

SKYWAGON COMMERCIAL CONDOMINIUMS

LOCATED IN LOT 1, BLOCK 1, SKYWAGON SUBDIVISION, IN A PORTION OF THE SW 1/4, OF THE SW 1/4 OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

Book J Page 420 #2072133000

FOUND A 2.5" ALUMINUM CAP MARKED AS NOTED IN CP&F INSTRUMENT NO. 1874702, ACCEPTED FOR WEST 1/4 CORNER SEC. 34

UNPLATTED

CHASE ROAD

N00°36'13"E 2837.99' (M,R1)

30'

EXISTING DRAINAGE & UTILITY EASEMENT (SEE R1)

50'

30'

30'

FOUND A BOLT WITH A 1" SQUARE HEAD, SET IN CONCRETE, AS NOTED IN CP&F INSTRUMENT NO. 1591208, ACCEPTED FOR SW CORNER SECTION 34, DESTROYED DURING CONSTRUCTION AND RESET WITH A 2.5" ALUMINUM CAP MARKED AS NOTED IN CP&F INSTRUMENT NO. 2048731

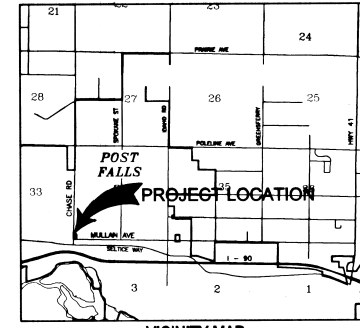
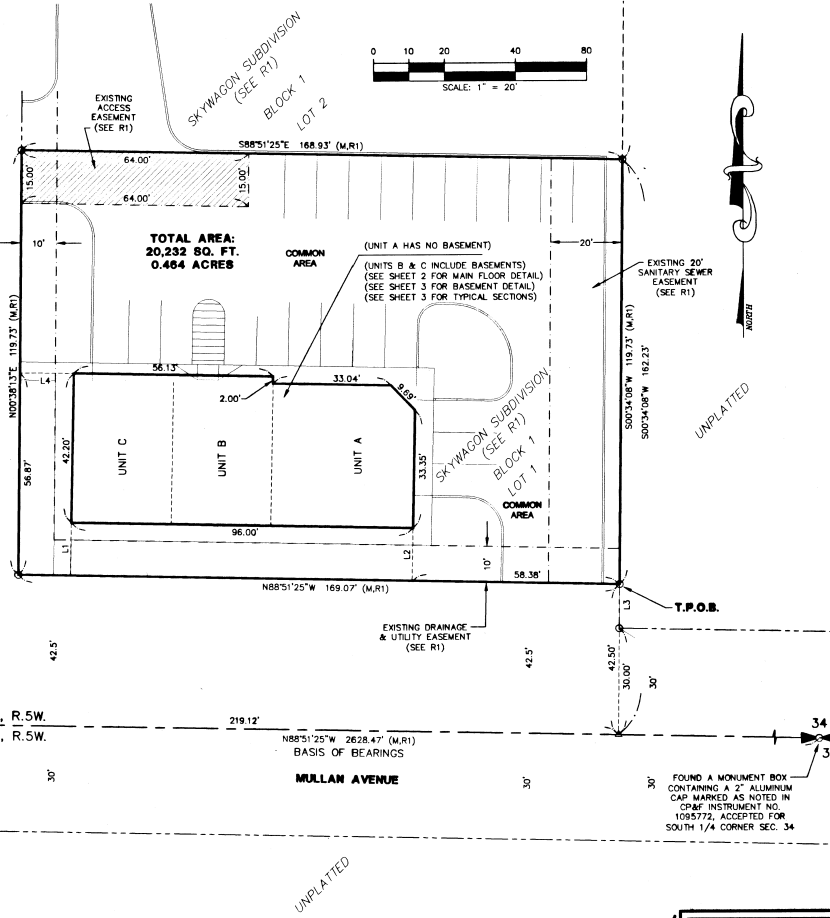
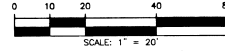
T.51N., R.5W.
T.50N., R.5W.

