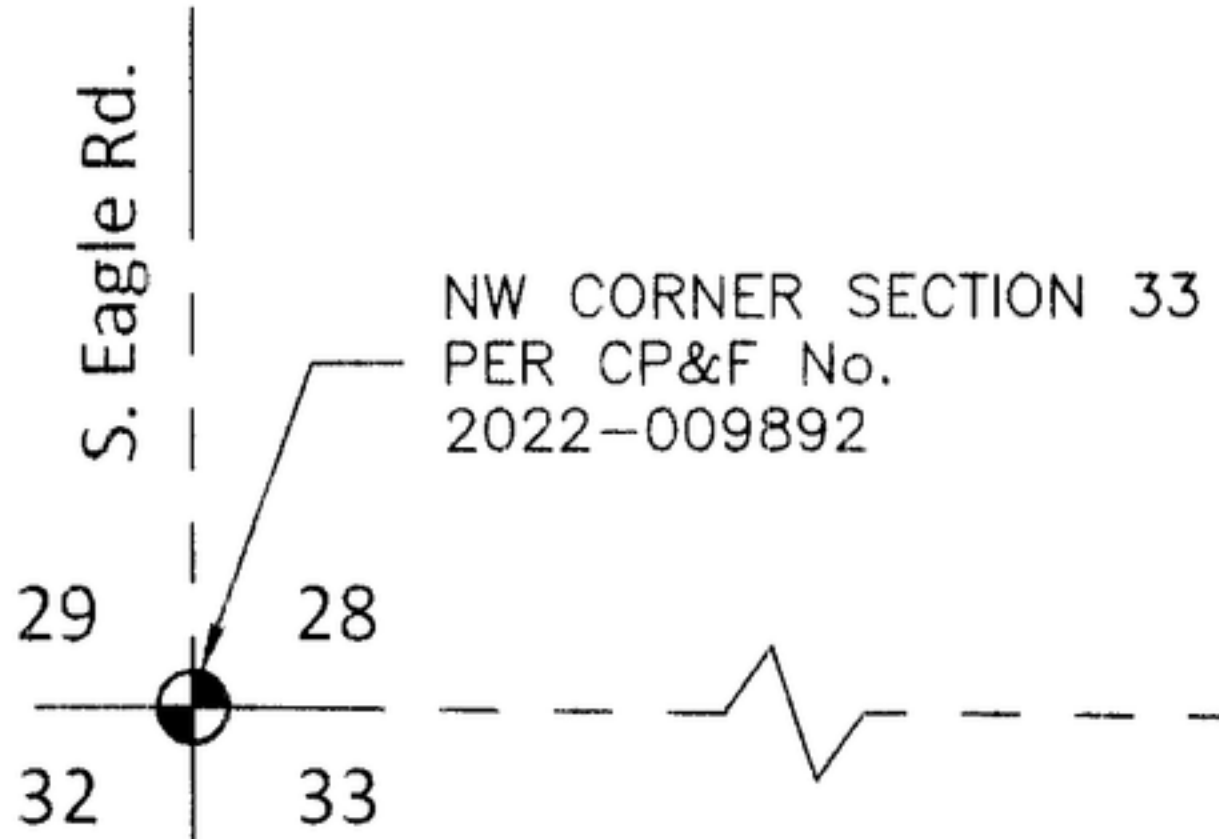
