

STATE OF IDAHO)
County of Bonneville) W-63
I hereby certify that the within instrument was
filed 3-3-99 P.M. Fee 11.00
RONALD LONGMORE, County Recorder
By R. Longmore Deputy
AN
BEING A PORTION

WATERFORD VISION NO. 1

AN 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

SCALE IN FEET

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	25°09'11"	150.00	65.85	33.46	65.32	S 71°45'51" W
C2	90°25'55"	125.00	197.29	125.95	177.44	S 45°06'36" W
C3	90°25'55"	100.00	157.83	100.76	141.95	S 45°06'36" W
C4	17°34'20"	470.00	144.15	72.64	143.58	S 87°39'39" W
C5	111°73'00"	500.00	98.54	49.43	98.38	S 84°31'14" W
C6	180°00'00"	10.00	31.42	—	20.00	N 00°09'59" N
C7	180°00'00"	10.00	31.42	—	20.00	S 00°09'59" N
C8	06°42'02"	550.00	64.32	32.20	64.28	N 82°13'30" E
C9	22°02'04"	500.00	192.29	97.35	191.10	N 89°53'31" E
C10	06°42'02"	530.00	61.98	31.03	61.95	N 82°13'30" E
C11	06°17'54"	450.00	49.47	24.76	49.44	N 82°01'26" E
C12	01°08'11"	530.00	10.51	5.26	10.51	S 79°39'33" E
C13	10°44'34"	500.00	93.75	47.01	93.61	S 84°27'44" E
C14	04°27'43"	470.00	36.60	18.31	36.59	N 81°19'19" W
C15	02°23'16"	530.00	22.09	11.05	22.09	S 88°38'23" E
C16	17°41'10"	550.00	169.77	85.57	169.10	S 87°43'04" E
C17	19°53'22"	530.00	183.98	92.93	183.06	S 88°49'10" W
C18	06°40'44"	470.00	54.79	27.42	54.76	N 82°12'51" E
C19	06°31'18"	450.00	51.22	25.64	51.19	N 82°08'08" E
C20	03°18'37"	470.00	27.15	13.58	27.15	S 80°44'46" E
C21	07°13'07"	530.00	68.77	33.43	68.73	S 83°50'11" E
C22	02°08'41"	530.00	19.84	9.92	19.84	N 80°09'48" E
C23	07°25'57"	470.00	60.97	30.53	60.93	S 86°07'03" E
C24	24°51'08"	150.00	65.06	33.05	64.55	S 22°27'41" W
C25	10°08'29"	150.00	26.55	13.31	26.52	S 04°57'52" W
C26	24°18'00"	150.00	63.82	32.29	63.14	S 47°02'15" W
C27	16°08'22"	150.00	42.17	21.22	42.03	N 07°56'49" E
C28	12°33'06"	175.00	38.34	19.25	38.26	S 06°10'11" W
C29	15°40'27"	200.00	54.71	27.53	54.54	S 81°30'14" E
C30	15°40'27"	225.00	61.55	30.97	61.36	N 81°30'14" W
C31	15°40'27"	175.00	47.87	24.09	47.72	N 81°30'14" W
C32	05°59'07"	150.00	15.67	7.84	15.66	S 87°20'00" W
C33	16°06'22"	125.00	35.14	17.69	35.02	N 07°56'49" W
C34	14°41'57"	125.00	32.07	16.12	31.98	S 07°14'37" W
C35	01°24'25"	125.00	3.07	1.54	3.07	S 151°74" W
C36	03°55'29"	175.00	11.99	6.00	11.99	N 01°31'23" E
C37	16°06'22"	150.00	42.17	21.22	42.03	N 07°56'49" E
C38	12°10'52"	175.00	37.21	18.67	37.14	N 09°54'34" E
C39	10°34'48"	45.00	83.71	60.35	72.15	S 19°14'32" W
C40	33°36'30"	20.00	11.85	6.10	11.68	N 17°04'37" W
C41	131°15'30"	45.00	103.09	99.34	81.98	N 41°50'19" W
C42	56°17'19"	20.00	19.65	10.70	18.87	S 28°02'18" W
C43	32°23'31"	45.00	25.44	13.07	25.10	N 39°59'12" E