N88°51'25"W 2628.47' (M,R1)
BASIS OF BEARINGS

MULLAN AVENUE

UNPLATTED

LINE DATA:	BEARING	LENGTH
L1	S01°08'34"W	15.00'
L2	S01°08'35"W	15.00'
L3	N00°34'08"E	12.50'
L4	N89°21'47"W	15.22'



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND 5/8" x 30" REBAR WITH CAP INSCRIBED "RYA PLS 10699"
- △ CALCULATED SURVEY POSITION
- (M) MEASURED BEARING AND/OR DISTANCE
- (R) RECORD BEARING AND/OR DISTANCE. SEE CORRESPONDING REFERENCE NOTE HEREON.
- C/L DENOTES CENTERLINE
- R/W DENOTES RIGHT-OF-WAY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, WHICH IS TAKEN TO BEAR SOUTH 88°51'25" EAST PER R1. VERTICAL DATUM = NVD 29.

REFERENCES:

- R1 PLAT OF SKYWAGON SUBDIVISION, RECORDED IN BOOK J OF PLATS, PAGE 333

NOTES:

1. RELATIVE ACCURACY FOR DIMENSIONS AND/OR MEASUREMENTS NOTED HEREON MAY BE ±00'00"30", FOR ANGULAR DATA, AND ±0.10", FOR DISTANCE DATA.
2. ALL AREA NOT OCCUPIED BY CONDOMINIUM UNITS IS COMMON AREA, UNLESS SPECIFICALLY DEFINED HEREON.
3. FLOOR PLANS AND TYPICAL SECTIONS SHOWN ON SHEETS 2 AND 3 OF 5 ARE FROM PLANS PROVIDED BY ALL VENTURE DRAFTING, OF HAYDEN, IDAHO.
4. THE LIMITED COMMON AREAS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT ARE RESERVED EXCLUSIVELY FOR USE BY THE INTEREST HOLDERS IN UNITS B AND C, FOR INGRESS TO AND EGRESS FROM THE BASEMENT PORTIONS OF THEIR INDIVIDUAL AND RESPECTIVE UNITS, FOR AS LONG AS THEY SHALL HOLD INTEREST IN THOSE BASEMENT PORTIONS OF UNITS B AND C.



WELCH COMER
ASSOCIATES, INC.
ENGINEERS & SURVEYORS

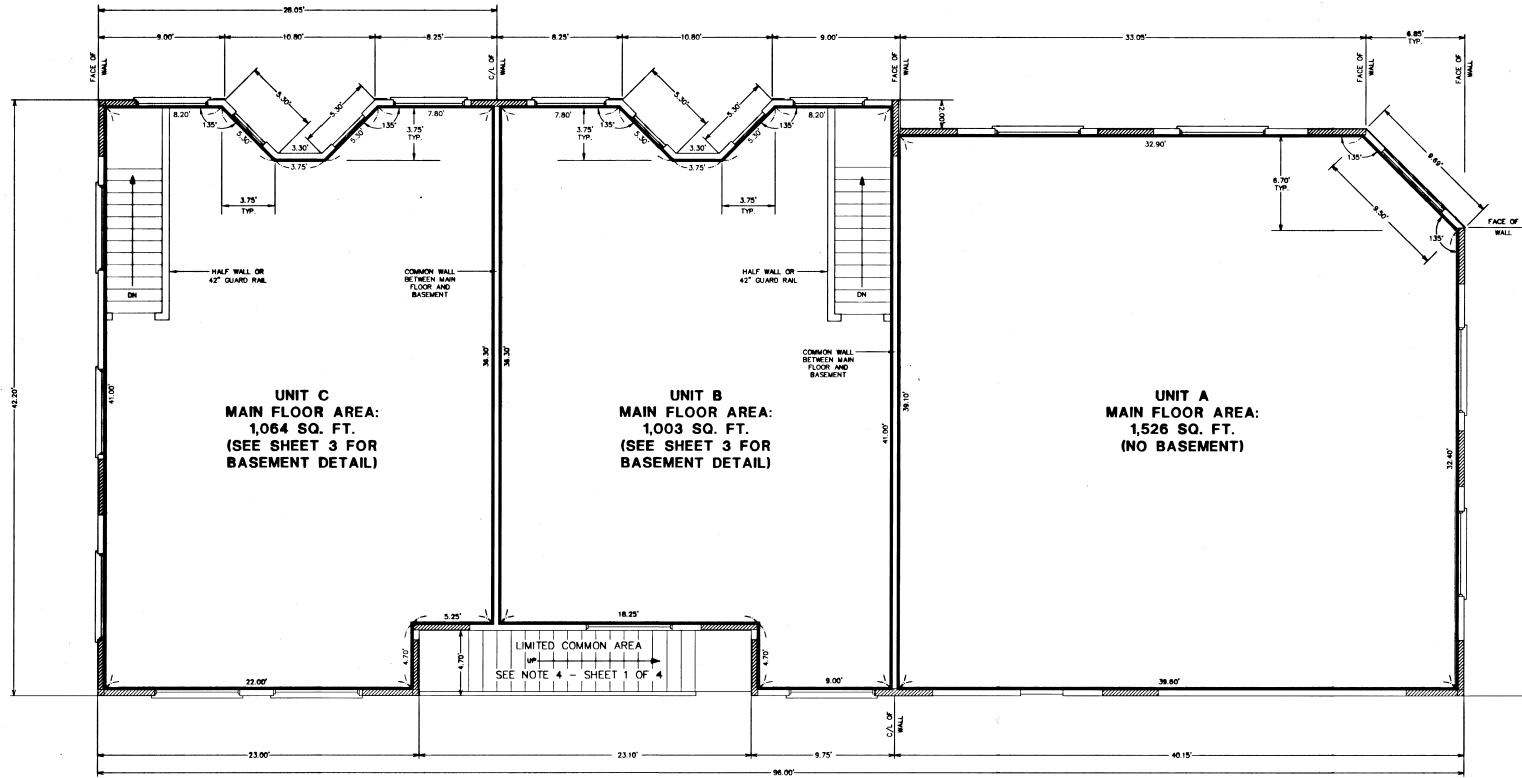
1626 Lincoln Way, Coeur d'Alene, Idaho 83814
Phone (208) 664-9382 Fax (208) 664-5946

