

PLAT SHOWING ROOSTER CONDOMINIUMS

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, A RE-PLAT OF A PORTION OF LOT 2 AND LOTS 3 AND 4, BLOCK 4, MERRILL SUBDIVISION NO. 2 BOOK 79 PAGE 8492
 ALL WITHIN TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN CITY OF EAGLE, ADA COUNTY, IDAHO
 EAGLE, ADA COUNTY, IDAHO
 2007



SCALE: 1"=50'

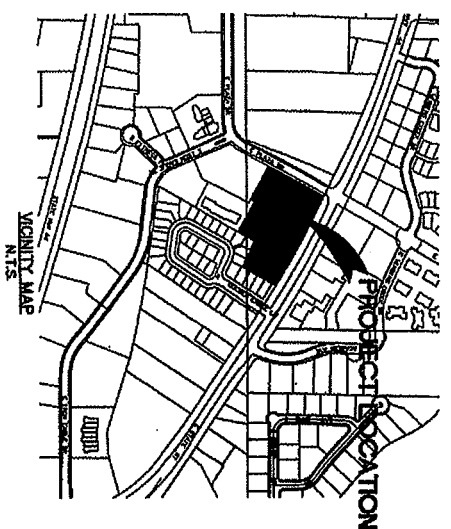
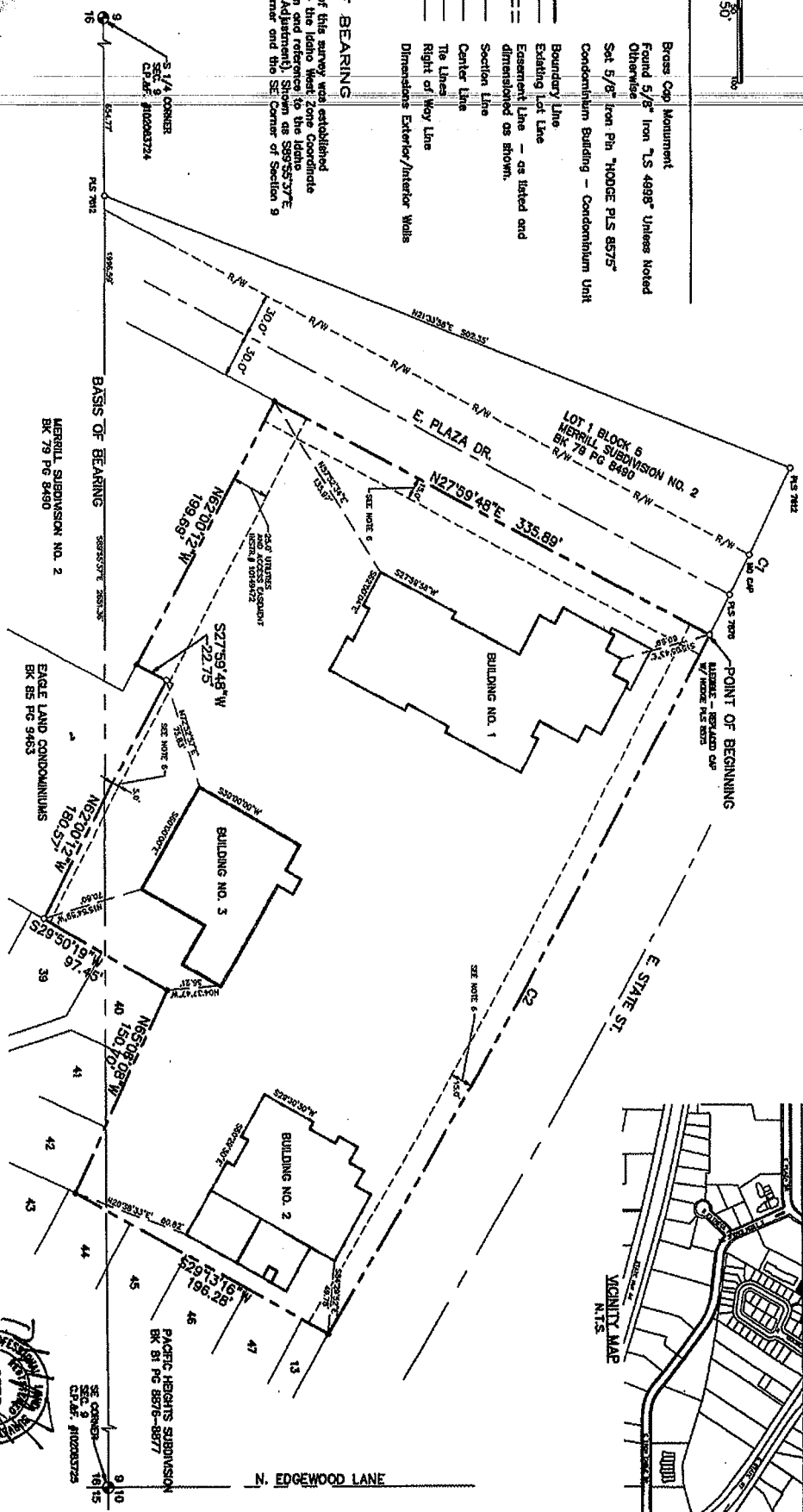
LEGEND

