

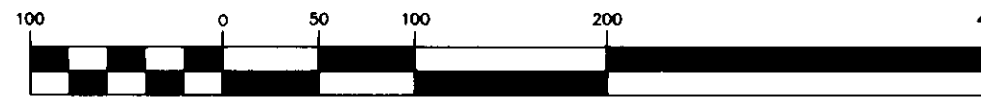
CORRECTED

WATERFORD DIVISION NO. 7

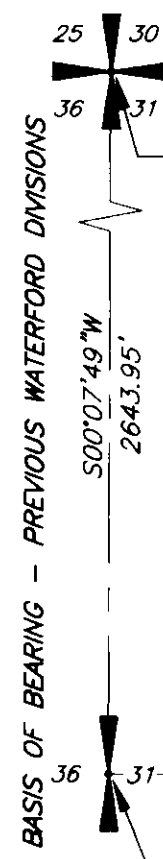
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH,
RANGE 38 EAST, B.M.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N 00°08'22" W
L2	25.00'	N 00°08'22" W
L3	17.71'	N 00°08'22" W
L4	17.71'	N 00°08'22" W
L5	140.01'	N 89°53'38" E
L6	140.01'	N 89°53'38" E
L7	28.22'	S 44°58'11" E
L8	28.35'	N 45°01'49" E
L9	30.00'	N 00°09'59" E
L10	30.00'	S 89°50'01" E
L11	25.00'	S 89°50'01" E
L12	25.00'	S 89°50'01" E
L13	34.12'	S 89°50'01" E
L14	9.55'	N 00°06'22" W
L15	22.23'	S 89°50'29" E
L16	100.36'	N 00°06'22" W
L17	145.00'	S 89°50'01" E



CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	75.00'	22°00'48"	28.82'	N 79°09'07" E	28.64'
C2	75.00'	53°34'56"	70.14'	N 41°21'15" E	67.61'
C3	75.00'	14°40'08"	19.20'	N 07°13'42" E	19.15'
C4	25.00'	90°15'53"	39.39'	N 45°01'35" E	35.44'
C5	50.00'	90°15'53"	78.77'	N 45°01'35" E	70.87'
C6	75.00'	32°20'11"	42.33'	N 16°16'28" W	41.77'

BOUNDARY DESCRIPTION

Part of the NW 1/4 of Section 31, Township 2 North, Range 38 East, B.M., Bonneville County, Idaho described as:

Beginning at a point on the east line of Waterford Division No. 6 to the City of Idaho Falls, Idaho point being S 00°07'49" W 2643.95 feet along the west line of said Section 31 to the NW 1/4 of said Section 31 and S 89°50'26" E 964.45 feet along the east-west center line of said Section 31 all from the NW corner of said Section 31; running thence along the east line of said Waterford Division No. 6 the following five (5) courses; (1) N 00°09'59" E 130.09 feet; (2) thence S 89°50'29" E 22.23 feet; (3) N 00°06'22" W 677.57 feet; (4) thence S 89°50'01" E 34.12 feet; (5) thence N 00°09'59" E 185.00 feet to the south line of Waterford Division No. 3 to the City of Idaho Falls; thence along the south and east lines of said Waterford Division No. 3 the following (4) four courses; (1) S 89°50'01" E 145.00 feet; (2) thence N 00°06'22" W 100.36 feet to a point of curve; (3) thence along said curve to the left 42.33 feet (Curve Data, Delta= 32°20'11", R=75.00 feet) chord bears N 16°16'28" W 41.77 feet; (4) thence N 53°00'00" E 189.60 feet to the west line of Stonebrook Division No. 7 to the City of Idaho Falls, Idaho; thence along the west line of said Stonebrook Division No. 7 extended S 00°06'22" E 1247.59 feet; thence N 89°50'26" W 342.85 feet to the point of beginning.

Parcel contains 7.867 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned are the lawful owners of the tract of land included within the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots, and streets, which plat shall hereafter be known as the WATERFORD DIVISION NO. 7, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby dedicate to the public, all streets and rights-of-way shown hereon, that we also grant and convey to the City of Idaho Falls all easements shown on the plat and that we hereby warrant and shall defend the estate subject to such dedication and conveyances in the quiet and peaceful possession of the public or the City, as the case may be, against said owners and their heirs or assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof. Owners, and their heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City and its successors, assigns or permittees shall also have the right, at Owners' or their heirs' successors' or assigns' expense, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes. We also certify that these lots are eligible to receive water from the City of Idaho Falls Municipal Water System and the City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this 19 day of JAN, 2005

GARY L. VOIGT - MANAGING MEMBER WATERFORD LLC.

