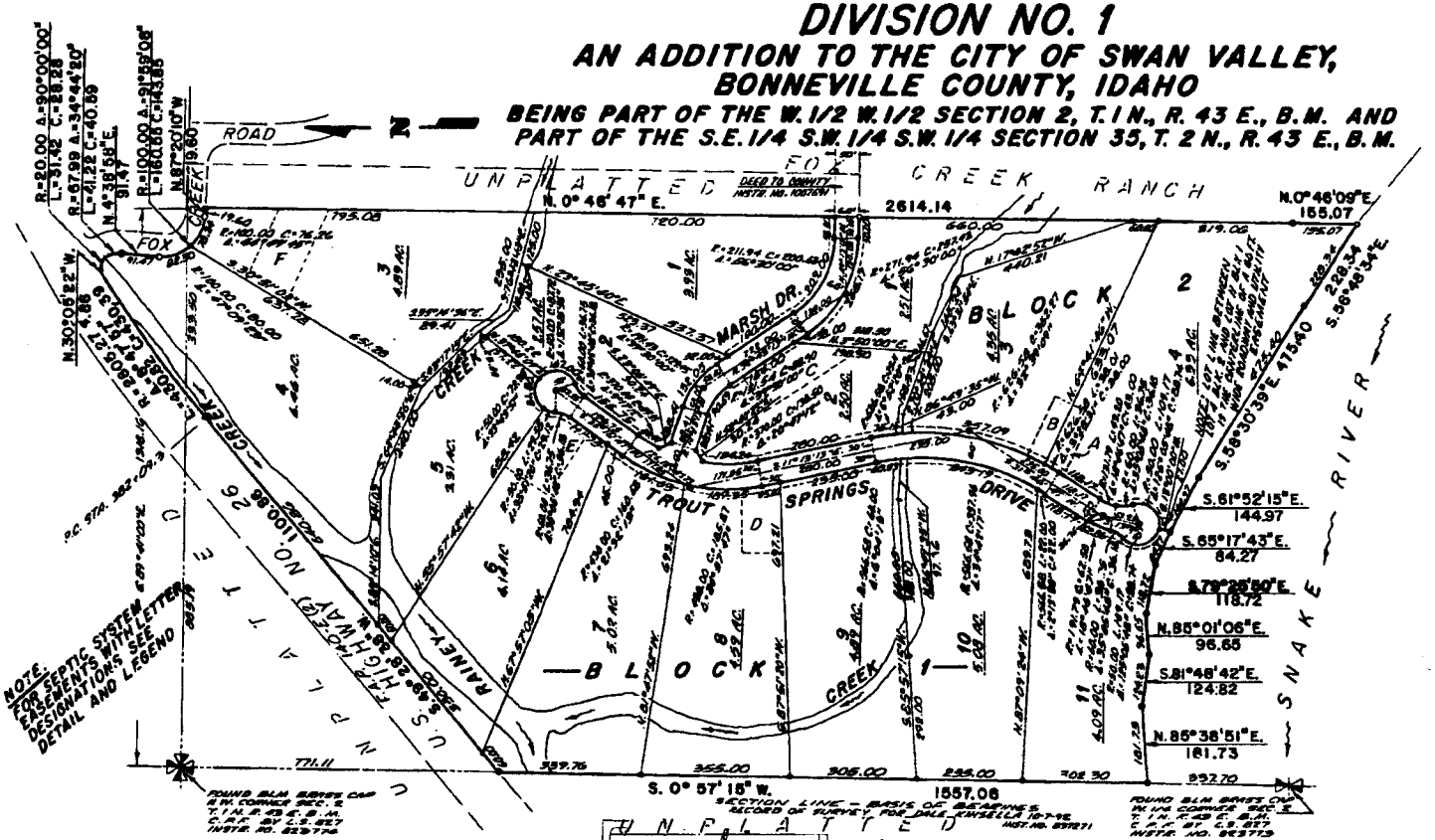
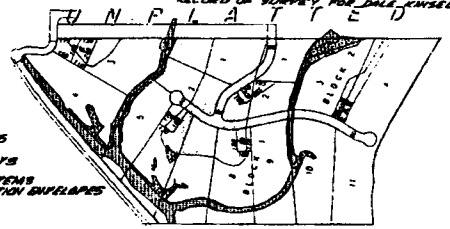
TROUT SPRINGS
DIVISION NO. 1
AN ADDITION TO THE CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE W. 1/2 W. 1/2 SECTION 2, T. 1 N., R. 43 E., B.M. AND PART OF THE S.E. 1/4 S.W. 1/4 S.W. 1/4 SECTION 35, T. 2 N., R. 43 E., B.M.



UNDESIGNATED UTILITY AND SEPTIC EASEMENTS		
Easement	In Lot/Block	Per Lot/Block
A	Lot 4 Block 2	Lot 11 Block 1
B	Lot 3 Block 2	Lot 10 Block 1
C	Lot 2 Block 2	Lot 1 Block 2
D	Lot 8 Block 1	Lot 9 Block 1
E	Lot 8 Block 1	Lot 5 Block 1
F	Lot 3 Block 1	Lot 4 Block 1

All sand mound septic systems must conform to health department standards and be constructed a minimum of 300 feet from all water ways.



WETLANDS
WATER WAYS
SEPTIC SYSTEMS CONSTRUCTION ENVELOPES

LEGEND & NOTES

- 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S.6795
- 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S.6795
- 1/2" Steel Re-bar found with caps stamped L.S.827

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

Direct vehicular access is NOT ALLOWED onto U.S. Highway No. 26 from Lots 4 through 7, Block 1.

Maintenance of private roadways and approaches is the responsibility of the property owners and drainage swales must be maintained.

The steel rebar shown along the river are WITNESS CORNERS placed in a stable useable location on the bank of said river. True lot corners are at the mean high water line of the river so as extension of the side lot lines through said witness corners. Bearings and distances shown along the river are temporary lines.

According to FEMA Flood Plain Map, City of Swan Valley, Idaho, Community Panel No. 160194-0005-B, effective August 1, 1988, a large part of this subdivision lies in Zone A-3 (100 year flood plain) Flood hazard factors determined. Small areas are in Zone B (between 100 and 500 year flood plain).

First American Title Company
Idaho Falls, Idaho 83404

This sketch is made solely for the purpose of assisting in locating the premises. The company assumes no liability for alleged loss or damage which may result from reliance on this map.

FIRST AMERICAN