EDMUNDS/DENNEY OFFICE CONDOMINIUM SUBDIVISION North AN OFFICE SUBDIVISION OF LOT 2, BLOCK 1, EASTRIDGE PROFESSIONAL SUBDIVISION CP & F #92-015732-**LOCATED IN** TWIN FALLS COUNTY RECORDED FOR W² SW⁴ SECTION 2, TITLEFACT 10:47:42 am 07-16-2009 2009-016228 TOWNSHIP 10 SOUTH, FEE: \$22.00 KRISTINA GLASCOCK COUNTY CLERK RANGE 17 EAST, DEPUTY: EHUNTER **BOISE MERIDIAN** TWIN FALLS COUNTY, IDAHO **SCALE 2009** 1" - 20' LOT 3. BLOCK 1 LEGEND EASTRIDGE PROFESSIONAL SUBDIVISION SUBDIVISION BOUNDARY STREET CENTERLINE ACCESS, UTILITY, & DRAINAGE EASEMEN N 89°23'06"E UTILITY, DRAINAGE, & IRRIGATION EASEMENT FOUND BRASS CAP FOUND 5/8" STEEL PIN FOUND 1/2" STEEL PIN BASEMENT F.F.E. = 3688.00 BASEMENT CEILING ELEV.=3696.75 MAIN FLOOR F.F.E. = 3697.62 MAIN FLOOR CEILING ELEV.=3709.62 EASTRIDGE PROFESSIONAL SUBDIVISION **VICINITY MAP** N.T.S. UNIT 2 4303 S.F. LOT 2 **PROJECT** 23169 S.F. BENCH MARK #4023-3105 FIRE HYDRANT 200' E. OF EASTLAND DR. N., 525' S. OF JULIE LANE N 89'12'17"E 66.67' ELEV.=3697.884 North BASEMENT F.F.E. = 3688.00 BASEMENT CEILING ELEV.=3696.75 MAIN FLOOR F.F.E. = 3697.62 MAIN FLOOR CEILING ELEV.=3709.62 FALLS AVE 1792 S.F. S 89'12'17"W TRUE POINT OF BEGINNING 181.46 58.00′ S 89°23'06"W -S 89°23'06"W 239.46'-SIGRID AVE EASTRIDGE PROFESSIONAL SUBDIVISION ADDISON AVE addison ave e LOT 1, BLOCK 1 1. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS DEFINED IN TITLE 55, CHAPTER 15 OF THE IDAHO CODE OR AS OTHERWISE INDICATED HEREON. N 89'23'06"E 2. IT IS THE INTENTION OF THIS PLAT THAT ALL REMAINING AREA NOT DIVIDED INTO UNIT 1 OR UNIT 2 OR AS DEDICATED RIGHT-OF-WAY SHALL BECOME COMMON AREA FOR USE OF ALL UNITS AS SHOWN HEREON. THE PHYSICAL BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACES OF PERIMETER WALLS, FLOOR, CEILINGS, WINDOWS, AND DOORS OF THIS CONDOMINIUM PLAT MAP TO BE FILED FOR RECORD TOGETHER WITH ALL CERTIFICATE HEALTH FIXTURES AND IMPROVEMENTS THEREIN CONTAINED. NOTWITHSTANDING SUCH MARKINGS, THE FOLLOWING ARE SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE CAQ APPROVAL OF THE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, FLOORS AND ROOFS (EXCEPT FOR THE INTERIOR SURFACE design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary THEREOF, OF A PERIMETER WALL, FLOOR OR CEILING), FOUNDATION, SKYLIGHTS, SHAFTS, CENTRAL HEATING RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OFF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE SYSTEMS, RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, VENTS, CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES DUCTS, FLUTES, SHUTS, CONDUITS, WIRES, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO THE INTERIOR SURFACES OF A PERIMETER WINDOW OR DOOR MEANS THE POINT AT WHICH SUCH SURFACES CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED; THE PHYSICAL WINDOWS AND DOORS THEMSELVES SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OFF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR ARE PART OF THE COMMON AREA AS HEREIN DEFINED. IN INTERPRETING THE DECLARATION, PLAT OR PLATS SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED. AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED OR AS FALLS AVENUE EAST RECONSTRUCTED IN LIEU THEREOF SHOULD BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN ALL POINTS LAND SURVEYING MEETS AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION PLAT OR PLATS, OR DEED REGARDLESS N 89'50'07"W OF SETTLING OR LATERAL MOVEMENT OF BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES JOHN ROOT - P.L.S. #889 SHOWN IN DECLARATION, PLAT OR PLATS OR DEEDS, AND ACTUAL BOUNDARIES OF UNITS IN THE BUILDING. -CP & F #908280 CP & F #648001-SURVEYING - CONSTRUCTION MANAGEMENT 4. BASEMENT BOUNDARIES SHALL FOLLOW THE UNIT BOUNDARIES.