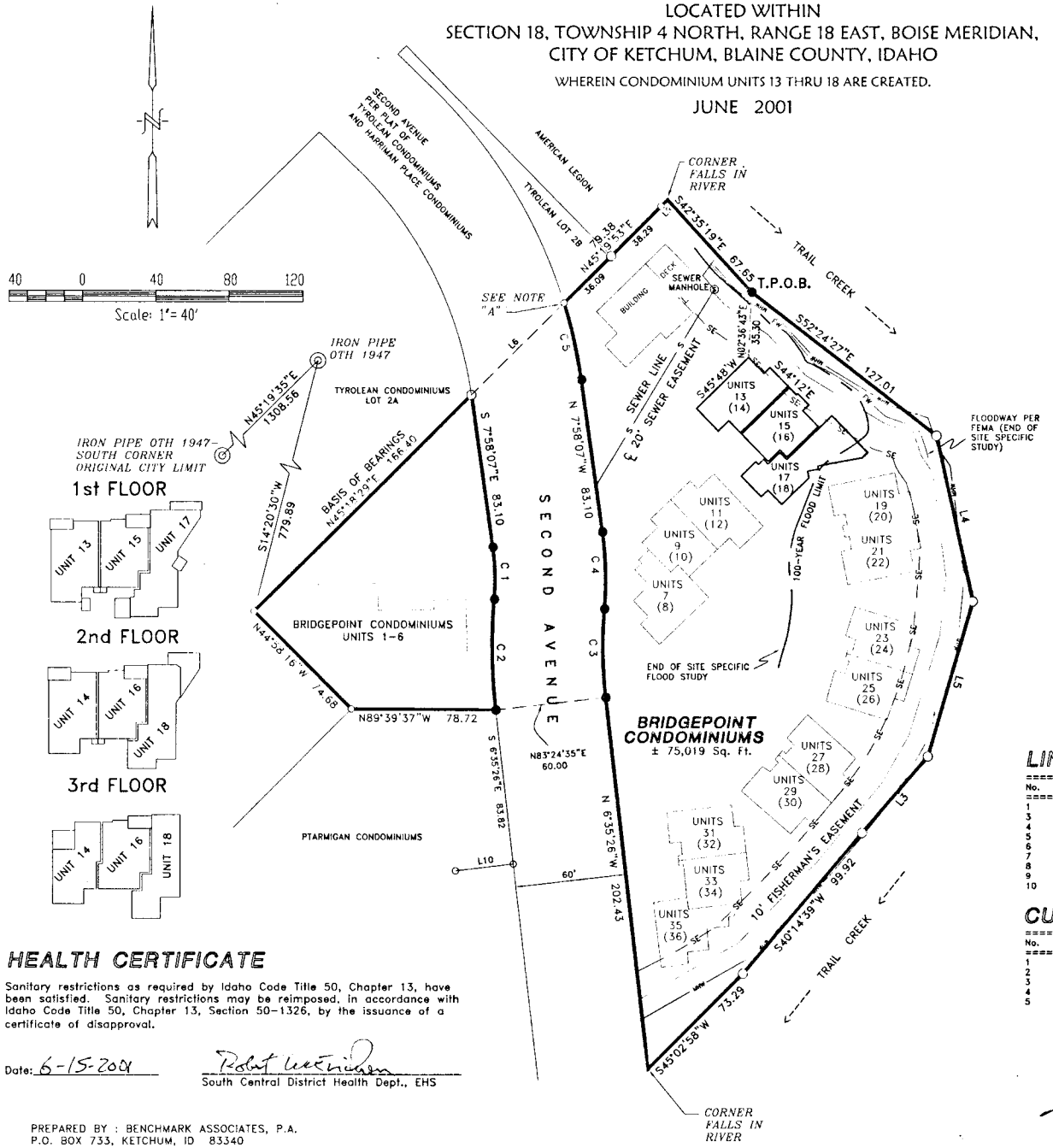
BRIDGEPOINT CONDOMINIUMS : PHASE 3 : UNITS 13-18

LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED.

JUNE 2001



NOTES:

1. A 10' WIDE FISHERMAN'S PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED TO THE PUBLIC ALONG THE WESTERLY BANK OF TRAIL CREEK. SAID EASEMENT SHALL SHIFT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK.

