

WATERSTONE
DIVISION NO. 5
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SW 1/4 OF SECTION 5, T4N R39E, B.M.

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 5, More Particularly Described as Follows: Beginning at the Southwest Corner of Section 5, Township 4 North, Range 39 East, B.M.
Thence N00°09'22"W along the West line of Section 5 for a Distance of 1798.67 Feet to the True Point of Beginning.
Thence N00°09'22"W along said West line for a Distance of 242.17 Feet;
Thence N89°50'38"E for a Distance of 606.00 Feet;
Thence N00°09'22"W for a Distance of 631.57 Feet to the North line of the Southwest Quarter (SW1/4) of Section 5;
Thence N89°43'24"E along said North line for a Distance of 2059.16 Feet to the Center of Section 5;
Thence S00°25'21"E along the East line of the Southwest (SW1/4) of Section 5 for a Distance of 307.58 Feet to the Northwesterly Right-of-Way line of U.S. Highway 20, said point being on a Curve Left, Delta = 07°00'00" Radius = 17288.74' Arc = 2112.22 for a Chord Distance of 2110.90 Feet and a Chord Bearing of S31°27'55"W, said point lying on the North bank of the Dry Bed Canal;
Thence N56°49'29"W along said North bank for a Distance of 179.93 Feet;
Thence N45°00'00"W along said North bank for a Distance of 170.00 Feet;
Thence N18°00'00"W along said North bank for a Distance of 150.00 Feet;
Thence N59°00'00"W along said North bank for a Distance of 238.00 Feet;
Thence N60°00'00"W along said North bank for a Distance of 157.00 Feet;
Thence N72°00'00"W along said North bank for a Distance of 513.00 Feet;
Thence S66°24'54"W along said North bank for a Distance of 176.26 Feet to the Southeast Corner of Lot 8, Block 1 of Waterstone Division No. 3;
Thence N19°56'10"W for a Distance of 395.28 Feet, said point being on a Curve Left, Delta = 02°30'20" Radius = 1029.17' Arc = 45.00' for a Chord Distance of 45.00 Feet and a Chord Bearing of S71°17'24"W;
Thence N19°57'38"W for a Distance of 60.00 Feet;
Thence N66°15'09"W for a Distance of 27.64 Feet, said point being on a Curve Right, Delta = 22°52'14" Radius = 216.42' Arc = 86.39' for a Chord Distance of 85.82 Feet and a Chord Bearing of N11°06'32"W;
Thence N00°19'35"E for a Distance of 63.51 Feet;
Thence S89°50'38"W for a Distance of 17.25 Feet to the True Point of Beginning, Containing 76.16 Acres More or Less.
Subject to: Easements and Right-of-Ways for highways, roads, ditches, canals, power poles, and transmission lines as they exist.

HEALTH DEPARTMENT CERTIFICATE

I Hereby Certify that the Sanitary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be re-imposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a Certificate of Disapproval.

Rayman & Keating REHS 22 Feb 08
R.E.H.S. No. 9000732 Date

SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this subdivision, designated as the **WATERSTONE**, Division No. 5, Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.



Kevin L. Thompson 1-21-08
P.L.S. License No. 10563 Date

EXAMINING SURVEYOR'S CERTIFICATE

I Hereby Certify that I have Examined this Subdivision Plat and find it to be Correct and Acceptable as Required in Section 50-1305 of the Idaho State Code.

Dennis L. Jones 1-21-08
P.L.S. License No. 760 Date

WATER RIGHTS STATEMENT

Water rights and assessment obligations are not appurtenant to the lands included within this plat.

PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

TREASURER'S AND ASSESSOR'S CERTIFICATE

We, the Undersigned County Treasurer and County Assessor in and for the County of Jefferson, State of Idaho, having reviewed this Plat as per the Requirements of Idaho Code 50-1308, do Hereby Certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

Joyce Brugg RPO4N39E054804 John Madson 2-25-2008
Jefferson County Assessor Parcel Number Jefferson County Treasurer Date

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That We the undersigned, are the Owners of the Tract of Land Included within the Boundary Description Shown Hereon and have caused the same to be Platted into Blocks, Lots, and Streets to be hereafter known as the **WATERSTONE**, Division No. 5, Jefferson County, Idaho and we do hereby dedicate to the Public all streets and Right-of-Ways as shown hereon. The Easements shown hereon are not dedicated to the public but the right to use said Easements are hereby perpetually reserved for Public Utilities, or for any other use designated on the Plat. We also Certify that the Lots Shown on this Plat will be Served by Individual Wells.

