

SURVEY NARRATIVE:

The purpose of this survey is to create 5 condominium units to be known as the Riverstreet Condominiums from Lot 2 Block 1 of Intrusted Subdivision. The exterior boundary was established from monuments along the boundary of Lot 2 Block 1 of Intrusted Subdivision. The Basis of bearing for this survey is N 33° 33' 13" E between Blaine County GIS Control Points (2N18E9N14) and (Myrtle-River).

Supporting Documents: Deed & Easement, Document No. 626415, 663248, 102862, 116689, and 139597 Intrusted Subdivision Inst. No. ~~626415~~ Lot 1A, Block 1 Sutton Sub. Inst. No. 640003; Sutton Subdivision Inst. No. 535746; Bow and Arrow Subdivision Inst. No. 444124; Lots 1A-3A Inst. No. 626418

Controlling Monumentation: Blaine County GIS Control Points (2N 18E 9N14) & (Myrtle-River)

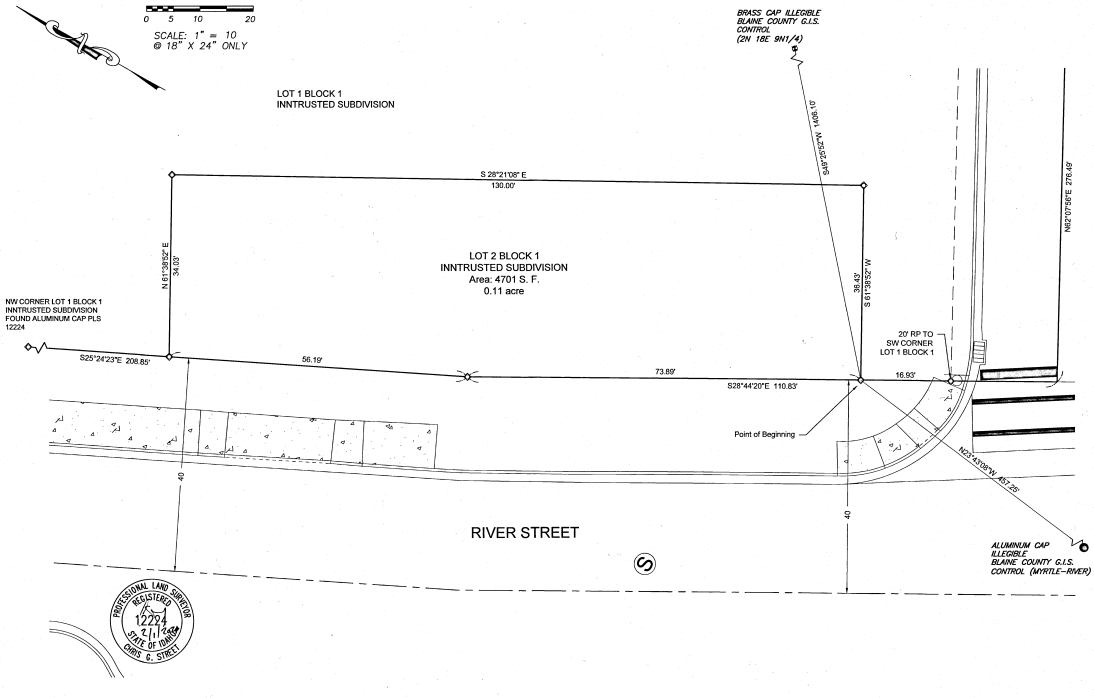
**RIVER STREET CONDOMINIUMS
LOT 2, BLOCK 1, INTRUSTED SUBDIVISION
CITY OF HAILEY, IDAHO**

BOUNDARY DESCRIPTION

LOT 2 BLOCK 1 OF INTRUSTED SUBDIVISION
FOR MORE INFORMATION SEE PLAT RECORDED AS INST. NO. 67867

LEGEND

-  Section Corner Control
-  Found 5/8" X 24" iron rod with cap marked LS 12224 from Intrusted Subdivision



**CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING**
 800 W. Judicial Street, Blaine, ID 83421, (208) 785-2977
 480 Lincoln Street, Armosa, ID 83211, (208) 226-5794
 www.haleysurvey.com

**CONDOMINIUM PLAT
RIVER STREET CONDOMINIUMS**
 SEC. 6, T. 2 N., R. 18 E. 8 M.
 BLAINE COUNTY, IDAHO

DATE	BY	REVISION
2014-01-21	CS	ISSUE
2014-01-21	CS	ISSUE
2014-01-21	CS	ISSUE

1
6



General Notes:

1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, IDAHO CODE.
2. THE COMMON AREAS ARE OWNED BY THE OWNERS OF THE CONDOMINIUM UNITS AS THEIR INTERESTS APPEAR AND ARE SET FORTH IN THE DECLARATIONS PURSUANT TO IDAHO STATE CODE 55-1505(1)(C).
3. UNIT DIMENSIONS ARE THE INTERIOR WALL LINES OF EACH FLOOR AS THEY ARE CONSTRUCTED.
4. EACH INDIVIDUAL PATIO IS CONSIDERED PART OF THE UNIT AND IS NOT COMMON AREA.
5. ALL UNIT LINES ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
6. THE SURVEY TIES TO THE BUILDING SHOWN ON THIS PLAT ARE TO THE OUTSIDE FACE OF THE WALL.
7. IN INTERPRETING THE DECLARATION, 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, PLATS OR DEEDS REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLATS OR DEEDS.
8. THE UNITS ARE DEFINED AND THIS PLAT IS SUBJECT TO THE COMMON AREA MAINTENANCE DECLARATION.

