

A Condominium Plat Showing  
**GARLAND MEADOWS CONDOMINIUMS**  
**PHASE III**  
 Located within: Section 10, T2N, R18E, B.M.  
 City of Hailey, Blaine County, Idaho  
 A Replat of a portion of Block 2  
 EAST HALEY MEADOWS SUBDIVISION  
 & A Portion of Vacated Cedar Street.  
**AUGUST 2002**

**LEGEND**

- property boundary
- - - public utility easement (P.U.E.)
- ⊕ found aluminum cap
- found 5/8" iron pin, L5 907
- set 5/8" iron pin
- ⊙ found 1/2" iron pin, illegible cap
- set 1/2" iron pin
- ⊙ found spike
- ⊙ condo unit number



**CURVE DATA**

#	Δ	Radius	Tangent	Arc	Chord
C-1	89°58'56"	20.00'	19.99'	31.41'	28.28'

**NOTES**

1. Subject to Development Agreement and Addendum to Development Agreement.

**TOTAL AREA**

Encompassed by this plat = 0.61 Acres

**HEALTH CERTIFICATE**

Sanitary restrictions as required by restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1306, by issuance of a Certificate of Disapproval.

2/28/02  
 Date: *Mark Realey*  
 South Central District Health Dept., EHS

PREPARED BY: BENCHMARK ASSOCIATES P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO, 83340  
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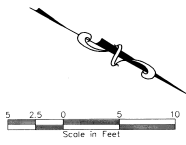


**GARLAND MEADOWS CONDOMINIUMS**  
**PHASE III**  
 A Replat of a portion of Block 2  
 EAST HALEY MEADOWS SUBDIVISION  
 & A Portion of Vacated Cedar Street  
 City of Hailey, Blaine County, Idaho

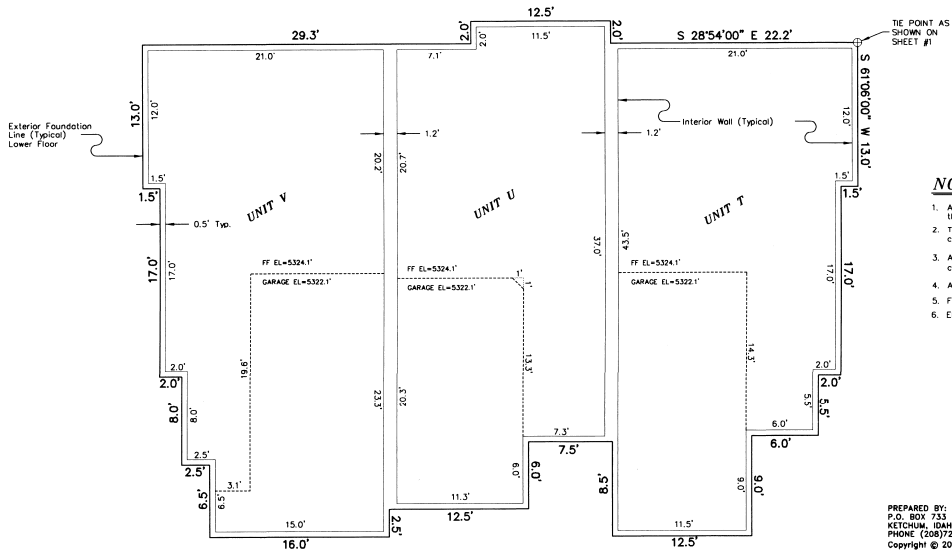
PREPARED FOR: FAR WEST MORTGAGE  
 A CONDOMINIUM PLAT (PLAT BY: DCS/CP) DWG FILE: 02052SH1.DWG  
 PROJECT NO. 02052 DATE: 08/16/02 SHEET 1 OF 6

GARLAND MEADOWS CONDOMINIUMS  
PHASE III

AUGUST 2002



BUILDING 7  
Plan View Dimensions



**NOTES**

1. All outside dimensions are that of the outside of the foundation.
2. The tie point shown is to the outside corner of the foundation.
3. All wall widths are 0.5' except the common wall.
4. All changes in bearing are 90°.
5. FF = Finish Floor
6. Elevation Datum shown is NGVD 29.

