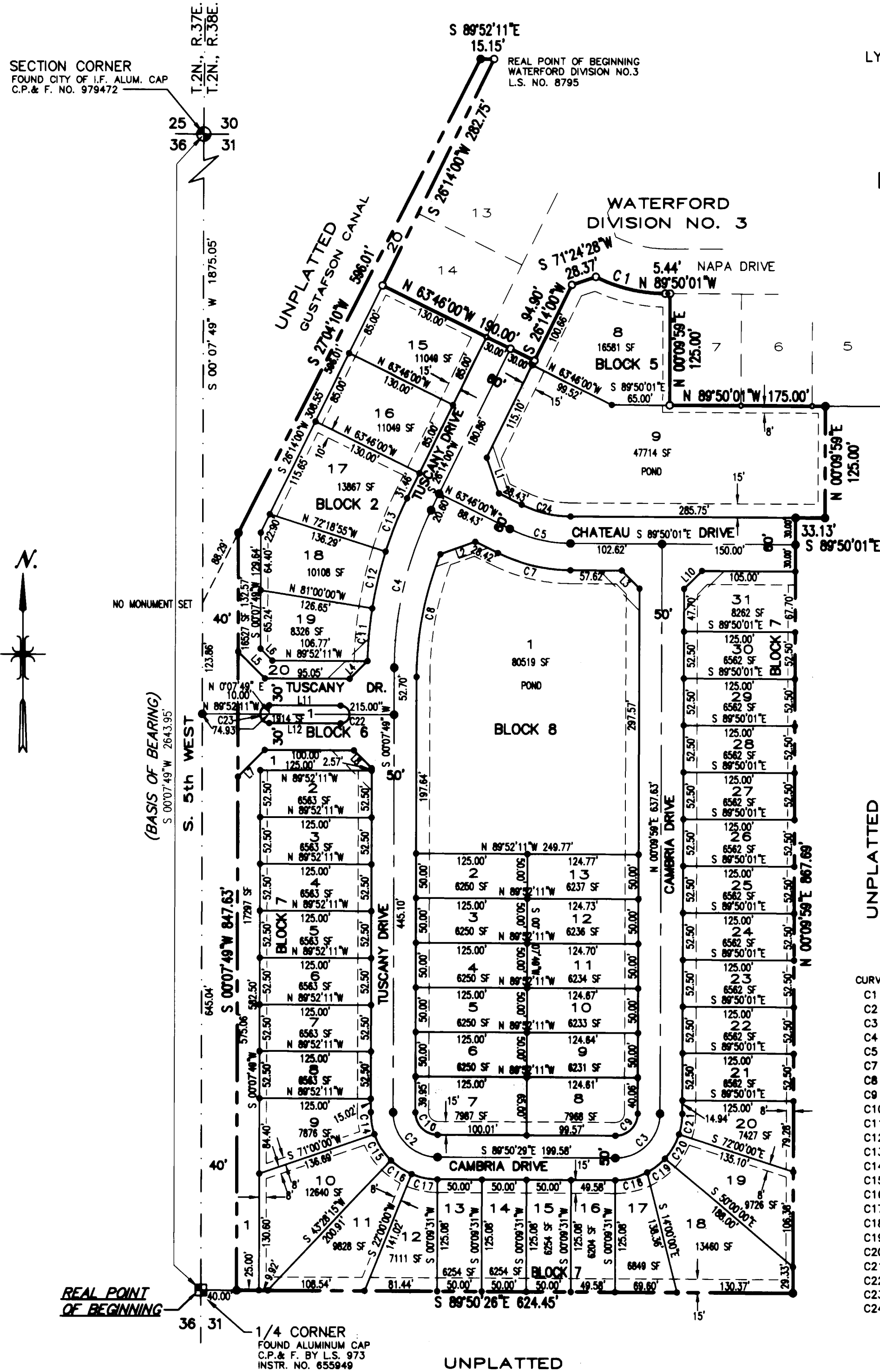
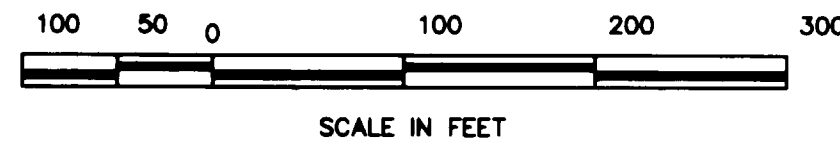




