

Watergarden Condominiums  
SUB2020-03  
3615 N. Prospect Way  
Final Plat Review No. 2

03/29/21

Pending Comments 2,4,5,6 and 7

- 2.) Deferred to client
- 4.) Removed note 5 and updated note 12 to reflect Idaho Code 31-3805 applicability.
- 5.) Wording is correct.
- 6.) Updated note 6 to reflect PUDI easement designation for common lot.
- 7.) Added fillet to sidewalk easement as shown on Waterfront District Plat.

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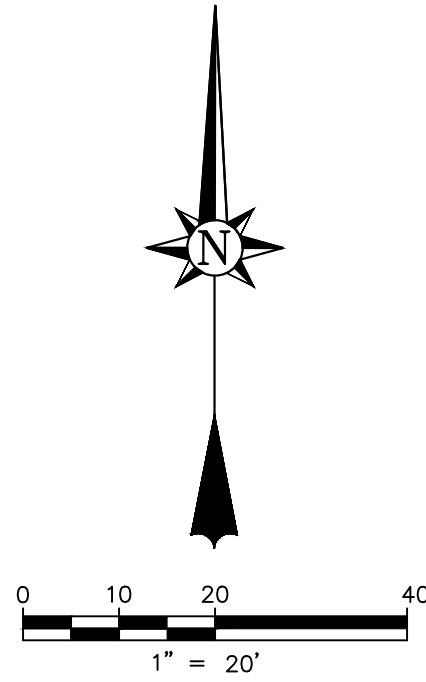
Preston Lutz  
Survey Technician

# WATERGARDEN CONDOMINIUMS

RE-PLATTING OF LOT 29, BLOCK 2, WATERFRONT DISTRICT SUBDIVISION  
 BOOK 96 OF PLATS, PAGE 12061, ADA COUNTY RECORDS  
 LYING WITHIN GOVERNMENT LOT 17 IN THE SE 1/4 OF THE NE 1/4  
 OF SECTION 5, T.3N., R.2E., B.M.

GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO

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**LEGEND**

	CONDOMINIUM BOUNDARY LINE
	SECTION LINE
	TIE LINE
	UNIT CENTERLINE
	COMMON AREA
	EASEMENT

- FOUND 3 1/2" BRASS CAP MONUMENT IN CONCRETE
- FOUND 2" ALUMINUM CAP
- FOUND 1/2" IRON PIN, REPLACED WITH 5/8" IRON PIN, 2" ALUMINUM CAP, PLS 11463
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

**REFERENCES**

- R1 = WATERFRONT DISTRICT SUBDIVISION, BOOK 96 OF PLATS, PAGE 12061.
- R2 = RECORD OF SURVEY A028
- R3 = RECORD OF SURVEY A029

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 86°27'47" E	21.08'
L2	S 09°24'38" W	17.51'
L3	N 17°48'03" W	21.69'
L4	N 38°13'41" W	48.57'

