

Waterford Estates

IN A PORTION OF THE S $\frac{1}{2}$ SECTION 12, T.51N., R.6W., B.M.,
KOOTENAI COUNTY, IDAHO

BOOK I, PAGE 544C
INST. # 1728841

OWNER'S CERTIFICATE

BE IT KNOWN THAT WATERFORD ESTATES L.L.C. AS IDAHO LIMITED LIABILITY CORPORATION, THE RECORDED OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS SHOWN HEREON TO BE KNOWN AS WATERFORD ESTATES BEING A PORTION OF THE SOUTH ONE HALF OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 6 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID SECTION 12, N 1°49'29" E, 165.07 FEET TO THE TRUE POINT OF BEGINNING FOR PARCEL A; THENCE CONTINUING N 1°49'28" E, 65.61 FEET TO MILE POST #93; THENCE CONTINUING ALONG THE SAID WESTERLY BOUNDARY LINE, N 0°20'38" W, 1193.29 FEET TO THE INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROADWAY; THENCE LEAVING THE SAID WESTERLY BOUNDARY LINE FOLLOWING THE SAID CENTERLINE OF THE PRIVATE ROADWAY THE FOLLOWING COURSES: N 74°20'04" E, 113.36 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT; THENCE 63.85 FEET ALONG SAID CURVE HAVING A RADIUS OF 179.83 FEET, A CENTRAL ANGLE OF 20°21'57"; A CHORD BEARING OF N 84°40'52" E AND A CHORD DISTANCE OF 63.51 FEET; THENCE S 85°17'58" E, 13.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 49.34 FEET ALONG SAID CURVE HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 20°38'05", A CHORD BEARING OF N 85°27'07" E AND A CHORD DISTANCE OF 49.07 FEET; THENCE N 74°04'05" E, 327.38 FEET; THENCE N 88°53'40" E, 87.18 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT; THENCE 71.13 FEET ALONG SAID CURVE HAVING A RADIUS OF 111.69 FEET, A CENTRAL ANGLE OF 36°29'20"; A CHORD BEARING OF N 83°48'41" E AND A CHORD DISTANCE OF 69.93 FEET; THENCE S 74°37'10" E, 147.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 55.26 FEET ALONG SAID CURVE HAVING A RADIUS OF 247.45 FEET, A CENTRAL ANGLE OF 12°47'43"; A CHORD BEARING OF S 78°29'58" E AND A CHORD DISTANCE OF 55.15 FEET; THENCE S 87°26'32" E, 33.96 FEET TO A POINT 40.00 FEET WEST OF THE CENTERLINE OF HAUSER LAKE ROAD; THENCE S 06°15'58" W PARALLEL AND 40 FEET WEST OF SAID CENTERLINE, 179.85 FEET; THENCE LEAVING THE LINE PARALLEL WITH SAID CENTERLINE, S 74°23'03" W, 329.27 FEET; THENCE ALONG THE EXISTING FENCE LINE THE FOLLOWING COURSES: S 33°12'29" E, 144.36 FEET; THENCE S 33°57'20" E, 173.21 FEET; THENCE S 34°02'41" E, 182.26 FEET; THENCE S 55°54'46" W, 277.77 FEET; THENCE S 33°18'17" E, 301.72 FEET; THENCE N 53°52'28" E, 4.95 FEET; THENCE S 34°22'48" E, 294.72 FEET; THENCE LEAVING THE SAID EXISTING FENCE LINE S 84°47'53" E, 385.63 FEET TO A POINT ALONG THE RIGHT-OF-WAY OF SAID HAUSER LAKE ROAD, 40.00 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE FOLLOWING THE RIGHT-OF-WAY OF SAID HAUSER LAKE ROAD THE FOLLOWING COURSES: S 35°04'40" E, 69.36 FEET TO A POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 125.76 FEET ALONG A CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 30°11'23", A CHORD BEARING OF S 50°05'21" E, AND A CHORD DISTANCE OF 124.33 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF SAID HAUSER LAKE ROAD S 08°16'14" W, 18.69 FEET TO A FOUND IRON PIPE; THENCE N 89°48'20" W, 1083.81 FEET; THENCE N 89°55'47" W, 652.97 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL A.