- Brass Cap Monument
- Found 5/8" Iron "S 4998" Unless Noted Otherwise
- Set 5/8" Iron Pin "HODGE PLUS 8875"
- 1-A Condominium Building - Condominium Unit
- Boundary Line
- Existing Lot Line
- Easement Line - as listed and dimensioned as shown.
- Section Line
- Center Line
- Tie Lines
- Right of Way Line
- Dimensioned Exterior/Interior Walls

BASIS OF BEARING

The Basis of Bearing of this survey was established by G.P.S. projected to the Idaho West Zone Coordinate System, NAD 83 Datum and referenced to the known MERILL, Survey 11899 Adjustment for the Section 5377E between the 1/4 Corner and the SE Corner of Section 9

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	124.64	6551.05	62.32	124.64	S83°41'57"E	1°05'24"
C2	538.34	6551.05	269.32	538.19	S80°47'40"E	4°42'30"



NOTE:
 ALL BUILDING TIES ARE TO THE INTERIOR OF BUILDING
 ALL AREA NOT DESIGNATED AS UNITS SHALL BE COMMON AREA UNLESS NOTED AS LIMITED COMMON AREA
 SEE SHEET 6 FOR ADDITIONAL PLAT NOTES

OWNER/DEVELOPER:
 MONTAGUE-SAUBOUL, LLC
 1121 EAST STATE ST., #107
 EAGLE, ID 83616