**CURVE TABLE**

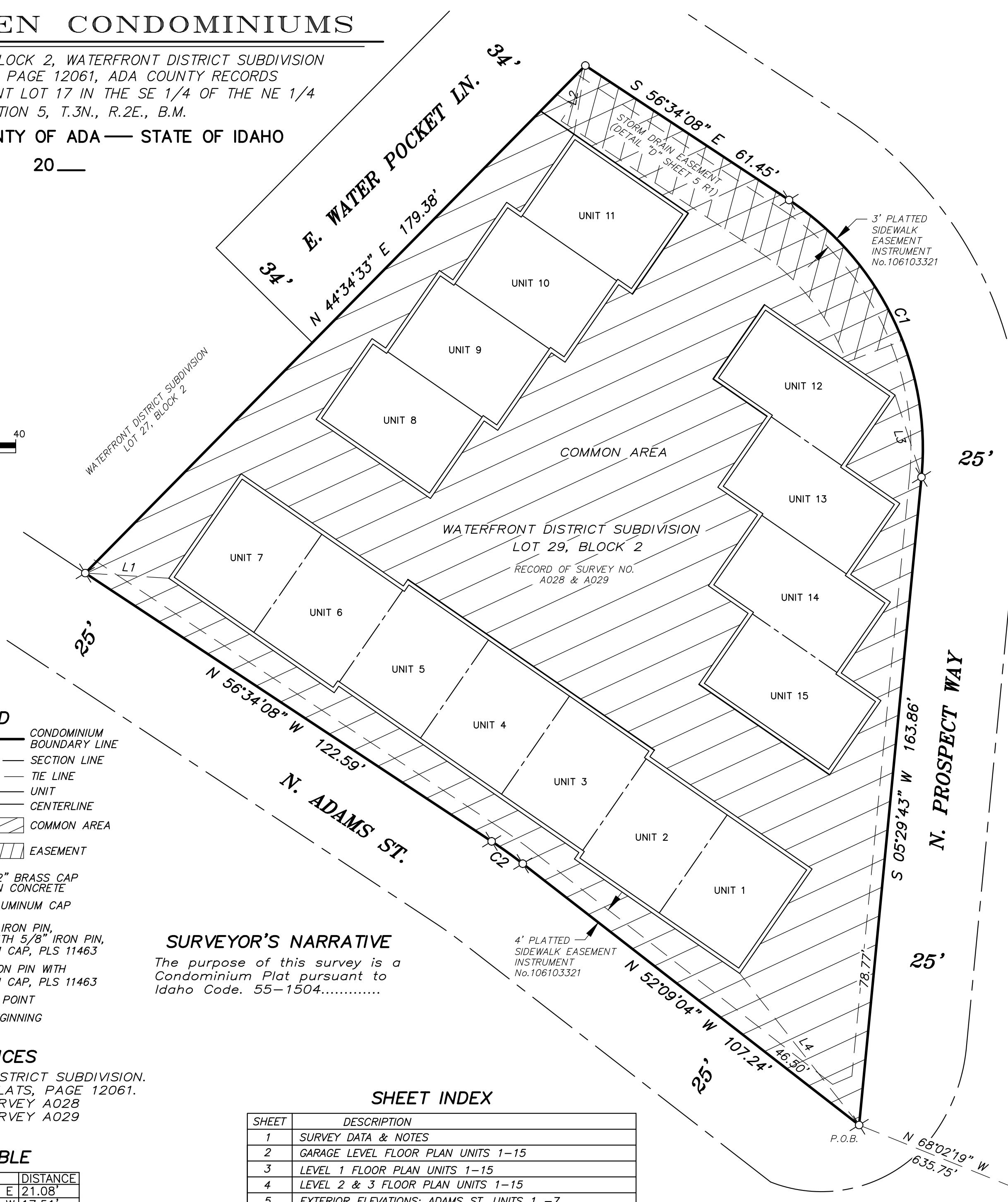
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	81.24'	77.33'	S 25°32'10" E	62°03'46"
C2	125.00'	9.64'	9.64'	N 54°21'34" W	4°25'07"

**SURVEYOR'S NARRATIVE**

The purpose of this survey is a Condominium Plat pursuant to Idaho Code. 55-1504.....