Notes:

THE PHYSICAL BOUNDARIES OF THE UNIT ARE THE PATIO AND INTERIOR SURFACES OF PERIMETER WALLS, FLOOR, CEILINGS, WINDOWS, AND DOORS THEREOF SHOWN ON SHEET 2 OF THIS CONDOMINIUM PLAT MAP TO BE FILED FOR RECORD TOGETHER WITH ALL FIXTURES AND IMPROVEMENTS THEREIN CONTAINED. NOT WITHSTANDING 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, SKYLIGHTS, SHAFTS, CENTRAL HEATING SYSTEMS, RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT; PIPES, VENTS, DUCTS, FLUTES, CHUTES, CONDUITS, WIRES, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. THE INTERIOR SURFACES OF A PERIMETER WINDOW OR FLOOR MEANS THE POINTS AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED. THE PHYSICAL WINDOWS AND DOORS THEMSELVES ARE PART OF THE COMMON AREA AS HEREIN DEFINED. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, OR 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 OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, OR DEED REGARDLESS OF SETTLING 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.

CIVIL & STRUCTURAL ENGINEERING
 DAVID C. STREET
 101 S. Park Avenue, Idaho Falls, ID 83402, (208) 756-2412
 480 Lincoln Street, Aberdeen, Idaho 83411, (208) 226-2574
 COMMUNITY @ 2012 UNDER ALL RIGHTS RESERVED.



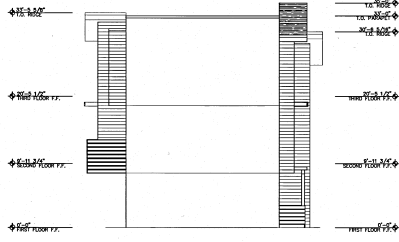
NO.	DESCRIPTION	DATE	BY
1	SUBMIT	03/14/12	CS
2	REVISION	03/14/12	CS
3	DATE	December 31, 2010	
4	REVISION		
5	DATE		
6	REVISION		

CONDOMINIUM PLAT
RIVER STREET CONDOMINIUMS
 SEC 6 T 2 N R 18 E RM
 BLAINE COUNTY, IDAHO

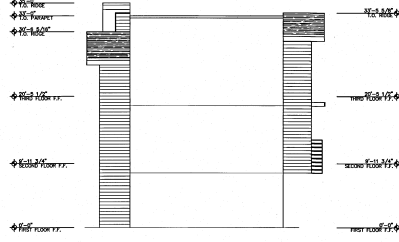
SHEET NO. **4**
 OF **6** SHEETS

RIVER STREET CONDOMINIUMS
LOT 2, BLOCK 1, INNTRUSTED SUBDIVISION
CITY OF HAILEY, IDAHO

NORTH END ELEVATION



SOUTH END ELEVATION



General Notes:

1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, IDAHO CODE.
2. THE COMMON AREAS ARE OWNED BY THE OWNERS OF THE CONDOMINIUM UNITS AS THEIR INTERESTS APPEAR AND ARE SET FORTH IN THE DECLARATIONS PURSUANT TO IDAHO STATE CODE 55-1505(1)(C).
3. UNIT DIMENSIONS ARE THE INTERIOR WALL LINES.
4. ALL UNIT LINES ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
5. THE SURVEY TIES TO THE BUILDING SHOWN ON THIS PLAT ARE TO THE OUTSIDE FACE OF THE WALL.
6. IN INTERPRETING THE DECLARATION, 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, PLATS OR DEEDS REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLATS OR DEEDS.
7. THE UNITS ARE DEFINED AND THIS PLAT IS SUBJECT TO THE COMMON AREA MAINTENANCE DECLARATION FOR THE RIVER STREET CONDOMINIUM.

Notes:

THE PHYSICAL BOUNDARIES OF THE UNIT ARE THE PATIO AND THE INTERIOR SURFACES OF PERIMETER WALLS, FLOOR, CEILINGS, WINDOWS, AND DOORS THEREOF SHOWN ON SHEET 2 OF THIS CONDOMINIUM PLAT MAP TO BE FILED FOR RECORD TOGETHER WITH ALL FIXTURES AND IMPROVEMENTS THEREIN CONTAINED. NOT WITHSTANDING 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, SKYLIGHTS, SHAFTS, CENTRAL HEATING SYSTEMS, RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, VENTS, DUCTS, FLUTES, CHUTES, CONDUITS, WIRES, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. THE INTERIOR SURFACES OF A PERIMETER WINDOW OR FLOOR MEANS THE POINTS AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED. THE PHYSICAL WINDOWS AND DOORS THEMSELVES ARE PART OF THE COMMON AREA AS HEREIN DEFINED. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, OR 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 OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, OR DEED REGARDLESS OF SETTLING 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.