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 14th Day of February, 2008.

Lorin Walker
Lorin Walker
Manager

ACKNOWLEDGMENT (LLC)

State of Idaho) SS.
County of Jefferson)

On this 14th Day of February, in the Year of 2008, before me Megan Ellis, Personally Appeared **LORIN WALKER**, Known or Identified to me to be the a managing member in the limited liability company of **WATERSTONE, L.L.C.**, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

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Notary Public: Megan Ellis
My Commission Expires on: 8/10/2013

SURVEYOR

Kevin L. Thompson, P.L.S.
215 Farnsworth Way
Rigby, ID. 83442
(208) 745-8771

LAND DEVELOPER

Waterstone, L.L.C.
P.O. Box 50660
Idaho Falls, ID. 83405

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the **WATERSTONE**, Division No. 5, Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 13th Day of March, 2008, at 2:15 PM.

Instrument Number: 374896

Jefferson County Recorder: Christina Boulton

COUNTY APPROVAL

The Foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 28th Day of April, 2008.

Brett Olavson
County Commissioner Chairman

PLANNING AND ZONING COMMISSION

The Foregoing Final Plat has been Approved by the Jefferson County Planning and Zoning Commission

M. J. Clark 18 Apr 2008
Chairman Date

TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT			
LOCATED IN THE SW 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO			
Project Name: McNeil Development		Scale N / A	
Job Number: 2006-140			
CoGo File: Waterstone.Pro			
Date January 21, 2008		Sheet 1	Of 2
Surveyor K.L.T.			
Drawn By: T.S.G.			

WATERSTONE

DIVISION NO. 5

JEFFERSON COUNTY, IDAHO

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NOTES:

- NOTE 1: Portions of Lots 9 Thru 17 of Block 1 fall inside the 100 year Flood Plain as per FIRM Map No. 16051C0375 B.
NOTE 2: All Lots will be served by Enhanced Septic Systems.
NOTE 3: The Basis of Bearing was obtained from WaterStone Subdivision, Division No. 1, Recorded by Mountain River Engineering (Instrument No. 305933).
NOTE 4: All Lots shall access the Subdivision road and will not Enter Directly onto 4000 East.
NOTE 5: Pitrun will not be Mined from any one Lot and shall not be excavated over a depth of 3'.
NOTE 6: Temporary Turnaround Easements within the Lots will revert back to the Lot Owners when the Country Streets are Extended.
NOTE 7: Lot 18 of Block 1 is for Landscaping, Utilities, and Irrigation Easements only and will be Owned & Maintained by the Lot Owners or the Home Owners Association.
NOTE 8: The Lots within this Subdivision will be provided with irrigation water.
NOTE 9: Before an Occupancy Permit is issued, a three and a half foot (3.5') wide sidewalk will be placed on the respective lot.
NOTE 10: High Ground water has been Observed in this Area, Builder is responsible for Summer High Ground Water Depth Location.
NOTE 11: Houses with NO more than 4 Bedrooms are allowed in this Subdivision.

LINE DATA		
Line No.	Bearing	Distance
L1	N89°50'38"E	19.29'
L2	S89°50'38"E	17.25'
L3	N66°15'09"W	27.64'
L4	S61°59'57"W	27.52'
L5	N25°25'02"W	27.76'
L6	N57°07'45"E	26.97'
L7	N38°40'59"W	26.97'
L8	N45°31'23"E	28.28'
L9	S89°28'37"E	34.28'
L10	N44°28'37"W	28.28'
L11	S00°31'23"W	14.00'
L12	N37°28'37"W	54.54'
L13	N37°28'37"W	31.77'
L14	S00°25'21"E	66.23'
L15	S00°25'21"E	51.79'
L16	S00°25'21"E	17.27'
L17	S79°42'49"W	28.24'
L18	S10°27'05"E	28.24'
L19	S77°42'49"W	28.24'
L20	S12°27'05"E	28.24'
L21	N56°49'29"W	25.11'

