

1018896

STATE OF IDAHO  
County of Bonneville  
I hereby certify that the within instrument was  
recd 3-20 2000 P.M. for 1100  
RONALD LONGMORE County Recorder  
Marsha Bellamy Deputy

# WATERFORD DIVISION NO. 4

AN ADDITION TO THE CITY OF IDAHO FALLS  
BEING A REPLAT OF LOTS 1 & 2, BLOCK 2, WATERFORD DIVISION NO. 1  
LYING IN THE NW 1/4, SECTION 31, T.2N., R.38E., B.M.,  
BONNEVILLE COUNTY, IDAHO

2000

50 25 0 50 100 150  
SCALE IN FEET

## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD/BRC
C1	06°42'02"	530.00	61.98	31.03	61.95	N 821330° E
C2	173°42'02"	470.00	144.15	72.84	143.56	N 873939° E
C3	53°41'46"	45.00	42.17	22.78	40.65	S 253419° E
C4	742410"	45.00	58.44	34.16	54.42	S 362840° W
C5	06°47'16"	180.00	18.18	9.10	18.17	N 102858° W
C6	181°24'47"	180.00	80.36	30.47	80.08	N 145000° E
C7	207°35'35"	45.00	16.10	8.14	16.01	N 352927° E
C8	373°34'44"	45.00	29.54	15.32	29.01	N 643242° E
C9	441°34'48"	45.00	34.74	18.29	33.88	S 743207° E
C10	123°00'00"	130.00	28.59	14.35	28.53	N 070436° W
C11	020155"	130.00	4.61	2.31	4.61	N 001422° E
C12	226°40'32"	17.00	87.26	-39.40	31.22	N 470000° W
C13	133°19'28"	4.00	9.31	9.27	7.35	N 470000° W
C14	194°23'53"	155.00	53.33	26.83	53.07	S 033109° E
C15	237°57'07"	25.00	8.04	-24.72	31.10	S 551744° E
C16	175°15'08"	70.00	21.65	11.00	21.74	S 665950° W
C17	7425'26"	45.00	58.45	34.17	54.43	N 382802° E
C18	061754"	450.00	48.47	24.76	48.44	N 820126° E
C19	124°55'57"	180.00	40.26	20.22	40.18	N 011052° W
C20	061420'22"	550.00	84.32	32.20	84.28	N 821330° E
C21	363°43'43"	75.00	47.99	24.85	47.18	N 244009° E
C22	133°23'35"	50.00	11.82	5.94	11.79	S 063618° E

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 893001° E	19.87'
L2	S 000959° W	14.12'
L3	S 000959° W	32.61'
L4	N 513618° W	30.94'
L5	N 430000° E	39.77'
L6	N 251430° E	324°-37.85'
L7	N 853431° E	21.12'
L8	N 840209° E	8.00'
L9	N 360558° E	11.70'
L10	N 360558° E	26.31'
L11	N 652016° E	30.13'
L12	N 193944° E	30.13'

(BASIS OF BEARING)

S. 000749° W 264.335'

S. 000749° W 1265.00'

S. 399.15'

S. 000749° W 399.15'

S. 000749° W 1526.00'

S. 000749° W 1399.15'

S. 000749° W 133.96'

S. 000749° W 126.06'

S. 000749° W 93.12'

S. 000749° W 95.75'

S. 000749° W 115.62'

S. 000749° W 29.89'

S. 000749° W 49.80'

S. 000749° W 4.02'

S. 000749° W 27.20'

S. 000749° W 27.20'

S. 000749° W 0.121 Acres

S. 000749° W 73.77'

S. 000749° W 46.65'

S. 000749° W 0.221 Acres

S. 000749° W 185.16'

S. 000749° W 149.19'

S. 000749° W 0.201 Acres

S. 000749° W 149.19'

S. 000749° W 0.162 Acres

S. 000749° W 127.36'

S. 000749° W 5.647929° E

S. 000749° W 86.16'

S. 000749° W 129.17'

S. 000749° W 235.00'

FOUND ALUM CAP ON 5/8" REBAR  
MARKED WITH CHISELED X

LOT 1, BLOCK 4

S. 893001° E

205.45'

25'

15'

10'

5'

0'

5'

10'

15'

20'

25'

30'

35'

40'

45'

50'

55'

60'

65'

70'

75'

80'

85'

90'

95'

100'

105'

110'

115'

120'

125'

130'

135'

140'

145'

150'

155'

160'

165'

170'

175'

180'

185'

190'

195'

200'

205'

210'

215'

220'

REAL POINT  
OF BEGINNING

36

31

UNPLATTED

1/4 CORNER  
FOUND ALUMINUM CAP  
C.P. & F. BY L.S. 973  
INSTR. NO. 655949

## NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE TWELVE (12

STATE OF IDAHO }  
 County of Bonneville }  
 I hereby certify that the within instrument was  
 filed 3-20 2000 P. M. Fee 1160  
 RONALD LONGMORE, County Recorder  
 By Marsie Gillup Deputy

