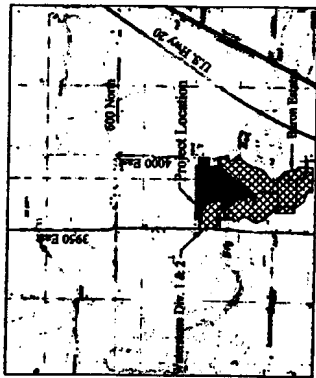


# WATERSTONE DIVISION NO. 4 JEFFERSON COUNTY, IDAHO LOCATED IN THE SE 1/4 OF SECTION 6, T4N R39E, B.M.



VICINITY MAP  
(No Scale)

### 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 to providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to remove or replace any obstructions within the easements, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all obstructions 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 50-1106, do hereby certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

*Debra Madsen* 8-17-06  
Jefferson County Treasurer  
RCOANS0587232  
Parcel Number

### 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. 4, 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 Utility 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 We Undersigned Have Duly Signed this Certificate this 22 Day of August, 2006.  
*Boyan Choi*  
Boyan Choi

### ACKNOWLEDGMENT

106  
State of Idaho  
County of Jefferson

On this 22nd Day of August in the Year of 2006, before me *Debra Madsen* I, *Debra Madsen* a Notary Public in and for the State of Idaho, being personally known and identified to me to be the persons whose names are subscribed to the within instrument, and Acknowledged to me that they executed the same.

Notary Public *Debra Madsen*  
My Commission Expires July 11, 2009

### BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 6, More Particularly Described as follows: Beginning at the East Quarter (E 1/4) Corner of Section 6, Township 4 North, Range 39 East, B.M., Thence S00°09'22"E along the East Line of said Section for a Distance of 142.46 feet to the True Point of Beginning; Thence S00°09'22"E along said East line for a Distance of 360.23 feet; Thence N89°54'18"W for a Distance of 401.20 feet; Thence S00°26'39"W for a Distance of 287.48 feet; Thence S37°50'54"E for a Distance of 34.93 feet; Thence S00°09'22"E for a Distance of 142.11 feet to the Corner of Lot 1 & 2 of Block 2, Waterstone Division No. 1, Jefferson County, Idaho; Thence along the Westerly boundary of said Waterstone Division No. 1 the following (four (4)) courses; Thence S43°37'30"W for a Distance of 422.05 feet; Thence S39°24'53"W for a Distance of 364.77 feet; Thence S24°07'30"W for a Distance of 264.34 feet; Thence S46°07'30"W for a Distance of 422.30 feet to the Northwest Corner of Lot 9, Block 2, Waterstone Division No. 1, and the Northeast Corner of Lot 10, Block 2, Waterstone Division No. 2, Jefferson County, Idaho; Thence along the Easterly boundary of said Waterstone Division No. 2 the following Nineteen (19) courses; Thence S72°06'39"W for a Distance of 144.72 feet; Thence S89°47'28"E for a Distance of 146.09 feet; Thence N45°22'51"W for a Distance of 124.94 feet to a point being on a Curve Left, Delta = 12°55'49" Radius = 133.35 Arc = 26.39 feet; Thence S07°18'46"E for a Distance of 75.11 feet; Thence N89°47'28"E for a Distance of 191.74 feet; Thence N01°12'32"W for a Distance of 222.00 feet; Thence S39°47'28"W for a Distance of 255.92 feet; Thence N19°34'00"W for a Distance of 47.76 feet; Thence N01°12'32"E for a Distance of 173.57 feet; Thence S89°47'28"E for a Distance of 360.00 feet; Thence S89°47'28"E for a Distance of 134.00 feet to a point being on a Curve Left, Delta = 02°14'25" Radius = 437.79 Arc = 20.17 feet; Thence S01°12'32"W for a Distance of 26.17 feet and a Chord Bearing of 89°23'09"; Thence N01°12'32"E for a Distance of 31.63 feet; Thence N89°47'28"E for a Distance of 100.00 feet; Thence N01°12'32"E for a Distance of 300.34 feet; Thence N24°07'30"W for a Distance of 283.39 feet; Thence N89°47'28"W for a Distance of 366.45 feet; Thence S89°47'28"W for a Distance of 254.13 feet; Thence N00°12'32"W for a Distance of 94.47 feet; Thence N89°47'28"W for a Distance of 119.07 feet; Thence N00°12'32"W for a Distance of 131.98 feet to the North line of the Southwest Quarter (SW 1/4) of Section 6; Thence S01°12'32"E along said North line for a Distance of 1944.96 feet; Thence S01°12'32"E for a Distance of 40.06 feet to a point being on a Curve Right, Delta = 27°00'00" Radius = 430.00 Arc = 262.45 feet; Thence S01°12'32"E for a Chord Distance of 200.76 feet and a Chord Bearing of 180°42'37"E to the beginning of a Curve Left, Delta = 21°33'02" Radius = 270.00 Arc = 106.77 feet; Thence S01°12'32"E for a Chord Distance of 100.19 feet and a Chord Bearing of 87°54'03"E; Thence N45°22'51"E for a Distance of 43.00 feet; Thence N00°09'22"W for a Distance of 71.55 feet; Thence N45°22'51"E for a Distance of 35.01 feet to the True Point of Beginning. Containing 49.00 Acres More or Less. Subject to Easements and Right-of-Ways for Highways, roads, ditches, canals, power lines, and transmission lines as they exist.

