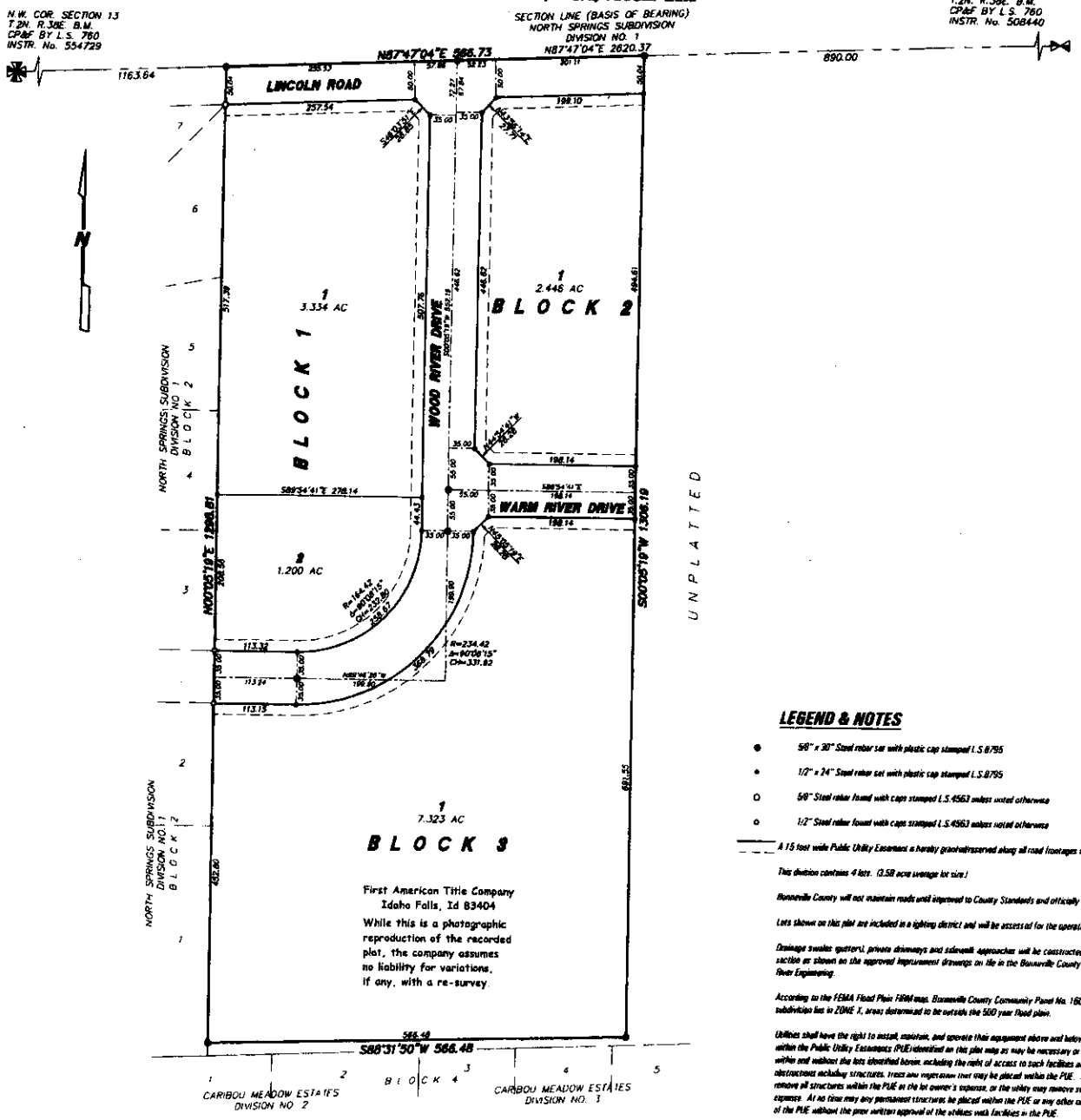
# WOOD RIVER ESTATES
## DIVISION NO. 1
## BONNEVILLE COUNTY, IDAHO
### BEING PART OF THE N.W. 1/4 OF SECTION 13, T.2N., R.38E. B.M.




## 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
- ○ 5/8" Steel rebar found with caps stamped L.S.4563 unless noted otherwise
- ○ 1/2" Steel rebar found with caps stamped L.S.4563 unless noted otherwise

A 15 foot wide Public Utility Easement is hereby granted/reserved along all road frontages within each lot

This division contains 4 lots. (0.58 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 Montana River Engineering.

According to the FEMA Flood Plain FIRM map, Bonneville County Community Panel No. 16002700700, effective April 2, 2002, this subdivision lies in ZONE X, areas determined to be outside the 500 year flood plain.

Utilities shall have the right to install, maintain, and operate this 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 structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.