Skywagon Commercial Condominiums
in the SW 1/4 of the SW 1/4 of Section 34, T.51N., R.5W.,
B.M., City of Post Falls, Kootenai County, ID

Drawn By: RDS	Date: 08-23-06	Sheet 1 of 4
Checked By: CWB	Scale: 1" = 20'	Drawn No. 118725P02

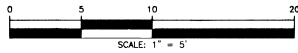
SKYWAGON COMMERCIAL CONDOMINIUMS

Book J Page 420A # 2073133000



MAIN FLOOR DETAIL

SCALE: 1" = 5'



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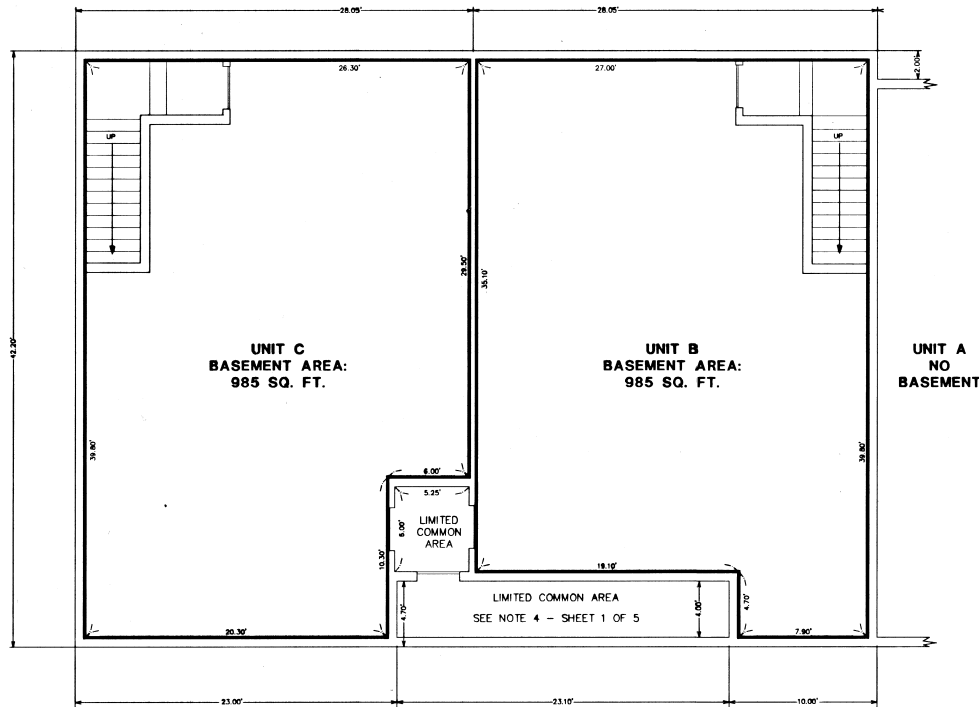
1626 Lincoln Way, Coeur d'Alene, Idaho 83814
Phone (208) 664-8082 Fax (208) 664-5946

