

1020 E. LINCOLN ROAD (208) 524-6175  
Idaho Falls, Idaho 83401 FAX 524-6181

# WATERFORD DIVISION NO. 2

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

## HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50, Chapter 13, Section 58-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

DISTRICT 7 STATE BOARD OF HEALTH

Date: 3-23-99 *Randall O. Horne*  
Environmental Health Specialist

## 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: 3-23-99 *Mark Hansen*  
By *Wanda Jordan*  
Bonneville County Treasurer

## RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of WATERFORD, DIVISION NO. 2, an addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, State of Idaho, on this 23 day of MARCH, 1999 at 3:24 p.m. and recorded under instrument number 987543, in plat Book 1A, on page 64.

Date: 3-24-99 *Randall Longne*  
Bonneville County Recorder

## BOUNDARY DESCRIPTION

Lot 1 and Lot 2, Block 1, Waterford, Division No. 1, to the City of Idaho Falls, Bonneville County, Idaho Contains 5.02 acres

## CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Idaho Falls, Idaho by resolution adopted this 11 day of MARCH, 1999.

*David M. Thompson* Mayor  
*John G. Smith* City Engineer  
*John G. Smith* City Surveyor

## SURVEYOR'S CERTIFICATE

I, Robert Jon Weikle, depose and say that I am a professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract was staked on the ground according to State Law and the map hereon.

STATE OF IDAHO  
CERTIFICATE NO. 8795

Date: 3-23-99 *Robert Jon Weikle*  
PROFESSIONAL LAND SURVEYOR  
REGISTERED  
8795  
STATE OF IDAHO  
ROBERT JON WEIKLE

## IRRIGATION WATER RIGHTS RELEASE

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

Date: 1-25-1999 Instrument No. 987543

## 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 50-1308 of the Idaho Code.

Date: 3-24-99 *Dennis L. Lane*  
Professional Land Surveyor Cert. No.

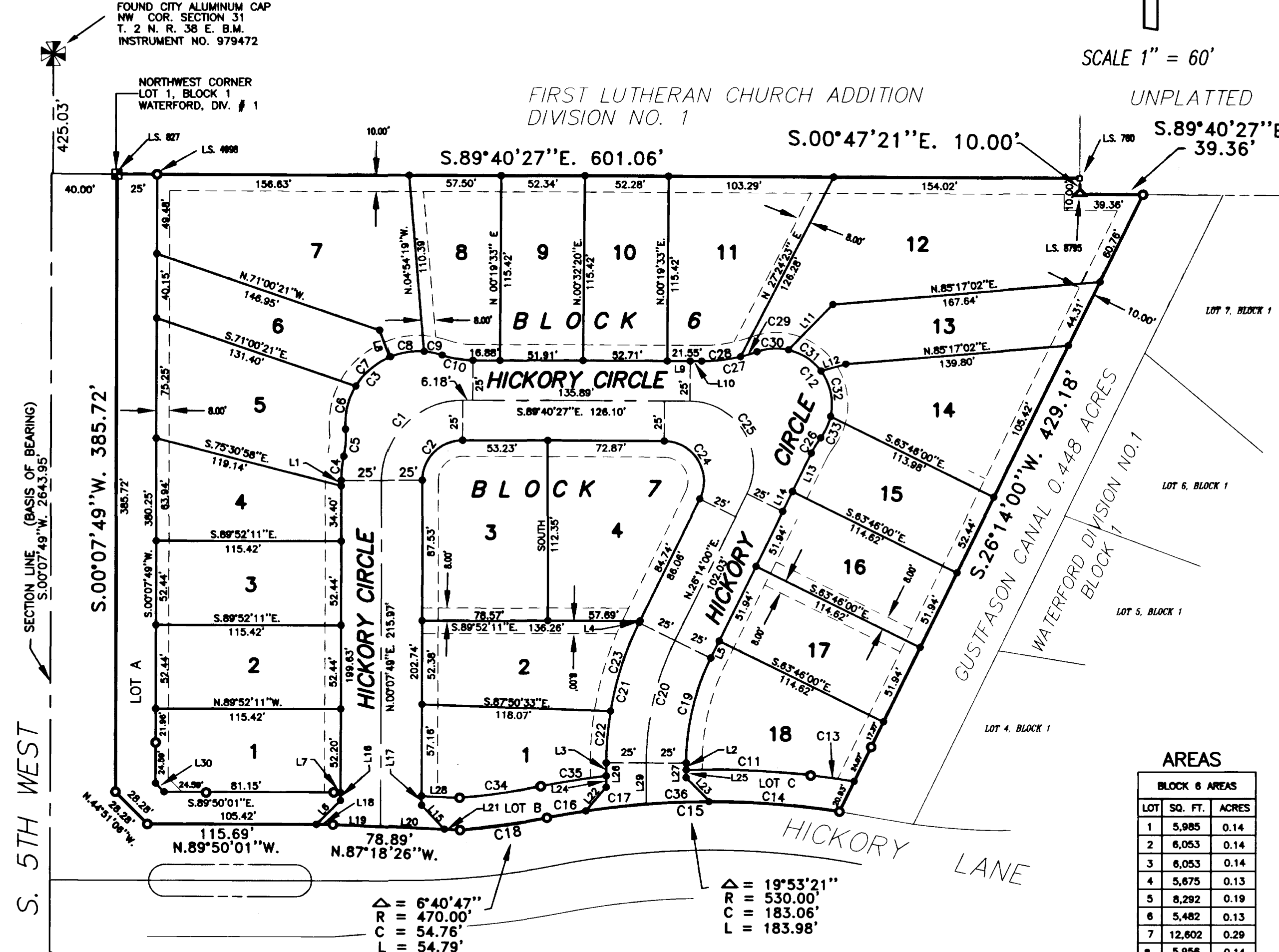
FOUND CITY ALUMINUM CAP  
NW COR. SECTION 31  
T. 2 N. R. 38 E. B.M.  
INSTRUMENT NO. 979472