 (208) 838-0256

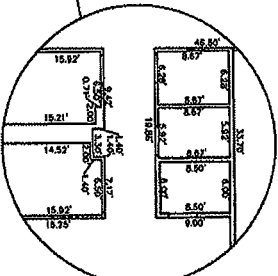
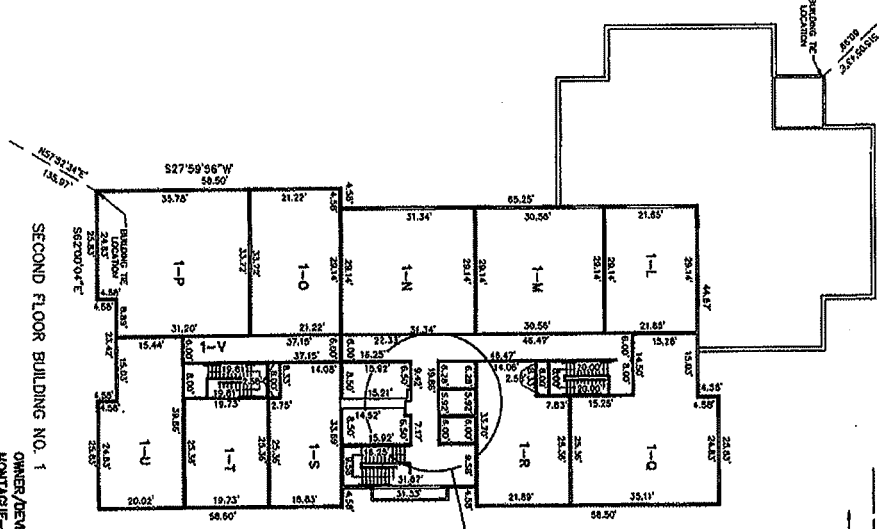
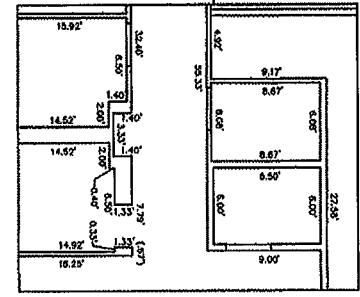
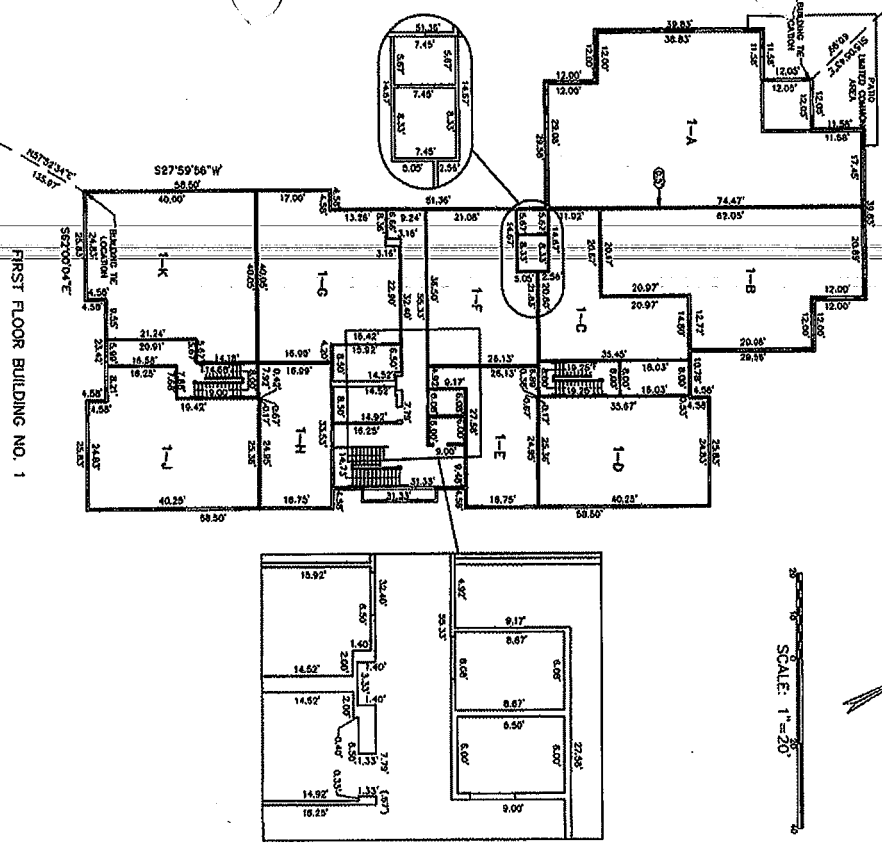
J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho
 10-06-053.FM
 LAST UPDATED: 11/4/2007
 SHEET 1 OF 8



1:\projects\2007\11-15-07\11-15-07.dwg - 11/15/07 11:56:00 AM - 11/15/07 11:56:00 AM

PLAT SHOWING ROOSTER CONDOMINIUMS

THAT PORTION OF THE SOUTHEAST ¼ OF SECTION 9, A PORTION OF THE NORTHEAST ¼ OF SECTION 16, A RE-PLAT OF A PORTION OF LOT 2 AND LOTS 3 AND 4, BLOCK 4, MARSH SUBDIVISION NO. 2 BOOK 79 PAGE 8492
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 EAGLE, ADA COUNTY, IDAHO
 2007



- LEGEND**
- Brass Cap Monument
 - Found 5/8" Iron "LS 4998" Unless Noted Otherwise
 - Set 5/8" Iron Pin "HOODE PLS 8575"
 - Condominium Unit
 - Boundary Line
 - - - Existing Lot Line
 - - - Easement Lines - as listed dimensioned as shown.
 - - - Section Lines
 - - - Center Line
 - - - Tie Lines
 - - - Right of Way Lines
 - - - Dimensions Exterior/Interior Walls

