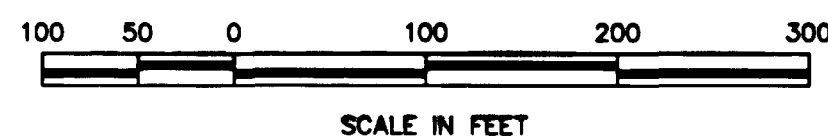


WATERFORD
DIVISION NO. 3AN ADDITION TO THE CITY OF IDAHO FALLS
BEING A PORTION OF THE NW 1/4, SECTION 31, T.2N., R.38E., B.M.,
BONNEVILLE COUNTY, IDAHO

1999



LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Public Utility Easement Line
- Clear View Easement Line
- Real Point of Beginning, Found 5/8"x30" Rebar with Plastic Cap - L.S. 8795
- Set 5/8"x30" Rebar with Plastic Cap - L.S. 4998
- Set 1/2"x24" Rebar with Plastic Cap - L.S. 4998
- Found 5/8" Rebar with Plastic Cap - L.S. 4998
- ⊙ Found Brass Cap or Aluminum Cap (as indicated)

NOTE: Public Utility Easements 10' wide along all street frontages.
All others 8' wide unless otherwise noted.

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET AND/OR 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 19, BLOCK 3 IS AN OPEN SPACE LOT RESERVED FOR HOMEOWNER'S PEDESTRIAN ACCESS, LANDSCAPING, AND PUBLIC UTILITIES. THIS LOT IS 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.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	32°20'11"	75.00	42.33	21.74	41.77	S 16°16'27"E
C2	26°24'58"	175.00	80.68	41.07	79.97	N 76°37'32"E
C3	63°55'59"	70.00	78.11	43.68	74.12	S 58°12'00"W
C4	89°43'39"	50.00	78.30	49.76	70.54	N 44°58'11"W
C5	26°24'58"	150.00	89.16	35.20	88.55	S 76°37'32"E
C6	63°55'59"	100.00	111.58	62.41	105.88	N 58°11'59"E
C7	45°08'10"	60.00	47.27	24.94	46.05	S 67°35'54"W
C8	45°08'10"	60.00	47.27	24.94	46.05	N 22°27'43"E
C9	44°51'50"	50.00	39.15	20.64	38.16	S 22°32'17"E
C10	44°51'50"	50.00	39.15	20.64	38.16	S 67°24'06"E
C11	90°16'21"	30.00	47.27	30.14	42.53	S 45°01'49"W
C12	30°00'08"	20.00	10.47	5.36	10.35	S 15°06'26"E
C13	89°17'06"	50.00	77.92	49.38	70.27	S 16°21'16"W
C14	59°10'19"	50.00	51.64	28.39	49.37	N 89°25'02"W
C15	30°00'08"	20.00	10.47	5.36	10.35	N 74°49'57"W
C16	19°21'30"	130.00	43.92	22.17	43.71	S 35°54'45"W
C17	26°24'58"	125.00	57.63	29.34	57.12	S 76°37'32"E
C18	NOT USED					
C19	08°00'21"	75.00	10.48	5.25	10.47	N 85°49'51"W
C20	15°56'39"	75.00	20.87	10.50	20.80	S 73°51'20"E
C21	33°26'28"	75.00	43.77	22.53	43.16	S 49°09'47"E
C22	89°43'39"	25.00	39.15	24.88	35.27	N 44°58'11"W
C23	89°43'39"	20.00	31.32	19.91	28.22	N 44°58'11"W
C24	41°26'36"	20.00	14.47	7.57	14.15	S 20°36'56"W
C25	57°10'58"	50.00	49.90	27.25	47.86	N 12°44'45"E
C26	74°15'59"	50.00	64.81	37.86	60.37	S 52°58'43"E
C27	24°07'48"	50.00	21.06	10.69	20.90	N 77°49'23"E
C28	10°24'09"	50.00	9.06	4.55	9.07	N 60°33'24"E
C29	34°48'39"	20.00	12.15	6.27	11.97	S 72°45'39"W
C30	15°34'29"	130.00	35.34	17.78	35.23	N 82°22'44"E
C31	29°00'00"	130.00	65.80	33.62	65.10	S 60°05'30"W
C32	01°49'13"	50.00	1.59	0.79	1.59	S 29°11'54"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°58'11"W	10.00'
L2	N 45°01'49"E	10.00'
L3	S 19°11'36"E	28.67'
L4	S 71°24'28"W	28.37'