CIVIL & STRUCTURAL ENGINEERING
 RIVER STREET CONDOMINIUMS
 101 S. PAUL REVEREND BLVD., SUITE 101
 83034-1001, HAILEY, IDAHO 83401
 208-785-2977
 400 Lincoln Street, Boise, ID 83721, (208)785-2977
 COMMERCIAL © 2014 L&S ALL RIGHTS RESERVED.

NO.	DATE	DESCRIPTION
1	10/21/14	ISSUED FOR PERMIT
2	10/21/14	ISSUED FOR RECORD
3	10/21/14	ISSUED FOR RECORD
4	10/21/14	ISSUED FOR RECORD
5	10/21/14	ISSUED FOR RECORD
6	10/21/14	ISSUED FOR RECORD

CONDOMINIUM PLAT
RIVER STREET CONDOMINIUMS
 SEC. 9, T. 2 N., R. 18 E., B.M.
 BLAINE COUNTY, IDAHO



RIVER STREET CONDOMINIUMS
A REPLAT OF LOT 1A, BLOCK 1, SUTTON SUBDIVISION
CITY OF HAILEY, SECTION 9, T. 2 N., R. 18 E.B.M.
BLAINE COUNTY, IDAHO

BOUNDARY DESCRIPTION

LOT 2 BLOCK 1, INNTRUSTED SUBDIVISION

TREASURERS CERTIFICATE

I the undersigned County Treasurer in and for the County of BLAINE, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Ammon Kappel 2/1/21
 County Treasurer Date

CERTIFICATE OF APPROVAL

Sanitary Restrictions as required by Idaho Code Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

1/5/2021
 Date Health District Signature

RECORDER'S CERTIFICATE

Instrument # 678803
 HAILEY BLAINE PLAT
 800 W. Joseph Street, Blaine, ID 83421, (208)785-2977
 400 Lincoln Street, Emmett, ID 83217, (208)236-0954

HAILEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Hailey on this 21st day of January, 2021

Chris G. Street
 City Clerk



IRRIGATION CERTIFICATE

Water Rights are not appurtenant.

OWNER'S DEDICATION

Know all men by these present that the undersigned owner of the land described in the boundary description have caused the same to be subdivided into lots and block; and do hereby warrant and save the City of Hailey harmless from any existing easements or encumbrances. It is the intention of the owner to include all of the land described in the boundary description in the plat. The location and dimensions of the lots and block are to be as shown on the accompanying map of the property and we do hereby dedicate to the public, all streets and right-of-ways shown thereon. The easements shown are dedicated to the public for public utilities, roadway slopes and drainage or for any other use designated on the plat and no structures other than those for such utility purposes are to be erected within the lines of said easements. The individual lots described in this plat will be served by the City of Hailey Division.

In witness whereof I as the owner do herunto set my hand.

David Adams
 HAILEY FF LLC
 David Adams (Managing Member)



ACKNOWLEDGMENT

STATE OF IDAHO)
 COUNTY OF Blaine)
 I, Ammon Kappel, a Notary Public, in and for said Blaine County in said State, hereby certify that David Adams, whose name as manager of HAILEY FF, L.L.C., is signed to the foregoing instrument and personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.
 Given under my hand and seal this 11th day of January, 2021.

Notary Public *Ammon Kappel*

Residing in Blaine

My commission expires: 7/20/2021

BLAINE COUNTY SURVEYOR'S APPROVAL

I Sam Young, County Surveyor for Blaine County, Idaho, do hereby certify that I 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 to Plats and Surveys.

Sam Young 2/1/21
 Professional Land Surveyor Date
 Idaho License No. 115770

HAILEY CITY ENGINEER'S APPROVAL

The foregoing plat was approved by *Riley Yeager*, City Engineer for the City of Hailey on this 21st day of January, 2021

Riley Yeager
 City Engineer

SURVEYOR'S CERTIFICATE

I Chris G. Street, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provision of the statutes of the State of Idaho have been complied with.

Chris G. Street 12/31/2020
 PROFESSIONAL LAND SURVEYOR
 12224
 License No. 12224 Date

CIVIL & STRUCTURAL ENGINEERING
 HAILEY BLAINE PLAT
 800 W. Joseph Street, Blaine, ID 83421, (208)785-2977
 400 Lincoln Street, Emmett, ID 83217, (208)236-0954

CONDOMINIUM PLAT
 RIVER STREET CONDOMINIUMS
 SEC. 9, T. 2 N., R. 18 E.B.M.
 BLAINE COUNTY, IDAHO

DATE: December 31, 2020
 SHEET NO. 6 OF 6

Z:\Projects\2021\Project\443\Instruments\678803-001 - Blaine County Plat.docx