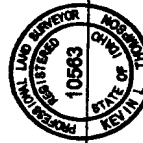
### HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the Sanitary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be reimposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1306, by the issuance of a Certificate of Disapproval.

*Raymond K. Kelly* R.K.S.  
EHE No. 236  
18 Aug 06  
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. 4, Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Subdivided as Required by Law and is in Accordance with the Accompanying Plat.



*Kevin L. Thompson*  
P.L.S. License No. 10563  
8-06-06  
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 50-1303 of the Idaho State Code.

*Debra Madsen*  
P.L.S. License No. 760  
8-18-06  
Date

Instrument # 351778  
Surveyor: KEVIN L. THOMPSON  
Registered Professional Land Surveyor  
No. 10563  
State of Idaho  
CITY OF BOISE, IDAHO  
COMMERCIAL DISTRICT  
1500 WEST GARDEN STREET, SUITE 100  
BOISE, IDAHO 83726  
Phone: 438-1100  
Fax: 438-1101  
www.kevinlthompson.com

NOTES:  
NOTE 1: Portions of Lots 15 thru 20 of Block 2 are located in the 900 Year Flood Plain as per FIRM Map No. 16051 CD075 R.  
NOTE 2: The Basis of Bearing was obtained from Waterstone Subdivisions, Recorded by Mountain River Engineering (Instrument No. 300993).  
NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.  
NOTE 4: All Lots to be served by Enhanced Sewer Systems.  
NOTE 5: Pitons will not be mixed from any one Subdivision Lot and shall not be excavated over a depth of three feet (3').  
NOTE 6: All Lots shall have 4' sidewalks along Road Frontage and will be the responsibility of the homeowner to install.  
NOTE 7: Usual Surface water changes. Septic permits will not be issued to Lots 24 & 25 of Block 4.

**SURVEYOR**  
Kevin L. Thompson, P.L.S.  
154 East Main Street  
Ridgely, ID. 83442  
(208) 745-4771

**LAND DEVELOPER**  
Jeremiah Bigelow  
519 North 4000 East  
Ridgely, ID. 83442  
(208) 369-9955

### RECORDER'S CERTIFICATE

I hereby certify that the foregoing Plat of the WATERSTONE, Division No. 4, Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 22 Day of September, 2006, at 2:01 P.M.