CURVE DATA			
Curve No.	Delta	Radius	Arc
C1	22°52'14"	216.42'	86.39'
C2	02°30'20"	1029.16'	45.00'
C3	13°00'00"	1029.16'	233.51'
C4	12°00'00"	1029.16'	108.17'
C5	38°00'00"	1059.16'	702.46'
C6	12°00'00"	1059.16'	221.83'
C7	09°41'14"	1089.16'	184.15'
C8	08°51'20"	1089.16'	168.34'
C9	08°59'31"	1089.16'	170.93'
C10	07°54'10"	1089.16'	150.23'
C11	09°23'41"	1089.16'	178.59'
C12	05°00'00"	407.17'	35.53'
C13	29°00'00"	407.17'	206.09'
C14	25°54'21"	407.17'	184.10'
C15	88°54'21"	437.17'	678.35'
C16	08°00'00"	467.17'	65.23'
C17	22°00'00"	467.17'	179.38'
C18	18°46'29"	467.17'	153.08'
C19	40°07'52"	467.17'	327.21'
C20	18°00'00"	470.00'	147.65'
C21	09°00'00"	500.00'	78.54'
C22	03°47'03"	530.00'	35.00'
C23	20°00'00"	430.00'	150.10'
C24	20°00'00"	400.00'	139.63'
C25	20°00'00"	370.00'	129.15'
C26	06°00'00"	730.00'	76.45'
C27	13°00'00"	730.00'	165.63'
C28	11°00'00"	730.00'	140.15'
C29	10°30'00"	730.00'	133.78'
C30	09°30'01"	730.00'	121.04'
C31	50°00'01"	700.00'	610.87'
C32	10°00'01"	670.00'	116.94'
C33	20°00'00"	670.00'	233.87'
C34	10°29'40"	1027.16'	188.50'
C35	44°00'00"	321.74'	247.08'
C36	09°06'29"	321.74'	51.15'
C37	53°06'29"	291.74'	270.42'
C38	20°00'00"	261.74'	91.36'
C39	33°06'29"	261.74'	151.24'
C40	38°00'00"	230.00'	152.54'
C41	38°00'00"	200.00'	132.65'
C42	38°00'00"	170.00'	112.75'
C43	09°00'00"	927.87'	145.75'
C44	07°06'29"	927.87'	115.11'
C45	16°06'29"	897.87'	252.42'
C46	16°06'29"	867.87'	243.99'
C47	10°00'00"	1430.00'	249.58'
C48	08°30'00"	1430.00'	212.14'
C49	09°15'00"	1430.00'	230.86'
C50	37°00'00"	1400.00'	904.08'
C51	02°45'00"	1370.00'	65.75'
C52	07°00'00"	1370.00'	167.38'
C53	06°15'00"	1370.00'	149.44'
C54	01°30'00"	1370.00'	35.87'
C55	22°30'00"	430.00'	168.86'
C56	10°00'00"	430.00'	75.05'
C57	55°00'00"	400.00'	383.97'
C58	30°30'00"	370.00'	196.96'
C59	00°25'00"	17358.74'	126.24'
C60	00°55'07"	17358.74'	278.27'
C61	00°50'13"	17358.74'	253.58'
C62	00°50'00"	17358.74'	252.47'
C63	01°30'00"	17328.74'	453.67'
C64	02°00'00"	17328.74'	604.89'
C65	00°30'00"	17328.74'	151.22'
C66	03°52'51"	17298.74'	1171.71'
C67	24°30'00"	370.00'	158.21'
C68	07°00'00"	17288.74'	2112.22'
C69	16°16'56"	214.16'	60.86'
C70	01°26'45"	244.16'	6.16'
C71	00°20'07"	17358.74'	101.54'
C72	02°05'20"	17358.74'	632.83'
C73	138°48'45"	30.00'	72.69'

