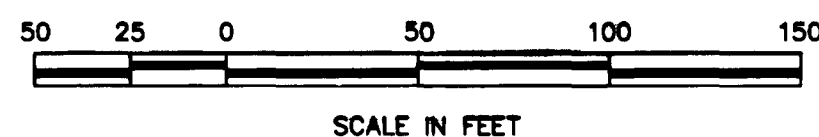


STATE OF IDAHO )  
County of Bonneville ) ss  
I hereby certify that the within instrument was  
read 3-20 2000 P.M. 11:00  
DONALD LONGMORE, County Recorder  
By Mason Sells, Deputy

# 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



## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
C1	08°42'02"	530.00	81.96	31.03	81.95	N 82°13'30" E
C2	17°34'20"	470.00	144.15	72.84	143.58	N 87°39'39" E
C3	33°41'48"	48.00	42.17	22.78	40.65	S 25°34'19" E
C4	74°24'10"	45.00	58.44	34.16	54.42	S 38°28'40" W
C5	08°47'16"	180.00	18.18	9.10	18.17	N 10°28'58" E
C6	19°12'47"	180.00	60.36	30.47	60.08	N 14°50'00" E
C7	20°29'35"	45.00	16.10	8.14	16.01	N 35°29'27" E
C8	37°38'34"	45.00	29.54	15.32	29.01	N 64°32'42" E
C9	44°13'48"	45.00	34.74	18.29	33.88	S 74°32'07" E
C10	12°36'00"	130.00	28.59	14.35	28.53	N 07°04'36" W
C11	02°01'55"	130.00	4.61	2.31	4.61	N 00°14'22" E
C12	22°40'32"	17.00	67.26	-39.40	31.22	N 47°00'00" W
C13	13°31'28"	4.00	9.31	9.27	7.35	N 47°00'00" W
C14	19°42'53"	155.00	53.33	26.93	53.07	S 03°31'09" E
C15	20°57'07"	20.00	60.04	-24.72	31.10	S 53°17'49" E
C16	17°51'56"	70.00	21.63	11.00	21.74	S 08°59'56" W
C17	74°25'28"	45.00	58.45	34.17	54.43	N 38°28'02" E
C18	08°17'54"	450.00	48.47	24.76	48.44	N 82°01'26" E
C19	12°48'57"	180.00	40.26	20.22	40.18	N 01°10'52" W
C20	08°42'02"	550.00	64.32	32.20	64.28	N 82°13'30" E
C21	36°39'43"	75.00	47.99	24.85	47.18	N 24°40'09" E
C22	13°32'35"	50.00	11.82	5.94	11.79	S 08°36'18" E

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°50'01" E	19.87'
L2	S 00°09'59" W	14.12'
L3	S 00°09'59" W	32.61'
L4	N 51°36'18" W	30.94'
L5	N 43°00'00" E	39.77'
L6	N 25°14'30" E	37.48'
L7	N 85°34'31" E	21.12'
L8	N 84°02'09" E	8.00'
L9	N 36°05'58" E	11.70'
L10	N 36°05'58" E	28.31'
L11	N 66°20'16" E	30.13'
L12	N 19°39'44" E	30.13'

(BASIS OF BEARING)  
S 00°07'49" W 2643.95'

S. 5th WEST

N 00°07'49" E 344.11'

