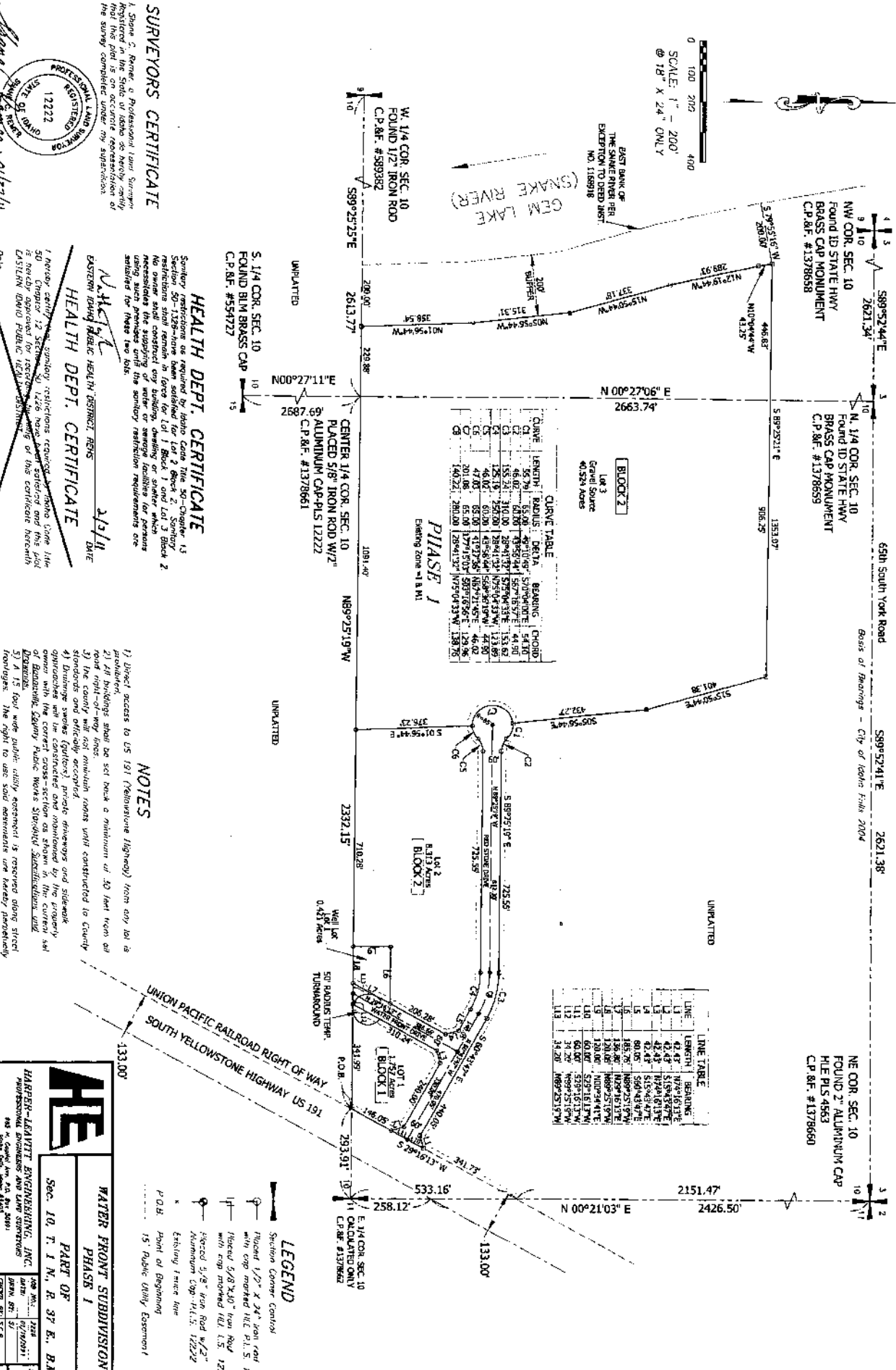


Instrument # 1385193  
 2474511  
 RECORDED: 03/20/04  
 EXPIRES: 03/20/04  
 SCALE: 1" = 200'  
 @ 18" X 24" ONLY

