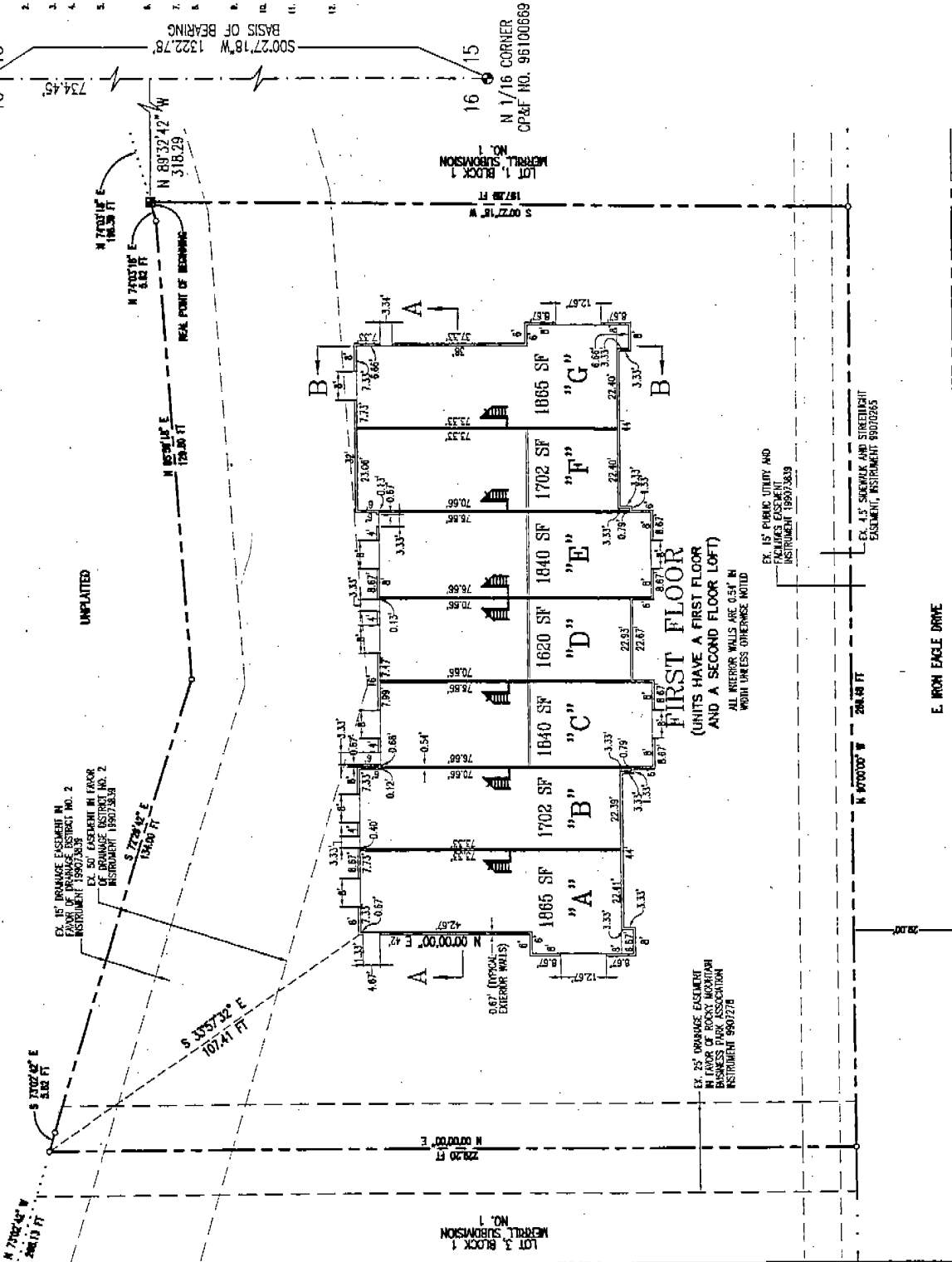


PK 87 9927

# PLAT OF COHIBA CONDOMINIUMS

A CONDOMINIUM PLAT  
OF LOT 2, BLOCK 1, MERRILL SUBDIVISION NO. 1  
NORTH 1/2 OF SECTION 16, T.4N., R.1E., B.M.  
CITY OF EAGLE, ADA COUNTY, IDAHO  
2003