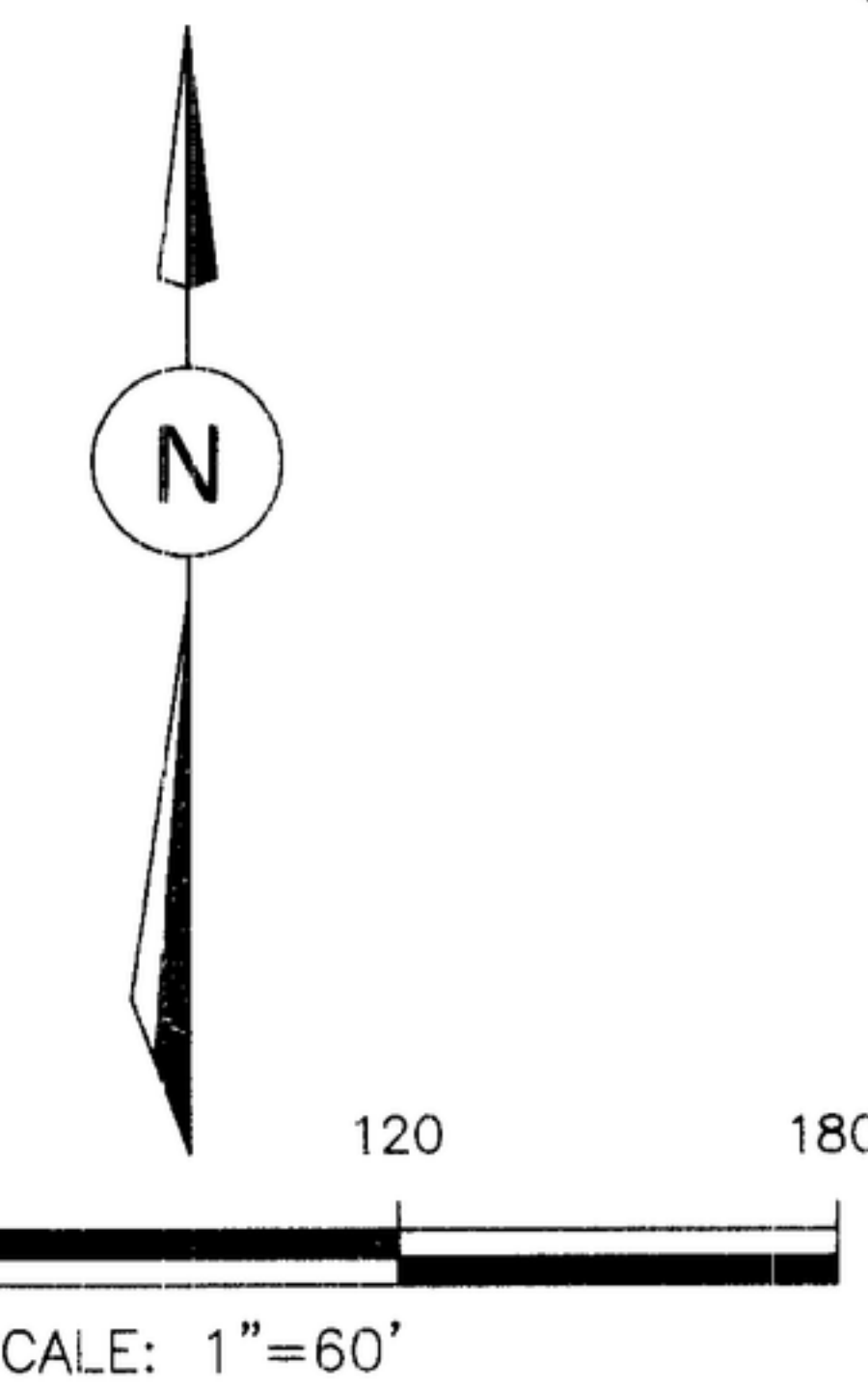


