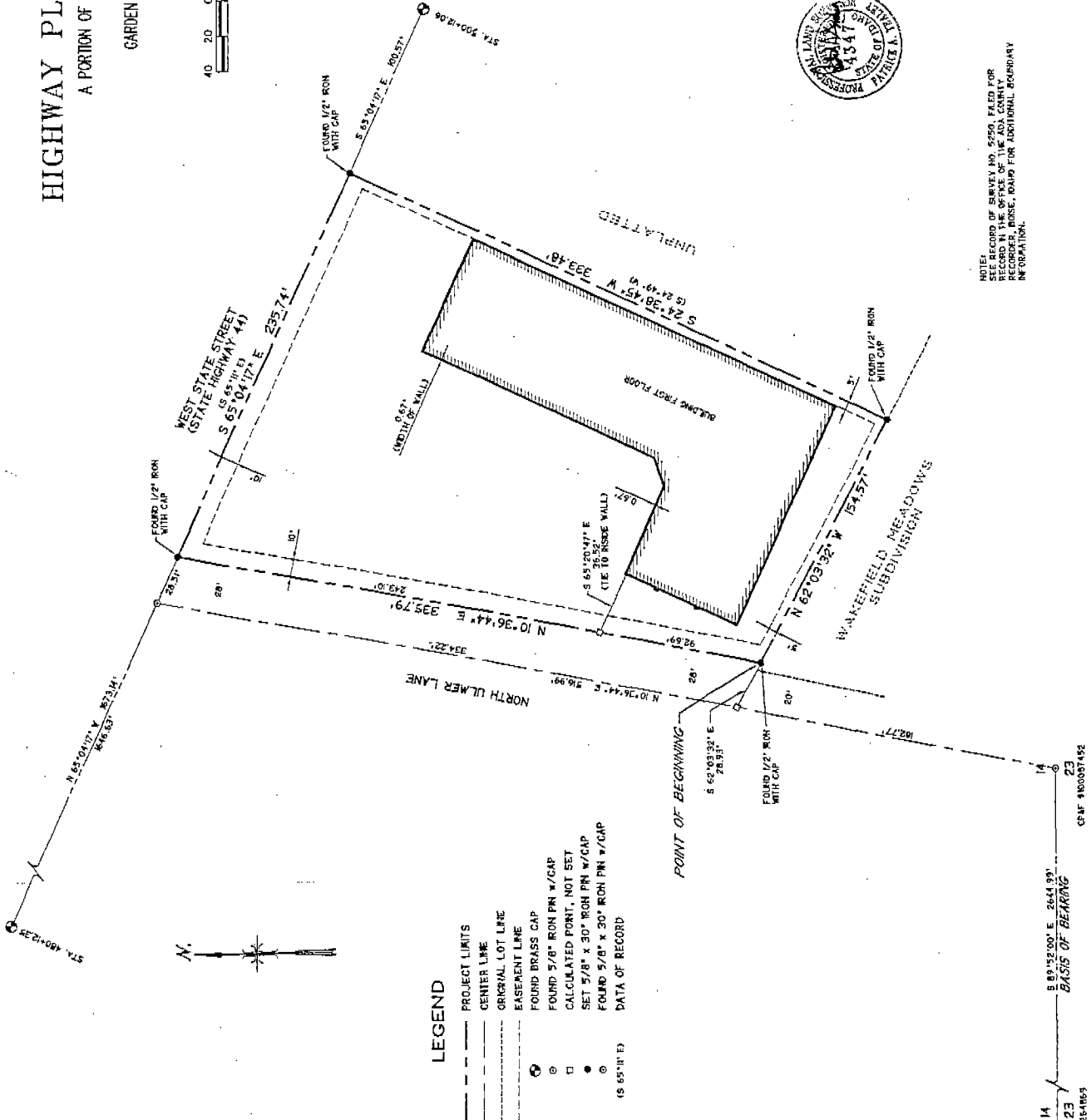
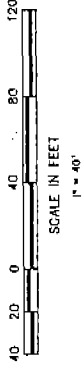


BK 85 Pg. 9485

PLAT OF
HIGHWAY PLAZA CONDOMINIUMS
 A PORTION OF THE SW 1/4 SE 1/4, SECTION 14,
 T.4N., R.1E., BM.,
 GARDEN CITY, ADA COUNTY, IDAHO
 2002



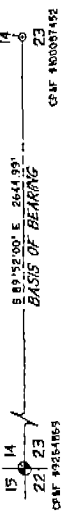
LEGEND

- PROJECT LIMITS
- CENTER LINE
- ORIGINAL LOT LINE
- EASEMENT LINE
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN w/CAP
- CALCULATED POINT, NOT SET
- SET 5/8" x 30" IRON PIN w/CAP
- FOUND 5/8" x 30" IRON PIN w/CAP
- DATA OF RECORD

