



NOTES

- GENERAL RESTRICTIONS & TITLE INFORMATION:**
1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
 2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT
 3. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
4. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 5. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
- SURVEY AND SITE FEATURES:**
6. BASIS OF BEARINGS IS PER NAD 83. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 7. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 8. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

COMMON AREA (LOT 28)	= 27167 S.F.±
PLATTED UNITS AREA	= 14459 S.F.±
UNPLATTED AREA	= 7943 S.F.±
TOTAL AREA	= 49560 S.F.±

LEGEND

- RIGHT-OF-WAY LINE
- - - - - PLATTED LOT LINE
- ===== BUILDING LINE
- ===== EDGE OF ASPHALT PAVING
- CENTERLINE
- x - x - FENCE LINE
- O P - GUY WIRE
- O P - OVERHEAD POWER LINE
- FOUND 5/8" REBAR
- △ FOUND 1/2" REBAR
- CONTROL POINT
- TELEPHONE PEDESTAL
- CABLE TV RISER
- ⊕ GAS METER
- ⊗ ELEC. TRANSFORMER
- ⊕ POWER POLE
- ⊗ ANCHOR
- ⊕ BOLLARD
- BUILDING
- ▨ ELEVATED DECK AND WALKWAY

PROPERTY DESCRIPTION

A portion of the west one-half (W₂) of Block 81, City of Ketchum, Blaine County, Idaho including Units 1 through 25 and Lot 28 as shown on the plat of Alpine Villa Townhouses and Unit 26A as shown on the plat of Unit 26A Alpine Villa Townhouses, containing 41626 square feet, more or less.

And

The portion of Block 81, City of Ketchum, Blaine County, Idaho, that was acquired by the Alpine Villa Homeowners Association by Order of Judgement Upon Jury Verdict, Case No. 7231, recorded as Instrument No 196684, on September 7, 1979, and being more particularly described as follows:

Commencing at a 5/8" rebar marking the intersection of the centerline of River Street (80' ROW) and the centerline of Third Avenue (80' ROW) and proceeding South 89°23'26" East, 56.57 feet to the northwest corner of said Block 81, also being the Point of Beginning;

Thence proceeding North 45°36'53" East, 65.02 feet along the southerly right-of-way line of River Street;

Thence departing said right-of-way line, South 44°23'07" East, 122.03 feet;

Thence South 45°36'15" West, 65.00 feet to a point on the easterly right-of-way line of Third Avenue;

Thence North 44°23'45" West, along said right-of-way line, 122.05 feet to the Point of Beginning.

This parcel contains 7934 square feet, more or less.



PREPARED BY:
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REVISED DATE: 08/02/13

	ALPINE VILLA TOWNHOUSES SITE SURVEY	
	LOCATED WITHIN SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO	
PREPARED FOR: TRAIL VIEW H.O.A.		
PROJECT NO. 12009	DWG BY: RKF/CPL	12009TOPO.DWG
A SITE SURVEY	DATE: 11/13/2012	SHEET: 1 OF 1