NORTHWEST CORNER  
LOT 1, BLOCK 1  
WATERFORD, DIV. # 1

FIRST LUTHERAN CHURCH ADDITION  
DIVISION NO. 1

SCALE 1" = 60'

UNPLATTED



FOUND CITY ALUMINUM CAP  
W 1/4 COR. SECTION 31  
T. 2 N. R. 38 E. B.M.  
INSTRUMENT NO. 655949

## LEGEND

- BOUNDARY LINE
- CENTERLINE
- LOT LINES
- PUBLIC UTILITY EASEMENTS
- SET 1/2" x 24" REBAR WITH PLASTIC CAP L.S. 8795
- FOUND 1/2" REBAR WITH PLASTIC CAP L.S. 4998
- FOUND 1/2" REBAR WITH PLASTIC CAP L.S. 827
- FOUND 5/8" REBAR WITH PLASTIC CAP L.S. 760
- FOUND 5/8" REBAR WITH PLASTIC CAP L.S. 8795

## LINE TABLE

| NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| L 1    | N.00°07'49"E. | 3.34'    |
| L 2    | N.00°07'49"E. | 4.31'    |
| L 3    | S.00°07'49"W. | 8.09'    |
| L 4    | S.26°14'00"W. | 1.32'    |
| L 5    | N.26°14'00"E. | 11.94'   |
| L 6    | N.45°08'54"E. | 21.22'   |
| L 7    | S.87°18'26"E. | 4.30'    |
| L 8    | S.20°18'07"E. | 18.06'   |
| L 9    | S.89°40'27"E. | 14.39'   |
| L 10   | S.89°40'27"E. | 7.16'    |
| L 11   | N.44°19'39"E. | 39.71'   |
| L 12   | N.74°23'02"E. | 16.08'   |
| L 13   | S.26°14'00"W. | 26.64'   |
| L 14   | N.26°14'00"E. | 13.79'   |

| NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| L 15   | S.43°35'18"E. | 20.75'   |
| L 16   | N.00°07'49"E. | 4.80'    |
| L 17   | N.00°07'49"E. | 5.67'    |
| L 18   | S.89°50'01"E. | 10.27'   |
| L 19   | S.87°18'26"E. | 29.77'   |
| L 20   | S.87°18'26"E. | 39.38'   |
| L 21   | S.87°18'26"E. | 9.74'    |
| L 22   | S.40°50'06"W. | 19.57'   |
| L 23   | N.44°56'35"W. | 21.24'   |
| L 24   | N.00°07'49"E. | 7.09'    |
| L 25   | S.00°07'49"W. | 4.76'    |
| L 26   | N.00°07'49"E. | 15.18'   |
| L 27   | N.00°07'49"E. | 9.07'    |
| L 28   | S.87°18'26"E. | 23.72'   |
| L 29   | N.00°07'49"E. | 25.69'   |
| L 30   | S.44°51'06"E. | 7.62'    |

## AREAS

| LOT | SQ. FT. | ACRES |
|-----|---------|-------|
| 1   | 5,985   | 0.14  |
| 2   | 6,053   | 0.14  |
| 3   | 6,053   | 0.14  |
| 4   | 5,875   | 0.13  |
| 5   | 5,292   | 0.19  |
| 6   | 5,482   | 0.13  |
| 7   | 12,602  | 0.29  |
| 8   | 5,956   | 0.14  |
| 9   | 6,016   | 0.14  |
| 10  | 6,099   | 0.14  |
| 11  | 8,494   | 0.20  |
| 12  | 15,232  | 0.35  |
| 13  | 6,589   | 0.15  |
| 14  | 8,402   | 0.19  |
| 15  | 5,987   | 0.14  |
| 16  | 5,953   | 0.14  |
| 17  | 5,953   | 0.14  |
| 18  | 6,819   | 0.16  |
| A   | 12,152  | 0.28  |
| C   | 1,904   | 0.04  |

| LOT | SQ. FT. | ACRES |
|-----|---------|-------|
| 1   | 5,904   | 0.14  |
| 2   | 6,855   | 0.16  |
| 3   | 6,888   | 0.20  |
| 4   | 9,200   | 0.21  |
| B   | 2,143   | 0.05  |

