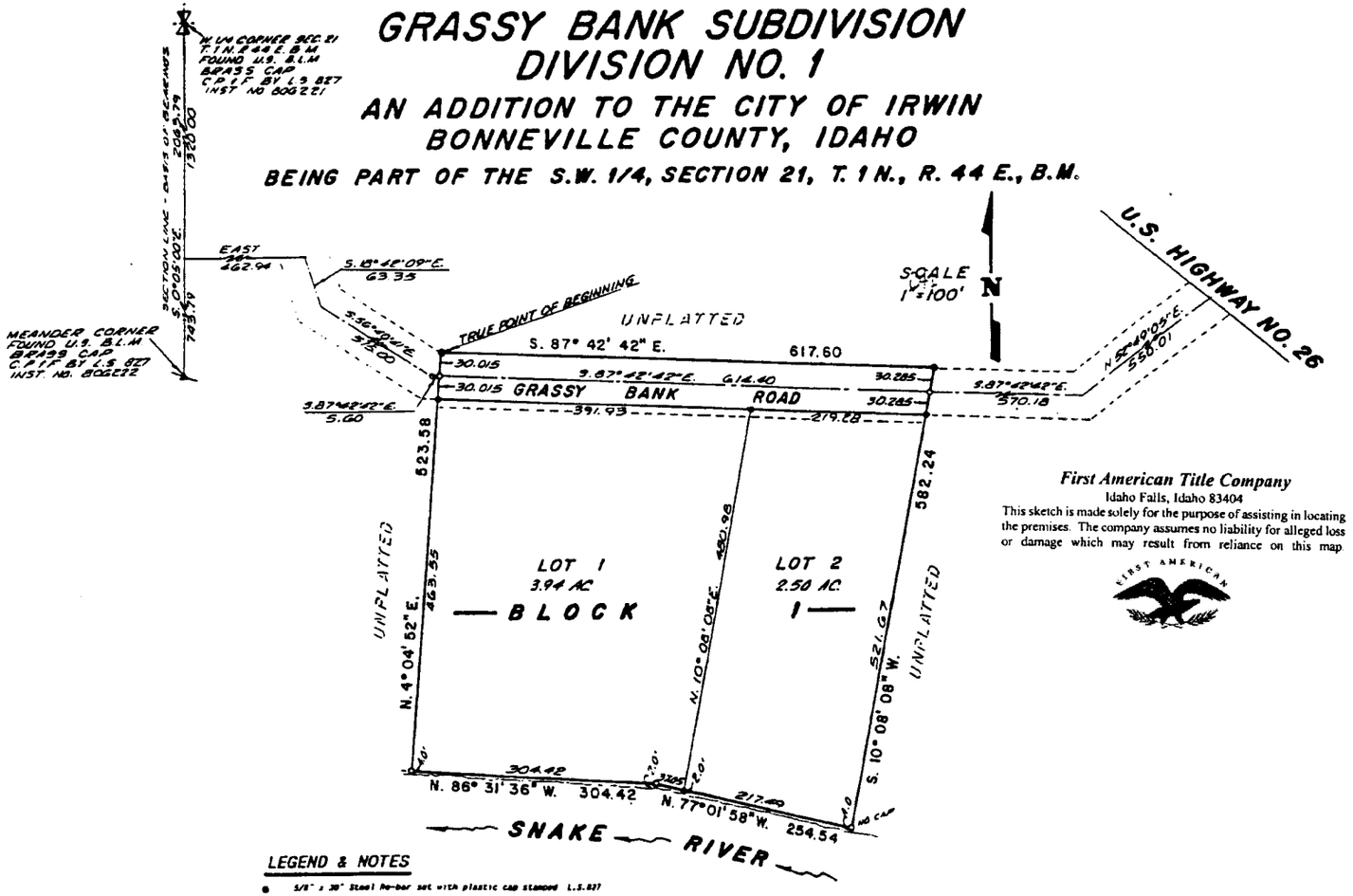
GRASSY BANK SUBDIVISION
DIVISION NO. 1
AN ADDITION TO THE CITY OF IRWIN
BONNEVILLE COUNTY, IDAHO
BEING PART OF THE S.W. 1/4, SECTION 21, T. 1 N., R. 44 E., B.M.



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.

FIRST AMERICAN

LEGEND & NOTES

- ● 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S.827
- ● 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S.827
- o Steel Re-bar found with caps stamped L.S.827 unless otherwise shown
- ---------- A Ten foot wide Utility Easement is hereby granted along all road frontages within each lot. Any other easements are as shown.

The steel re-bar shown on the Southerly side of Lots 1 and 2, Block 1 are "Witness 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 witness corner. Bearings and distances are shown along the witness Corner lines and are referred to as the "River Traverse" line.

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

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. 160027-0320C, effective 11-4-1981, this subdivision lies in ZONE C, area of minimal flooding.