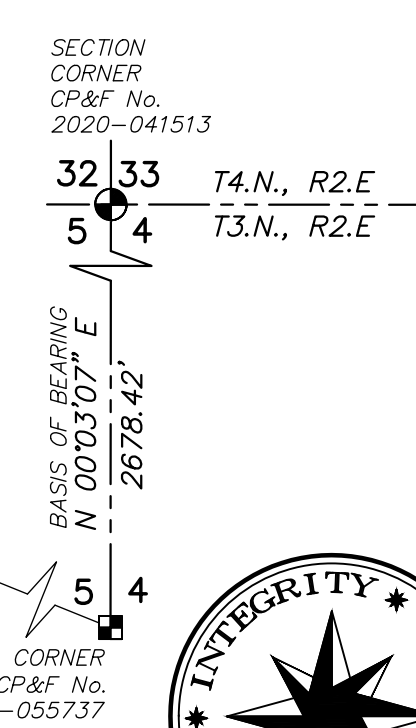
**SHEET INDEX**

SHEET	DESCRIPTION
1	SURVEY DATA & NOTES
2	GARAGE LEVEL FLOOR PLAN UNITS 1-15
3	LEVEL 1 FLOOR PLAN UNITS 1-15
4	LEVEL 2 & 3 FLOOR PLAN UNITS 1-15
5	EXTERIOR ELEVATIONS; ADAMS ST. UNITS 1 - 7
6	EXTERIOR ELEVATIONS; ADAMS ST. UNITS 1 - 7
7	EXTERIOR ELEVATIONS; E. WATERPOCKET LN. UNITS 8 - 11
8	EXTERIOR ELEVATIONS; E. WATERPOCKET LN. UNITS 8 - 11
9	EXTERIOR ELEVATIONS; N. PROSPECT WAY UNITS 8 - 11
10	EXTERIOR ELEVATIONS; N. PROSPECT WAY UNITS 8 - 11
11	CERTIFICATE OF OWNERS
12	AGENCY CERTIFICATION SHEET



**CONDOMINIUM NOTES:**

1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, OF IDAHO CODE.
2. ANY AMENDMENTS TO THIS CONDOMINIUM SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE AMENDMENT, OR AS ALLOWED BY ANY CONDITIONAL USE.
3. THE USES, RESPONSIBILITIES AND RELATIONSHIPS OF THE UNITS AND COMMON AREA, AND THE DEFINITION OF A "UNIT" IS AS DESCRIBED IN THE CONDOMINIUM DECLARATIONS FOR CULTURAL DISTRICT CONDOMINIUMS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER.
4. NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH PROVISIONS OF GARDEN CITY CODE.
5. BUILDING SURVEY TIES SHOWN ARE TO THE FIRST FLOOR EXTERIOR CORNERS.
6. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND RELATIONSHIPS OF THE UNITS AND COMMON AREA, LIMITED COMMON AREA AND COMMON/CROSS ACCESS, INGRESS-EGRESS, PARKING EASEMENTS, PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT SEE THE CONDOMINIUM DECLARATION AS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE PER INSTRUMENT No. \_\_\_\_\_
7. 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 SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, OR DEED, AND THE ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.
8. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
9. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
10. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH GARDEN CITY ZONING ORDINANCE.
11. ALL BUILDING ANGLES ARE 90 DEGREES (90°) UNLESS OTHERWISE NOTED.
12. THIS PROPERTY LIES WITHIN THE INCORPORATED CITY LIMITS OF THE CITY OF GARDEN CITY. A PRESSURE IRRIGATION SYSTEM HAS BEEN INSTALLED TO SERVICE THE PROPERTY. THE PRESSURE IRRIGATION SYSTEM IS TO BE OWNED, OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION. THIS SUBDIVISION IS NOT LOCATED WITHIN AN IRRIGATION DISTRICT; THEREFORE, THIS SUBDIVISION IS EXEMPT FROM REQUIREMENTS OF I.C. 31-3805.



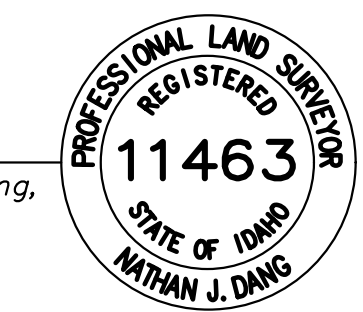
**BASIS OF BEARING**  
 N 00°03'07" E BETWEEN FOUND MONUMENTS AT THE 1/4 CORNER COMMON TO SECTIONS 5 & 4 AND THE CORNER COMMON TO SECTIONS 4, 5, 32, & 33.

SECTION CORNER  
 CP&F No. 2020-041513

32 33 T4.N., R2.E  
 5 4 T3.N., R2.E

1/4 CORNER  
 CP&F No. 2019-055737

Nathan J. Dang,  
 P.L.S. 11463



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JOB NO. 18-234
DRAWN BY: PGL2
SHEET: 1 OF 12