| CURVE TABLE |        |        |         |            |               |        |
|-------------|--------|--------|---------|------------|---------------|--------|
| NUMBER      | RADIUS | L      | TANGENT | DELTA      | DIRECTION     | CHORD  |
| C 1         | 50.00  | 78.71  | 50.17   | 90°11'44"  | N.45°13'41"E. | 70.83  |
| C 2         | 25.00  | 39.35  | 25.08   | 90°11'44"  | N.45°13'41"E. | 35.41  |
| C 3         | 45.00  | 69.23  | 45.08   | 113°36'48" | S.52°19'49"W. | 75.31  |
| C 4         | 75.00  | 15.25  | 7.65    | 11°39'12"  | S.05°57'25"W. | 15.23  |
| C 5         | 60.00  | 17.03  | 8.57    | 16°15'36"  | N.03°39'13"E. | 16.97  |
| C 6         | 45.00  | 28.06  | 14.50   | 35°43'25"  | N.13°23'07"E. | 27.61  |
| C 7         | 45.00  | 28.27  | 14.62   | 35°59'37"  | N.49°14'38"E. | 27.81  |
| C 8         | 45.00  | 21.44  | 10.93   | 27°17'35"  | N.80°53'15"E. | 21.23  |
| C 9         | 45.00  | 11.47  | 5.77    | 14°36'11"  | S.78°09'52"E. | 11.44  |
| C 10        | 60.00  | 19.70  | 9.94    | 18°48'40"  | N.80°16'07"W. | 19.61  |
| C 11        | 550.00 | 78.12  | 39.13   | 8°08'17"   | S.87°30'32"E. | 78.06  |
| C 12        | 35.00  | 89.64  | 117.17  | 146°44'10" | S.38°30'21"E. | 87.07  |
| C 13        | 550.00 | 27.44  | 13.72   | 25°13'30"  | S.82°00'38"E. | 27.43  |
| C 14        | 530.00 | 81.22  | 40.69   | 08°46'51"  | S.85°37'35"E. | 81.14  |
| C 15        | 530.00 | 163.98 | 82.43   | 19°53'21"  | N.88°49'07"E. | 163.08 |
| C 16        | 530.00 | 24.66  | 12.33   | 02°39'58"  | N.80°12'28"E. | 24.66  |
| C 17        | 530.00 | 28.02  | 19.02   | 04°06'35"  | N.83°35'45"E. | 28.01  |
| C 18        | 470.00 | 54.79  | 27.43   | 06°40'47"  | S.82°12'47"W. | 54.78  |
| C 19        | 149.20 | 87.97  | 34.58   | 26°08'11"  | N.13°10'54"E. | 87.39  |
| C 20        | 174.20 | 79.36  | 40.38   | 26°08'11"  | S.13°10'54"E. | 78.68  |
| C 21        | 199.20 | 90.75  | 46.18   | 26°08'11"  | N.13°10'54"E. | 89.97  |
| C 22        | 199.20 | 32.42  | 16.24   | 08°19'28"  | N.04°47'33"E. | 32.38  |
| C 23        | 199.20 | 58.33  | 29.38   | 16°46'43"  | N.17°50'38"E. | 58.13  |
| C 24        | 25.00  | 50.57  | 39.94   | 115°54'27" | S.31°43'13"E. | 42.38  |
| C 25        | 40.00  | 80.93  | 63.90   | 115°54'27" | S.31°43'13"E. | 87.82  |
| C 26        | 60.00  | 111.3  | 5.58    | 10°37'43"  | S.31°32'52"E. | 11.11  |
| C 27        | 100.00 | 35.26  | 17.81   | 20°11'59"  | S.80°13'33"W. | 35.07  |
| C 28        | 100.00 | 24.50  | 12.31   | 14°02'08"  | N.83°18'29"E. | 24.44  |
| C 29        | 100.00 | 10.76  | 5.38    | 06°09'51"  | N.73°12'29"E. | 10.75  |
| C 30        | 35.00  | 19.98  | 10.27   | 32°42'11"  | N.86°28'39"E. | 19.71  |
| C 31        | 35.00  | 24.94  | 13.02   | 40°48'16"  | S.56°45'38"E. | 24.41  |
| C 32        | 35.00  | 29.88  | 15.92   | 48°54'32"  | S.11°53'43"E. | 28.98  |
| C 33        | 35.00  | 14.85  | 7.54    | 24°18'11"  | S.24°42'38"W. | 14.73  |
| C 34        | 450.00 | 51.23  | 25.64   | 06°31'23"  | S.82°08'16"W. | 51.21  |
| C 35        | 550.00 | 41.48  | 20.75   | 04°19'19"  | S.81°02'08"W. | 41.48  |
| C 36        | 530.00 | 40.06  | 20.05   | 04°19'58"  | N.87°49'01"E. | 40.07  |

- 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 EXIST (10) FEET ADJACENT TO ANY SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
  - BUILDING SETBACKS AND DIMENSIONAL REQUIREMENTS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
  - RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
  - LOT A, B, AND C ARE OPEN SPACE LOTS RESERVED HOMEOWNER'S PEDESTRIAN ACCESS, LANDSCAPING, AND PUBLIC UTILITIES. THESE LOTS ARE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
  - DIRECT LOT ACCESS TO S. 5TH WEST IS PROHIBITED.

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:  
That Waterford Limited Liability Company is the owner of the tract of land included within the Boundary Description shown hereon and I the undersigned Managing Member of said company have caused the same to be plotted and divided into Blocks, Lots and Streets to be hereafter known as Waterford, Division No. 2, an addition to the City of Idaho Falls, Bonneville County, Idaho and do hereby dedicate to the Public, all Streets and rights-of-way shown thereon. The undersigned further perpetually grant and convey to the City of Idaho Falls, Idaho, the public utility easements shown on such plat. I 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.

IN WITNESS WHEREOF, we have hereunto set our hands this 22 day of MARCH, 1999.

WATERFORD, L.L.C.  
By: *Gary L. Voigt* Managing Member

## ACKNOWLEDGMENT

STATE OF IDAHO:  
COUNTY OF BONNEVILLE:  
On this 22 day of MARCH, 1999 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 the Waterford 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.

*Richard R. Rase*  
Notary Public for the State of Idaho  
Residing in Bonneville County, Idaho  
Commission Expiration Date: 10-30-2005