2. A 25' WIDE SCENIC EASEMENT AND RIPARIAN SETBACK SHALL EXIST ALONG THE WESTERLY BANK OF TRAIL CREEK. THERE SHALL BE NO CONSTRUCTION OF ANY FENCE, WALL, DECK OR OTHER STRUCTURE WITHIN SAID EASEMENT EXCEPT AS EXPRESSLY PERMITTED IN THE CITY OF KETCHUM DESIGN REVIEW APPROVALS FOR BUILDING 1, APPROVED APRIL 24, 2000 AND BUILDING 2, APPROVED APRIL 12, 1999, AND SAID EASEMENT SHALL SHIFT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK. RIPARIAN VEGETATION SHALL BE MAINTAINED IN IT'S NATURAL STATE FOR THE PROTECTION AND STABILIZATION OF THE RIVER BANK, AND REMOVAL OF TREES OR OTHER VEGETATION MUST BE APPROVED BY CITY DESIGN REVIEW SET FORTH IN SUBSECTION 15.6 AND SECTION XVII OF KETCHUM ZONING ORDINANCE.

3. THE CONDOMINIUM DECLARATION FOR BRIDGEPOINT CONDOMINIUMS PHASE 3 IS RECORDED AS INSTRUMENT NO._____, RECORDS OF BLAINE COUNTY, IDAHO.

4. MAINTENANCE OF ALL UTILITIES WITHIN THE COMMON AREA IS THE RESPONSIBILITY OF THE BRIDGEPOINT CONDOMINIUMS HOMEOWNERS ASSOCIATION.

5. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS THE EXISTING PHYSICAL BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.

6. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.

7. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.

8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO U.S.C.& G.S DATUM.

9. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.

NOTE "A": ½" REBAR LIES S07°21'02"W, 1.50' FROM TRUE CORNER.

FLOODPLAIN NOTE

Portions of BRIDGEPOINT CONDOMINIUMS lie within the 100-year floodplain, Zone "AE", based upon the "Flood Insurance Rate Map", Ketchum, Blaine County, Idaho, March 17, 1997, by the Federal Emergency Management Agency. (See Community-Panel Number 160023 0461 C).

The 100-year Flood Plain area designated on this map is considered reasonable for regulatory purposes. However, Benchmark Associates neither represents, guarantees, warrants nor implies that areas outside of the designated Flood Plain area are safe and free from floods or flood danger.

LINE TABLE

No.	Direction	Length
1	N45°38'44"E	41.15
3	S41°02'25"W	54.72
4	S12°24'07"E	91.70
5	S16°14'10"W	87.37
6	N45°18'29"E	70.70
7	N45°18'29"E	7.99
8	N45°18'29"E	15.63
9	N45°19'53"E	5.00
10	S83°11'46"W	31.63

LEGEND:

- o FOUND 1/2" REBAR
- ○ FOUND 5/8" REBAR
- ● SET 5/8" x 30" REBAR
- ( ) INDICATES UPPER UNIT
- MEAN HIGH WATER
- SE — SE — 25' SCENIC EASEMENT
- 10' FISHERMAN'S EASEMENT
- 100-YEAR FLOOD LIMIT
- FW — FW — FLOODWAY

CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
1	12°48'28"	126.26	28.22	14.17	28.17 S 1°33'53"E
2	11°25'47"	300.70	59.99	30.09	59.89 S00°52'34"E
3	11°25'47"	240.70	48.02	24.09	47.94 N00°52'32"W
4	12°48'28"	186.26	41.64	20.91	41.55 N 1°33'53"W
5	9°00'30"	270.00	42.45	21.27	42.41 N12°28'22"W

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: 6-15-2001

Robert Weerheim
South Central District Health Dept., EHS

REGISTERED LAND SURVEYOR 4345 6/5/01 STATE OF IDAHO JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