PARCEL B
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID SECTION 12, N 1°49'29" E, 165.07; THENCE CONTINUING N 1°49'29" E, 65.61 FEET TO MILE POST #93; THENCE CONTINUING ALONG THE SAID WESTERLY BOUNDARY LINE, N 0°20'38" W, 1193.29 FEET TO THE INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROADWAY; THENCE LEAVING THE SAID WESTERLY BOUNDARY LINE FOLLOWING THE SAID CENTERLINE OF THE PRIVATE ROADWAY THE FOLLOWING COURSES: N 74°20'04" E, 113.36 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT; THENCE 63.85 FEET ALONG SAID CURVE HAVING A RADIUS OF 179.83 FEET, A CENTRAL ANGLE OF 20°21'57"; A CHORD BEARING OF N 84°40'52" E AND A CHORD DISTANCE OF 63.51 FEET; THENCE S 85°17'58" E, 13.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 49.34 FEET ALONG SAID CURVE HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 20°38'05", A CHORD BEARING OF N 85°27'07" E AND A CHORD DISTANCE OF 49.07 FEET; THENCE N 74°04'05" E, 327.38 FEET; THENCE N 88°53'40" E, 87.18 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT; THENCE 71.13 FEET ALONG SAID CURVE HAVING A RADIUS OF 111.69 FEET, A CENTRAL ANGLE OF 36°29'20"; A CHORD BEARING OF N 83°48'41" E AND A CHORD DISTANCE OF 69.93 FEET; THENCE S 74°37'10" E, 147.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 55.26 FEET ALONG SAID CURVE HAVING A RADIUS OF 247.45 FEET, A CENTRAL ANGLE OF 12°47'43"; A CHORD BEARING OF S 78°29'58" E AND A CHORD DISTANCE OF 55.15 FEET; THENCE S 87°26'32" E, 74.44 FEET TO THE CENTERLINE OF HAUSER LAKE ROAD AND THE TRUE POINT OF BEGINNING FOR THE DESCRIPTION OF PARCEL B; THENCE LEAVING THE SAID CENTERLINE OF THE PRIVATE ROAD FOLLOWING THE SAID CENTERLINE OF HAUSER LAKE ROAD THE FOLLOWING COURSES: N 61°58'58" W, 117.45 FEET TO THE POINT OF CURVATURE OF TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 110.68 FEET ALONG SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 31°42'28"; A CHORD BEARING OF N 22°07'11" W AND A CHORD DISTANCE OF 109.27 FEET; THENCE N 37°06'24" W, 184.62 FEET TO THE INTERSECTION WITH THE NEWMAN ARM ROAD AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE 225.64 FEET TO THE SAID CENTERLINE OF NEWMAN ARM ROAD THE FOLLOWING COURSES: 378.23 FEET ALONG SAID CURVE HAVING A RADIUS OF 537.81 FEET, A CENTRAL ANGLE OF 40°17'43"; A CHORD BEARING OF N 58°07'15" W AND A CHORD DISTANCE OF 370.49 FEET; THENCE N 78°18'07" W, 61.02 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT; THENCE 225.68 FEET ALONG SAID CURVE HAVING A RADIUS OF 1409.68 FEET, A CENTRAL ANGLE OF 9°10'51"; A CHORD BEARING OF N 73°40'41" W AND A CHORD DISTANCE OF 225.64 FEET; THENCE N 89°05'16" W, 233.46 FEET TO THE SAID WESTERLY BOUNDARY LINE OF SECTION 12; THENCE LEAVING THE SAID CENTERLINE OF NEWMAN ARM ROAD ALONG THE SAID WESTERLY BOUNDARY LINE OF SECTION 12, N 0°20'38" W, 344.55 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE LEAVING THE SAID WESTERLY BOUNDARY LINE OF ALONG THE CENTER QUARTER LINE OF SAID SECTION 12, S 89°49'28" E, 920.