WATER FRONT PHASE 1  
 PG 1 OF 2  
 1385193 2-17-11  
 W-112

# WATER FRONT SUBDIVISION PHASE 1

## PART OF THE NORTH 1/2 OF SECTION 10, T. 1 N., R. 37 E. B.M. BONNEVILLE COUNTY, IDAHO



**CURVE TABLE**

CHORD	BEARING	DELTA	RADIUS	LENGTH
C1	S 79° 55' 15" W	107.1	55.75	55.75
C2	N 12° 19' 44" W	46.02	65.00	46.02
C3	N 10° 00' 00" E	158.78	10.00	158.78
C4	N 10° 00' 00" E	158.78	10.00	158.78
C5	N 10° 00' 00" E	158.78	10.00	158.78
C6	N 10° 00' 00" E	158.78	10.00	158.78
C7	N 10° 00' 00" E	158.78	10.00	158.78
C8	N 10° 00' 00" E	158.78	10.00	158.78
C9	N 10° 00' 00" E	158.78	10.00	158.78
C10	N 10° 00' 00" E	158.78	10.00	158.78
C11	N 10° 00' 00" E	158.78	10.00	158.78
C12	N 10° 00' 00" E	158.78	10.00	158.78
C13	N 10° 00' 00" E	158.78	10.00	158.78
C14	N 10° 00' 00" E	158.78	10.00	158.78
C15	N 10° 00' 00" E	158.78	10.00	158.78
C16	N 10° 00' 00" E	158.78	10.00	158.78
C17	N 10° 00' 00" E	158.78	10.00	158.78
C18	N 10° 00' 00" E	158.78	10.00	158.78
C19	N 10° 00' 00" E	158.78	10.00	158.78
C20	N 10° 00' 00" E	158.78	10.00	158.78
C21	N 10° 00' 00" E	158.78	10.00	158.78
C22	N 10° 00' 00" E	158.78	10.00	158.78
C23	N 10° 00' 00" E	158.78	10.00	158.78
C24	N 10° 00' 00" E	158.78	10.00	158.78
C25	N 10° 00' 00" E	158.78	10.00	158.78
C26	N 10° 00' 00" E	158.78	10.00	158.78
C27	N 10° 00' 00" E	158.78	10.00	158.78
C28	N 10° 00' 00" E	158.78	10.00	158.78
C29	N 10° 00' 00" E	158.78	10.00	158.78
C30	N 10° 00' 00" E	158.78	10.00	158.78
C31	N 10° 00' 00" E	158.78	10.00	158.78
C32	N 10° 00' 00" E	158.78	10.00	158.78
C33	N 10° 00' 00" E	158.78	10.00	158.78
C34	N 10° 00' 00" E	158.78	10.00	158.78
C35	N 10° 00' 00" E	158.78	10.00	158.78
C36	N 10° 00' 00" E	158.78	10.00	158.78
C37	N 10° 00' 00" E	158.78	10.00	158.78
C38	N 10° 00' 00" E	158.78	10.00	158.78
C39	N 10° 00' 00" E	158.78	10.00	158.78
C40	N 10° 00' 00" E	158.78	10.00	158.78
C41	N 10° 00' 00" E	158.78	10.00	158.78
C42	N 10° 00' 00" E	158.78	10.00	158.78
C43	N 10° 00' 00" E	158.78	10.00	158.78
C44	N 10° 00' 00" E	158.78	10.00	158.78
C45	N 10° 00' 00" E	158.78	10.00	158.78
C46	N 10° 00' 00" E	158.78	10.00	158.78
C47	N 10° 00' 00" E	158.78	10.00	158.78