WATERFORD, L.L.C.
Developer
Idaho Falls, IdahoBRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

AFF. 1018796

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT WE THE UNDERSIGNED ARE ALL OF THE 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 TO BE HEREAFTER KNOWN AS WATERFORD SUBDIVISION,
DIVISION NO. 3, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE
COUNTY, IDAHO, AND WE DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS,
ALLEYS AND RIGHTS-OF-WAY SHOWN HEREON. THE UNDERSIGNED FURTHER
PERPETUALLY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS, IDAHO, THE
PUBLIC UTILITY EASEMENTS SHOWN ON SUCH PLAT. WE ALSO CERTIFY THAT
THE LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE
CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM AND SAID CITY HAS AGREED
IN WRITING TO SERVE SAID LOTS.

A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 31, TOWNSHIP 2 NORTH,
RANGE 38 EAST OF THE BOISE MERIDIAN, IDAHO FALLS, BONNEVILLE COUNTY,
IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, T. 2N., R. 38E.,
B.M., THENCE S 0°07'49" W 1265.00 FEET ALONG THE WEST LINE OF SAID
SECTION 31 TO THE SOUTHWESTERLY CORNER OF WATERFORD DIVISION NO. 1;
THENCE S 89°52'11" E 325.17 FEET ALONG THE SOUTHERLY BOUNDARY OF
WATERFORD DIVISION NO. 1 TO THE REAL POINT OF BEGINNING OF THIS
DESCRIPTION;

CONTINUING ALONG THE SOUTHERLY BOUNDARY OF WATERFORD DIVISION NO. 1:

THENCE N 26°14'00" E 293.39 FEET TO A POINT;

THENCE S 76°31'39" E 86.56 FEET TO A POINT;

THENCE S 89°50'01" E 222.14 FEET TO A POINT;

THENCE N 89°53'38" E 60.00 FEET TO A POINT;

THENCE N 00°06'22" W 29.14 FEET TO A POINT;

THENCE N 89°53'38" E 121.22 FEET TO A POINT;

THENCE N 00°19'33" E 268.01 FEET TO A POINT;

THENCE N 89°53'38" E 131.75 FEET TO A POINT;

THENCE S 00°06'22" E 33.88 FEET TO A POINT;

THENCE N 89°53'38" E 225.00 FEET TO THE SOUTHEASTERLY CORNER OF
WATERFORD DIVISION NO. 1, SAID POINT ALSO BEING ON THE WEST LINE OF
STONEBROOK DIVISION NO. 4;

LEAVING THE SOUTHERLY BOUNDARY OF WATERFORD DIVISION NO. 1:

THENCE S 00°06'22" E 640.87 FEET ALONG THE WEST LINE OF STONEBROOK
DIVISION NO. 4, AND OF STONEBROOK DIVISION NO. 7, TO A POINT;

THENCE S 53°00'00" W 189.60 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT 42.33 FEET, SAID CURVE HAVING A
DELTA ANGLE OF 32°20'11", RADIUS OF 75.00 FEET, TANGENTS OF 21.74 FEET,
AND A LONG CHORD BEARING S 16°16'27" E 41.77 FEET TO A POINT;

THENCE S 00°06'22" E 100.36 FEET TO A POINT;

THENCE N 89°50'01" W 640.00 FEET TO A POINT;

THENCE N 00°09'59" E 125.00 FEET TO A POINT;

THENCE N 89°50'01" W 5.44 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT 80.68 FEET, SAID CURVE HAVING A
DELTA ANGLE OF 26°24'58", RADIUS OF 175.00 FEET, TANGENTS OF 41.07
FEET, AND A LONG CHORD BEARING N 76°37'32" W 79.97 FEET TO A POINT;

THENCE S 71°24'28" W 28.37 FEET TO A POINT;

THENCE S 26°14'00" W 94.90 FEET TO A POINT;

THENCE N 63°46'00" W 190.00 FEET TO A POINT;

THENCE N 26°14'00" E 282.74 FEET TO THE REAL POINT OF BEGINNING OF
THIS DESCRIPTION.