Skywagon Commercial Condominiums
in the SW 1/4 of the SW 1/4 of Section 34, T.5N, R.5W,
E.L.M., City of Post Falls, Kootenai County, ID

Drawn By: RDB	Date: 08-23-08	Sheet 2 of 4
Checked By: CWB	Scale: 1" = 5'	Draw No. 11871SP03

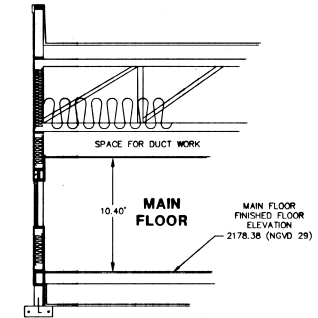
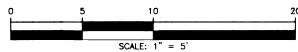
SKYWAGON COMMERCIAL CONDOMINIUMS

Book J Page 420 B #2073133000



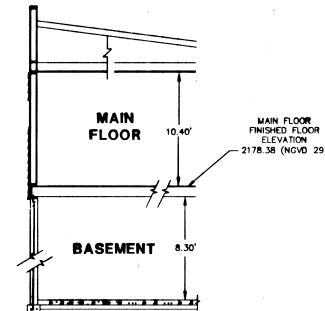
BASEMENT DETAIL

SCALE 1" = 5'



TYPICAL SECTION: UNIT A

SCALE 1" = 5'



TYPICAL SECTION: UNITS B & C

SCALE 1" = 5'

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Skywagon Commercial Condominiums
in the SW 1/4 of the SW 1/4 of Section 34, T.51N. R.5W,
B.M., City of Post Falls, Kootenai County, ID

Drawn By: KDB	Date: 06-23-06	Sheet 3 of 4
Checked By: CWB	Scale: 1" = 5'	Draw No. 11873SP04

SKYWAGON COMMERCIAL CONDOMINIUMS

Book J Page 420 C #2073/33000

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THOSE PRESENT THAT HIGHWING CONSTRUCTION, INC., AN IDAHO CORPORATION, ROBERT QUINDON, PRESIDENT, HEREBY CERTIFIES THAT THEY OWN AND HAVE LAID OUT THE LAND EMBRACED WITHIN THIS PLAT, TO BE KNOWN AS "SKYWAGON CONDOMINIUMS", BEING ALL OF LOT 1, BLOCK 1, OF THE PLAT OF SKYWAGON SUBDIVISION, RECORDED IN BOOK J OF PLATS, PAGES 333 AND 333A, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2.5 INCH DIAMETER ALUMINUM CAP MARKED AS SHOWN IN THE CORNER PERPETUATION AND FILING RECORD FILED AS INSTRUMENT NO. 2648731, AND SITUATED IN A MONUMENT BOX, TAKEN TO MONUMENT THE SOUTHWEST CORNER OF SAID SECTION 34, AND BEING SITUATED NORTH 88°51'25" WEST, 2629.47 FEET, FROM A 2 INCH ALUMINUM CAP IN A MONUMENT BOX TAKEN TO MONUMENT THE SOUTH QUARTER CORNER OF SAID SECTION 34, AS NOTED IN CORNER PERPETUATION AND FILING RECORD INSTRUMENT NO. 1095772;

THENCE, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, SOUTH 88°51'25" EAST, 219.12 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 1;

THENCE, ALONG SAID SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 1, NORTH 00°34'08" EAST, 42.50 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1, SAID LINE TAKEN TO BE COINCIDENTAL WITH THE NORTH LINE OF THE RIGHT-OF-WAY FOR MULLAN AVENUE, SAID POINT TAKEN TO BE MONUMENTED BY A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP MARKED "RYA PLS 10699" (SIMILAR MONUMENTS HEREINAFTER REFERENCED AS A "RYA MONUMENT"), SAID POINT TAKEN TO BE THE SOUTHEAST CORNER OF SAID LOT 1, AND SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG SAID SOUTH BOUNDARY LINE OF SAID LOT 1, NORTH 88°51'25" WEST, 169.07 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, TAKEN TO BE MONUMENTED BY A "RYA MONUMENT";

