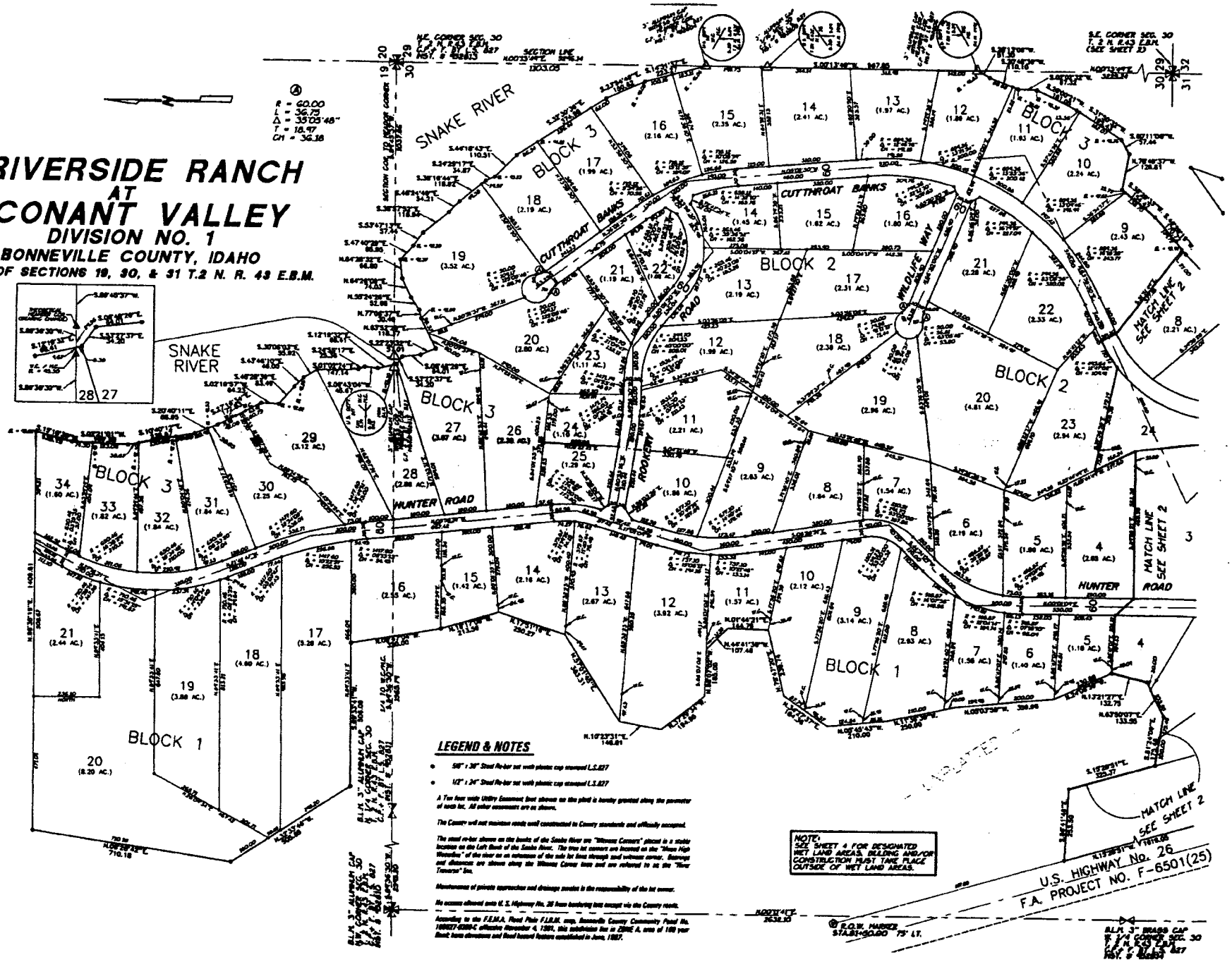
RIVERSIDE RANCH AT CONANT VALLEY

DIVISION NO. 1

BONNEVILLE COUNTY, IDAHO

PART OF SECTIONS 19, 30, & 31 T.2 N. R. 43 E.B.M.



LEGEND & NOTES

- 5/8" x 30" Steel Re-bar set with plastic cap stamped LS.827
- 1/2" x 24" Steel Re-bar set with plastic cap stamped LS.827

A Ten foot wide Utility Easement lines shown on the plat is hereby granted along the perimeter of each lot. All other easements are as shown.

The Canals will not maintain canals until constructed to County standards and officially accepted.

The steel re-bar shown on the banks of the Snake River are "Witness Corners" placed in a stable location on the Left Bank of the Snake River. The true lot corners are located on the "Mean High Waterline" of the river as a reference of the sale for lines through steel 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.

No access allowed onto U. S. Highway No. 26 from bordering lots except via the County roads.

According to the F.E.M.A. Flood Plain F.I.R.M. map, Bonneville County Community Panel No. 160027-0200-C effective November 4, 1981, this subdivision lies in ZONE A, area of 100 year flood, base elevations and flood hazard features established in June, 1987.