SAID PARCEL CONTAINS 15.48 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 21ST DAY OF
MAY, 19 99.

WATERFORD, L.L.C.

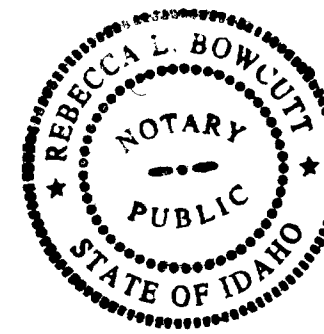
GARY L. VOIGT, MANAGING MEMBER

WATERFORD DIVISION NO. 3

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS.
ON THIS 21ST DAY OF MAY, 19 99, BEFORE ME, A
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED GARY L. VOIGT,
KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF THE WATERFORD LIMITED
LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE
INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME
THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND
YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Rebecca L. Bowcutt
NOTARY PUBLIC FOR IDAHO
RESIDING AT: Boise, Idaho
MY COMMISSION EXPIRES: 5-2-2000

APPROVAL OF DISTRICT 7 STATE BOARD OF HEALTH

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50,
CHAPTER 13, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING
BY FILING OF THIS CERTIFICATE HERewith.

DATE: 10-7-99 C. Johnson F.H.S.
DISTRICT 7 STATE BOARD OF HEALTH

EXAMINING SURVEYOR'S CERTIFICATE

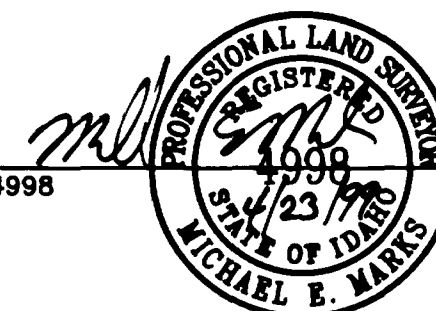
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND
ACCEPTABLE AS REQUIRED IN SECTION 50-1305 OF THE IDAHO CODE.

DATE: 12-2-99 Dominic J. Gove 760
PROFESSIONAL LAND SURVEYOR CERT. NO.

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS SUBDIVISION PLAT OF
WATERFORD DIVISION NO. 3, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS
SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY, MADE ON
THE GROUND UNDER MY SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS
PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE, TITLE 50,
CHAPTER 13, RELATING TO PLATS AND SURVEYS, AND CONFORMS TO THE BONNEVILLE
COUNTY SUBDIVISION ORDINANCE.

MICHAEL E. MARKS, P.L.S. NO. 4998



CITY'S ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF IDAHO FALLS,
IDAHO BY RESOLUTION ADOPTED THIS 23rd DAY OF November,
19 99

Linda Milam
MAYOR

Rocumarie Anderson
CITY CLERK

H. Kent Moughly
CITY ENGINEER

John B. Smith
CITY SURVEYOR

IRRIGATION WATER RIGHTS RELEASE

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM
ALL FUTURE IRRIGATION WATER RIGHTS.

DATE: 11-8-99 INSTRUMENT NO. 1010678

COUNTY TREASURER CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER, IN AND FOR THE COUNTY OF BONNEVILLE, IDAHO,
PER THE REQUIREMENTS OF SECTION 50-1308, IDAHO CODE, DO HEREBY CERTIFY THAT
ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY
INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

Paul R. Hume
BONNEVILLE COUNTY TREASURER

11-9-99
DATE

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF WATERFORD DIVISION NO. 3, BONNEVILLE
COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF
BONNEVILLE COUNTY, IDAHO ON THIS 6th DAY OF December, 1999 AT 12:53 PM
AND RECORDED UNDER INSTRUMENT NO. 1012485, IN PLAT BOOK _____ ON
PAGE W-67.

Ronald Long
BONNEVILLE COUNTY RECORDER

12-6-99
DATE