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 1, TAKEN TO BE COINCIDENTAL WITH THE EAST LINE OF THE RIGHT-OF-WAY FOR CHASE ROAD, NORTH 02°38'13" EAST, 119.73 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, TAKEN TO BE MONUMENTED BY A "RYA MONUMENT";

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, SOUTH 88°51'25" EAST, 168.93 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, TAKEN TO BE MONUMENTED BY A "RYA MONUMENT";

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, SOUTH 00°34'08" WEST, 119.73 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 20,232 SQUARE FEET (0.464 ACRES), MORE OR LESS.

DOMESTIC WATER AND SEWAGE DISPOSAL SHALL BE PROVIDED BY THE CITY OF POST FALLS.

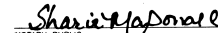
RESERVING ANY SUCH EASEMENT AS MAY BE OF RECORD OR IN VIEW, AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYWAGON COMMERCIAL CONDOMINIUMS.


HIGHWING CONSTRUCTION, INC.
ROBERT QUINDON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF IDAHO) S.S.
COUNTY OF KOOTENAI

ON THIS 21st DAY OF November, IN THE YEAR OF 2006 BEFORE ME SHARIE McDONALD, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED ROBERT QUINDON, KNOWN OR IDENTIFIED TO ME TO BE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.


NOTARY PUBLIC

9/29/2010
MY COMMISSION EXPIRES

SHARIE McDONALD
NOTARY PUBLIC
STATE OF IDAHO

SURVEYOR'S CERTIFICATE

I, GERALD W. BRANT, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF LAND, AND THAT ALL MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET, AND THAT THIS PLAT IS IN COMPLIANCE WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES FOR PLATS AND SURVEYS, DATED THIS

21st DAY OF November, 2006.



COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, DATED THIS 19 DAY OF December, 2006, AT 2:28 O'CLOCK P.M., AND WAS DULY RECORDED IN PLAT BOOK J, PAGE 420 AT THE REQUEST OF HIGHWING CONSTRUCTION, INC. 420 B 420 C
Dan Endis
KOOTENAI COUNTY RECORDER
FEE: \$11.00

COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED AND CHECKED THIS PLAT, AND THE COMPUTATIONS OF SAID PLAT, AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET AND SATISFIED.

DATED THIS 19th DAY OF DECEMBER, 2006


KOOTENAI COUNTY SURVEYOR

CITY ENGINEER'S CERTIFICATE

I HEREBY ATTEST THAT THE CITY OF POST FALLS' REQUIREMENTS FOR PUBLIC UTILITIES AND ROADWAYS HAVE BEEN MET.


CITY ENGINEER

Dec. 5, 2006
DATE

COUNTY TREASURER'S CERTIFICATE

TAKES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION FOR THIS PLAT HAVE BEEN PAID.


DATED THIS 4 DAY OF December, 2006. Taxes Paid Through 31 December 2006


KOOTENAI COUNTY TREASURER

PANHANDLE HEALTH DISTRICT CERTIFICATE

A SANITARY RESTRICTION, ACCORDING TO IDAHO CODE 50-1326 TO 50-1329, IS IMPOSED ON THIS PLAT, NO BUILDINGS, DWELLINGS, OR SHELTERS SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED. THIS PLAT HAS BEEN

APPROVED, DATED THIS 4th DAY OF December, 2006


PANHANDLE HEALTH DISTRICT I

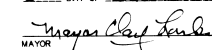
SANITARY RESTRICTIONS FOR THIS PLAT HAVE BEEN SATISFIED AND LIFTED, DATED THIS 4th DAY OF December, 2006


PANHANDLE HEALTH DISTRICT I

CITY OF POST FALLS

THIS PLAT HAS BEEN EXAMINED BY THE POST FALLS CITY COUNCIL AND IS HEREBY APPROVED FOR FILING, DATED THIS

5th DAY OF December, 2006.


MAYOR


CITY CLERK

WELCH COMER
ASSOCIATES, INC.
ENGINEERS & SURVEYORS

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B.M. City of Post Falls, Kootenai County, ID

Drawn By: RRB	Date: 06-23-06	Sheet: 1 of 1
Checked By: GWR	Scale: N/A	Draw No: 11872SP2