

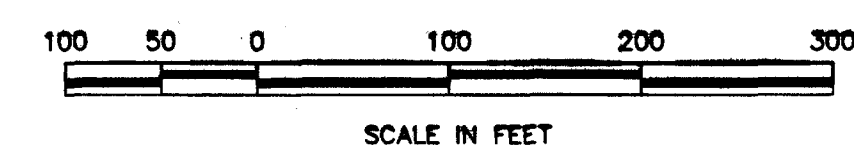
182  
WATERFORD DIV NO 1  
PAGE 1 OF 2  
900580 W-63  
3-03-99

STATE OF IDAHO  
County of Bonneville  
I hereby certify that the within instrument was  
Filed 3-3-99 at 11:00 A.M.  
RONALD LONGCORE, County Recorder  
By *K. W. W. W.*

# WATERFORD DIVISION NO. 1

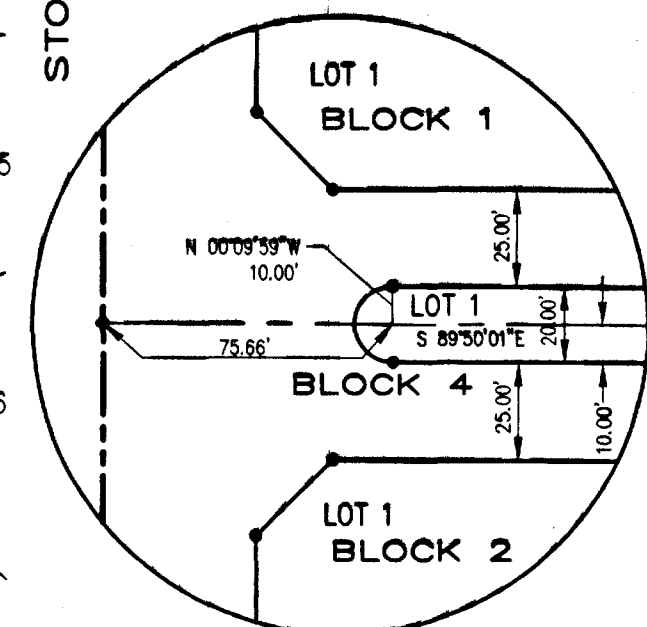
AN ADDITION TO THE CITY OF IDAHO FALLS  
BEING A PORTION OF THE NW 1/4, SECTION 31, T.2N., R.38E., B.M.,  
BONNEVILLE COUNTY, IDAHO

1999



## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	25°09'11"	150.00	65.85	33.48	65.32	S 71°45'51"W
C2	80°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	72.84	143.58	S 87°39'39"W
C5	111°7'30"	500.00	96.54	49.43	98.38	S 84°31'14"W
C6	180°00'00"	10.00	31.42	-	20.00	S 00°09'59"E
C7	180°00'00"	10.00	31.42	-	20.00	S 00°09'59"E
C8	06°42'02"	550.00	64.32	32.20	64.28	S 82°13'30"E
C9	22°02'04"	500.00	192.29	97.35	191.10	S 89°53'31"E
C10	06°42'02"	530.00	61.98	31.03	61.95	S 82°13'30"E
C11	06°17'54"	450.00	49.47	24.76	49.44	S 82°01'26"E
C12	01°08'11"	530.00	10.51	5.28	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	S 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"W
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	S 82°12'51"E
C19	06°31'18"	450.00	51.22	25.64	51.19	S 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	66.77	33.43	66.73	S 83°50'11"E
C22	02°08'41"	530.00	19.84	9.92	19.84	S 80°08'48"W
C23	07°25'57"	470.00	30.53	15.26	30.53	S 86°07'03"E
C24	24°51'08"	150.00	85.06	33.05	84.55	S 22°27'41"W
C25	10°08'29"	150.00	26.55	13.31	26.55	S 04°57'52"W
C26	24°18'00"	150.00	63.62	32.29	63.14	S 47°02'15"W
C27	16°08'22"	150.00	42.17	21.22	42.03	S 07°58'49"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°50'14"E
C30	15°40'27"	225.00	61.55	30.97	61.36	S 81°50'14"W
C31	15°40'27"	175.00	47.87	24.09	47.72	S 81°50'14"W
C32	05°59'07"	150.00	15.67	7.84	15.66	S 87°20'00"W
C33	16°08'22"	125.00	35.14	17.69	35.02	S 07°58'49"E
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 15°17'47"W
C36	03°55'29"	175.00	11.99	6.00	11.99	S 01°51'23"E
C37	16°08'22"	150.00	42.17	21.22	42.03	S 07°58'49"E
C38	12°10'52"	175.00	37.21	18.67	37.14	S 09°54'34"E
C39	106°34'48"	45.00	83.71	60.35	72.15	S 19°14'32"W
C40	33°56'30"	20.00	11.85	6.10	11.88	S 17°04'37"W
C41	131°15'30"	45.00	103.09	99.34	81.98	S 41°50'19"W
C42	96°17'19"	20.00	18.65	10.70	18.87	S 28°02'16"W
C43	32°23'31"	45.00	25.44	13.07	25.10	S 39°59'12"E