NOTES

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF SUBMITTAL OF THE BUILDING PERMIT, OR AS ALLOWED BY CONDITIONAL USE PERMIT NO. 06-03-04.
2. ANY AGREEMENTS TO THIS CONDOMINIA SHALL conform to the zoning code and any other applicable laws, rules, regulations, or amendments, OR AS ALLOWED BY CONDITIONAL USE.
3. DECLARANT WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3005 OF THE IDAHO CODE.
4. THE COMMON AREA SHALL BE OWNED IN COMMON BY ALL OWNERS OF CONDOMINIUMS AND SHALL HAVE THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREA.
5. FIRST FLOOR SURVEY TIES ARE SHOWN ON THIS SHEET.
6. ELEVATIONS ARE 1923 VERTICAL DATUM, WITH FIRST FLOOR ELEVATION DATUM OF 2590.75, AS SHOWN ON SHOWN ON CIVIL PLANS FOR CONSTRUCTION.
7. THE SURVEY TIE TO THE BUILDING SHOWN ON PLAT IS TO THE INSIDE FACE OF WALL ON FIRST FLOOR. THE WALL THICKNESS IS 0.67'.
8. THIS PROJECT IS HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE SAID EXTERIOR BOUNDARY, OR AS SHOWN.
9. THE PHYSICAL BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACE OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF, AS SHOWN, TOGETHER WITH THE FINISHES OF THE WALLS, FLOORS, ROOFS, FOUNDATIONS, CENTRAL HEATING, CENTRAL REFRIGERATION, CENTRAL AIR-CONDITIONING EQUIPMENT, FLOORS, CEILINGS, CONDENSATE PIPES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. IN ADDITION, THE DECLARANT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND REPAIRS OF THE SAID PERIMETER BOUNDARIES, EXCEPT TO BE ITS RESPONSIBILITIES RATHER THAN THE APETS AND ROOMS OR REPAIRS OR REPAIRS OF THE SAID PERIMETER BOUNDARIES, SHOWN IN THE SAID DECLARATION, PLAT AND/OR WEEDS AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDING.
10. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, AND RELATIONSHIPS OF THE UNIT AND COMMON AREA SEE THE CONDOMINIA DECLARATION FOR HIGHWAY PLAZA CONDOMINIUMS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER.
11. OTHER THAN THE ACCESS POINTS SPECIFICALLY APPROVED BY A.G.H.D., DIRECT LOT OR PARCEL ACCESS TO LAKE LAKE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY A.G.H.D. AND GARDEN CITY.

NOTE:
 SEE RECORD OF SURVEY NO. 5250, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO FOR ADDITIONAL BOUNDARY INFORMATION.

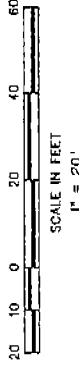


TEALEY'S LAND SURVEYING
 2501 ROGERS BASH RD. BOISE, IDAHO 83702
 208-385-0638
 Project No. 2361

BK 85 P. 9486

PLAT OF HIGHWAY PLAZA CONDOMINIUMS

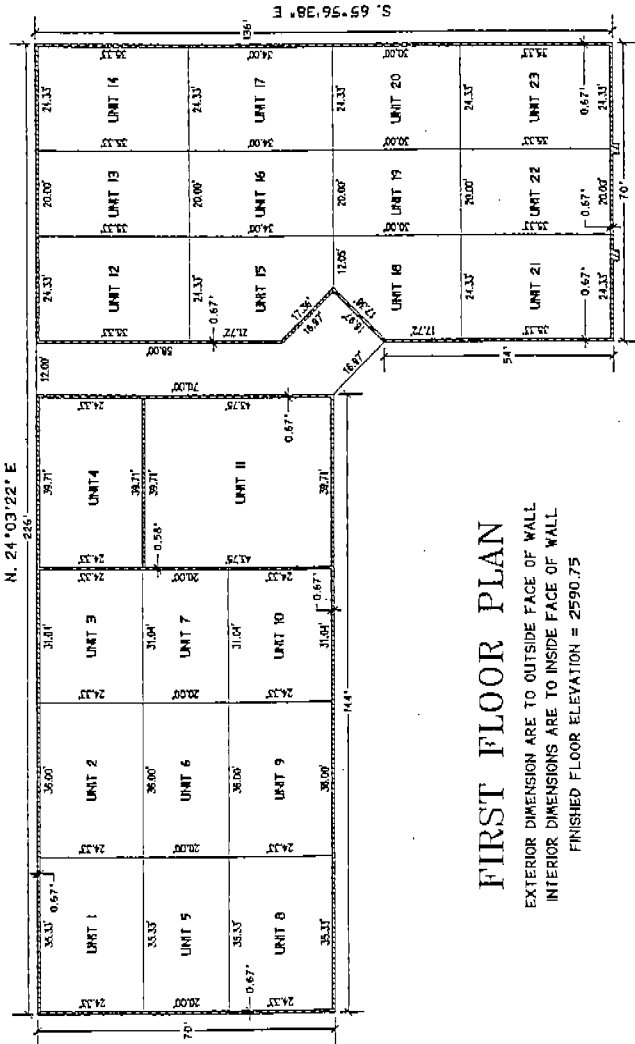
A PORTION OF THE SW 1/4 SE 1/4, SECTION 14,
T.4N., R.1E., B.M.,
GARDEN CITY, ADA COUNTY, IDAHO
2002



