

AN OFFICE SUBDIVISION OF LOT 2, BLOCK 1, EASTRIDGE PROFESSIONAL SUBDIVISION

1. BOUNDARY

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BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED
AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CO

2/14/19

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2632.60'
N 89°50'07"W

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1. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS DEFINED IN TITLE 55, CHAPTER 15 OF THE IDAHO CODE OR AS OTHERWISE INDICATED HEREON.
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.
3. 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 FIXTURES AND IMPROVEMENTS THEREIN CONTAINED. NOTWITHSTANDING SUCH MARKINGS, THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, FLOORS AND ROOFS (EXCEPT FOR THE INTERIOR SURFACE THEREOF, OF A PERIMETER WALL, FLOOR OR CEILING), FOUNDATION, SKYLIGHTS, SHAFTS, CENTRAL HEATING SYSTEMS, RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, VENTS, DUCTS, FLUTES, SHUTS, CONDUITS, WIRES, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. THE INTERIOR SURFACES OF A PERIMETER WINDOW OR DOOR MEANS THE POINT AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED; THE PHYSICAL WINDOWS AND DOORS THEMSELVES ARE PART OF THE COMMON AREA AS HEREIN DEFINED. IN INTERPRETING THE DECLARATION, PLAT OR PLATS AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHOULD BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN MEETS AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION PLAT OR PLATS, OR DEED REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN IN DECLARATION, PLAT OR PLATS OR DEEDS, AND ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.
4. BASEMENT BOUNDARIES SHALL FOLLOW THE UNIT BOUNDARIES.