WATERFORD
DIVISION NO. 5
AN ADDITION TO THE CITY OF IDAHO FALLS
LYING IN THE NW 1/4, SECTION 31, T.2N., R.38E., B.M.,
BONNEVILLE COUNTY, IDAHO

2001



1059248
STATE OF IDAHO)
(County of Bonneville) ss
I hereby certify that the within instrument was
filed 10-2-2001 M. Fee 1100
RONALD LONGMORE, County Recorder
By *Michael E. Briggs* Deputy

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 Aluminum Cap
- 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 - L.S. 4998 unless otherwise noted
- 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 15' wide along all street frontages.
All others 8' wide unless otherwise noted.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°46'00"E	42.43'
L2	N 70°13'25"E	41.67'
L3	S 44°50'01"E	28.28'
L4	S 45°08'03"W	28.29'
L5	N 44°52'11"W	42.43'
L6	S 44°52'11"E	18.79'
L7	N 45°07'49"E	42.43'
L8	S 44°52'11"E	28.28'
L9	NOT USED	
L10	N 45°09'59"E	28.28'
L11	S 89°52'11"E	80.00'
L12	S 89°52'11"E	80.00'

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES OVER THE FIFTEEN (15) 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 20, BLOCK 2, LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE OPEN SPACE LOTS RESERVED FOR HOMEOWNER'S PEDESTRIAN ACCESS, LANDSCAPING, AND PUBLIC UTILITIES. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION.
- LOT 9, BLOCK 6 AND LOT 1, BLOCK 8 ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE WATERFORD SUBDIVISION HOMEOWNER'S ASSOCIATION. SAID LOTS ARE RESERVED FOR PUBLIC UTILITIES, STORM DRAINAGE FACILITIES, AND RECREATIONAL PURPOSES, AND ARE COVERED BY A EASEMENT IN FAVOR OF THE CITY OF IDAHO FALLS FOR STORM DRAINAGE AND PUBLIC UTILITIES.
- THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OF IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	26°24'57"	175.00	80.68	41.07	79.97	N 76°37'32"W
C2	89°58'18"	50.00	78.52	49.98	70.69	S 44°51'20"E
C3	89°59'32"	50.00	78.53	49.99	70.71	N 45°09'45"E
C4	26°06'11"	400.00	182.23	92.73	180.66	S 13°10'54"W
C5	26°04'01"	155.00	70.52	35.88	69.91	S 76°48'00"E
C7	26°04'01"	185.00	84.17	42.82	83.44	S 76°48'00"E
C8	21°45'36"	370.00	140.52	71.12	139.68	S 11°00'37"W
C9	89°59'32"	25.00	39.27	25.00	35.35	N 45°09'45"E
C10	89°58'18"	25.00	39.26	24.99	35.35	S 44°51'20"E
C11	07°53'48"	430.00	59.26	29.68	59.22	N 05°03'06"E
C12	08°41'00"	430.00	65.17	32.65	65.10	N 13°20'30"E
C13	08°33'00"	430.00	64.17	32.14	64.11	N 21°57'30"E
C14	19°07'49"	75.00	25.04	12.64	24.93	S 09°26'06"E
C15	26°46'42"	75.00	35.05	17.85	34.73	S 32°23'21"E
C16	21°20'25"	75.00	27.93	14.13	27.77	S 56°26'55"E
C17	22°43'22"	75.00	29.74	15.07	29.55	S 78°28'48"E
C18	28°28'39"	75.00	37.28	19.03	36.89	N 75°55'11"E
C19	19°24'01"	75.00	25.39	12.82	25.27	N 51°58'51"E
C20	24°16'51"	75.00	31.78	16.13	31.55	N 30°08'26"E
C21	17°50'01"	75.00	23.34	11.77	23.25	N 09°04'59"E
C22	180°00'00"	10.00	31.42	0.00	20.00	N 00°07'49"E
C23	180°00'00"	10.00	31.42	0.00	20.00	S 00°07'49"W
C24	26°04'01"	125.00	56.87	28.94	56.38	S 76°48'00"E