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**GARLAND MEADOWS CONDOMINIUMS  
PHASE III**

A Parcel of a portion of Block 2  
EAST HALEY MEADOWS SUBDIVISION  
& A Portion of Vacated Cedar Street  
City of Halley, Blaine County, Idaho

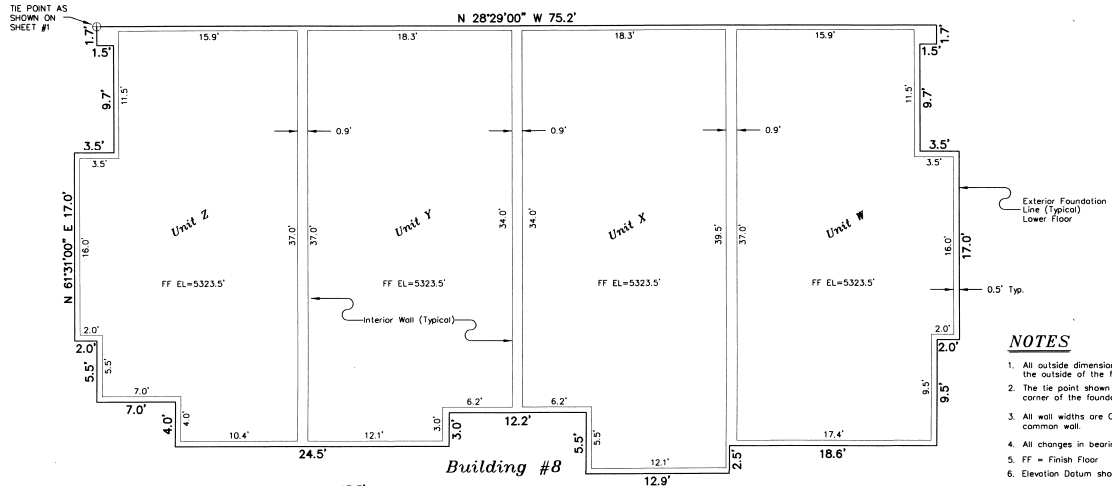
PREPARED FOR: FAR WEST MORTGAGE

A CONDOMINIUM PLAT PLOT BY: DCS DWG FILE: 02052BLDG7.DWG  
PROJECT NO. 02052 DATE: 08/16/02 SHEET 2 OF 6

GARLAND MEADOWS CONDOMINIUMS  
PHASE III

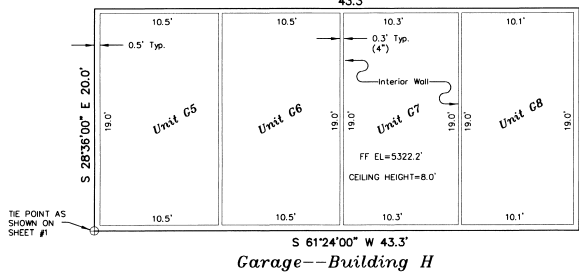
AUGUST 2002

BUILDING 8 & GARAGE H  
Plan View Dimensions



**NOTES**

1. All outside dimensions are that of the outside of the foundation.
2. The tie point shown is to the outside corner of the foundation.
3. All wall widths are 0.5' except the common wall.
4. All changes in bearing are 90°.
5. FF = Finish Floor
6. Elevation Datum shown is NGVD 29.



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**GARLAND MEADOWS CONDOMINIUMS  
PHASE III**

A Plat of a portion of Block 2  
EAST HALEY MEADOWS SUBDIVISION  
& A Portion of Vacated Cedar Street  
City of Halley, Blaine County, Idaho