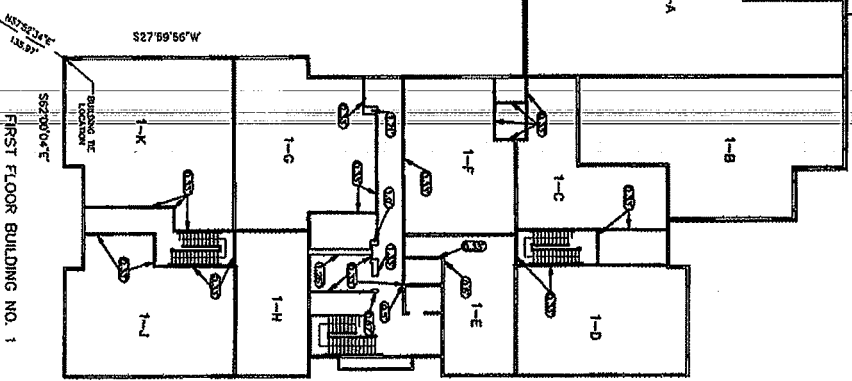
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 SEE SHEET 8 FOR ADDITIONAL PLAT NOTES

J-U-B ENGINEERS, INC.
 Engineers/Surveyors Planners
 Boise, Idaho
 LAST UPDATED: 11/29/2007
 SHEET 2 OF 8



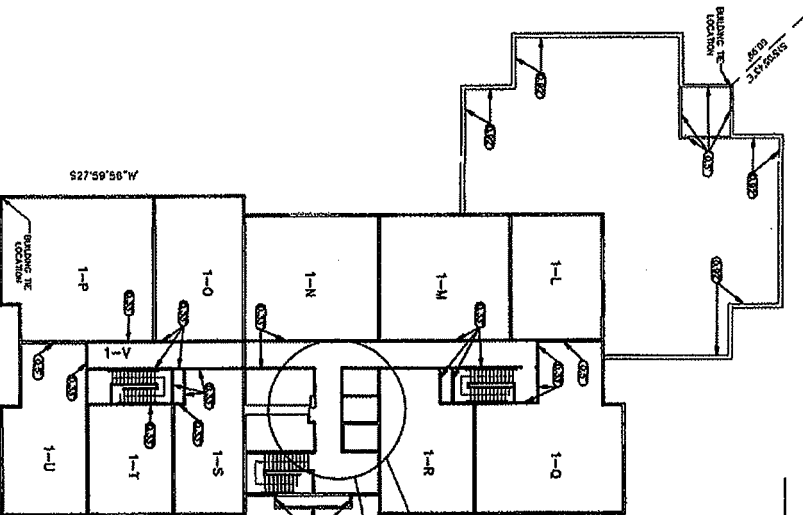
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 EAGLE, ADA COUNTY, IDAHO
 2007



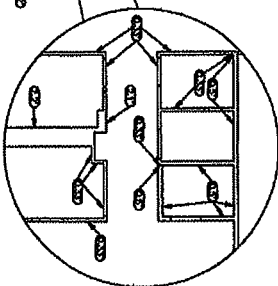
NOTE:
 ALL INTERIOR AND
 EXTERIOR WALLS ARE
 TO BE 6.5" UNLESS
 OTHERWISE NOTED

SCALE: 1"=20'



LEGEND

●	Brass Cap Monument
○	Found 5/8" Iron "LS 4998" Unless Noted Otherwise
•	Set 5/8" Iron Pin "HODGE PLS 8575"
A-1	Condominium Building - Condominium Unit
---	Boundary Line
---	Existing Lot Line
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---	Center Lines
---	The Lines
---	Right of Way Lines
---	Dimensions Exterior/Interior Walls



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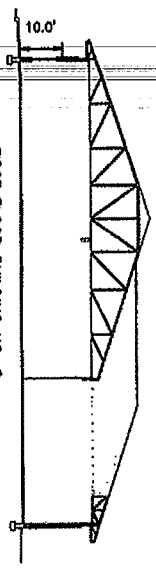
OWNER/DEVELOPER:
 MONTAGUE-SABRIOL, LLC
 1121 EAST STATE ST., #107
 EAGLE, ID 83516
 (208) 939-0256

J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho
 (208) 333-4517
 LAST UPDATED: 7/28/07