LEGEND



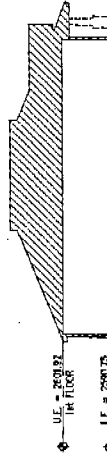
COMMON AREA



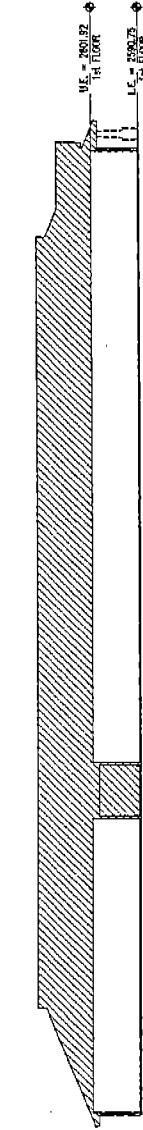
FIRST FLOOR PLAN

EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL
INTERIOR DIMENSIONS ARE TO INSIDE FACE OF WALL
FINISHED FLOOR ELEVATION = 2590.75

- LEGEND**
- L.E. LOWER ELEVATION
 - U.E. UPPER ELEVATION
 - COMMON AREA



NORTH ELEVATION



EAST ELEVATION
ELEVATION PLAN



TEALEY'S LAND SURVEYING
2801 BURBIS BASH RD. BOISE, IDAHO 83702
208-385-0636
Project No. 2361



HIGHWAY PLAZA CONDOMINIUMS

CERTIFICATE OF OWNERS

I, the undersigned, hereby certify that the 44 PLAZA, LLC, KOLCO ENTERPRISES, LLC, & JBL ENRIEDES, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS CONDOMINIA PLAT. THE OWNERS ALSO HEREBY CERTIFY THAT THEY CONSENT TO THE RECORDEMENT OF DOCUMENTS PURSUANT TO CHAPTER 9, TITLE 25 OF THE UTAH CODE.

A PARCEL OF LAND BEING A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T.4N., R.1E., S.10E., GARDEN CITY, ADA COUNTY, UTAH, AS SHOWN ON RECORD PLAT NO. 233-1101, THE PLAT FOR SUBDIVISION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COVENANTS AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 14. THENCE ALONG THE SOUTHWEST CORNER OF SAID SECTION 14. THENCE ALONG THE SOUTHWEST CORNER OF SAID SECTION 14. THENCE NORTH 90°00'00" EAST 152.77 FEET TO A POINT ON THE EXTENDED NORTH BOUNDARY OF VACATED ADDITION IN BLOCK 20 OF PLATS AT PARK ZONE; THENCE ALONG SAID EXTENDED BOUNDARY AND THE NORTH BOUNDARY OF SAN MARTELLO MEADOWS SUBDIVISION SOUTH 82°03'32" EAST 25.93 FEET TO AN IRON PIN ON THE EASTERN BOUNDARY OF SAID BLOCK 20; SAID POINT BEING THE EXHIBIT DESIGNATED THENCE ALONG SAID EASTERN BOUNDARY OF SAID BLOCK 20; THENCE NORTH 85°15'41" EAST 335.79 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST STATE STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE WEST 85°15'41" EAST 57.11 FEET; THENCE SOUTH 25°17'41" EAST 111.94 FEET TO AN IRON PIN; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 24°28'45" WEST, FORMERLY SOUTH 21°14'19" EAST, 333.48 FEET TO AN IRON PIN ON SAID NORTH BOUNDARY OF PARKFIELD MEADOWS SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY NORTH 62°03'32" WEST 104.37 FEET TO THE EXHIBIT DESIGNATED.

SAID PARCEL OF LAND CONTAINS 1.47 ACRES, MORE OR LESS.

