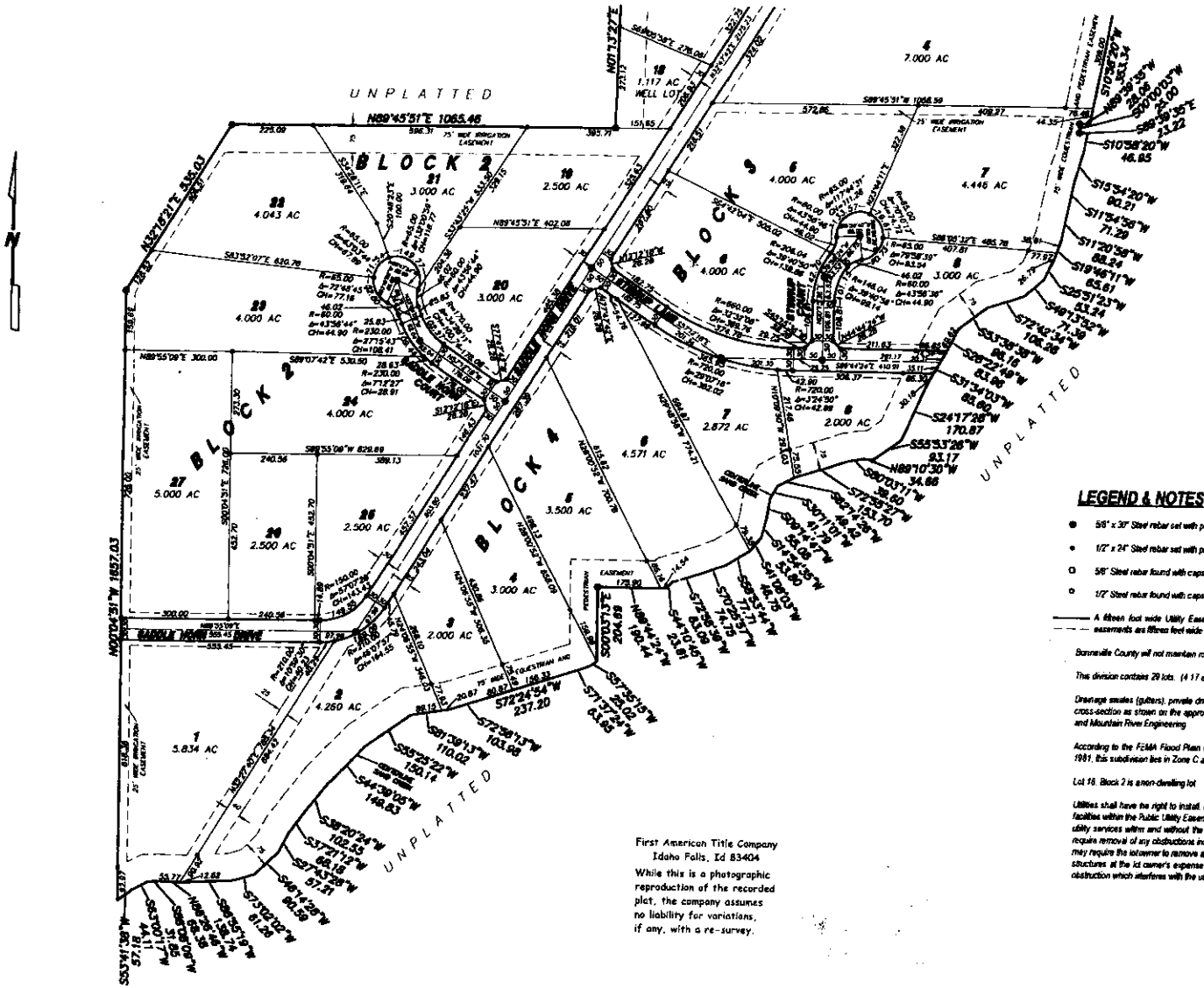

First American Title Company
Idaho Falls, Id 83404

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.8795
- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
- 5/8" Steel rebar found with caps stamped L.S.8795 unless noted otherwise
- 1/2" Steel rebar found with caps stamped L.S.8795 unless noted otherwise

A fifteen foot wide Utility Easement is hereby granted along all road frontages within each lot. All other utility easements are fifteen feet wide unless noted otherwise

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

This division contains 29 lots. (4.17 acre average lot size.)

Drainage swales (gutters), 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 Bonneville County Public Works Department and Mountain River Engineering

According to the FEMA Flood Plain FIRM map Bonneville County Community Panel No. 160027- 245-C, effective 11-4-1981, this subdivision lies in Zone C areas of minimal flooding.

Lot 18, Block 2 is a non-dwelling lot

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) identified on this plat map 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

LAZY 8 ESTATES

DIVISION NO. 2

BONNEVILLE COUNTY, IDAHO

BEING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, T.1N., R.38E. B.M.