BENCHMARK ASSOCIATES

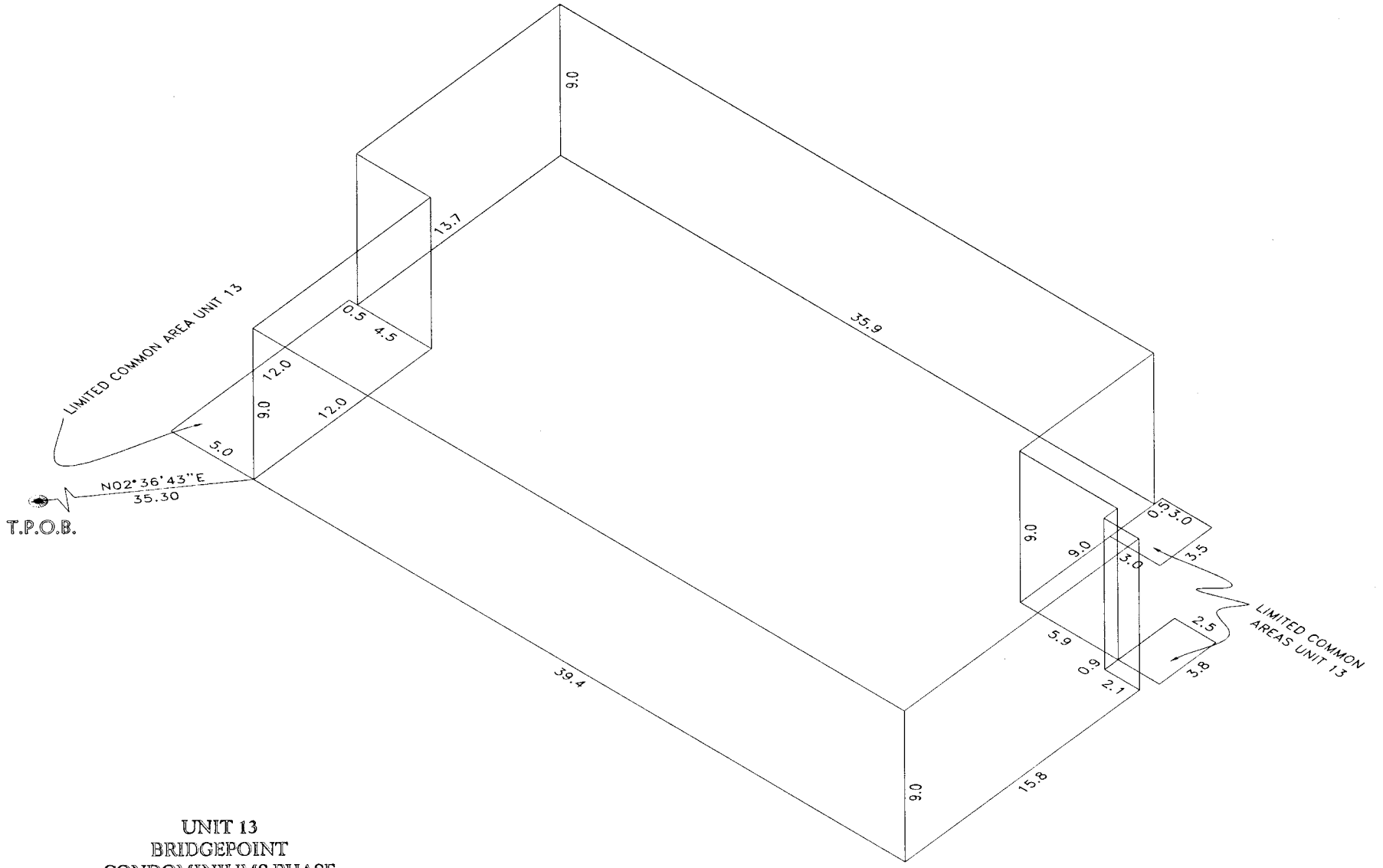
BRIDGEPOINT CONDOMINIUMS PHASE 3

UNITS 13 - 18

SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN, CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 06/14/01
PROJECT NO. 00356	PLOT FILE 00356p3condo.DWG	



UNIT 13
BRIDGEPOINT
CONDOMINIUMS PHASE
THREE

F.F. ELEV. = 5786.4

REGISTERED LAND SURVEYOR
4345
5/15/01
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 ; 726-9514 (FAX)
E-MAIL: bma@micron.net

