FIRST AMENDED PLAT OF
HALLMARK ESTATES
DIVISION NO. 1
BONNEVILLE COUNTY, IDAHO

BEING A REPLAT OF LOT 1 AND PART OF LOT 2 BLOCK 2 AND ALSO LOT 2 AND PART OF LOT 3 BLOCK 3 LYING IN THE S.E. 1/4 S.E. 1/4 SECTION 6 T. 1 N. R. 38 E.B.M.

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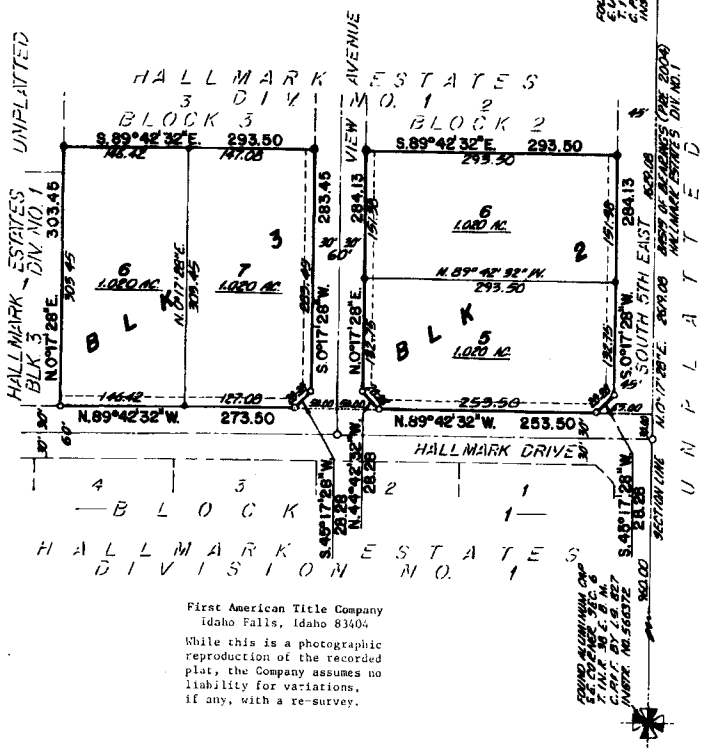
IRRIGATION WATER RIGHTS

The property included in this plat is within the Idaho Irrigation District, suitable water deliveries system have not been provided. The assessments will be levied by the irrigation company, are a lien on the property and are the responsibility of the lot owner. The owner-developer is obligated to comply with the disclosure provisions of Section 31-3806, subsection (2)(b), Idaho Code or may be liable to the purchaser and irrigation entity as defined in Section 31-3806 Idaho Code.



First American Title Company
Idaho Falls, Idaho 83404

While this is a photographic reproduction of the recorded plat, the Company assumes no liability for variations, if any, with a re-survey.

LEGEND & NOTES

- ● 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8796
- ● 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8796
- ○ 5/8" Steel rebar found with caps stamped L.S.827 unless noted otherwise
- ○ 1/2" Steel rebar found with caps stamped L.S.827 unless noted otherwise

A ten foot wide Public Utility Easement is hereby reserved along all road frontages within each lot.

Drainage swales, private driveways and sidewalk approaches will be constructed and maintained with the correct cross-section as shown on the approved improvement drawings on file in the office of the County Engineer.

Vehicular access onto South Holmes Avenue from Lots 5 and 6, Block 2 ***IS NOT ALLOWED.***

Lots shown on this plat are included in a lighting district and will be assessed for the operation and maintenance costs.

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 identified on this plat may as may be necessary or desirable in providing utility services within and without the lots identified 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 placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.