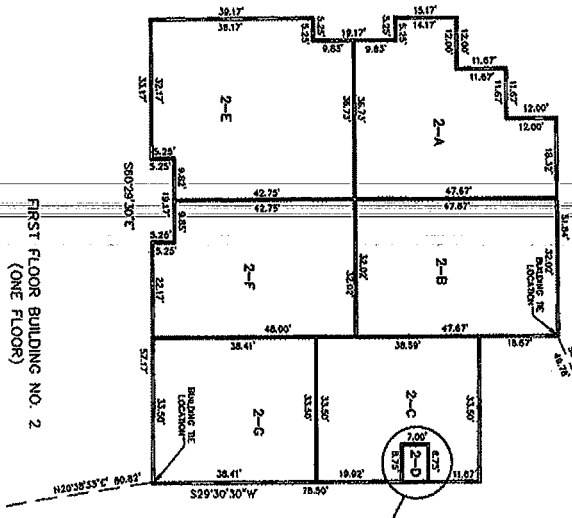
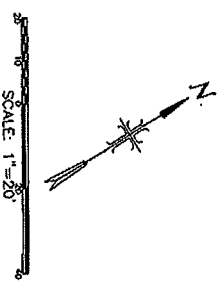


PLAT SHOWING ROOSTER CONDOMINIUMS

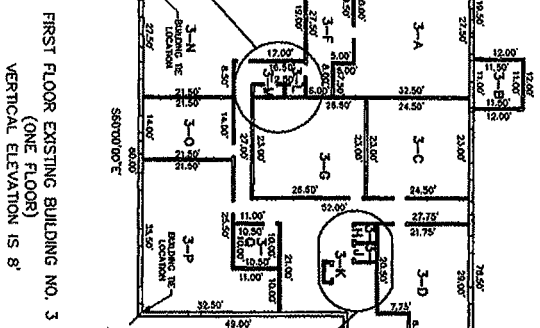
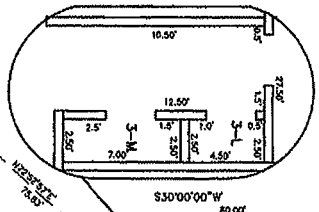
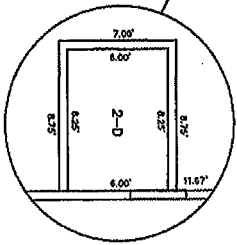
THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, A RE-PLAT OF A PORTION OF LOT 2 AND LOTS 3 AND 4, BLOCK 4, MERILL SUBDIVISION NO. 2 BOOK 79 PAGE 9492
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 EAGLE, ADA COUNTY, IDAHO
 2007



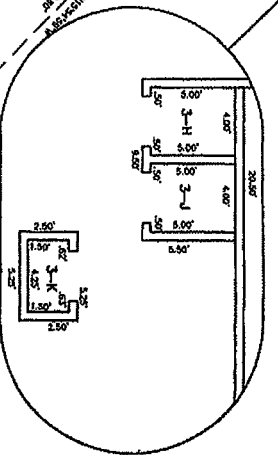
FIRST FLOOR BUILDING NO. 2 SECTION VIEW



FIRST FLOOR BUILDING NO. 2 (ONE FLOOR)



FIRST FLOOR EXISTING BUILDING NO. 3 (ONE FLOOR) VERTICAL ELEVATION IS 8'



LEGEND

- Brass Cap Monument
- Found 5/8" Iron "L.S. 4998" Unless Noted Otherwise
- Set 5/8" Iron Pin "HODGE PLS 8575"
- Condominium Building - Condominium Unit
- Boundary Line
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- Dimensions Exterior/Interior Walls