BENCHMARK ASSOCIATES

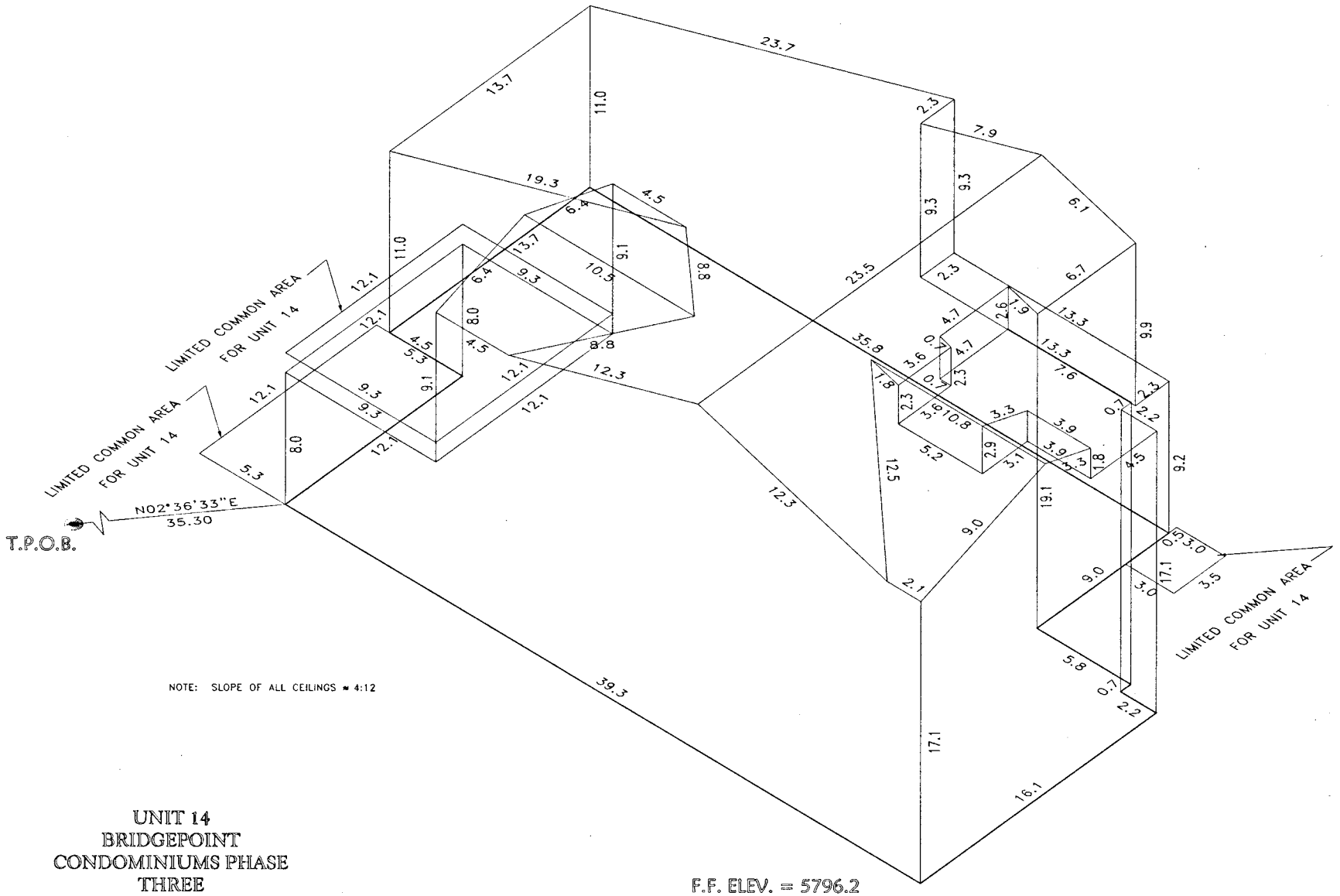
BRIDGEPOINT

CONDOMINIUMS PHASE THREE

WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A CONDO PLAT	DRAWN BY: DCS	PLOT FILE 00356P3CONDO.DWG
PROJECT NO. 00356	DATE: 06/11/01	SHEET 2 OF 8



NOTE: SLOPE OF ALL CEILINGS = 4:12

F.F. ELEV. = 5796.2

UNIT 14
BRIDGEPOINT
CONDOMINIUMS PHASE THREE

REGISTERED LAND SURVEYOR 4345 6/15/01 STATE OF IDAHO JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