CORPORATE ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 19th day of JANUARY, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared Gary L. Voigt, known or identified to me to be the managing member of Waterford, LLC, the Limited Liability Company that executed the attached Owner's Certificate and acknowledged to me that such company executed the same. IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

Patricia G. Davis
Notary Public for the State of Idaho
Residing at IDAHO FALLS, ID
Commission Expiration Date: 11-18-10

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 2-7-05
Mark R. Hansen
Bonneville County Treasurer by Jhonnie Walker

SURVEYOR'S CERTIFICATE

I, Barry Glen Whitson, a registered professional land surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as WATERFORD DIVISION NO. 7, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was made by me or under my direction, and that said subdivision is truly and correctly staked as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.

Date: 08/19/04
Barry Glen Whitson, P.L.S.



HE HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
985 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS, IDAHO 83405 (208) 524-0212

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET AND AN EASEMENT FOR PUBLIC UTILITIES OVER THE EIGHT (8) FEET ALONG ANY SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
- THE DEVELOPER AND OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
- LOT 4, BLOCK 10 AND LOT 7, BLOCK 10 ARE OPEN SPACE LOTS RESERVED FOR HOMEOWNERS PEDESTRIAN ACCESS, LANDSCAPING, STORM DRAIN PONDS AND PUBLIC UTILITIES. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

IRRIGATION WATER RIGHTS RELEASE

The property included in this plat has petitioned for and been removed from all future irrigation rights.

Date: 11/18/05
Recorded Inst. No. 1180027
I hereby certify that the within instrument was recorded on 11/18/05 at 11:00 AM by Ronald Longmire, County Recorder.

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the WATERFORD DIVISION NO. 7, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was filed in the office of the recorder of Bonneville County, Idaho on the 14th day of March, 2005 at 3:56 PM and recorded as instrument No. 1180027.

Ronald Longmire
County Recorder
I hereby certify that the within instrument was recorded on 3-14-05 at 3:56 PM by Ronald Longmire, County Recorder.

EXAMINING SURVEYOR

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 50-1305 of the Idaho Code.

Date: 2-14-05
Dennis L. Jones, P.L.S.
Idaho License No. 760

CITY ACCEPTANCE

The accompanying plat was duly accepted and approved by the city council of Idaho Falls, Idaho by resolution adopted this 12th day of August 2004.

Mayor Pro Tem
City Engineer
Joamari Anderson
City Surveyor

HEALTH DEPT. CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Date: 2-6-05
Environmental Health Specialist

LEGEND

- Section control corners
- Placed 5/8"x30" iron rod with cap marked P.L.S. 10786
- Placed 1/2"x24" iron rod with cap marked P.L.S. 10786
- Found 5/8"x30" iron rod with cap marked P.L.S. 4563
- Found 1/2"x24" iron rod with cap marked P.L.S. 4563
- Utility easements are 15' wide along the street frontage of all lots. All other easements widths are as shown.
- Monument to be placed after construction.
- POB Point of Beginning
- Found 1/2"x24" iron rod with cap marked P.L.S. 4998
- Found 5/8"x30" iron rod with cap marked P.L.S. 4998

CORRECTED
WATERFORD DIV NO 7
1180027 W-87
1181852 RE RECORD
3/14/2005
4/01/2005

COUNTY

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET AND AN EASEMENT FOR PUBLIC UTILITIES OVER THE EIGHT (8) FEET ALONG ANY SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
- THE DEVELOPER AND OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
- LOT 4, BLOCK 10 AND LOT 7, BLOCK 10 ARE OPEN SPACE LOTS RESERVED FOR HOMEOWNERS PEDESTRIAN ACCESS, LANDSCAPING, STORM DRAIN PONDS AND PUBLIC UTILITIES. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

IRRIGATION WATER RIGHTS RELEASE

The property included in this plat has petitioned for and been removed from all future irrigation rights.

Date: 2/18/05 1178056
12/13/03 H39030

Recorded Inst. No.

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the WATERFORD DIVISION NO. 7, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was filed in the office of the recorder of Bonneville County, Idaho on the 14 day of MARCH, 2005 at 3:56 P.M. and recorded as instrument No. 1180027

STATE OF IDAHO }
County of Bonneville } ss 1180027
I hereby certify that the within instrument was
filed 3-14-2005 P.M. Fee 11.00
RONALD LONGMORE, County Recorder
By [Signature] Deputy

EXAMINING SURVEYOR

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 59-1305 of the Idaho Code.

