WESTSIDE TOWNHOMES
5 PAGE PLAT
1325965 3/10/2009 W-109

WESTSIDE TOWNHOMES

A CONDOMINIUM PROJECT

PURSUANT TO IDAHO CODE, TITLE 55 CHAPTER 15
ALL OF LOTS 1-9, BLOCK 1 OF
2ND AMENDED WESTRIDGE ADDITION, DIVISION NO. 1
IN THE N.W. 1/4 OF THE N.E. 1/4 OF
SECTION 22, T. 2 N., R. 37 E., B.M.

HEALTH DEPT. CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50 - Chapter 13 Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.
EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: 2-27-09
Environmental Health Specialist

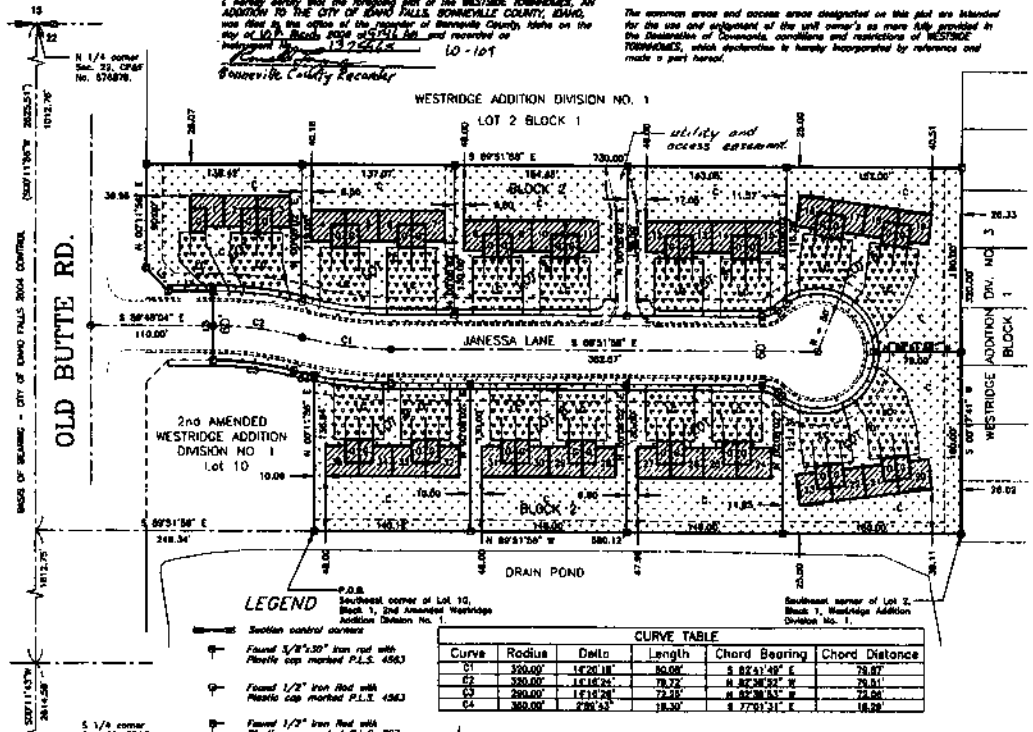
STATE OF IDAHO
County of Bonneville
Instrument No. 1325965
Date 3-10 20 09 Time 2:14 P.M. Fee $11.00
I hereby certify that the within instrument was filed in the office of the Recorder of Bonneville County, Idaho
RONALD LONGMORE, County Recorder
By ____ Deputy
W-109

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of the WESTSIDE TOWNHOMES, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was filed in the office of the recorder of Bonneville County, Idaho on the day of W.P. March 2009 at 2:14 P.M. and recorded as Instrument No. 1325965
W-109
Bonneville County Recorder

DEDICATION OF COMMON AREAS

The common areas and access areas designated on this plat are intended for the use and enjoyment of the unit owner's as more fully provided in the Declaration of Covenants, conditions and restrictions of WESTSIDE TOWNHOMES, which declaration is hereby incorporated by reference and made a part hereof.



