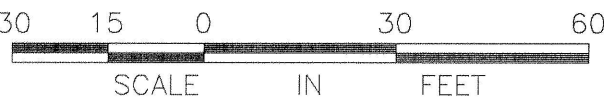


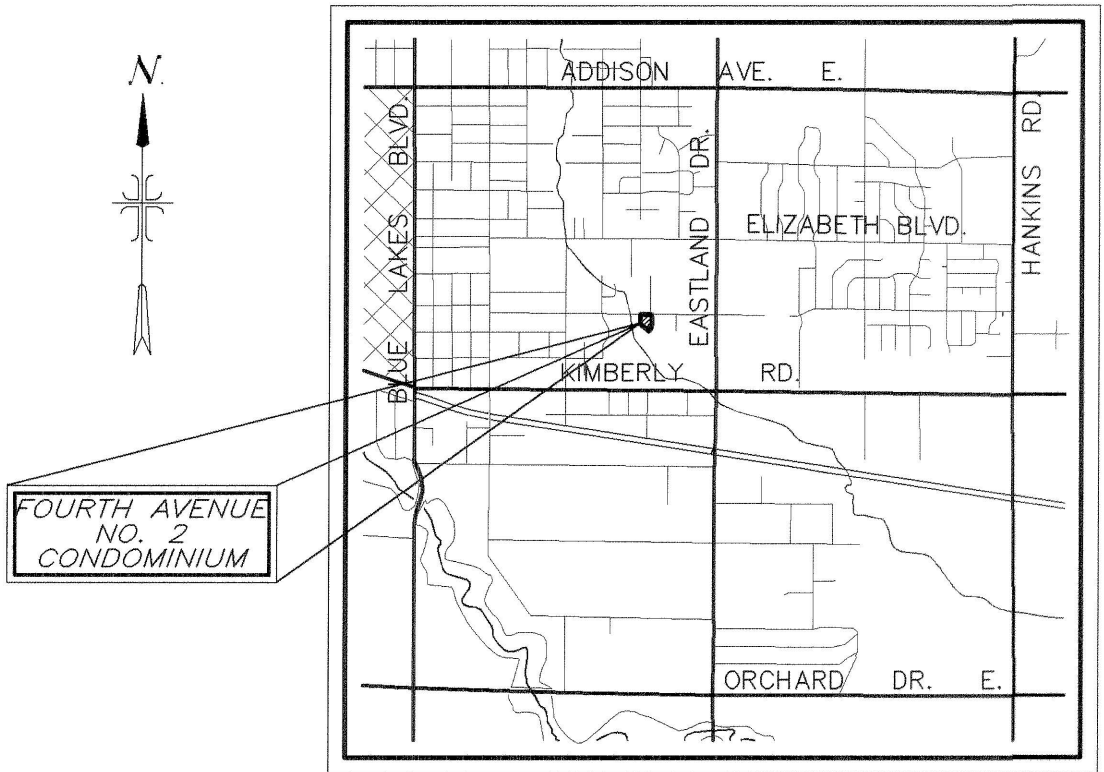
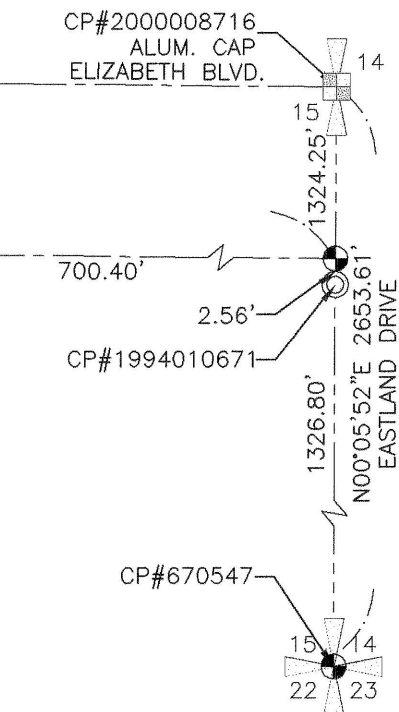
FOURTH AVENUE NO. 2
CONDOMINIUM