PLAT OF HEALTHY LIVING CONDOMINIUMS No. 2

A RESUBDIVISION OF LIMITED COMMON AREAS AND COMMON AREAS OF HEALTHY LIVING CONDOMINIUMS,
SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33,
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
CITY OF MERIDIAN, ADA COUNTY, IDAHO.
2022



E. Amity Road
BASIS OF BEARING
S89°15'22"E 2660.61'

POINT OF COMMENCEMENT
N 1/4 CORNER SECTION 33
PER CP&F No. 2022-071833

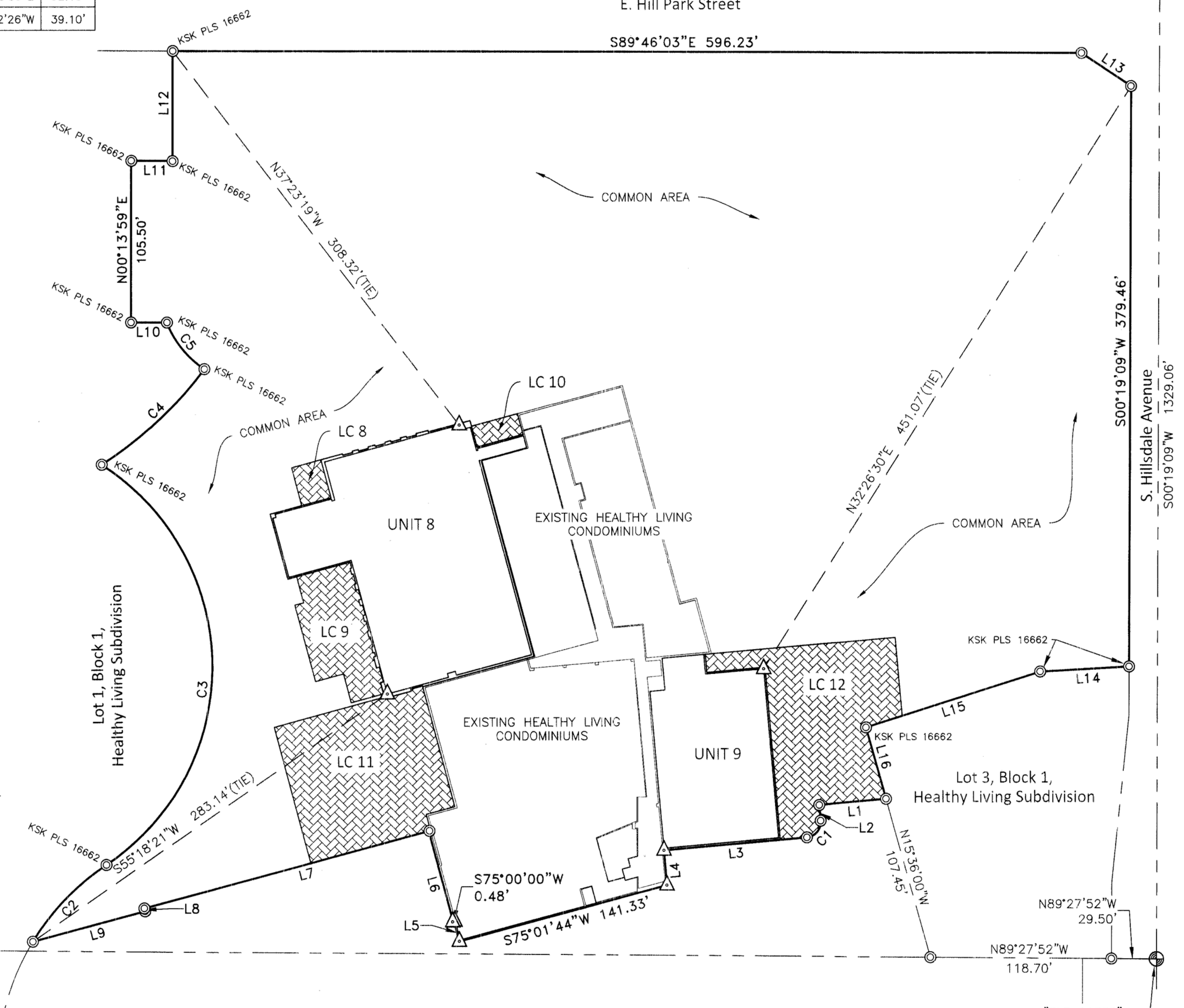
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	10.00'	15.71'	90°00'00"	S40°00'00"W	14.14'
C2	159.50'	70.11'	25°11'02"	N43°59'21"E	69.54'
C3	155.50'	310.09'	114°15'29"	N0°32'52"W	261.21'
C4	258.50'	92.64'	20°32'01"	N47°08'39"E	92.15'
C5	65.00'	39.72'	35°00'32"	N38°42'26"W	39.10'

Hill's Century Farm Commercial Subdivision No. 1
Book 115, Pages 17,131-17,134

E. Hill Park Street

S89°46'03"E 596.23'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.97	S85°00'00"W
L2	10.34	S5°00'00"E
L3	94.28	S85°00'00"W
L4	22.87	S4°53'28"E
L5	13.49	N14°58'16"W
L6	61.50	N15°00'00"W
L7	193.21	S75°00'00"W
L8	2.00	S15°00'00"E
L9	76.27	S75°00'00"W
L10	23.50	N89°46'01"W
L11	27.00	S89°46'01"E
L12	71.92	N0°13'57"E
L13	39.16	S56°13'05"E
L14	58.49	S86°47'37"W
L15	119.94	S72°21'01"W
L16	48.48	S15°36'00"E