## NOTES

1. THE PHYSICAL BOUNDARIES OF THE UNIT ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, CEILING, CLADDING, WINDOWS, DOORS AND UNIT LINES THEREOF, AND THE SURFACES OF THE FLOORING, INCLUDING THE FINISH THEREON. THE INTERIOR SURFACES SHALL BE MEASURED TO THE CENTER OF THE WALLS, FLOORS, ROOFS, FOUNDATIONS, ELEVATOR ENCLOSURE AND SHAFTS, CENTRAL HEATING, CENTRAL AIR CONDITIONING AND CENTRAL AIR CONDITIONING UNITS, CHIMNEYS, CORNERS, WELLS AND OTHER UTILITIES, INCLUDING EXISTING AND PROPOSED, EXCEPT THE CHIMNEYS WHEN LOCATED WITHIN THE UNIT. IN INTERPRETING THE DECLARATION, PART OF PLATS AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT SHALL BE CONSIDERED TO BE THE BOUNDARIES SHOWN ON THE PLAT UNLESS OTHERWISE EXPRESSLY PROVIDED TO BE ITS BOUNDARIES RUNNER THAN THE ACTUAL BOUNDARIES SHOWN ON THE PLAT UNLESS OTHERWISE PROVIDED TO BE ITS BOUNDARIES RUNNER THAN THE ACTUAL BOUNDARIES SHOWN ON THE PLAT OR PAINT, OR NEED, AND THE ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.
2. THE DEVELOPER OF THE CONDOMINIUM PROJECT SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CITY OF EAGLE.
3. BUILDING SURVEY THIS SHOWN ARE TO FIRST FLOOR EXTERIOR CORNERS.
4. STORM DRAINAGE FACILITIES LOCATED IN THE COMMON PROPERTY ARE TO BE MAINTAINED BY THE COMMON LANDOWNER ASSOCIATION.
5. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND RELATIONSHIPS OF THE UNITS AND COMMON AREAS AND COMMON AREAS ACCESS, ACCESS-TO-ROOF, AND STAIRWAYS, THE COMMON PROPERTY DECLARATION, FILED FOR RECORD IN THE ADA COUNTY RECORDERS OFFICE.
6. THE CONDOMINIUM PLAT IS SUBJECT TO THE PLAT WITH PLAT NO. SECTION 31-31-000, PROVISIONS WHICH WILL NOT BE APPLIED TO THIS UNIT.
7. ALL UNIT ANGLES ARE 90 UNLESS OTHERWISE SPECIFIED.
8. THE CONSTRUCTION OF SEPARATE PROPERTY, WALLS, IS PROHIBITED AND MAINTENANCE AND ACCESS EASEMENTS ARE ESTABLISHED AS DESCRIBED IN THE RECORDED CONDOMINIUM DECLARATION.
9. NO CONDOMINIUM UNIT SHALL BE DRAINED OR ANALYZED WITHOUT OBTAINING AN APPROVED PLAT AS REQUIRED BY THE DECLARATIONS FILED WITH THIS CONDOMINIUM PLAT.
10. SEE PLAT OF MERRILL SUBDIVISION NO. 1, RECORDED IN BOOK 78 OF PLATS AT PAGE 828 FOR ADDITIONAL DATA OF RECORD.
11. HUMAN DRAINAGE ESTIMATES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, ALL SEWAGE, PARCEL, AND TRAIL SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
12. UNITS MAY BE CONVERTED TO SUITE (SUCH AS OFFICE) UNLESS THE ZONING ORDINANCE AT THE TIME OF CONVERSION FROM THE COMMON AREA WITHOUT FURNISHING ANOTHER OWNER'S UNIT OR APPROPRIATE EASEMENTS SHALL BE OBTAINED THROUGH AN ACCESS AND EGRESS TO THE OWNER'S UNIT AND THE PLAT SHALL BE AMENDED ACCORDINGLY.

CP&F NO. 102083725  
9 10 15  
16

S00°27'18" W 1322.78'  
BASIS OF BEARING

N 1/16 CORNER  
CP&F NO. 96100669

- ### LEGEND
- Project Boundary Line
  - Center Section Line
  - Existing Easement Line
  - Centerline
  - Unit Line
  - Existing Recorded Reciprocal Access Easement
  - Platted Lot Lines, Merrill Subdivision No. 1
  - Red Paint of Beginning Found 5/8" Rebar with Plastic Cap
  - Found Brass or Aluminum Cap (as noted)
  - Found 5/8" Rebar with Plastic Cap
  - Calculated Point
  - Unit Designation
  - Open Area