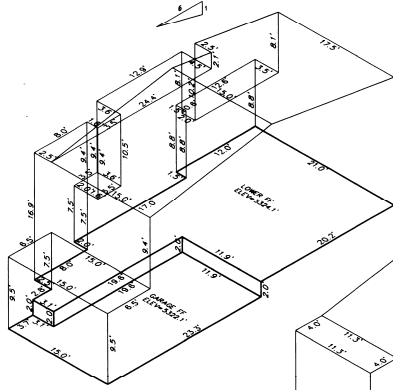
PREPARED FOR: FAR WEST MORTGAGE

A CONDOMINIUM PLAT	PLOT BY: DCS	DWG FILE: 02052BLDC8.DWG
PROJECT NO. 02052	DATE: 08/16/02	SHEET: 3 OF 6

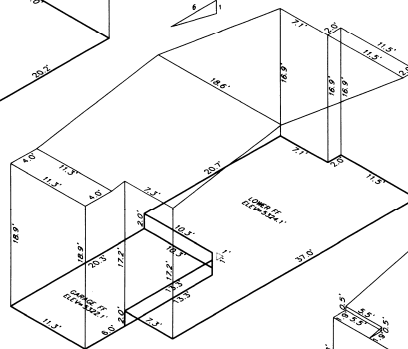
GARLAND MEADOWS CONDOMINIUMS  
PHASE III

AUGUST 2002

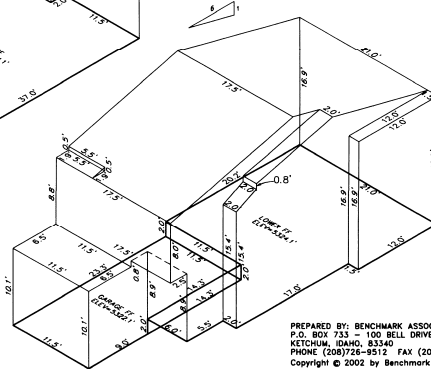
BUILDING 7  
INTERIOR VOLUMES



Unit V  
INTERIOR ISOMETRIC



Unit U  
INTERIOR ISOMETRIC



Unit T  
INTERIOR ISOMETRIC

**NOTES:**

1. THE CONDOMINIUM DECLARATION FOR GARLAND MEADOWS CONDOMINIUMS, PHASE III IS RECORDED AS INSTRUMENT NO. ~~397944~~ 397944 RECORDS OF BLAINE COUNTY, IDAHO.
2. MAINTENANCE OF ALL UTILITIES WITHIN THE COMMON AREA IS THE RESPONSIBILITY OF THE GARLAND MEADOWS CONDOMINIUMS HOMEOWNERS ASSOCIATION.
3. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS THE EXISTING PHYSICAL BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.
4. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.
5. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
6. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.
7. ELEVATION DATUM SHOWN IS NGVD 29.

PREPARED BY: BENCHMARK ASSOCIATES P.A.  
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GARLAND MEADOWS CONDOMINIUMS  
PHASE III

A Parcel of a portion of Block 2  
EAST HAILEY MEADOWS SUBDIVISION  
A System of Platted Cedar Street  
City of Blaine, Blaine County, Idaho