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HAUSER LAKE ROAD; THENCE LEAVING THE SAID CENTER QUARTER LINE OF SECTION 12, S 21°20'53" E, 30.00 FEET TO THE SAID CENTERLINE OF HAUSER LAKE ROAD AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE ALONG THE SAID CENTERLINE OF HAUSER LAKE ROAD THE FOLLOWING COURSES: 98.18 FEET ALONG SAID CURVE HAVING A RADIUS OF 166.50 FEET, A CENTRAL ANGLE OF 19°29'54"; A CHORD BEARING OF S 89°54'09" W AND A CHORD DISTANCE OF 97.71 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE 116.80 FEET ALONG SAID CURVE HAVING A RADIUS OF 166.50 FEET, A CENTRAL ANGLE OF 40°11'33"; A CHORD BEARING OF S 29°03'26" W AND A CHORD DISTANCE OF 114.42 FEET; THENCE S 85°39'39" W, 124.01 FEET; THENCE LEAVING THE SAID CENTERLINE OF HAUSER LAKE ROAD, S 81°02'21" E, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HAUSER LAKE ROAD; THENCE S 89°34'35" E, 1078.59 FEET; THENCE N 87°20'15" E, 324.28 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF HAUSER LAKE (ELEVATION 2187.0 NGVD 27); THENCE ALONG THE SAID APPROXIMATE MEAN HIGH WATER LINE THE FOLLOWING COURSES: S 44°03'54" W, 182.92 FEET; THENCE S 18°58'05" W, 362.95 FEET; THENCE S 35°12'28" E, 121.17 FEET; THENCE N 80°11'08" E, 82.57 FEET; THENCE S 28°50'56" E, 448.70 FEET; THENCE S 42°35'01" E, 829.69 FEET; THENCE LEAVING THE SAID APPROXIMATE MEAN HIGH WATER LINE, S 67°11'03" W, 787.88 FEET; THENCE S 45°09'39" W, 318.29 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HAUSER LAKE ROAD; THENCE S 33°36'44" W, 30.00 FEET TO THE SAID CENTERLINE OF HAUSER LAKE ROAD AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT; THENCE ALONG THE SAID CENTERLINE THE FOLLOWING COURSES: 300.61 FEET ALONG SAID CURVE HAVING A RADIUS OF 368.85 FEET, A CENTRAL ANGLE OF 46°41'40"; A CHORD BEARING OF N 79°44'09" W AND A CHORD DISTANCE OF 292.36 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE 237.39 FEET ALONG SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 68°00'22"; A CHORD BEARING OF N 89°04'51" W AND A CHORD DISTANCE OF 223.69 FEET; THENCE N 35°04'40" E, 1103.50 FEET TO A POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE TO THE RIGHT; THENCE 150.86 FEET ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 28°48'42"; A CHORD BEARING OF N 20°40'19" W AND A CHORD DISTANCE OF 149.27; THENCE N 06°15'58" W, 215.87 FEET TO THE TRUE POINT OF BEGINNING FOR PARCEL B.