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE LIMITED TO THE PURPOSES DESCRIBED ABOVE AND SHALL NOT BE SUBJECT TO THE EASEMENTS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID EASEMENTS SHALL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF GARDEN CITY AND THE CITY OF ADA COUNTY. SAID PARCEL OF LAND SHALL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF GARDEN CITY AND THE CITY OF ADA COUNTY.

IF WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF June, 2002.

44 PLAZA, LLC
William R. Garkke
WILLIAM R. GARKKE, MANAGING MEMBER

JBL ENRIEDES, LLC
William R. Garkke
WILLIAM R. GARKKE, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF ADA) SS
ON THIS 28th DAY OF June, 2002, BEFORE ME, THE UNDERSIGNED, A

NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GRANT R. KOLKO, KNOWN OR IDENTIFIED AS BEING THE MANAGING MEMBER OF THE 44 PLAZA, LLC, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF THE 44 PLAZA, LLC, AND ACKNOWLEDGED TO ME THAT SAID 44 PLAZA, LLC EXECUTED THE SAME.

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



William D. Cox
WILLIAM D. COX, NOTARY PUBLIC
COMMISSION EXPIRES: 8/16/07

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF ADA) SS
ON THIS 28th DAY OF June, 2002, BEFORE ME, THE UNDERSIGNED, A

NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM R. GARKKE, KNOWN OR IDENTIFIED AS BEING THE MANAGING MEMBER OF THE 44 PLAZA, LLC, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF THE 44 PLAZA, LLC, AND ACKNOWLEDGED TO ME THAT SAID 44 PLAZA, LLC EXECUTED THE SAME.

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



William D. Cox
WILLIAM D. COX, NOTARY PUBLIC
COMMISSION EXPIRES: 8/16/07

CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, S. S., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 14. THENCE ALONG THE SOUTHWEST CORNER OF SAID SECTION 14. THENCE NORTH 90°00'00" EAST 152.77 FEET TO A POINT ON THE EXTENDED NORTH BOUNDARY OF VACATED ADDITION IN BLOCK 20 OF PLATS AT PARK ZONE; THENCE ALONG SAID EXTENDED BOUNDARY AND THE NORTH BOUNDARY OF SAN MARTELLO MEADOWS SUBDIVISION SOUTH 82°03'32" EAST 25.93 FEET TO AN IRON PIN ON THE EASTERN BOUNDARY OF SAID BLOCK 20; SAID POINT BEING THE EXHIBIT DESIGNATED THENCE ALONG SAID EASTERN BOUNDARY OF SAID BLOCK 20; THENCE NORTH 85°15'41" EAST 335.79 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST STATE STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE WEST 85°15'41" EAST 57.11 FEET; THENCE SOUTH 25°17'41" EAST 111.94 FEET TO AN IRON PIN; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 24°28'45" WEST, FORMERLY SOUTH 21°14'19" EAST, 333.48 FEET TO AN IRON PIN ON SAID NORTH BOUNDARY OF PARKFIELD MEADOWS SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY NORTH 62°03'32" WEST 104.37 FEET TO THE EXHIBIT DESIGNATED.

Patrick A. Tealey
PATRICK A. TEALEY, L.S. NO. 1347



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 28th DAY OF June, 2002.

Robert H. Johnson
ROBERT H. JOHNSON, VP
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY REGULATIONS OF THIS PLAT ARE HEREBY REVIEWED ACCORDING TO THE LETTER 10 APPROVED.



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR GARDEN CITY, ADA COUNTY, UTAH, HEREBY APPROVE THIS PLAT.

Carolyn R. Ziegenfuss
CITY ENGINEER 12-5-2000

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR GARDEN CITY, ADA COUNTY, UTAH, DO HEREBY CERTIFY THAT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 11th DAY OF July, 2002, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Bob K. Probst
BOB K. PROBST, CITY CLERK
GARDEN CITY, UTAH



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, UTAH, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF UTAH CODES RELATING TO CONDOMINIUMS.



John L. Bowers
JOHN L. BOWERS, COUNTY SURVEYOR
COUNTY SURVEYOR PELS 803-262-3636

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF UTAH, PER THE REQUIREMENTS OF U.C.A. 20-1-203, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED CONDOMINIUM HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

John A. Smith
JOHN A. SMITH, COUNTY TREASURER
DATE: 11-15-2002



COUNTY RECORDERS CERTIFICATE

STATE OF UTAH)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF THIS 28th DAY OF June, 2002 AT 11:55 AM IN MY OFFICE AND WAS DULY RECORDED IN BOOKS AT PAGES 233-1101 UNDER INSTRUMENT NO. 283000033.

David A. Burton
DAVID A. BURTON, COUNTY CLERK