DETAIL "A"  
N.T.S.

UNPLATTED

## 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 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.
- 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.
- LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL HAVE A BLANKET EASEMENT FOR INGRESS AND EGRESS BENEFITING LOT 2, BLOCK 1 AND LOT 2, BLOCK 2.
- DIRECT LOT ACCESS TO SUNNYSIDE AND SOUTH 5th WEST ROADS IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE CITY OF IDAHO FALLS.
- 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"E	19.95'
L3	S 89°53'38"W	8.92'
L4	N 45°01'49"E	28.35'
L5	N 61°00'00"E	28.28'
L6	S 30°46'36"E	27.39'
L7	S 44°51'06"E	28.28'
L8	N 45°08'54"E	28.29'
L9	S 44°58'11"E	28.22'

## LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Public Utility Easement Line
- Clear View Easement Line
- Real Point of Beginning, Set 5/8"x30" 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
- 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.



G.L. VOIGT DEVELOPMENT  
Developer  
Idaho Falls, Idaho

BRIGGS ENGINEERING, INC.  
Consulting Engineers  
Boise, Idaho

# WATERFORD DIVISION NO. 1

STATE OF IDAHO } W-63  
County of Bonneville }  
I hereby certify that the within instrument was  
filed 3-3-99 at 10:00 P.M. by M. Powell  
RONALD LONGCORE, County Recorder  
By K. Wren 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 184.00 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°33'38" W 225.00 feet to a point;

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

Thence S 89°33'38" W 131.75 feet to a point;

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

Thence S 89°33'38" W 121.22 feet to a point;

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

Thence S 89°33'38" W 60.00 feet to a point;

Thence N 89°30'01" W 222.14 feet to a point;

Thence N 78°31'39" W 88.56 feet to a point;

Thence S 26°14'00" W 293.39 feet to a point;

Thence N 89°32'11" 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, L.L.C.

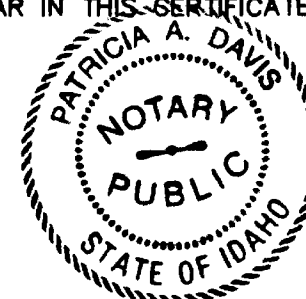
GARY L. VOIGT, MANAGING MEMBER

## 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 HERewith.

DATE: 2-1-99 Rachel O. Hovine  
DISTRICT 7 STATE BOARD OF HEALTH

## EXAMINING SURVEYOR'S CERTIFICATE

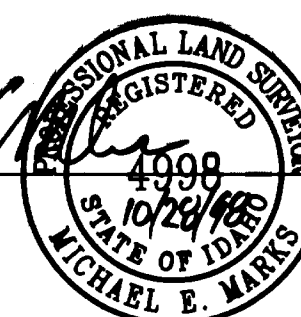
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND  
ACCEPTABLE AS REQUIRED IN SECTION 50-1305 OF THE IDAHO CODE.

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 NA. 181

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 18th DAY OF November, 1998

Linda Thilman  
MAYOR

Rosmarie Anderson  
CITY CLERK

H. Kent Murphy  
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 987543  
DATE 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 A. Hansen 1-15-99  
BONNEVILLE COUNTY TREASURER DATE  
Mark A. 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. 940580 IN PLAT BOOK W-63 ON  
PAGE W-63

Ronald Longcore  
BONNEVILLE COUNTY RECORDER

3-3-99  
DATE