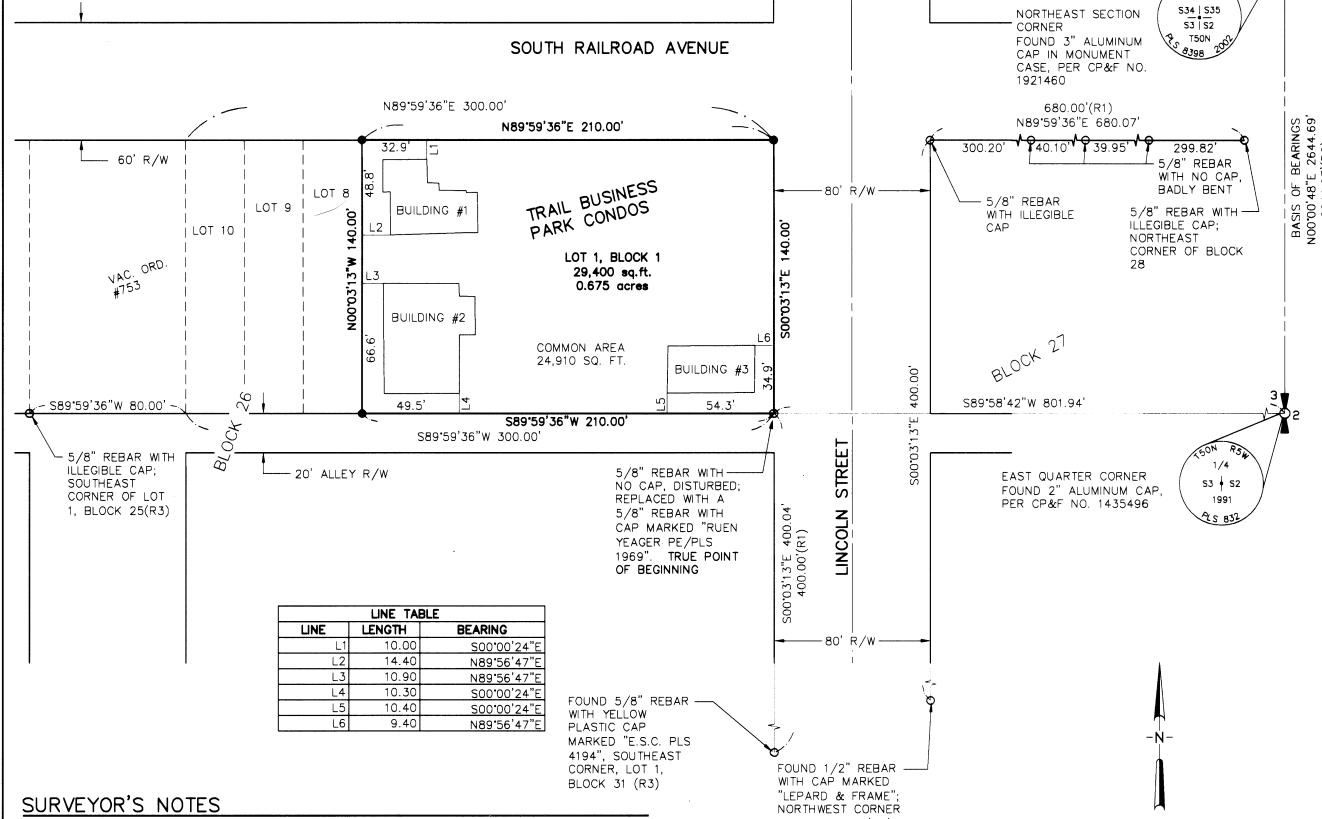


# TRAIL BUSINESS PARK CONDOS

LOTS 1 THROUGH 7 OF BLOCK 26 OF THE TOWNSITE OF POST FALLS  
 LOCATED IN SECTION 3, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,  
 CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO.