A REPLAT OF
LOT 7, BLOCK 1
WYCOFF INDUSTRIAL SUBDIVISION
IN THE S 1/2 SE 1/4, SECTION 15
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO
2005
0.965 ACRES



LEGEND

- BOUNDARY LINE
- BOUNDARY OF UNIT
- FOUNDATION LINE
- SECTION LINE
- CENTERLINE
- UTILITY EASEMENT
- BRASS CAP FOUND
- ALUMINUM CAP
- 3" GALVANIZED PIPE FENCE CORNER FD AS BEST EVIDENCE OF THE ORIGINAL CORNER POSITION
- FOUND PK NAIL
- FOUND 5/8"x30" REBAR
- SET 5/8"x 30" REBAR & CAP
- LOT NUMBER
- B.O.B.
- CP#
- S.F.
- FE
- CE
- BOUNDARY LINE
- BOUNDARY OF UNIT
- FOUNDATION LINE
- SECTION LINE
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VICINITY MAP
NOT TO SCALE

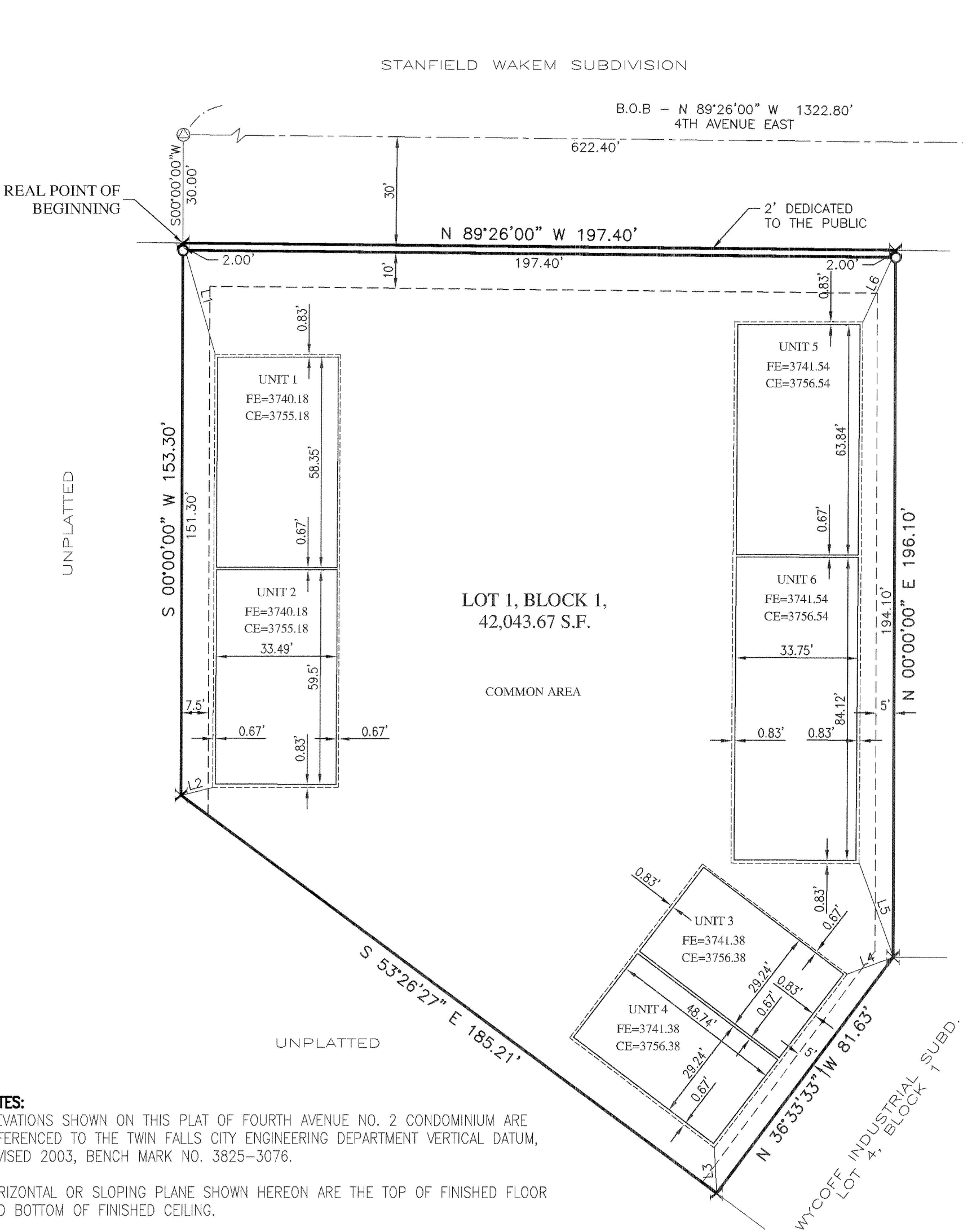
NOTE

THE PHYSICAL BOUNDARIES OF THE UNITS ARE INTERIOR SURFACES OF PERIMETER WALLS, FLOOR, CEILINGS, WINDOWS AND DOORS THEREOF SHOWN ON THIS SHEET OF 2 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 AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, CONDUITS, WIRES EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. THE INTERIOR SURFACES OF A PERIMETER WINDOW OR DOOR MEANS THE POINTS AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED; THE PHYSICAL GLASS WINDOWS AND GLASS DOORS THEMSELVES ARE PART OF THE COMMON AREA AS HEREIN DEFINED BUT MAINTENANCE OF SAID GLASS IS BY THE UNIT OWNER. 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 THE METES AND BOUNDS EXPRESSED OF DEPICTED IN THE DECLARATION, PLAT OR PLATS, OR DEED REGARDLESS OF SETTING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, OR DEEDS, AND ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 16°18'14" E	32.17'
L2	N 75°44'55" E	9.13'
L3	N 03°00'13" W	12.67'