**ASIN - MOODY**  
Developers  
Boise, Idaho

**BRAGG ENGINEERING, INC.**  
Consulting Engineers  
Boise, Idaho

SHEET 1 OF 3  
30416 PLATING CSM 10/29/03

**FIRST FLOOR**  
(UNITS HAVE A FIRST FLOOR AND A SECOND FLOOR LOFT)

ALL INTERIOR WALLS ARE 0.54" THICK UNLESS OTHERWISE NOTED

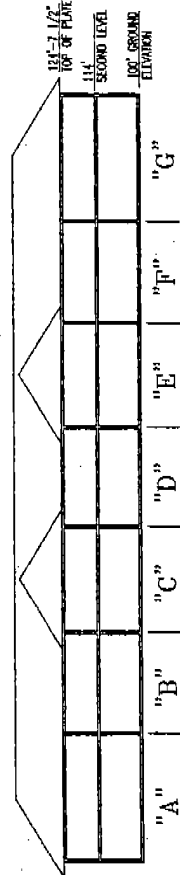
EX. 15' PARKING UTILITY AND FACILITIES EASEMENT INSTRUMENT 199073839

EX. 15' SERVICE AND EGRESSMENT EASEMENT, INSTRUMENT 199073838

E. IRON EAGLE DRIVE

# COHIBA CONDOMINIUMS

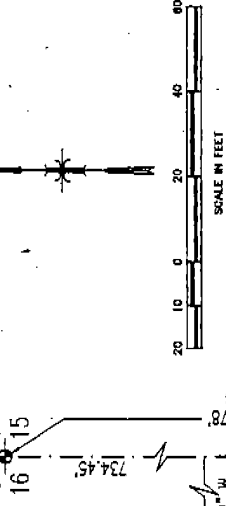
A CONDOMINIUM PLAT  
OF LOT 2, BLOCK 1, MERRILL SUBDIVISION NO. 1  
NORTH 1/2 OF SECTION 16, T.4N., R.1E., B.M.  
CITY OF EAGLE, ADA COUNTY, IDAHO  
2003



FRONT VIEW SECTION A

CP&F NO. 102083725

N



EX. 15' DRAINAGE EASEMENT IN FAVOR OF DRAINAGE DISTRICT NO. 2 INSTRUMENT 199073439  
EX. 50' EASEMENT IN FAVOR OF DRAINAGE DISTRICT NO. 2 INSTRUMENT 199073829

EX. 25' DRAINAGE EASEMENT IN FAVOR OF BUSINESS PARK ASSOCIATION INSTRUMENT 19907278

UNPLATTED

300'27.18" W 1322.78" BASIS OF BEARING

N 89°32'42" W 318.29

N 74°05'15" E 162.00 FT

N 74°05'15" E 8.82 FT

N 74°05'15" E 162.00 FT

N 89°32'42" W 318.29

N 89°32'42" W 318.29

N 89°32'42" W 318.29

N 89°32'42" W 318.29

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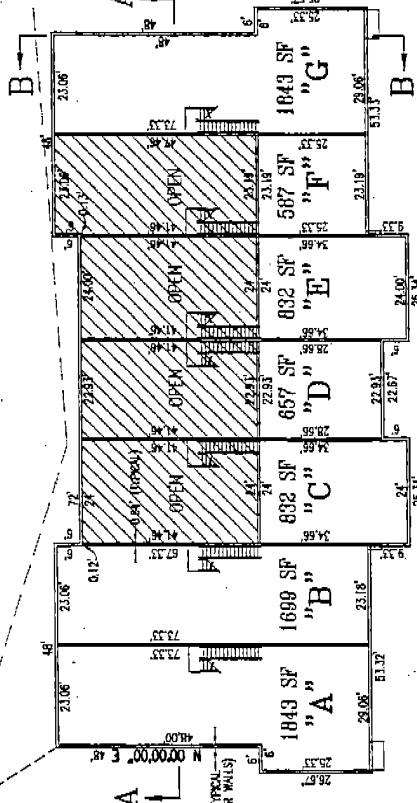
N 89°32'42" W 318.29

N 89°32'42" W 318.29

N 89°32'42" W 318.29

N 89°32'42" W 318.29

N 89°32'42" W 318.29



SECOND FLOOR  
(UNITS HAVE A FIRST FLOOR AND A SECOND FLOOR LOFT)