Instrument Number: 351778  
Jefferson County Recorder: *Christy Buttry*

### COUNTY APPROVAL

The foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this \_\_\_\_\_ Day of \_\_\_\_\_, 2006.  
*Debra Madsen*  
County Commissioner Chairman

### PLANNING AND ZONING COMMISSION

The foregoing Final Plat has been Approved by the Jefferson County Planning and Zoning Commission  
*Debra Madsen* 5 Sept 2006  
Chairman

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

### FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO	
Project Name: Jeremiah Bigelow	Scale N/A
Job Number: 2005-152	Waterstone.Pro
Date: June 2, 2006	Surveyor: K.L.T.
Drawn By: J.W.T.	Sheet 1 of 1

# WATERSTONE

## DIVISION NO. 4

### JEFFERSON COUNTY, IDAHO

LOCATED IN THE SE 1/4 OF SECTION 6, T4N R39E, B.M.

P.C.E. Trust  
2001 South Woodhuff #4  
Idaho Falls, Idaho 83404

Monty & Chris Rutledge  
575 North 4000 East  
Rigby, Idaho 83442

Treasa Moore  
548 North 4000 East  
Rigby, Idaho 83442

R.L. & Julie Leathers  
544 North 4000 East  
Rigby, Idaho 83442

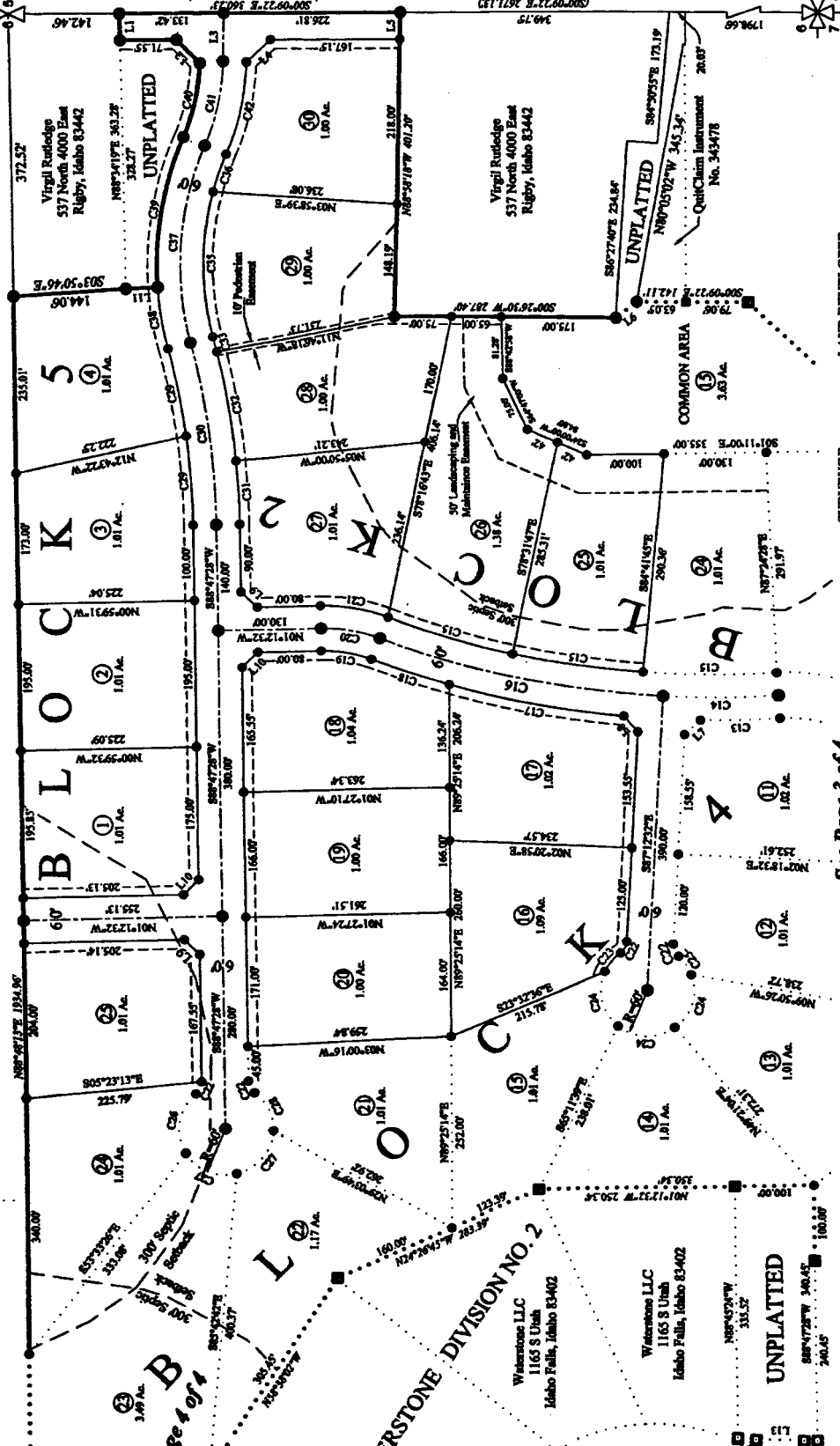
R.L. & Julie Leathers  
544 North 4000 East  
Rigby, Idaho 83442