#### CERTIFICATE OF OWNERS

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 KNOWN AS THE WATERFORD DIVISION, DIVISION NO. 4 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 AND 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 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 A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 2, WATERFORD DIVISION NO. 1, 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 40.00 FEET ALONG THE SOUTHERLY BOUNDARY OF WATERFORD DIVISION NO. 1 TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID WATERFORD DIVISION NO. 1, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

ALONG THE BOUNDARY OF LOT 1, BLOCK 2:  
 THENCE N 00°07'49" E 344.11 FEET TO A POINT;  
 THENCE N 45°08'54" E 28.29 FEET TO A POINT;  
 THENCE S 89°50'01" E 115.62 FEET TO A POINT;  
 THENCE N 85°34'31" E 83.71 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG A CURVE TO THE LEFT 61.98 FEET, SAID CURVE HAVING A DELTA ANGLE OF 06°42'02", RADIUS OF 530.00 FEET, TANGENTS OF 31.03 FEET, AND A LONG CHORD BEARING N 82°13'30" E 61.95 FEET TO A POINT OF REVERSE CURVATURE;  
 THENCE ALONG A CURVE TO THE RIGHT 144.15 FEET, SAID CURVE HAVING A DELTA ANGLE OF 17°34'20", RADIUS OF 470.00 FEET, TANGENTS OF 72.64 FEET, AND A LONG CHORD BEARING N 87°39'39" E 143.58 FEET TO A POINT; THENCE S 26°14'00" W 429.17 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 AND OF LOT 2, BLOCK 2 OF SAID WATERFORD DIVISION NO. 1 TO THE SOUTHEAST CORNER OF SAID LOT 2;  
 THENCE N 89°52'11" W 235.06 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOTS 2 AND 1 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.

SAID PARCEL CONTAINS 2.80 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 6<sup>th</sup> DAY OF MARCH 2000.

WATERFORD, L.L.C.

  
 GARY L. VOIGT, MANAGING MEMBER

#### WATERFORD DIVISION NO. 4

#### ACKNOWLEDGMENT

STATE OF IDAHO )  
 COUNTY OF BONNEVILLE) SS.

ON THIS 6<sup>th</sup> DAY OF March 2000, 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.

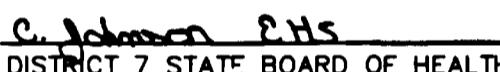
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



  
 Patricia A. Davis  
 NOTARY PUBLIC FOR IDAHO  
 RESIDING AT: IDAHO FALLS, ID  
 MY COMMISSION EXPIRES: 11-18-2004

#### APPROVAL OF DISTRICT 7 STATE BOARD OF HEALTH

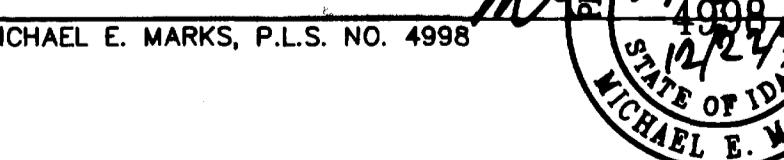
I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY FILING OF THIS CERTIFICATE HEREWITH.

DATE: 3-9-2000   
 C. Johnson P.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: 3-15-00   
 Dennis Kline 760  
 PROFESSIONAL LAND SURVEYOR CERT. NO.



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

PROFESSIONAL LAND SURVEYOR

REGISTERED

1998

STATE OF IDAHO

Michael E. Marks

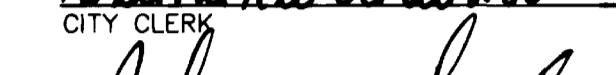
#### CITY'S ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF IDAHO FALLS, IDAHO BY RESOLUTION ADOPTED THIS 24<sup>th</sup> DAY OF February 2000.

  
 John Hardcastle  
 MAYOR PROTEM

  
 Rosemarie Graverson  
 CITY CLERK

  
 H. Kent Magrath  
 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.

1-25-99

DATE

987543

INSTRUMENT NO.

#### 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.

  
 Mark P. Johnson  
 BONNEVILLE COUNTY TREASURER

3-9-2000  
 DATE

#### 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. 4, AS DESCRIBED IN THE CERTIFICATE OF OWNERS 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.

#### COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF WATERFORD DIVISION NO. 4, BONNEVILLE COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO ON THIS 20<sup>th</sup> DAY OF March 2000 AT 1:44 PM. AND RECORDED UNDER INSTRUMENT NO. 1018896 IN PLAT BOOK W ON PAGE 69.

  
 Ronald Longmore  
 BONNEVILLE COUNTY RECORDER

3-20-2000  
 DATE