ALL INTERIOR WALLS ARE 0.5' IN THICK UNLESS OTHERWISE NOTED

EX. 15' PUBLIC UTILITY AND FACILITIES EASEMENT INSTRUMENT 199073829

EX. 4.5' SIDEWALK AND STREETLIGHT EASEMENT INSTRUMENT 99070265

E. IRON EAGLE DRIVE



SIDE VIEW SECTION B

LOT 3, BLOCK 1, MERRILL SUBDIVISION NO. 1



ASIN - MOODY  
Developer  
Boise, Idaho

BRIGGS ENGINEERING, INC.  
Consulting Engineers  
Boise, Idaho

SHEET 2 OF 3  
30416 PLATING CSM 10/28/03

# COHIBA CONDOMINIUMS

## ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7<sup>th</sup> DAY OF August, 2003.

*Shirley R. Miller*  
CHAIRMAN  
ADA COUNTY HIGHWAY DISTRICT

### APPROVAL OF CITY COUNCIL

*Sharon K. Minton*  
CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON August 7, 2003, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

*Sharon K. Minton*  
CITY CLERK, EAGLE, IDAHO

### CERTIFICATE OF COUNTY TREASURER

*Shirley R. Miller*  
COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 55-1-506, I HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THIS PROPOSED CONDOMINIUM PROJECT HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

*Shirley R. Miller*  
COUNTY TREASURER



### CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 103186403

STATE OF IDAHO )  
COUNTY OF ADA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF BIGGS ENGINEERING AT 49 MINUTES PAST 4 O'CLOCK P.M. THIS 3 DAY OF August, 2003 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 87 OF PLATS AT PAGES 8121-8124 AND 8913

*A. Bennett*  
COUNTY RECORDER

Fee \$16.00

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY RELINQUISHED ACCORDING TO THE LETTER TO BE READ IN CONNECTION WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.

*Michael E. Marks*  
CENTRAL DISTRICT HEALTH DEPARTMENT



### APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

*Michael E. Marks*  
CITY ENGINEER

### CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND CONDOMINIUMS.

*Michael E. Marks*  
Acting COUNTY SURVEYOR 10-51-03



### CERTIFICATE OF SURVEY

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO. THE PLAT AND PLATS DESCRIBED IN THE SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREIN IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS, CONDOMINIUMS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



MICHAEL E. MARKS, P.L.S. NO. 4988

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT GARY G. ASH AND LORI J. ASH, HUSBAND AND WIFE, AND JOHN W. MOODY AND BETTY L. MOODY, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT IT IS THEIR INTENTION TO CREATE A PROJECT INCLUDING SAID REAL PROPERTY IN THIS CONDOMINIUM PLAT. THE PROJECT IS ALSO HEREBY CERTIFIED THAT THEY COMPLY WITH THE IDAHO CODE AND THAT THIS PLAT COMPLIES WITH THE IDAHO CODE 55-1314. (2) ALL UNITS IN THIS CONDOMINIUM PROJECT SHALL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND EAGLE WATER COMPANY HAS AGREED IN WRITING TO SERVE THIS CONDOMINIUM PROJECT.

A CONDOMINIUM PLAT BEING OVER LOT 2, BLOCK 1, MERRILL SUBDIVISION NO. 1, LOCATED IN THE NORTH 1/2 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, T. 4 N., R. 1 E., B.M., THENCE S 00°27'18" W 734.46 FEET ALONG THE EAST LINE OF SAID SECTION 16 TO A POINT; THENCE N 88°32'42" W 318.89 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, MERRILL SUBDIVISION NO. 1, THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1 THE FOLLOWING:

- THENCE S 60°27'18" W 197.89 FEET TO A POINT;
- THENCE S 60°00'00" W 288.48 FEET TO A POINT;
- THENCE N 80°00'00" E 228.20 FEET TO A POINT;
- THENCE S 73°02'42" E 5.69 FEET TO A POINT;
- THENCE S 72°28'42" E 134.00 FEET TO A POINT;
- THENCE N 85°58'18" E 129.60 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, SAID PARCEL COMPRISING 1.43 ACRES, MORE OR LESS.

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 31<sup>st</sup> DAY OF July, 2003.

*Gary G. Ash*  
GARY G. ASH, HUSBAND

*Lori J. Ash*  
LORI J. ASH, WIFE

*John W. Moody*  
JOHN W. MOODY, HUSBAND

*Betty L. Moody*  
BETTY L. MOODY, WIFE

### ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA )

ON THIS 31<sup>st</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY G. ASH AND LORI J. ASH, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



STATE OF IDAHO )  
COUNTY OF ADA )

ON THIS 31<sup>st</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TO ME JOHN W. MOODY AND BETTY L. MOODY, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



*John W. Moody*  
JOHN W. MOODY, HUSBAND

*Betty L. Moody*  
BETTY L. MOODY, WIFE