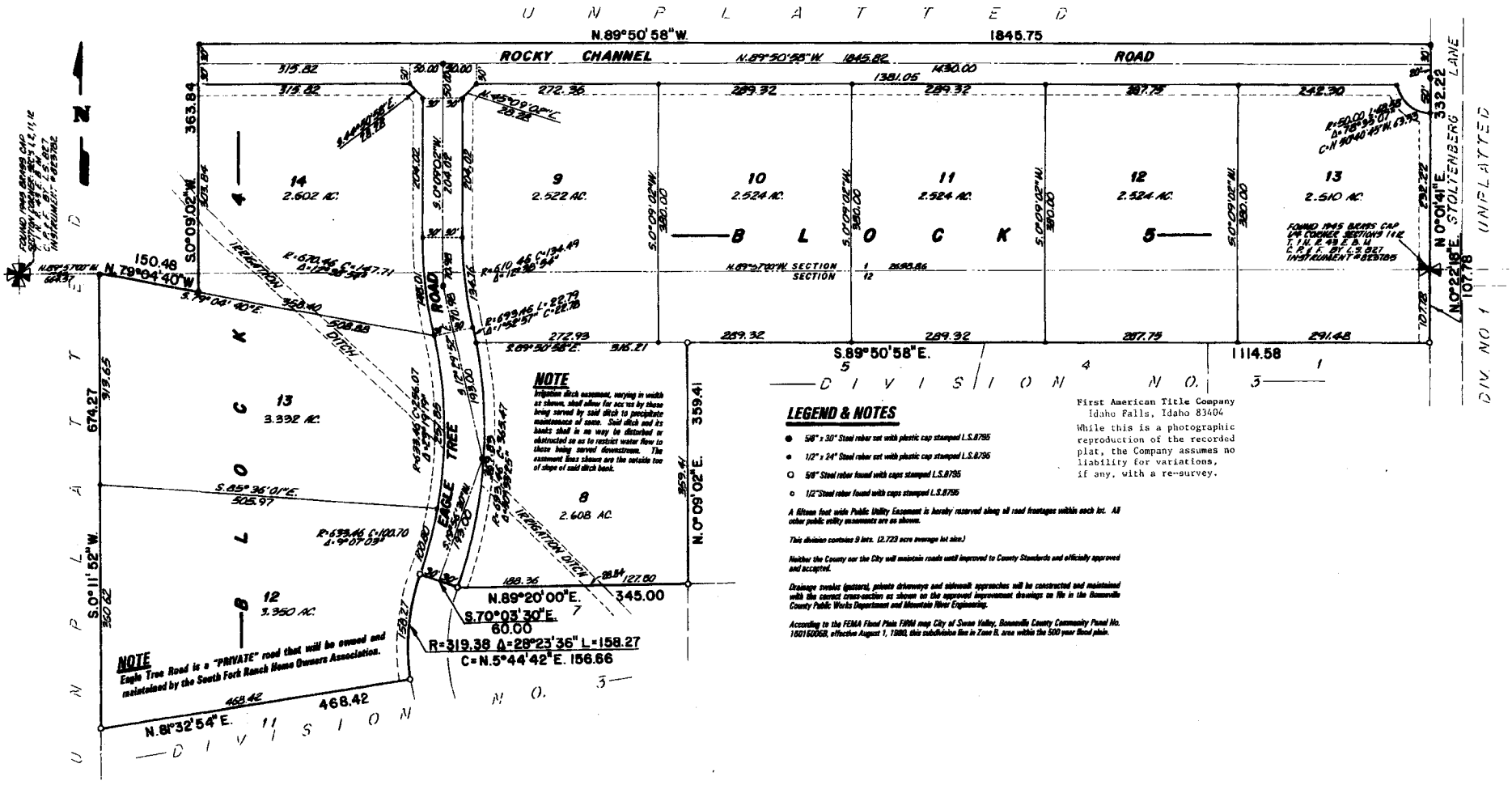
SOUTH FORK RANCH DIVISION NO. 4

AN ADDITION TO THE CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO

BEING PART OF THE S.1/2 S.1/2 S.W.1/4 SEC. 1 AND OF THE N.1/2 N.W.1/4 SEC. 12 T.1N. R.43 E., B.M.



NOTE

Irrigation ditch easement, varying in width as shown, shall allow for access by those being served by said ditch to participate maintenance of same. Said ditch and its banks shall in no way be disturbed or obstructed so as to restrict water flow to those being served downstream. The easement lines shown are the outside toe of slope of said ditch bank.

NOTE

Eagle Tree Road is a "PRIVATE" road that will be owned and maintained by the South Fork Ranch Home Owners Association.

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
- O 5/8" Steel rebar found with caps stamped L.S.8795
- o 1/2" Steel rebar found with caps stamped L.S.8795

A fifteen foot wide Public Utility Easement is hereby reserved along all road frontages within each lot. All other public utility easements are as shown.

This division contains 9 lots. (2.723 acre average lot size.)

Neither the County nor the City will maintain roads until improved to County Standards and officially approved and accepted.

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 City of Swan Valley, Bonneville County Community Panel No. 160160005B, effective August 1, 1980, this subdivision lies in Zone B, area within the 500 year flood plain.

First American Title Company
Idaho Falls, Idaho 83404
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