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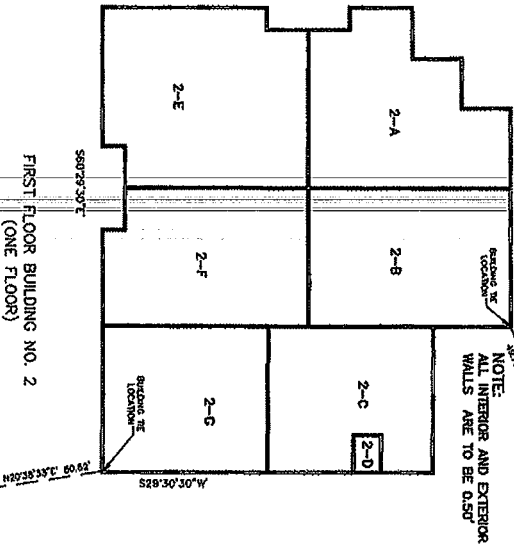
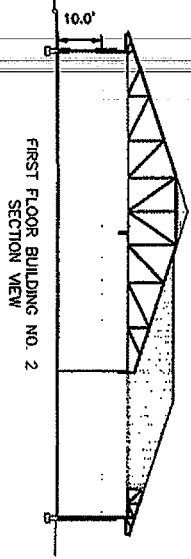
OWNER/DEVELOPER:
 MONTAGUE-SUNRISE, LLC
 1721 EAST MAIN ST., #107
 BOISE, IDAHO 83702
 (208) 938-0296

J-U-B ENGINEERS, INC.
 Engineers, Surveyors, Planners
 Boise, Idaho
 10-09-053.pjs
 LAST UPDATED: 1/6/2007

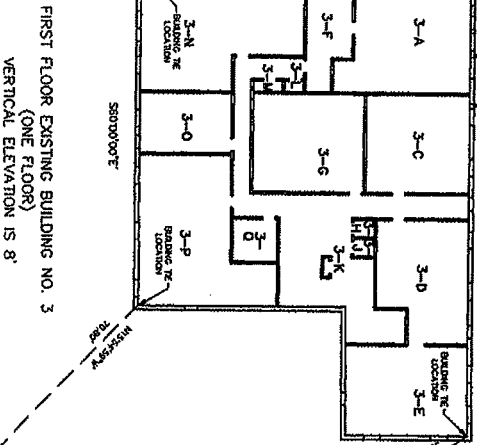
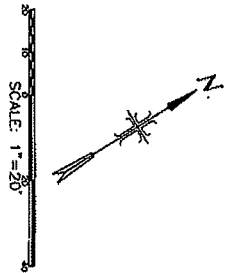


PLAT SHOWING
ROOSTER CONDOMINIUMS

THAT PORTION OF THE SOUTHEAST ¼ OF SECTION 9, A PORTION OF THE NORTHEAST ¼ OF SECTION 16, A RE-PLAT OF A PORTION OF LOT 2 AND LOTS 3 AND 4, BLOCK 4, MERRILL SUBDIVISION NO. 2 BOOK 79 PAGE 8492
ALL WITHIN TOWNSHIP 4 NORTH, RANGE 1 EAST, BOSE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
EAGLE, ADA COUNTY, IDAHO
2007



NOTE:
ALL INTERIOR AND EXTERIOR
WALLS ARE TO BE 0.50'



NOTE:
ALL INTERIOR WALLS ARE TO BE 0.50'
ALL EXTERIOR WALLS ARE TO BE 1.00'
UNLESS OTHERWISE NOTED

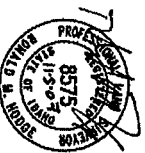
LEGEND

⊕	Brass Cap Monument
○	Found 5/8" Iron "LS 4899" Unless Noted Otherwise
•	Set 5/8" Iron Pin "1000E PLS 8575"
A-1	Condominium Unit
---	Boundary Line
---	Existing Lot Line
---	Easement Lines -- as listed dimensioned as shown.
---	Section Lines
---	Center Line
---	The Lines
---	Right of Way Lines
---	Dimensions Exterior/Interior Walls

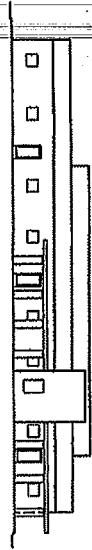
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UNLESS NOTED AS LIMITED COMMON AREA
SEE SHEET 8 FOR ADDITIONAL PLAT NOTES

OWNER/DEVELOPER:
MONTAGUE-SAMUEL, LLC
1741 EAST STATE ST., #107
(208) 538-0256

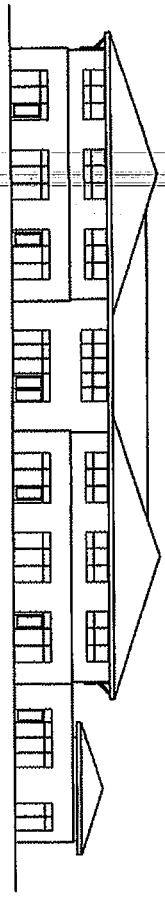
J-U-B ENGINEERS, INC.
Engineers, Surveyors, Planners
Boise, Idaho
10-06-053.PDS
LAST UPDATED 7/24/07