Waterstone LLC  
1165 S Utah  
Idaho Falls, Idaho 83402

R.L. 5/8" Iron Rod  
Inst. No. 266392

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

<b>FINAL PLAT</b>	
LOCATED IN THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO	
Project Name:	Jeremiah Bigelow
Job Number:	2005-152
CoGo File:	Waterstone.Pro
Date	June 2, 2006
Surrey By:	K.L.T.
Drawn By:	J.W.T.
Scale	1" = 100'
Sheet	2
Of	4



See Page 3 of 4

See Page 4 of 4

Waterstone LLC  
1165 S Utah  
Idaho Falls, Idaho 83402

UNPLATTED

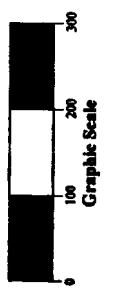
**LAND DEVELOPER**  
Jeremiah Bigelow  
519 North 4000 East  
Rigby, ID. 83442  
(208) 598-9955

**SURVEYOR**  
Kevin L. Thompson, P.L.S.  
154 North Main Street  
Rigby, ID. 83442  
(208) 745-8771

**ACREAGE**  
Total Subdivision: 49.80 Acres  
Total Lot = 38  
Dedicated County Road = 5.57 Acres  
Linear Footage of Road = 3668 L.F.

**LEGEND**  
 ● Set 5/8" X 3/8" Iron Rod W/Cap No. 10563  
 ○ Set 1/2" X 2 1/4" Iron Rod W/Cap No. 10563  
 □ Found 5/8" X 3/8" Iron Rod W/Cap No. 8795  
 ▣ Found 1/2" X 2 1/4" Iron Rod W/Cap No. 8795  
 --- Adjacent Property Line  
 --- 12" Utility Easement Unless Noted Otherwise

**NOTES:**  
 NOTE 1: Portions of Lots 15 thru 20 of Block 2 fall inside the 500 year Flood Plain as per FEMA Map No. 16051C0375 B.  
 NOTE 2: The Basis of Bearing was obtained from Waterstone Subdivisions. Recorded by Mountain River Engineering (Instrument No. 203933).  
 NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.  
 NOTE 4: All Lots to be served by Enhanced Sewer Systems.  
 NOTE 5: Poles will not be drilled from any one Subdivision Lot and shall not be encroached over a depth of three feet (3').  
 NOTE 6: All Lots shall have 4' sidewalks along Road Frontage and will be the responsibility of the Homeowner to install.  
 NOTE 7: All Electric Utilities are to be installed in the Right-of-Way.  
 NOTE 8: All Electric Utilities shall be installed in the Right-of-Way.  
 NOTE 9: All Electric Utilities shall be installed in the Right-of-Way.  
 NOTE 10: All Electric Utilities shall be installed in the Right-of-Way.