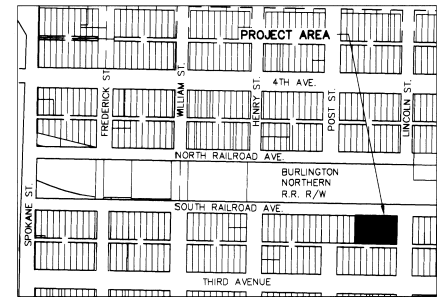
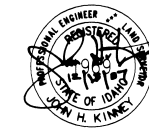


### SURVEYOR'S NOTES

- AS PER TITLE 55 CHAPTER 15 SECTION 55-1509 OF THE IDAHO STATUTES, THE PHYSICAL BOUNDARIES OF THE UNIT ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF, AND THE UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIRSPACE SO ENCOMPASSED.
- AS PER TITLE 55 CHAPTER 15 SECTION 55-1509 OF THE IDAHO STATUTES, IN INTERPRETING THIS PLAT, 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 ON THIS PLAT, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES AS SHOWN ON THIS PLAT AND THE ACTUAL BOUNDARIES OF THE UNITS OF THE BUILDING.
- THIS CONDOMINIUM PLAT IS SUBJECT TO THE DECLARATION RECORDED UNDER INST. #2136407000 IN KOOTENAI COUNTY.
- THIS MAP DOES NOT ATTEMPT TO SHOW ALL UNRECORDED EASEMENTS, PRESCRIPTIVE EASEMENTS OR PHYSICAL FEATURES OF THE PROPERTY.
- SEE SHEET 2 FOR ADDITIONAL DIMENSIONS AND AREAS.
- TIES FROM BUILDING TO LOT CORNERS AS SHOWN ON THIS SHEET ARE PERPENDICULAR TO THE LOT LINE UNLESS OTHERWISE NOTED AND ARE TO FIRST FLOOR EXTERIOR WALL CORNERS.
- THE POST FALLS CITY ZONE OF THIS SITE IS IN A COMMUNITY COMMERCIAL DISTRICT.

### SURVEYOR'S CERTIFICATE

I, JOHN H. KINNEY, PLS NO. 1969, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



VICINITY MAP

NO SCALE

### REFERENCES

- R1 TOWNSITE OF POST FALLS, BOOK 'C' OF DEEDS, PAGE 208, KOOTENAI COUNTY RECORDS.
- R2 RECORD OF SURVEY BOOK 17 OF SURVEYS, PAGES 49 AND 49A, KOOTENAI COUNTY RECORDS.
- R3 RECORD OF SURVEY BOOK 23 OF SURVEYS, PAGE 412, KOOTENAI COUNTY RECORDS.

### LEGEND

- SET 5/8" x 30" REBAR WITH A PLASTIC CAP, MARKED "RUEN YEAGER PE/PLS 1969"
  - FOUND MONUMENT AS NOTED
- BOUNDARY LINE, THIS SURVEY
  - - - - - LOT LINE
  - - - - - SECTION LINE
  - - - - - EXISTING RIGHT-OF-WAY
  - - - - - CENTERLINE OF ROAD

### BASIS OF BEARING

THE BEARING OF NORTH 00°00'48" EAST BETWEEN THE FOUND MONUMENTS MARKING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, PER R2.

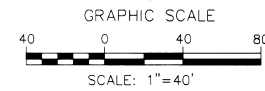
### BASIS OF ELEVATIONS

ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AND ARE DERIVED FROM AN OPUS-PROCESSED SOLUTION AT RYA CONTROL POINT NUMBER 101. ELEVATIONS SHOWN ARE IN U.S. SURVEY FEET UNITS. THE PROJECT BENCHMARK IS THE EAST QUARTER CORNER OF SECTION 3 HAVING AN ELEVATION OF 2165.99 FEET.

