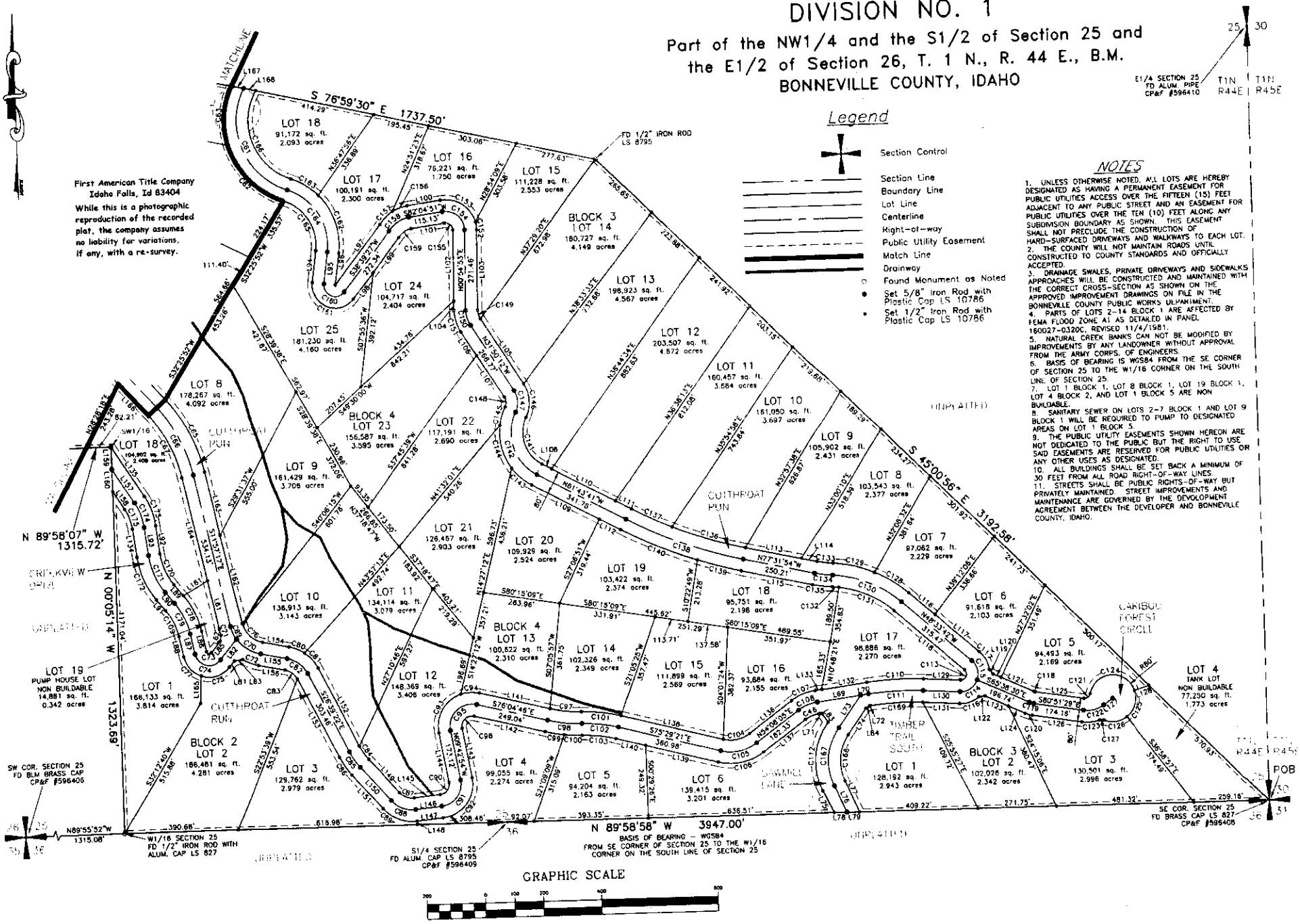
PALISADES CREEK RANCH

DIVISION NO. 1

Part of the NW1/4 and the S1/2 of Section 25 and
the E1/2 of Section 26, T. 1 N., R. 44 E., B.M.
BONNEVILLE COUNTY, IDAHO



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

- Section Control
- Section Line
- Boundary Line
- Lot Line
- Centerline
- Right-of-way
- Public Utility Easement
- Match Line
- Drainway
- Found Monument as Noted
- Set 5/8" Iron Rod with Plastic Cap LS 10786
- Set 1/2" Iron Rod with Plastic Cap LS 10786

NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES ACCESS OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET AND AN EASEMENT FOR PUBLIC UTILITIES OVER THE TEN (10) FEET ALONG ANY SUBDIVISION BOUNDARY AS SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED.
3. DRAINAGE SWALES, PRIVATE DRIVEWAYS AND SIDEWALKS 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.
4. PARTS OF LOTS 2-14 BLOCK 1 ARE AFFECTED BY FEMA FLOOD ZONE A1 AS DETAILED IN PANEL 160027-0320C, REVISED 11/4/1981.
5. NATURAL CREEK BANKS CAN NOT BE MODIFIED BY IMPROVEMENTS BY ANY LANDOWNER WITHOUT APPROVAL FROM THE ARMY CORPS. OF ENGINEERS.
6. BASIS OF BEARING IS WGS84 FROM THE SE CORNER OF SECTION 25 TO THE W1/16 CORNER ON THE SOUTH LINE OF SECTION 25.
7. LOT 1 BLOCK 1, LOT 8 BLOCK 1, LOT 19 BLOCK 1, LOT 4 BLOCK 2, AND LOT 1 BLOCK 5 ARE NON BUILDABLE.
8. SANITARY SEWER ON LOTS 2-7 BLOCK 1 AND LOT 9 BLOCK 1 WILL BE REQUIRED TO PUMP TO DESIGNATED AREAS ON LOT 1 BLOCK 5.
9. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE RESERVED FOR PUBLIC UTILITIES OR ANY OTHER USES AS DESIGNATED.
10. ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ALL ROAD RIGHT-OF-WAY LINES.
11. STREETS SHALL BE PUBLIC RIGHTS-OF-WAY BUT PRIVATELY MAINTAINED. STREET IMPROVEMENTS AND MAINTENANCE ARE GOVERNED BY THE DEVOLOPMENT AGREEMENT BETWEEN THE DEVELOPER AND BONNEVILLE COUNTY, IDAHO.