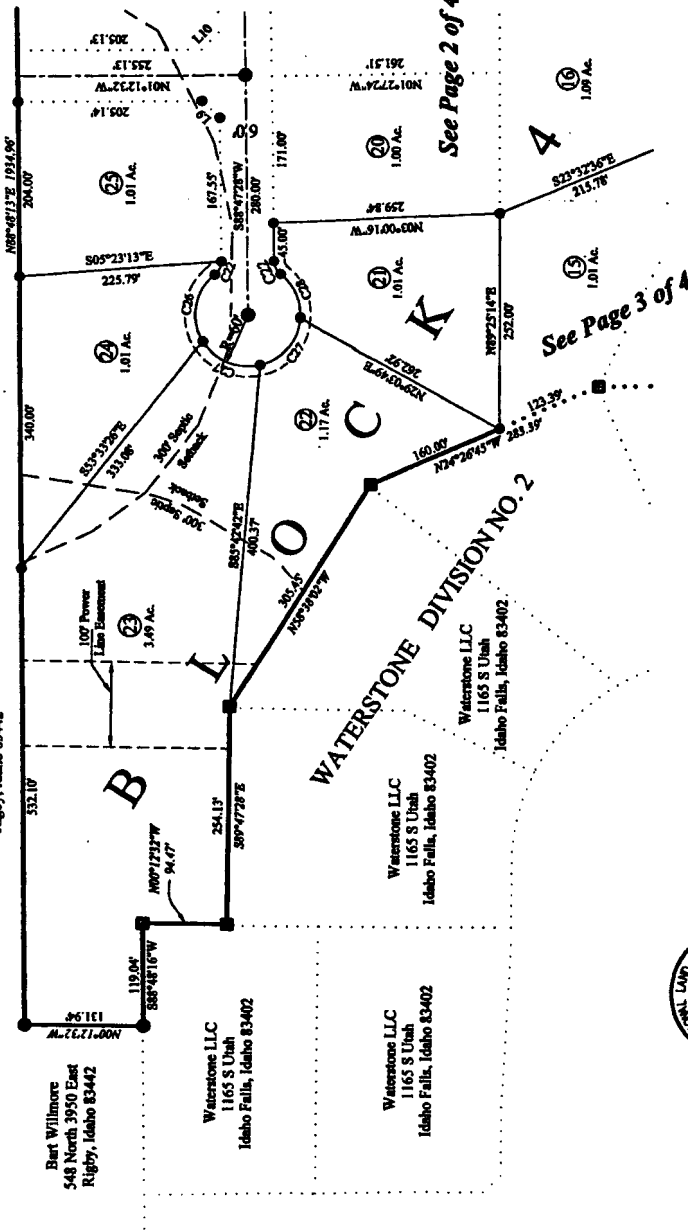
# WATERSTONE DIVISION NO. 4

JEFFERSON COUNTY, IDAHO  
LOCATED IN THE SE 1/4 OF SECTION 6, T4N R39E, B.M.