**RY**

**RUEN-YEAGER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 3301 N. HUETER RD., STE. #102  
 COEUR D'ALENE, IDAHO 83814 (208)292-0820  
 219 PINE ST.  
 SANDPOINT, IDAHO 83864 (208)265-4629  
 103 N. JACKSON  
 MOSCOW, IDAHO 83843 (208)853-3755

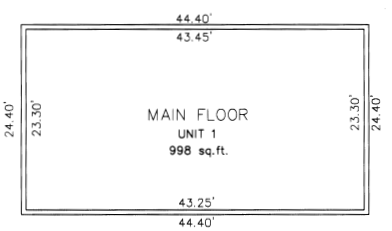
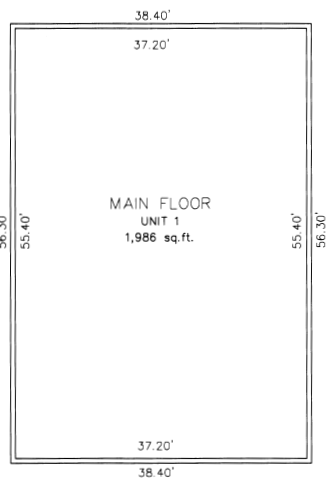
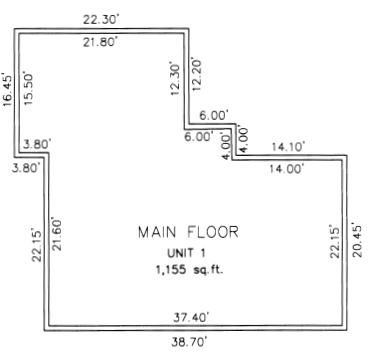
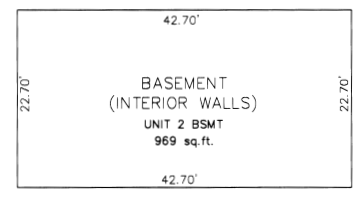
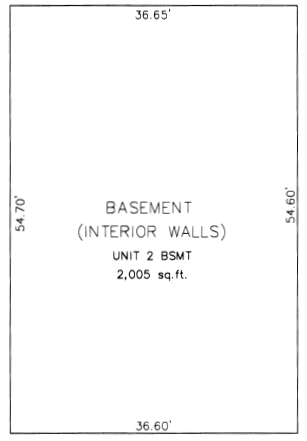
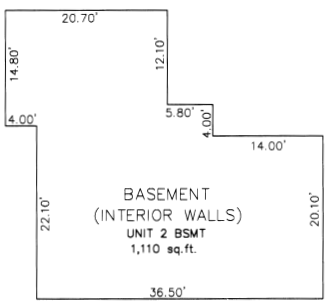
SECTION	TWN.	RNG.	SCALE	PLOT DATE:	XXXX
3	50N	5W	1" = 40'	CHECKED BY	JHK
			PROJECT NO.	P071043	
			DRAWING NO.	SV_Plat.dwg	
			DRAWN BY	JFK/MLH	
			SHEET	1 OF 3	



# TRAIL BUSINESS PARK CONDOS

LOTS 1 THROUGH 7 OF BLOCK 26 OF THE TOWNSITE OF POST FALLS  
 LOCATED IN SECTION 3, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,  
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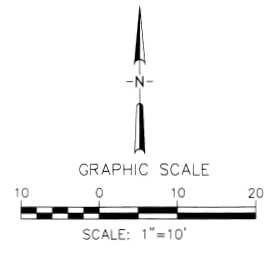
UNIT-FLOOR	AREA	FLOOR ELEVATION	CEILING ELEVATION
BLDG 1 UNIT 1	1,155 SQ. FT. ±	2174.34'	2191.82'
BLDG 1 UNIT 2	1,110 SQ. FT. ±	2164.27'	2172.27'
BLDG 2 UNIT 1	1,986 SQ. FT. ±	2174.00'	2182.20'
BLDG 2 UNIT 2	2,005 SQ. FT. ±	2164.48'	2171.48'
BLDG 3 UNIT 1	998 SQ. FT. ±	2173.30'	2190.87'
BLDG 3 UNIT 2	969 SQ. FT. ±	2163.32'	2171.32'



BUILDING 1

BUILDING 2

BUILDING 3



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 103 N. JACKSON  
 MOSCOW, IDAHO 83843 (208)883-3755

SECTION <b>3</b>	TWN. <b>50N</b>	RNG. <b>5W</b>	SCALE 1" = 10'	PLOT DATE: XXXX
			PROJECT NO. P071043	CHECKED BY JHK
DRAWING NO. SV_Plat.dwg			DRAWN BY JFK/MLH	SHEET 2 OF 3