LEGEND

- Section control corners
- Found 5/8"x30" iron rod with Plastic cap marked P.L.S. 4563
- Found 1/2" iron Rod with Plastic cap marked P.L.S. 4563
- Found 1/2" iron Rod with Plastic cap marked P.L.S. 827
- Found 5/8"x30" iron rod with Plastic cap marked P.L.S. 4543
- P.O.B. Point of Beginning
- Utility easements are 15' wide along the street frontage of all lots, and along the East line of Lots 5 & 6, Block 2.
- Unit Numbers
- Garage
- Common Area
- Limited Common Area

CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	320.00'	14°20'18"	80.08'	S 82°41'49" E	79.87'
C2	320.00'	14°16'24"	79.72'	N 82°38'52" W	79.51'
C3	290.00'	14°15'28"	72.25'	N 82°38'53" W	72.06'
C4	360.00'	2°30'43"	15.30'	S 77°01'31" E	15.29'

LINE TABLE		
LINE	LENGTH	BEARING
L3	50.00'	N 00°11'56" E
L4	40.00'	N 89°48'04" W
L5	26.28'	N 44°48'04" W

NOTE:

This property lies within noise impact area of Idaho Falls Regional Airport.
Approaching and departing aircraft from Idaho Falls Regional Airport can be expected to fly over this property at observed and prescribed altitudes.
Property owners and occupants will experience noise levels from aircraft engines. Noise levels may be intermittent and will vary depending on the property location, approach and departure requirements, frequency, and type of aircraft.

NOTICE:

Each unit consists of the entire property enclosed by the unit boundary lines including the land and all improvements thereon, but subject to the covenants, conditions, restrictions and easements set forth in the Declaration.

It is the intent of this plat that the boundary lines common to two (2) units will follow the center of the Common walls.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

BOUNDARY DESCRIPTION

Part of the NE 1/4 of Section 22, Township 2 North, Range 37 East, B.M., Bonneville County, Idaho, also being all of Lots 1 through 9 of Block 2 of the 2nd Amended Westridge Addition Division No. 1:

Beginning at the Southeast corner of said Lot 10, Block 1, 2nd Amended Westridge Addition Division No. 1 that is S00°11'56"W 1,012.76 feet along the North-South Centerline of said Section 22 and S89°51'58"E 248.34 feet from the North 1/4 corner of said Section 22 and running thence N00°11'56"E 136.84 feet to a point on a non-tangent curve to the right, of which the radius point lies N11°28'37"E, a radial distance of 350.00 feet; thence west along the arc, through a central angle of 08°59'43", a distance of 18.30 feet to a point of reverse curve to the left having a radius of 200.00 feet and a central angle of 14°16'26"; thence west along the arc, a distance of 72.25 feet thence N00°11'56"E 60.08 feet; thence N89°48'04"W 40.00 feet; thence N44°48'04"W 26.28 feet; thence N00°11'56"E 90.00 feet; thence S89°51'58"E 730.00 feet; thence S00°11'41"W 320.00 feet to the Southeast corner of said 2nd Amended Westridge Addition Division No. 1; thence N89°51'58"W 580.12 feet along the South line of said 2nd Amended Westridge Addition Division No. 1 to the Point of Beginning.

Containing 4.789 Acres more or less.

CONSENT TO RECORD

BE IT KNOWN that we the undersigned, do hereby certify that we are the legal owners of WESTSIDE TOWNHOMES, in the City of Idaho Falls, Bonneville County, Idaho to the recordation of this plat pursuant to Idaho Code Title 55, conditions & restrictions of WESTSIDE TOWNHOMES.

We the 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, of Owners' or their heirs' successors' or assigns' employees, 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 the City has agreed in writing to serve said lots.

Mike Larsen, President
Larsen Industries Inc.

State of Idaho:
County of Bonneville:

On this 15th day of December, 2008 before me the undersigned, a Notary Public in and for said State, personally appeared MILO LARSEN known or identified to me to be the President of LARSEN INDUSTRIES INC. and that he executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have set my hand and affixed my official seal the day and year first above written.

Notary Public
My Commission Expires 9/2009

LAURA JONES NOTARY PUBLIC STATE OF IDAHO

SURVEYOR'S CERTIFICATE

I, Kim H. Leavitt, a registered professional surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as the WESTSIDE TOWNHOMES, City of Idaho Falls, Idaho was made by me or under my direction, and that said subdivision is truly and correctly staked as provided by law and in accordance with the accompanying plat as described hereon.

Date: 12-15-08
Kim H. Leavitt, P.L.S.

PROFESSIONAL LAND SURVEYOR 4563 STATE OF IDAHO KIM H. LEAVITT

Instrument # 1325965
IDAHO FALLS, BONNEVILLE, IDAHO
3-10-2009 10:45:30 No. of Pages: 1
Recorded for HARPER LEAVITT
RONALD LONGMORE
Ex-Officio Recorder Deputy ____ Fee: 11.00 RA

SHEET 1 OF 5

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
995 N. CAPITAL AVE., P.O. BOX 50481, IDAHO FALLS, IDAHO 83405 (208) 524-4813