C48	N 10° 00' 00" E	158.78	10.00	158.78
C49	N 10° 00' 00" E	158.78	10.00	158.78
C50	N 10° 00' 00" E	158.78	10.00	158.78
C51	N 10° 00' 00" E	158.78	10.00	158.78
C52	N 10° 00' 00" E	158.78	10.00	158.78
C53	N 10° 00' 00" E	158.78	10.00	158.78
C54	N 10° 00' 00" E	158.78	10.00	158.78
C55	N 10° 00' 00" E	158.78	10.00	158.78
C56	N 10° 00' 00" E	158.78	10.00	158.78
C57	N 10° 00' 00" E	158.78	10.00	158.78
C58	N 10° 00' 00" E	158.78	10.00	158.78
C59	N 10° 00' 00" E	158.78	10.00	158.78
C60	N 10° 00' 00" E	158.78	10.00	158.78
C61	N 10° 00' 00" E	158.78	10.00	158.78
C62	N 10° 00' 00" E	158.78	10.00	158.78
C63	N 10° 00' 00" E	158.78	10.00	158.78
C64	N 10° 00' 00" E	158.78	10.00	158.78
C65	N 10° 00' 00" E	158.78	10.00	158.78
C66	N 10° 00' 00" E	158.78	10.00	158.78
C67	N 10° 00' 00" E	158.78	10.00	158.78
C68	N 10° 00' 00" E	158.78	10.00	158.78
C69	N 10° 00' 00" E	158.78	10.00	158.78
C70	N 10° 00' 00" E	158.78	10.00	158.78
C71	N 10° 00' 00" E	158.78	10.00	158.78
C72	N 10° 00' 00" E	158.78	10.00	158.78
C73	N 10° 00' 00" E	158.78	10.00	158.78
C74	N 10° 00' 00" E	158.78	10.00	158.78
C75	N 10° 00' 00" E	158.78	10.00	158.78
C76	N 10° 00' 00" E	158.78	10.00	158.78
C77	N 10° 00' 00" E	158.78	10.00	158.78
C78	N 10° 00' 00" E	158.78	10.00	158.78
C79	N 10° 00' 00" E	158.78	10.00	158.78
C80	N 10° 00' 00" E	158.78	10.00	158.78
C81	N 10° 00' 00" E	158.78	10.00	158.78
C82	N 10° 00' 00" E	158.78	10.00	158.78
C83	N 10° 00' 00" E	158.78	10.00	158.78
C84	N 10° 00' 00" E	158.78	10.00	158.78
C85	N 10° 00' 00" E	158.78	10.00	158.78
C86	N 10° 00' 00" E	158.78	10.00	158.78
C87	N 10° 00' 00" E	158.78	10.00	158.78
C88	N 10° 00' 00" E	158.78	10.00	158.78
C89	N 10° 00' 00" E	158.78	10.00	158.78
C90	N 10° 00' 00" E	158.78	10.00	158.78
C91	N 10° 00' 00" E	158.78	10.00	158.78
C92	N 10° 00' 00" E	158.78	10.00	158.78
C93	N 10° 00' 00" E	158.78	10.00	158.78
C94	N 10° 00' 00" E	158.78	10.00	158.78
C95	N 10° 00' 00" E	158.78	10.00	158.78
C96	N 10° 00' 00" E	158.78	10.00	158.78
C97	N 10° 00' 00" E	158.78	10.00	158.78
C98	N 10° 00' 00" E	158.78	10.00	158.78
C99	N 10° 00' 00" E	158.78	10.00	158.78
C100	N 10° 00' 00" E	158.78	10.00	158.78