L4	S 69°25'41" W	13.54'
L5	N 20°13'32" W	26.33'
L6	S 24°28'38" W	21.79'

RIEDEL & ASSOCIATES, INC.
202 FALLS AVENUE
TWIN FALLS, IDAHO 83301
FOURTH AVENUE NO. 2
CONDOMINIUM
SHEET 1 OF 2



NOTES:
ELEVATIONS SHOWN ON THIS PLAT OF FOURTH AVENUE NO. 2 CONDOMINIUM ARE REFERENCED TO THE TWIN FALLS CITY ENGINEERING DEPARTMENT VERTICAL DATUM, REVISED 2003, BENCH MARK NO. 3825-3076.

HORIZONTAL OR SLOPING PLANE SHOWN HEREON ARE THE TOP OF FINISHED FLOOR AND BOTTOM OF FINISHED CEILING.

VERTICAL PLANES SHOWN HEREON ARE MEASURED TO FINISHED INTERIOR FACE OF WALLS.

INTERIOR AND EXTERIOR WALL WIDTHS ARE AS SHOWN.

ALL AREAS NOT INCLUDED IN UNITS ARE TO BE HELD IN COMMON OWNERSHIP BY CONDOMINIUM OWNERS ASSOCIATION.

REF:
WARRANTY DEED 224-3100, QUITCLAIM DEED 1995-015928, ORD. NO. 2618
1999-015800, CORR. MUNICIPAL CORP. DEED 1999-017728.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS FOR THIS SUBDIVISION AND THE CONDITIONS IMPOSED ON THE OWNER/DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. FUTURE OWNERS ARE CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO POTABLE WATER OR SANITARY SEWER FACILITIES HAVE BEEN CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF SAID FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE OWNER/DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING SAID FACILITIES. IF THE OWNER / DEVELOPER FAILS TO CONSTRUCT SAID FACILITIES OR TO MEET OTHER CONDITIONS OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, THEN THE SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING POTABLE WATER OR SANITARY SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE May 5, 2005

DISTRICT HEALTH DEPARTMENT, EHS
#219