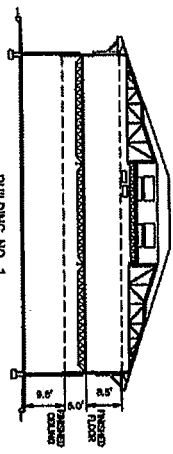
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 EAGLE, ADA COUNTY, IDAHO
 2007



BUILDING NO. 3
 SOUTH VIEW



BUILDING NO. 1
 EAST VIEW



BUILDING NO. 1
 SECTION VIEW

NOTES

1. Ownership of units and common areas are defined in the declarations recorded as Inst. No. ~~102153872~~
2. All unit angles are 90° unless otherwise noted.
3. No condominium unit shall be divided or adjusted unless plotted and approved by the City of Eagle and Ada County as provided in the declaration.
4. Building lines on page 1 are to interior corner of each building as defined on the architectural plans.
5. Condominium Unit, common area, limited common area and building common area are defined within the Declarations as Recorded.
6. A Utilities, Irrigation and Landscape assessment on dimensioned hereon. The assessments are for the Rocky Mountain Business Park Association as created by the Plat of Merrill Subdivision No. 2, and further augmented by RGS # 5465 Recorded as Instrument No. 101069738 and portions here of vacated thru the City of Eagle vacation process and recorded as Instrument No. 107098887 and shall not preclude the construction of any hard surface access to the public Right of Way.
7. The land within this plat is not within an Irrigation District as defined in Idaho Code 11-3605 and the requirements in I.C. 31-3505 are not applicable. Irrigation water is provided by the Rocky Mountain Business Park Assoc. as described in documents recorded as Instrument No. 99045288.
8. This Condominium Project recognizes the Lot Line Adjustment Record of Survey No. 5465 Parcel B&C as being included in this plat.

OWNER/DEVELOPER:
 MONTAGUE-SAURLO, LLC
 1721 EAST STONE ST., #107
 BOISE, IDAHO 83725
 (208) 338-0256

J-U-B ENGINEERS, INC.
 Engineers/Surveyors Planners
 Boise, Idaho
 10-06-053.P4
 10/23/2007



**PLAT SHOWING
ROOSTER CONDOMINIUMS**

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EAGLE, ADA COUNTY, IDAHO
2007

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, That Montague-Saurid LLC does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and their attention is to create a project including said real property in this Condominium Plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, title 55 of the Idaho Code.

That portion of the Southeast ¼ of Section 9, a portion of the Northeast ¼ of Section 16, A Re-Plat of a Portion of Lot 2 and Lots 3 and 4 Block 4, Merrill Subdivision No. 2 recorded Book 79 Page 8492 and Parcel B & C of Lot Line Adjustment Survey recorded of survey no. 5465 all within Township 4 North, Range 1 East, Boise Meridian, City of Eagle, Ada County, Idaho, and more particularly defined as follows:

- Commencing at a the South ¼ corner of Section 9, thence along the Southerly boundary line of said Southeast ¼ of Section 9, South 69°55'37" East, 694.77 feet (approximately described as 654-52 feet) to an angle point in Lot 1, Block 3, Merrill Subdivision No. 2, recorded of Block 79 page 8492 Adair County Record, thence along the Westerly boundary line of said Lot 1, Block 3, North 21°53'58" East, 502.235 feet to the Southerly right-of-way line of Le. Survey of the State of Idaho, thence along the Southerly right-of-way line 40' x 60' right-of-way curve to the right 124.88 feet (radius of 6,551.05 feet, a delta of 01°03'24", and a long chord which bears South 63°41'37" East, 124.84 feet to the POINT OF BEGINNING;
- thence continuing along said Southerly right-of-way line on a curve to the right, 538.34 feet, having a radius of 5,551.05 feet, a delta of 04°42'30", and a chord bearing of South 60°47'40" East, 538.19 feet to the Northwest Corner Lot 13 of Pacific Heights Subdivision;
- thence along the Westerly boundary line of said Sub. South 29°13'18" West, 196.28 feet to the Northeastly corner of Lot 42 Pacific Heights Subdivision;
- thence continuing along said boundary line North 63°06'08" West, 150.70 feet to the Northerly corner of Lot 40 Pacific Heights Subdivision;
- thence along the Westerly boundary line South 29°50'19" West, 97.48 feet to the Northeast corner England Condominiums;
- thence along the Northerly boundary North 62°00'12" West 180.57 feet;
- thence along the Northerly boundary South 27°59'48" West, 22.75 feet to the Southwest corner Parcel B lot line adjustment Record of Survey #5465;
- thence along the Southerly boundary of said parcel North 62°00'12" West, 199.69 feet to the Southeastly right-of-way line of East Plaza Drive;
- thence along said Southeastly right-of-way line North 27°59'48" East, 335.89 feet to the POINT OF BEGINNING.
- Containing 3.574 acres, more or less.

The assessments indicated on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

2 Units within this Condominium Project are eligible to receive domestic water service from United Water Idaho, Inc. Further, United Water Idaho, Inc. has agreed in writing to serve all units within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 24th day of October, 2007.

MONTAGUE-SAURID, LLC

Charles R. Montague
Charles R. Montague, Manager

CERTIFICATE OF SURVEYOR

Ronald M. Hodge, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this Condominium Project, as described and shown on this plat, was drawn from an actual survey conducted in accordance with the provisions of the Idaho Code and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats, condominiums and sections and the Corner Repealment and Filing Act, Idaho Code 55-1601 through 55-1612.

Ronald M. Hodge, P.L.S.



License No. 8575

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO,)
COUNTY OF ADA,)

On this 24th day of October, 2007, before me, Monica Chavez, a notary public in and for said State, personally appeared Charles R. Montague, known or identified to me to be the manager of the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and offered my official seal the day and year first above written.

Monica Chavez
Notary Public for Idaho

Residing at 1111 East State St. #107

My Commission Expires January 7, 2009



OWNER/DEVELOPER:
MONTAGUE-SAURID, LLC
1121 EAST STATE ST., #107
EAGLE, ID 83616
(208) 938-0256

J-U-B ENGINEERS, INC.
Engineers/Surveyors/Planners
Boise, Idaho
10-06-053, P-4-6
LAST UPDATED: 10/23/2007

PLAT SHOWING
ROOSTER CONDOMINIUMS

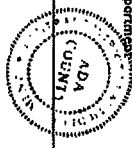
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EAGLE, ADA COUNTY, IDAHO
2007

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 59, Chapter 13 have been satisfied according to the letter to be read on file with the Central District Health Department, Idaho, and no additional restrictions may be recommended, in accordance with Section 59-1326, Idaho Code, by the issuance of a certificate of disapproval.

By: [Signature]
Central District Health Department

Date: 9/19/07



APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City held on the 17th day of September, 2007, this plat was duly accepted and approved.

By: [Signature]
City Clerk, Eagle, Idaho



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this Condominium Project and find that it complies with the State of Idaho Code relating to plats, condominiums and vacations.

By: [Signature] PLS 53579
Date: 11-9-2007



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: _____
Date: _____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C. 50-50-1308, do hereby certify that any and all current and/or delinquent property taxes for the property included in this proposed condominium project have been paid in full. This certification is valid for the next thirty (30) days only.



By: [Signature] by
County Treasurer
Deputy: [Signature]
Date: 11/3/07

COUNTY RECORDER'S CERTIFICATE

Instrument No. 107153879
STATE OF IDAHO }
County of Ada } SS
I hereby certify that this instrument was filed at the request of Montague-Sauriol, LLC at 6 minutes past 9 o'clock A M, this 17th day of September, 2007, in my office and was duly recorded in Book 59 of Plats of pages 12288 thru 12292

By: [Signature]
Deputy
By: [Signature]
Ex-Officio Recorder

FE \$41.-

OWNER/DEVELOPER
MONTAGUE-SAURIOL LLC
1721 EAST STATE ST., #107
EAGLE, ID 83616

J-U-B ENGINEERS