# 35177D



Gary Willmore  
548 North 3950 East  
Rigby, Idaho 83442



Curve No.	Delta	Radius	Arc
C1	12°53'48"	135.35'	30.54'
C2	02°38'24"	437.79'	20.17'
C3	01°57'24"	601.48'	17.04'
C4	08°19'15"	139.41'	23.15'
C5	48°00'00"	232.20'	194.53'
C6	48°00'00"	262.20'	219.66'
C7	19°00'00"	292.20'	96.90'
C8	23°00'00"	117.30'	117.30'
C9	45°00'00"	170.00'	133.52'
C10	45°00'00"	200.00'	157.08'
C11	18°00'00"	230.00'	72.26'
C12	27°00'00"	230.00'	108.38'
C13	04°42'27"	1230.00'	101.06'
C14	07°00'00"	1200.00'	146.61'
C15	08°20'00"	1170.00'	170.17'
C16	18°00'00"	1200.00'	376.99'
C17	10°42'27"	1230.00'	229.86'
C18	05°00'00"	1230.00'	107.34'
C19	22°00'00"	170.00'	65.28'
C20	22°00'00"	200.00'	76.79'
C21	22°00'00"	230.00'	88.31'
C22	51°19'04"	20.00'	17.91'
C23	30°00'00"	60.00'	31.42'
C24	75°00'00"	60.00'	78.54'
C25	27°38'08"	60.00'	28.94'
C26	81°38'08"	60.00'	85.49'
C27	73°00'00"	60.00'	76.45'
C28	55°00'00"	60.00'	57.60'
C29	07°00'00"	970.00'	118.51'
C30	14°00'00"	1000.00'	244.35'
C31	04°40'00"	1030.00'	83.89'
C32	08°10'00"	1030.00'	146.81'
C33	01°10'00"	1030.00'	20.97'
C34	06°00'00"	292.20'	30.60'
C35	30°00'00"	370.00'	193.73'
C36	08°00'00"	370.00'	51.66'
C37	38°00'00"	400.00'	265.29'
C38	11°00'00"	430.00'	82.55'
C39	27°00'00"	430.00'	202.63'
C40	21°23'02"	270.00'	100.77'
C41	22°00'00"	300.00'	115.19'
C42	21°54'18"	330.00'	126.16'

Line No.	Bearing	Distance
L1	N88°42'24"E	35.01'
L2	S45°37'32"W	43.00'
L3	S89°12'32"E	63.42'
L4	S44°31'06"E	42.04'
L5	N88°58'18"W	35.01'
L6	S37°50'54"E	34.95'
L7	S43°21'11"E	27.71'
L8	S48°56'14"W	27.71'
L9	N43°47'28"E	28.28'
L10	S02°12'03"E	40.06'
L11	N19°38'00"W	47.76'
L12	N00°47'28"E	60.00'
L13	S01°12'32"E	44.30'
L14	N89°47'28"E	78.00'
L15	N85°48'14"E	39.17'

**NOTES:**  
 NOTE 1: Portions of Lots 15 Thru 20 of Block 2 fall inside the 500 year Flood Plain as per FIRMA Map No. 1665100775 B.  
 NOTE 2: The Basis of Bearing was obtained from Waterstone Subdivision, Recorded by Mountain River Engineering (Instrument No. 395933).  
 NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.  
 NOTE 4: All Lots to be served by Enhanced Sewer Systems.  
 NOTE 5: Pits will not be missed from any one Subdivision Lot and shall be excavated to a depth of three feet (3').  
 NOTE 6: All Lots shall have 4' sidewalks along Road Frontage and will be subject to the Homeowner's Manual.  
 NOTE 7: Utility Surface water changes. Septic permits will not be issued to Lots 24 & 25 of Block 4.



**SURVEYOR**  
 Kevin L. Thompson, P.L.S.  
 151 East Main Street  
 Rigby, ID 83442  
 (208) 745-8771

**LAND DEVELOPER**  
 Jeremiah Bigelow  
 519 North 4000 East  
 Rigby, ID 83442  
 (208) 589-9955

**ACREAGE**  
 Total Subdivision ----- 49.89 Acres  
 Total Lots = 38 ----- 44.33 Acres  
 Dedicated County Road --- 5.57 Acres  
 Linear Footage of Road --- 3666 L.F.

**LEGEND**  
 ● Set 5/8" X 30" Iron Rod W/Cap No. 10563  
 ○ Set 1/2" X 24" Iron Rod W/Cap No. 10563  
 □ Found 5/8" X 30" Iron Rod W/Cap No. 8795  
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 --- Adjacent Property Line  
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**TE** THOMPSON ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 RIGBY, IDAHO 83442

**FINAL PLAT**

LOCATED IN THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Jeremiah Bigelow  
 Job Number: 2005-152  
 CoGo File: Waterstone.Pro

Date: June 2, 2006  
 Surveyor: K.L.T.  
 Drawn By: J.W.T.

Scale: 1" = 100'

Sheet: 4  
 Of: 4