PREPARED FOR: FAR WEST MORTGAGE

A CONDOMINIUM PLAT PLOT BY: DCS/CPL DWG FILE: 02052SH4.DWG  
PROJECT NO. 02052 DATE: 08/16/02 SHEET 4 OF 6

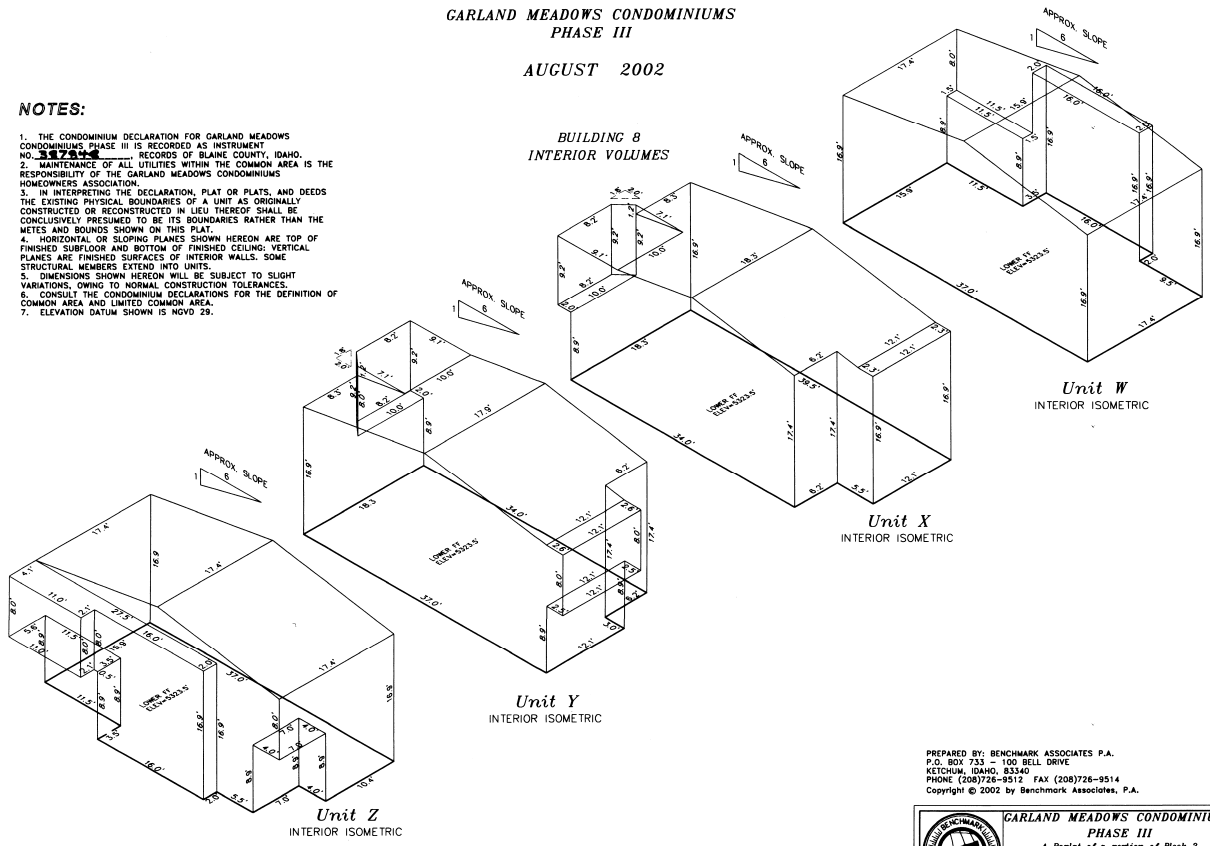
**GARLAND MEADOWS CONDOMINIUMS  
PHASE III**

AUGUST 2002

**NOTES:**

1. THE CONDOMINIUM DECLARATION FOR GARLAND MEADOWS CONDOMINIUMS PHASE III IS RECORDED AS INSTRUMENT NO. ~~817844~~ RECORDS OF BLAINE COUNTY, IDAHO.
2. MAINTENANCE OF ALL UTILITIES WITHIN THE COMMON AREA IS THE RESPONSIBILITY OF THE GARLAND MEADOWS CONDOMINIUMS HOMEOWNERS ASSOCIATION.
3. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS THE EXISTING PHYSICAL BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.
4. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING. VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.
5. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
6. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.
7. ELEVATION DATUM SHOWN IS MVD 23.

**BUILDING 8  
INTERIOR VOLUMES**



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	<b>GARLAND MEADOWS CONDOMINIUMS PHASE III</b>		
	<i>A Duplex of a portion of Block 2 EAST HAILLEY MEADOWS SUBDIVISION &amp; A Portion of Vacated Cedar Street City of Hailley, Blaine County, Idaho</i>		
PREPARED FOR: FAR WEST MORTGAGE			
A CONDOMINIUM PLAT	PLOT BY: DCS/CPL	DWG FILE: 02052SH4.DWG	
PROJECT NO. 02052	DATE: 08/16/02	SHEET 3 OF 6	

# GARLAND MEADOWS CONDOMINIUMS PHASE III

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that GEORGE P. O'NEAL AND JANET S. O'NEAL, husband and wife, do hereby certify that they are the owners of a certain parcel of land described as follows:

A parcel of land within Halley, Blaine County, Idaho, within Section 10, Township 2 North, Range 18 East, Boise Meridian, and more particularly described as follows:  
Commencing at the East corner of Garland Meadows Condominiums Phase II, according to the official plat thereof recorded in the records of Blaine County; thence S.60°56'47"W., 88.13 feet along the centerline of Cedar Street to the South corner of said Garland Meadows Condominiums Phase II and the True Point of Beginning; thence S.60°56'47"W., 132.53 feet along the centerline of Cedar Street to the Northeastly boundary of Fourth Avenue; thence N.29°00'55"W., 199.94 feet along the Northeastly boundary of Fourth Avenue to the South corner of Garland Meadows Condominiums Phase I, according to the official plat thereof, recorded in the records of Blaine County; thence N.60°58'00"E., 132.37 feet along the Southeastly boundary of Garland Meadows Condominiums Phase I to the West Corner of Garland Meadows Condominiums Phase II; thence S.29°03'37"E., 199.89 feet to the True Point of Beginning.

It is the intention of the undersigned to and they do hereby include said land in this plat.

Pursuant to Idaho Code 50-1334, we, the undersigned, as owners, do hereby state that the lots on this plat are eligible to receive water service from the City of Halley Water Department.

IN WITNESS WHEREOF, we have hereunto set our hands.

*George P. O'Neal*  
 GEORGE P. O'NEAL  
 Signed this 23<sup>rd</sup> day of AUGUST, 2002

*Janet S. O'Neal*  
 JANET S. O'NEAL  
 Signed this 23<sup>rd</sup> day of August, 2002

### ACKNOWLEDGMENT

STATE OF Idaho  
 COUNTY OF Blaine

On this 23<sup>rd</sup> day of August, 2002, before me, the undersigned, a Notary Public for said State, personally appeared George P. O'Neal and Janet S. O'Neal, 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 official seal the day and year in this certificate first above written.

My commission expires: 12-21-2006

*Carol Ann McKee*  
 Carol Ann McKee  
 Notary Public



### COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of \_\_\_\_\_ of \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. in my office and duly recorded in book \_\_\_\_\_ of plats at page \_\_\_\_\_.

Instrument No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_

By: \_\_\_\_\_  
 Instrument # 469858  
 HAILEY, BLAINE, IDAHO  
 2502-05-02 02:42:00 No. of Pages: 6  
 Recorded for: BENCHMARK ASSOCIATES  
 BARBARA BERMAN Fee: \$2.00  
 Ex-Office Recorder/ Deputy  
 10/1/02

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate map of the land surveyed under my direct supervision and that is in conformance with the Idaho State Code.

STEVE W. SCHWARTZ LS 8806



### COUNTY SURVEYOR'S APPROVAL

This is to certify that JIM W. KOONCE, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

*Jim W. Koonce* 8/19/02  
 JIM W. KOONCE DATE

### CITY ENGINEER'S APPROVAL

I, *David Hecchi* City Engineer for Halley, Idaho do hereby approve the foregoing plat.

By: *David Hecchi* 8/19/02  
 DATE

### HAILEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 21<sup>st</sup> day of August, 2002, by the Halley City Council, Halley, Idaho.

By: *Al Lambley* Attest: *Heather Dawn*  
 Halley City Clerk

### HAILEY PLANNING & ZONING APPROVAL

The foregoing plat was approved and accepted this 21<sup>st</sup> day of August, 2002, by the Halley Planning & Zoning Administrator, Halley, Idaho.

By: *Carol B. Bra*

### BLAINE COUNTY TREASURER'S CERTIFICATE

On this 21<sup>st</sup> day of August, 2002, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: *Vicki L. Dick* 8-28-02  
 DATE

**GARLAND MEADOWS CONDOMINIUMS  
PHASE III**

A Replat of a portion of Block 5  
 EAST HAILEY MEADOWS SUBDIVISION  
 & A Portion of Vacated Cedar Street  
 City of Halley, Blaine County, Idaho

A CONDOMINIUM PLAT	PLOT BY: CPL	PLOT FILE: 02052CRT.DWG
PROJECT NO. 02052	DATE: 8/1/02	SHEET 6 OF 6