SHEET INDEX

- SHEET 1 - PLAT MAP, NOTES, LINE/CURVE TABLES
- SHEET 2 - NORTHERLY AREA
- SHEET 3 - SOUTHWESTERLY AREA
- SHEET 4 - SOUTHEASTERLY AREA
- SHEET 5 - BUILDING PROFILE DETAILS
- SHEET 6 - CERTIFICATE OF OWNERS
- SHEET 7 - CERTIFICATES AND APPROVALS

LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ALB 12459" UNLESS OTHERWISE NOTED
- CALCULATED POINT DUE TO PROXIMITY OF BUILDING WALLS, NOTHING FOUND OR SET
- SECTION LINE
- CONDOMINIUM PROJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SURVEY TIE LINE
- LIMITED COMMON AREA
- LIMITED COMMON AREA NUMBER

NOTES

1. EACH UNIT SHALL BE CONSTRUCTED TO ALLOW EACH OWNER INGRESS AND EGRESS TO EACH OWNER'S UNIT FROM THE COMMON AREA WITHOUT PASSING THROUGH ANOTHER OWNER'S UNIT OR APPROPRIATE EASEMENTS SHALL BE GRANTED PROVIDING INGRESS AND EGRESS TO THE OWNER'S UNIT.
2. ANY AMENDMENTS TO THIS CONDOMINIUM SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF AMENDMENT, OR AS ALLOWED BY CONDITIONAL USE AND SHALL COMPLY WITH PROVISIONS OF TITLE 55, CHAPTER 15 OF THE IDAHO CODE.
3. COMMON AREA SHALL BE OWNED IN COMMON BY ALL OWNERS OF THE CONDOMINIUMS AND NO OWNER MAY BRING ANY ACTION FOR PARTITION THEREOF. EACH OWNER SHALL HAVE THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS.
4. BUILDING SURVEY TIES PROVIDED ARE TO THE INTERIOR CORNERS OF THE UNITS AS SHOWN. ALL UNIT LINES ARE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
5. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND RELATIONSHIPS OF THE UNITS AND COMMON AREAS, LIMITED COMMON AREAS AND COMMON/CROSS ACCESS, INGRESS-EGRESS AND PARKING EASEMENTS, SEE THE CONDOMINIUM DECLARATIONS FOR THIS PROJECT AS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE PER INSTRUMENT No. 2018-093132 AND AS AMENDED PER INSTRUMENT No. 2022-100650.
6. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS DESCRIBED IN THE CONDOMINIUM DECLARATIONS. 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 SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR 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 OF PLATS OR DEED AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDING.
7. IRRIGATION WATER HAS BEEN PROVIDED FROM THE NEW YORK IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b), AS IT PERTAINS TO IRRIGATION WATER. IRRIGATION WATER WILL NOT BE PROVIDED TO THE INDIVIDUAL UNITS NOR THE LIMITED COMMON AREAS SHOWN ON THIS CONDOMINIUM PLAT. THE CONDOMINIUM ASSOCIATION WILL COLLECT ASSESSMENTS FOR SAID IRRIGATION WATER FOR THE COMMON AREAS.
8. THE COMMON AREA IS SUBJECT TO AN EXISTING ACCESS AND PARKING EASEMENT PER INSTRUMENT No. 2018-083042, RECORDS OF ADA COUNTY, IDAHO, AS MAY BE AMENDED IN THE FUTURE.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE CONDOMINIUMIZATION OF THE LAND AND BUILDING SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND OR NOT IN CONFORMANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS WERE SET/RESET AS SHOWN HEREON.

REFERENCES

- R1. HEALTHY LIVING SUBDIVISION, BOOK 114 OF PLATS, PAGES 16,947-16,950, RECORDS OF ADA COUNTY, IDAHO.
- R2. HEALTHY LIVING CONDOMINIUMS, BOOK 115 OF PLATS, PAGES 17,112-17,117, RECORDS OF ADA COUNTY, IDAHO.

Parcel "B", R.O.S. No. 11045
Joint School District No. 2

"PLS 11334"
C-N 1/16 CORNER SECTION 33
PER CP&F No. 2018-040021



DEVELOPER
YMCA
BOISE, IDAHO