NOTES

1. 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.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
3. THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
4. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
5. LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 4 AND LOT 15, BLOCK 1 ARE OPEN SPACE LOTS RESERVED FOR HOMEOWNER'S PEDESTRIAN ACCESS, LANDSCAPING, AND UTILITIES. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
6. LOT 3, BLOCK 1 AND LOT 3, BLOCK 2 ARE OPEN SPACE LOTS RESERVED FOR THE GUSTAFSON CANAL. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
7. LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL HAVE A BLANKET EASEMENT FOR INGRESS AND EGRESS BENEFITTING LOT 2, BLOCK 1 AND LOT 2, BLOCK 2.
8. DIRECT LOT ACCESS TO SUNNYSIDE AND SOUTH 5th WEST ROADS IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE CITY OF IDAHO FALLS.
9. THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°00'00"E	8.11'
L2	N 89°40'27"W	19.95'
L3	S 89°33'38"W	8.92'
L4	N 45°01'49"E	28.35'
L5	N 61°00'00"E	28.28'
L6	S 30°46'38"E	27.39'
L7	S 44°51'06"E	28.28'
L8	N 45°08'54"E	28.29'
L9	S 44°58'41"E	28.29'



G.L. VOIGT DEVELOPMENT
Developer
Idaho Falls, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

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

WATERFORD DIVISION NO. 1

STATE OF IDAHO
County of Bonneville) W-63
I hereby certify that the above instrument was
filed 3 1999 P. No. 11,180
RONALD LONGMORE, County Recorder
K. C. C. (Kathy C. C.) Deputy

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. 1, 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 425.03 feet along the west line of said Section 31 to the REAL POINT OF BEGINNING of this description;

Thence S 89°40'27" E 641.06 feet to a point;

Thence S 00°47'21" E 10.00 feet to a point;

Thence S 89°40'27" E 338.00 feet to a point;

Thence N 00°47'21" W 435.11 feet to a point on the north line of said Section 31;

Thence S 89°40'27" E 231.21 feet along said north line to a point;

Thence S 00°06'22" E 164.00 feet to a point;

Thence S 89°40'27" E 94.98 feet to a point on the west line of Stonebrook Division No. 4;

Thence S 00°06'22" E 587.75 feet along said west line to a point;

Thence S 89°53'38" W 225.00 feet to a point;

Thence N 00°06'22" W 33.88 feet to a point;

Thence S 89°53'38" W 131.75 feet to a point;

Thence S 00°19'33" W 268.01 feet to a point;

Thence S 89°53'38" W 121.22 feet to a point;

Thence S 00°06'22" E 29.14 feet to a point;

Thence S 89°53'38" W 60.00 feet to a point;

Thence N 89°50'01" W 222.14 feet to a point;

Thence N 78°31'39" W 86.56 feet to a point;

Thence S 28°14'00" W 293.39 feet to a point;

Thence N 89°52'11" W 325.17 feet to a point on the west line of said Section 31;

Thence N 00°07'49" E 839.97 feet along the west line of said Section 31 to the REAL POINT OF BEGINNING of this description.

Said parcel contains 20.22 acres, more or less.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF Dec. 1998

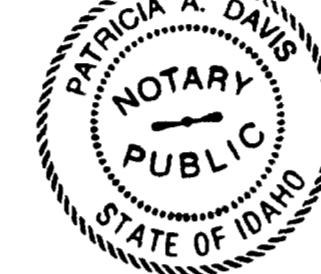
WATERFORD, LLC
GARY L. VOIGT, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BONNEVILLE)
SS.

ON THIS 18th DAY OF Dec., 1998, 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 HEREWITHE.

DATE: 2-1-99

Rachel O. Horne
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: 3-3-99

Dennis J. Conner 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. 1, 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 BOISE COUNTY SUBDIVISION ORDINANCE, MA. 183

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



CITY'S ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF IDAHO, IDAHO BY RESOLUTION ADOPTED THIS 12th DAY OF November, 1998

Linda Trippen
MAYOR

H. Kent Moyley
CITY ENGINEER

Barbara Anderson
CITY CLERK

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 R. Hansen by Spronne Walker 1-15-99
BONNEVILLE COUNTY TREASURER DATE

Mark R. Hansen 3-3-99

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF WATERFORD DIVISION NO. 1, BONNEVILLE COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO ON THIS 3rd DAY OF March, 1999 AT 3:03 PM AND RECORDED UNDER INSTRUMENT NO. 990580 IN PLAT BOOK W-63 ON PAGE W-63

Ronald Longmore
BONNEVILLE COUNTY RECORDER

3-3-99
DATE