**HEALTH DEPT. CERTIFICATE**  
 I, \_\_\_\_\_, Health Officer of the County of Bonneville, Idaho, do hereby certify that the above described premises are in compliance with the health department regulations and requirements of the State of Idaho as they apply to the above described premises.  
 Dated: \_\_\_\_\_  
 \_\_\_\_\_  
 Health Officer

**HEALTH DEPT. CERTIFICATE**  
 I, \_\_\_\_\_, Health Officer of the County of Bonneville, Idaho, do hereby certify that the above described premises are in compliance with the health department regulations and requirements of the State of Idaho as they apply to the above described premises.  
 Dated: \_\_\_\_\_  
 \_\_\_\_\_  
 Health Officer

**NOTES**  
 1) Direct access to US 191 (Yellowstone Highway) from any lot is prohibited.  
 2) All buildings shall be set back a minimum of 50 feet from all road right-of-way lines.  
 3) The county will not maintain roads until constructed to County standards and officially accepted.  
 4) Driveway swales (gutters), private driveways and sidewalk operations will be constructed and maintained by the property owner.  
 5) All utility easements shall be constructed and maintained by the property owner.  
 6) All utility easements shall be constructed and maintained by the property owner.  
 7) All utility easements shall be constructed and maintained by the property owner.  
 8) All utility easements shall be constructed and maintained by the property owner.  
 9) All utility easements shall be constructed and maintained by the property owner.  
 10) All utility easements shall be constructed and maintained by the property owner.  
 11) All utility easements shall be constructed and maintained by the property owner.  
 12) All utility easements shall be constructed and maintained by the property owner.  
 13) All utility easements shall be constructed and maintained by the property owner.  
 14) All utility easements shall be constructed and maintained by the property owner.  
 15) All utility easements shall be constructed and maintained by the property owner.

**LEGEND**  
 Section Corner  
 Found 1/2" x 24" Iron rod with cap marked H.E. P.L.S. 12222  
 Found 5/8" x 40" Iron Rod with cap marked H.E. P.L.S. 12222  
 Found 5/8" Iron Rod w/2" Aluminum Cap H.L.S. 12222  
 Existing fence line  
 P.O.B. Point of Beginning  
 15' Public Utility Easement

**WATER FRONT SUBDIVISION PHASE 1**  
 PART OF SECTION 10, T. 1 N., R. 37 E. B.M.

**HARPER-LEAVITT ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 445 W. Capitol Blvd., Ste. 400, Boise, Idaho 83725  
 Phone: (208) 333-4422

**PROFESSIONAL LAND SURVEYOR**  
 STATE OF IDAHO  
 12222  
 01/27/11  
 1  
 2

Inheritance # 1386193  
 BIRTH: 2/17/2011  
 DEATH: 08/27/2011  
 Record of Title: 1386193  
 2-Office, Recorder's Office  
 2-Office, Recorder's Office

WATER FRONT PHASE 1  
 PG 2 OF 2  
 1389 903  
 2-11-11  
 W-112

**WATER FRONT SUBDIVISION PHASE 1**  
 PART OF THE NORTH 1/2 OF  
 SECTION 10, T. 1 N., R. 37 E. B.M.  
 BONNEVILLE COUNTY, IDAHO

**BOUNDARY DESCRIPTION**  
 Part of the South 1/2 of the Northwest 1/4 and part of the East 1/2 of the South 1/2 of the Northwest 1/4 all being in Section 10 Township 1 North Range 37 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

Commencing at the East 1/2 corner of Section 10 from which the Northwest corner of said section bears N 00°21'03" E 2984.62 feet; thence N 89°25'19" W 291.91 feet along the South line of the Northwest 1/4 of said section to a point on the Western right of way of South Yellowstone Highway--US 191, also being the Western right of way of the Union Pacific Railroad, said point being the point of beginning, thence N 89°25'19" W 2332.15 feet along said South line to the center 1/2 corner, thence N 89°25'25" W 226.88 feet along the South line of the Northwest 1/4; thence N 01°56'44" W 508.54 feet; thence N 05°56'44" W 315.31 feet; thence N 15°50'44" W 137.19 feet; thence N 12°19'44" W 289.91 feet; thence N 10°04'44" W 412.27 feet to a point on a non-tangent horizontal curve to the right from which the radius point bears S 04°52'75" E 65.00 feet, thence Southwesterly 55.73 feet along said non-tangent curve to the right with the following curve data: Radius=55.00 feet, Length=55.73 feet, Chord Bearing= S 70°04'00" E and Chord Distance=54.10 feet; thence Southwesterly 46.02 feet along a horizontal curve to the left with the following curve data: Radius=60.00 feet, Length=46.02 feet, Chord Bearing= S 67°26'57" E and Chord Distance=44.90 feet; thence S 89°25'19" E 725.55 feet to the point of curvature of a horizontal curve to the right; thence Southwesterly 135.24 feet along said curve to the right having the following curve data: Radius=310.00 feet, Length=135.24 feet, Chord Bearing= S 75°04'13" E 133.02 feet; thence S 60°43'37" E 604.05 feet; thence N 2°41'13" E 42.43 feet to said right of way; thence S 29°15'13" W 286.05 feet along said right of way to the point of beginning.