Date: 2-14-05
[Signature]
Dennis L. Jones, P.L.S.
Idaho License No. 760

CITY ACCEPTANCE

The accompanying plat was duly accepted and approved by the city council of Idaho Falls, Idaho by resolution adopted this 12th day of August 2004

[Signature] Mayor Pro Tem
[Signature] Chris H. Fiddinson City Engineer
[Signature] Roomari Anderson City Clerk
[Signature] John B. Smith City Surveyor

HEALTH DEPT. CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Date: 2-17-2005 [Signature]
Environmental Health Specialist

LEGEND

- | | | | |
|--|---|--|--|
| | Section control corners | | Utility easements are 15' wide along the street frontage of all lots. All other easements widths are as shown. |
| | Placed 5/8"x30" iron rod with cap marked P.L.S. 10786 | | Monument to be placed after construction. |
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#1180027

WATERFORD DIVISION NO. 7

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH,
RANGE 38 EAST, B.M.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N 00°08'22" W
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L15	22.23'	S 89°50'29" E
L16	100.36'	N 00°08'22" W
L17	145.00'	S 89°50'01" E

25 30
36 31

FOUND CITY MONUMENT
CP&F #979472

500°07'49" W
2643.95'

FOUND AL. CAP
CP&F #655949

CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	75.00'	22°00'48"	28.82'	N 79°09'07" E	28.64'
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C6	75.00'	32°20'11"	42.33'	N 16°18'28" W	41.77'

BOUNDARY DESCRIPTION

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Beginning at a point on the east line of Waterford Division No. 6 to the City of Idaho Falls, Idaho point being S 00°07'49" W 2643.95 feet along the west line of said Section 31 to the NW 1/4 of said Section 31 and S 89°50'26" E 964.45 feet along the east-west center line of said Section 31 all from the NW corner of said Section 31; running thence along the east line of said Waterford Division No. 6 the following five (5) courses; (1) N 00°09'59" E 130.09 feet; (2) thence S 89°50'29" E 22.23 feet; (3) N 00°06'22" W 677.57 feet; (4) thence S 89°50'01" E 34.12 feet; (5) thence N 00°09'59" E 185.00 feet to the south line of Waterford Division No. 3 to the City of Idaho Falls; thence along the south and east lines of said Waterford Division No. 3 the following (4) four courses; (1) S 89°50'01" E 145.00 feet; (2) thence N 00°06'22" W 100.36 feet to a point of curve; (3) thence along said curve to the left 42.33 feet (Curve Data, Delta= 32°20'11", R=75.00 feet) chord bears N 16°18'28" W 41.77 feet; (4) thence N 53°00'00" E 189.60 feet to the west line of Stonebrook Division No. 7 extended S 00°06'22" E 1247.59 feet; thence along the west line of said Stonebrook Division No. 7 extended S 00°06'22" E 1247.59 feet; thence N 89°50'26" W 342.85 feet to the point of beginning.

Parcel contains 7.867 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned are the lawful owners of the tract of land included within the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots, and streets, which plat shall hereafter be known as the WATERFORD DIVISION NO. 7, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby dedicate to the public, all streets and rights-of-way shown hereon, that we also grant and convey to the City of Idaho Falls all easements shown on the plat and that we hereby warrant and shall defend the estate subject to such dedication and conveyances in the quiet and peaceful possession of the public or the City, as the case may be, against said owners and their heirs or assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof. Owners, and their heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City and its successors, assigns or permittees shall also have the right, at Owners' or their heirs' successors' or assigns' expense, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes. We also certify that these lots are eligible to receive water from the City of Idaho Falls Municipal Water System and the City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this 19 day of JAN, 2005

GARY K. VOIGT - MANAGING MEMBER WATERFORD LLC.

CORPORATE ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 19th day of JANUARY, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared Gary L. Voigt, known or identified to me to be the managing member of Waterford, LLC, the Limited Liability Company that executed the attached Owner's Certificate and acknowledged to me that such company executed the same. IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public for the State of Idaho
Residing at IDAHO FALLS, ID
Commission Expiration Date: 11-18-10

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 2-7-05
[Signature]
Bonneville County Treasurer by Susanne Walker

SURVEYOR'S CERTIFICATE

I, Barry Glen Whitson, a registered professional land surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as WATERFORD DIVISION NO. 7, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was made by me or under my direction, and that said subdivision is truly and correctly staked as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.

Date: 08/19/04 [Signature]
Barry Glen Whitson, P.L.S.



HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

985 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS, IDAHO 83405 (208) 524-0212