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

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

WATERFORD DIVISION NO. 5

STATE OF IDAHO)
County of Bonneville) ss
I hereby certify that the within instrument was
filed 10-2 2001 P.M. Fee 11.25
RONALD LONGMORE, County Recorder
By My Kelling Deputy

CERTIFICATE OF OWNERS

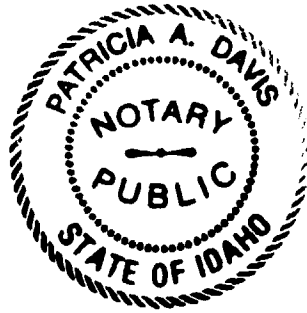
KNOW ALL MEN BY THESE PRESENTS:
THAT WE, THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS AND STREETS, WHICH PLAT SHALL HEREAFTER KNOWN AS THE WATERFORD DIVISION, DIVISION NO. 5 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 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 2643.95 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE SOUTHWEST CORNER OF THE NW 1/4;
THENCE S 89°50'26" E 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 5TH WEST (PARK-TAYLOR) ROAD, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;
THENCE S 89°50'26" E 624.45 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 2 OF THE NW 1/4;
THENCE N 00°09'59" E 867.69 FEET TO A POINT;
THENCE S 89°50'01" E 33.13 FEET TO A POINT;
THENCE N 00°09'59" E 125.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF WATERFORD DIVISION NO. 3;
ALONG THE BOUNDARY OF WATERFORD DIVISION NO. 3 THE FOLLOWING:
THENCE N 89°50'01" W 175.00 FEET TO A POINT;
THENCE N 00°09'59" E 125.00 FEET TO A POINT;
THENCE N 89°50'01" W 5.44 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT 80.68 FEET, SAID CURVE HAVING A DELTA ANGLE OF 26°24'58", RADIUS OF 175.00 FEET, TANGENTS OF 41.07 FEET, AND A LONG CHORD BEARING N 76°37'32" W 79.97 FEET TO A POINT;
THENCE S 71°24'28" W 28.37 FEET TO A POINT;
THENCE S 26°14'00" W 94.90 FEET TO A POINT;
THENCE N 63°46'00" W 190.00 FEET TO A POINT;
THENCE N 26°14'00" E 282.75 FEET TO A POINT;
LEAVING SAID BOUNDARY;
THENCE N 89°52'11" W 15.15 FEET TO A POINT;
THENCE S 27°04'10" W 596.01 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 5TH WEST (PARK-TAYLOR) ROAD;
THENCE S 00°07'49" W 847.63 FEET ALONG SAID EAST RIGHT OF WAY TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.
SAID SUBDIVISION CONTAINS 15.25 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF Sept, 2001.
WATERFORD, L.L.C.
GARY L. VOIGT, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BONNEVILLE) ss.
ON THIS 4th DAY OF Sept, 2001, 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
MY COMMISSION EXPIRES: 11-18-04

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: 8-28-01 Marilyn Anderson
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: 9-24-2001 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. 5, 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.

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 20th DAY OF January 2001

Luca Milan
MAYOR

Marie Anderson
CITY CLERK

H. Karl Mayhew
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: 9/17/01 INSTRUMENT NO. 1057853

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
BONNEVILLE COUNTY TREASURER
By Yvonne Walker
Yvonne Walker

8-28-01
DATE
10-2-01

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF WATERFORD DIVISION NO. 5, BONNEVILLE COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO ON THIS 2nd DAY OF October, 2001 AT 3:06 pm AND RECORDED UNDER INSTRUMENT NO. 1059248 IN PLAT BOOK W ON PAGE 74

Ronald Longmore
BONNEVILLE COUNTY RECORDER

10-2-01
DATE