A. Flood Plain F.I.R.M. map Bonneville County Community Panel No. 160027-0020C, effective 11-4-1981.



SUPPLEMENTAL CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
A	50.00	39°24'27"	61.26	31.40	60.01
B	50.00	33°12'07"	29.07	14.91	28.67
C	147.00	6°39'31"	16.43	8.22	16.41
D	147.00	7°00'37"	18.33	9.18	18.32
E	197.00	19°07'33"	64.56	32.66	64.30
F	100.00	21°40'06"	36.96	18.76	37.07

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