DEDICATING TO THE PUBLIC FOREVER THE ADDITIONAL RIGHT-OF-WAY OF HAUSER LAKE ROAD AND THE RIGHT-OF-WAY OF WATERFORD LOOP AS SHOWN HEREON, FRONTAGE COURT, PANTHER ROCK COURT, TIFFANY COURT, CLEAR CREEK COURT, GATEWOOD COURT AND WINDCORA ROAD ARE PRIVATE ACCESS AND UTILITY EASEMENTS NOT MAINTAINED BY THE HIGHWAY DISTRICT BUT DEDICATED TO WATERFORD ESTATES PROPERTY OWNER'S INC., ALSO DEDICATING TRACT A (WELL LOT) AND TRACT D (RESERVOIR SITE) TO WATERFORD ESTATES PROPERTY OWNER, INC., TRACT B AND TRACT C (WETLANDS) TO THE CITY OF HAUSER.

GRANTING THE EASEMENTS AS SHOWN HEREON AND ANY OTHER SUCH EASEMENT AS MAY BE OF RECORD OR IN VIEW. DRAINAGE EASEMENTS OUTSIDE OF RIGHTS-OF-WAY ARE DEDICATED TO WATERFORD ESTATES PROPERTY OWNER'S, INC.

WATER SERVICE TO EACH LOT PLATTED HEREIN SHALL BE PROVIDED BY COMMUNITY SYSTEM.
SANITARY SEWER SERVICE TO EACH LOT PLATTED HEREIN WILL BE PROVIDED BY INDIVIDUAL DRAINFIELDS.
NO FURTHER DIVISION OF LOTS IS ALLOWED.
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NUMBER 1728842 SHALL BE BINDING AND ENFORCEABLE UPON THE LAND IDENTIFIED ON THE FACE OF THIS DOCUMENTS.

IN WITNESS WHEREOF I HEREBY AFFIX MY SIGNATURE THIS 9TH DAY OF April, 2002

Michael Newell, Managing Member of Waterford Estates L.L.C. by Brent Lookhart Power of Attorney
MICHAEL NEWELL, MANAGING MEMBER OF WATERFORD ESTATES, L.L.C. BY BRENT LOOKHART POWER OF ATTORNEY

STATE OF IDAHO ss KOOTENAI COUNTY

ON THIS 9TH DAY OF April, 2002, BEFORE ME PERSONALLY APPEARED BRENT LOOKHART POWER OF ATTORNEY FOR MICHAEL NEWELL, MANAGING MEMBER OF WATERFORD ESTATES L.L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE CAPTIONED INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME.

Brent Lookhart
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING IN Clatskanie, OR
MY COMMISSION EXPIRES 1-30-2008



SURVEYOR'S CERTIFICATE

I, RUSSELL G. HONSAKER, P.L.S., NO. 5289, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND CORNERS ARE MARKED AS SHOWN ON THE PLAT.

Russell G. Honsaker
RUSSELL G. HONSAKER, P.L.S. No. 5289
4-8-02



CITY OF HAUSER APPROVAL

THIS PLAT APPROVED BY THE CITY OF HAUSER, KOOTENAI COUNTY, IDAHO ON THE 11 DAY OF April, 2002

Bruce Anderson
MAYOR - CITY OF HAUSER

POST FALLS HIGHWAY DISTRICT

THIS PLAT APPROVED BY THE POST FALLS HIGHWAY DISTRICT, KOOTENAI COUNTY, IDAHO THIS 9TH DAY OF April, 2002

John Hanks
CHAIRMAN - POST FALLS HIGHWAY DISTRICT

PANHANDLE HEALTH DISTRICT I

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 9TH DAY OF April, 2002 Jan Bobin

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 9TH DAY OF April, 2002 Jan Bobin

KOOTENAI COUNTY COMMISSIONERS

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO THIS 8 DAY OF April, 2002

Richard C. Cowles
CHAIRMAN - BOARD OF KOOTENAI COUNTY COMMISSIONERS

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THIS 15 DAY OF April, 2002 THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH 21 December 2001

Tom Wright
KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR FILING THIS 17TH DAY OF April, 2002



KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF Waterford Estates L.L.C. THIS 12TH DAY OF April, 2002 AT 3:47 P.M. AND DULY RECORDED IN PLAT BOOK 172 PAGE 544

Don English
KOOTENAI COUNTY RECORDER

1728841

PLAT OF WATERFORD ESTATES		FRAME & SMETANA, PA Consulting Engineers		SHEET 4 OF 4
SCALE:	DATE: 04/08/02	12-51n-6w H371	DRAWN BY: DWJ FILE: PLAT	
603 North 4th Street, Coeur d'Alene, Idaho, 83814		PH: (208)664-2121/Fax: 785-5502/Email: smetana@kootenai.com		