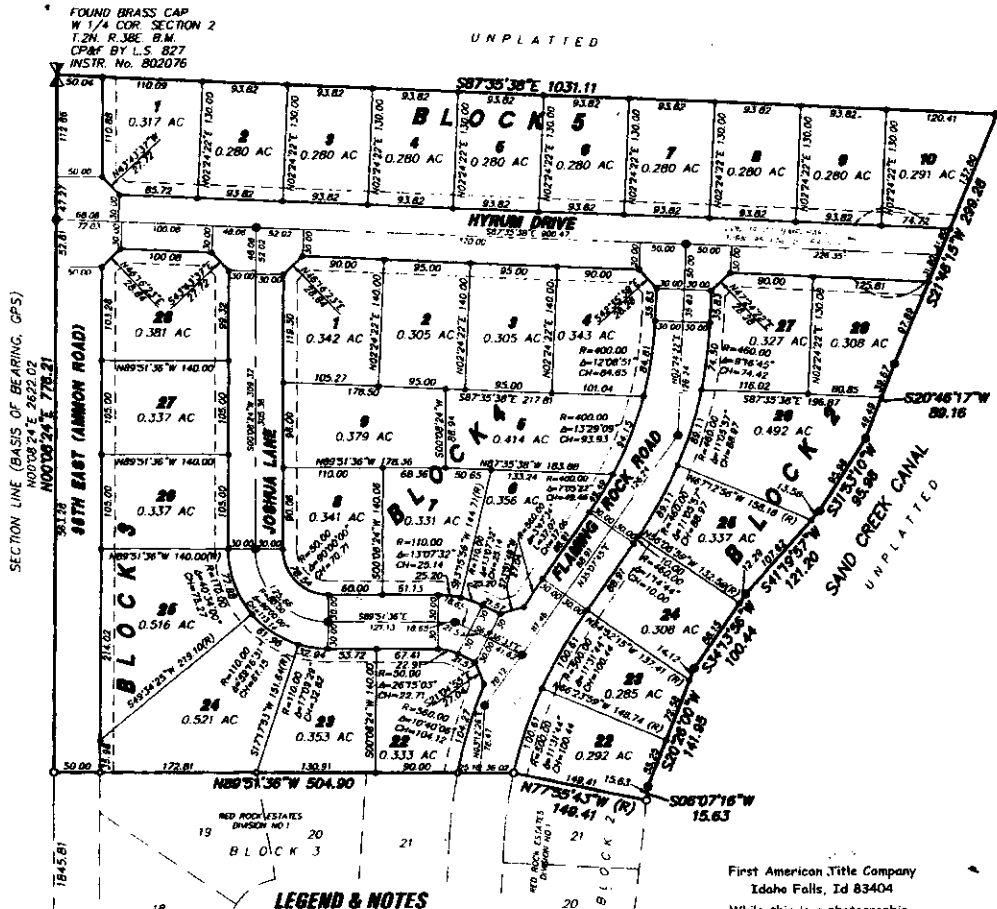


RED ROCK ESTATES DIVISION NO. 2 BONNEVILLE COUNTY, IDAHO BEING PART OF THE S.W. 1/4 OF SECTION 2, T.2N, R.30E, B.M.



SECTION LINE (BASIS OF BEARING, GPS)
N00°08'24"E 2622.02'
N00°08'24"E 278.21'

FOUND BRASS CAP
W 1/4 COR. SECTION 2
T.2N, R.30E, B.M.
CP&F BY L.S. 827
INSTR. No. 802076

FOUND BRASS CAP
S.W. COR. SECTION 2
T.2N, R.30E, B.M.
CP&F BY L.S. 873
INSTR. No. 500745

LEGEND & NOTES

- 5/8" x 3/32" 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 plastic caps stamped L.S. 8795
- 1/2" Steel rebar found with plastic caps stamped L.S. 8795

A 15 foot wide Utility Easement is hereby reserved along all road frontages within each lot. All other utility easements are 15 feet wide unless noted otherwise.

The drainage contains 33 lots. 10.34 acre average lot size.

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

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

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 FRM map Bonneville County Community Panel No. 18002708700, effective April 2, 2002, the subdivisions lies in Zone "X" areas determined to be outside 500 year flood plain.

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 obstructions within the PUE, at the lot owner's expense, or the utility may remove such obstructions at the lot owner's expense. At no time shall any permanent structures be placed within the PUE, or any other obstructions which interfere with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

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.

NOTE: DIRECT ACCESS ONTO 95TH EAST FROM ADJOINING LOTS IS NOT PERMITTED