Parcel contains 53.661 acres more or less.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that we the undersigned are the lawful owners of the above described property and we hereby dedicate to the public all streets and easements shown hereon and hereby consent to be recorded herein as per the plat and divided into blocks, lots, streets and easements to be recorded herein as per the plat.

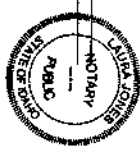
BE IT FURTHER KNOWN that we do hereby dedicate to the public all public utility easements shown hereon and that we also grant and convey to the public all public utility easements shown hereon and that we hereby warrant and shall defend the estate subject to said dedication of the easements in the quiet and peaceful possession of the public against and in defense of the claims of any person who may claim to have lawfully held any rights in said estate on the date hereof. We also certify that the plat within this subdivision will be served by the Water Front Subdivision Owners Community Water System.

IN WITNESS WHEREOF, we have hereunto set our hands this 21<sup>st</sup> day of June 2011.

RICH GEMZEL, LLC, on behalf of the Water Front Subdivision Owners Community Water System

**ACKNOWLEDGMENT**

STATE OF IDAHO)  
 COUNTY OF BONNEVILLE)  
 On this 21<sup>st</sup> day of June 2011, 2011, before me a Notary Public in and for said State, personally appeared RICH GEMZEL, known and identified to me to be a member of RICH GEMZEL, LLC and subscribed said name to the foregoing instrument, and acknowledged that he executed the same.



**SURVEYORS CERTIFICATE**

I, Shane C. Hemer, a Professional Land Surveyor registered in the State of Idaho do hereby certify that this plat is an accurate representation of the survey completed under my supervision.

Shane C. Hemer  
 Professional Land Surveyor  
 State of Idaho License No. 12222  
 Idaho

**EXAMINING SURVEYOR**

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 50-1205 of the Idaho Code.

Steve Rasmussen  
 State of Idaho License No. 12640  
 Idaho

**RECORDER'S CERTIFICATE**

I hereby certify that the foregoing plat of the Water Front Subdivision Phase 1, Bonneville County, Idaho, was filed in the office of the recorder of Bonneville County, Idaho on the 13<sup>th</sup> day of February 2011 at 9:51 and recorded as Instrument No. 1386193.

**TREASURER'S CERTIFICATE**

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1208, do hereby certify that all county property taxes due for the property included in this project are current.

1-31-11  
 Bonneville County Treasurer

**COUNTY APPROVAL**

This plat was duly accepted and approved by the Board of County Commissioners, of Bonneville County, Idaho by resolution adopted on the 13<sup>th</sup> day of February 2011.

Steve Rasmussen  
 Public Works Department

**IRRIGATION WATER RIGHTS RELEASE**

This property remains in an irrigation district and a suitable water delivery system will be provided in compliance with Idaho Code section 31-3805 subsection (1)(b).

**FLOOD PLAIN DESIGNATION**

Zone C (Areas of Minimal Flooding) per FEMA Number: 16007, 02-10 C with an Effective Date of November 4, 1981.

**A/E**  
 WATER FRONT SUBDIVISION PHASE 1  
 PART OF  
 Sec. 10, T. 1 N., R. 37 E., B.M.  
 HARPER-LAWITT ENGINEERING, INC.  
 200 W. CENTRAL AVE., 3RD FLOOR  
 BOONVILLE, IDAHO 83401  
 PHONE: 208-345-2233 FAX: 208-345-2233

JOB NO.	1382
DATE	01/14/2011
BY	SL
CHECKED BY	S.C.E.
APPROVED BY	
SHEET	2
OF	2