REAL POINT  
OF BEGINNING

UNPLATTED

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

WATERFORD DIVISION NO. 2

HICKORY LANE

LOT 1, BLOCK 4  
S 89°50'01" E

LOT 2, BLOCK 4  
S 89°50'01" E

LOT 3, BLOCK 4  
S 89°50'01" E

LOT 4, BLOCK 4  
S 89°50'01" E

LOT 5, BLOCK 4  
S 89°50'01" E

LOT 6, BLOCK 4  
S 89°50'01" E

LOT 7, BLOCK 4  
S 89°50'01" E

LOT 8, BLOCK 4  
S 89°50'01" E

LOT 9, BLOCK 4  
S 89°50'01" E

LOT 10, BLOCK 4  
S 89°50'01" E

LOT 11, BLOCK 4  
S 89°50'01" E

LOT 12, BLOCK 4  
S 89°50'01" E

LOT 13, BLOCK 4  
S 89°50'01" E

LOT 14, BLOCK 4  
S 89°50'01" E

LOT 15, BLOCK 4  
S 89°50'01" E

LOT 16, BLOCK 4  
S 89°50'01" E

LOT 17, BLOCK 4  
S 89°50'01" E

LOT 18, BLOCK 4  
S 89°50'01" E

LOT 19, BLOCK 4  
S 89°50'01" E

LOT 20, BLOCK 4  
S 89°50'01" E

LOT 21, BLOCK 4  
S 89°50'01" E

LOT 22, BLOCK 4  
S 89°50'01" E

LOT 23, BLOCK 4  
S 89°50'01" E

LOT 24, BLOCK 4  
S 89°50'01" E

LOT 25, BLOCK 4  
S 89°50'01" E

LOT 26, BLOCK 4  
S 89°50'01" E

LOT 27, BLOCK 4  
S 89°50'01" E

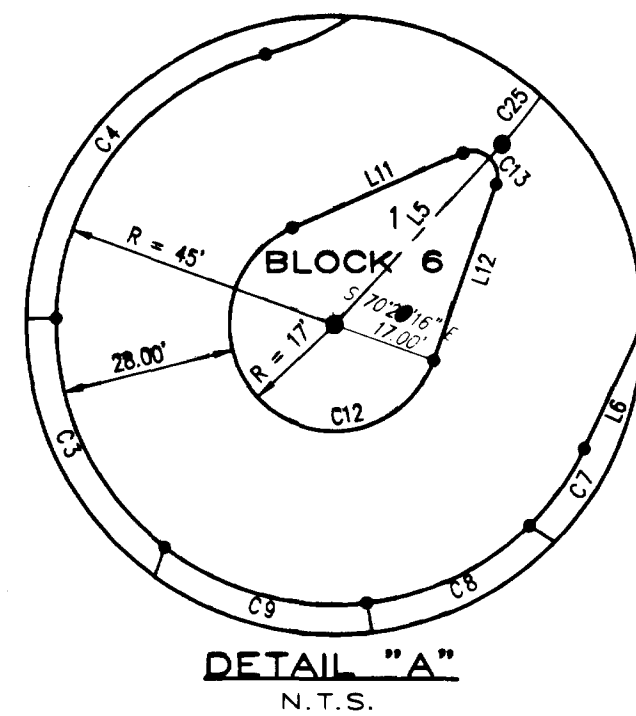
## NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE TWELVE (12) 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.
- LOTS 15 & 27, BLOCK 2 AND LOT 1, BLOCK 6 ARE OPEN SPACE LOTS RESERVED FOR HOME-OWNER'S PEDESTRIAN ACCESS, LANDSCAPING, 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.

## 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 1/2" x 24" Rebar with Plastic Cap - L.S. 4998
- 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
- Found 1/2" Rebar with Plastic Cap - L.S. 4998 unless otherwise noted
- Found Brass Cap or Aluminum Cap (as indicated)

NOTE: Public Utility Easements 12' wide along all street frontages.  
All others 8' wide unless otherwise noted.



WATERFORD, L.L.C.  
Developer  
Idaho Falls, Idaho

BRIGGS ENGINEERING, INC.  
Consulting Engineers  
Boise, Idaho

STATE OF IDAHO )  
County of Bonneville ) ss  
I hereby certify that the within instrument was  
filed 3-20-2000 9 M. Feb 11/00  
RONALD LONGMORE, County Recorder  
By Mark A. Hill 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

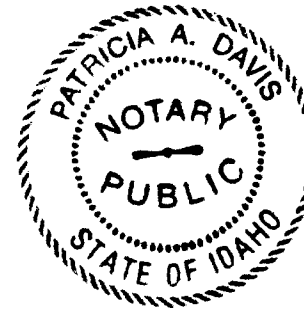
## WATERFORD DIVISION NO. 4

### 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 L. Lane 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. 4, 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 24<sup>th</sup> DAY OF February 2000

Dea Hardcastle  
MAYOR PROTEM

Joan Marie Anderson  
CITY CLERK

H. Kent Mygley  
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: 1-25-99 INSTRUMENT NO. 987543

### 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 A. Hill  
BONNEVILLE COUNTY TREASURER

3-9-2000  
DATE

### 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 67 ON PAGE 67

Ronald Longmore  
BONNEVILLE COUNTY RECORDER

3-20-2000  
DATE