BENCHMARK ASSOCIATES

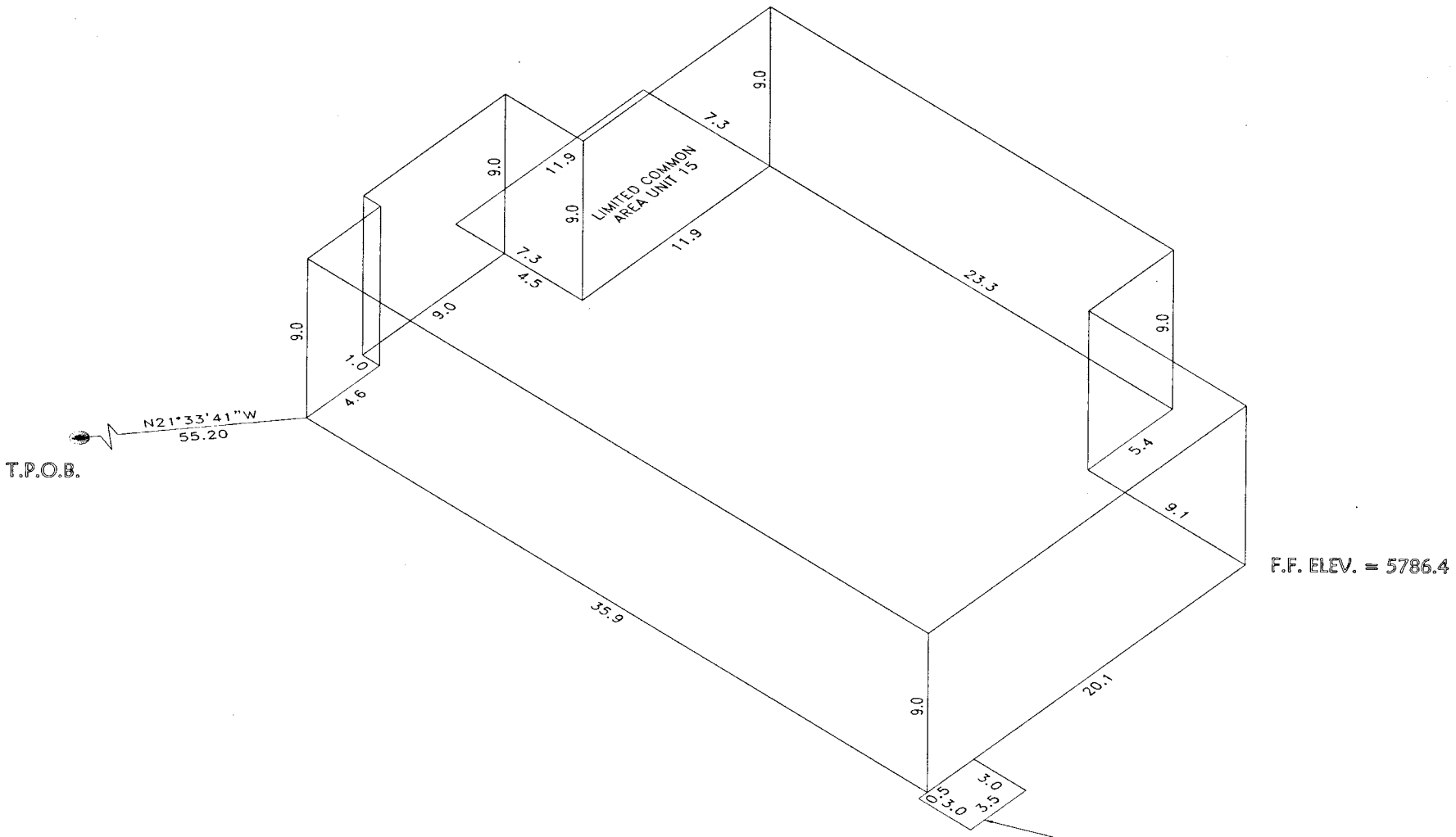
BRIDGEPOINT

CONDOMINIUMS PHASE THREE

WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A CONDO PLAT	DRAWN BY: DCS	PLOT FILE 00356P3CONDO.DWG
PROJECT NO. 00356	DATE: 06/11/01	SHEET 3 OF 8



UNIT 15
BRIDGEPOINT
CONDOMINIUMS PHASE
THREE

REGISTERED LAND SURVEYOR
13445
6/15/01
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

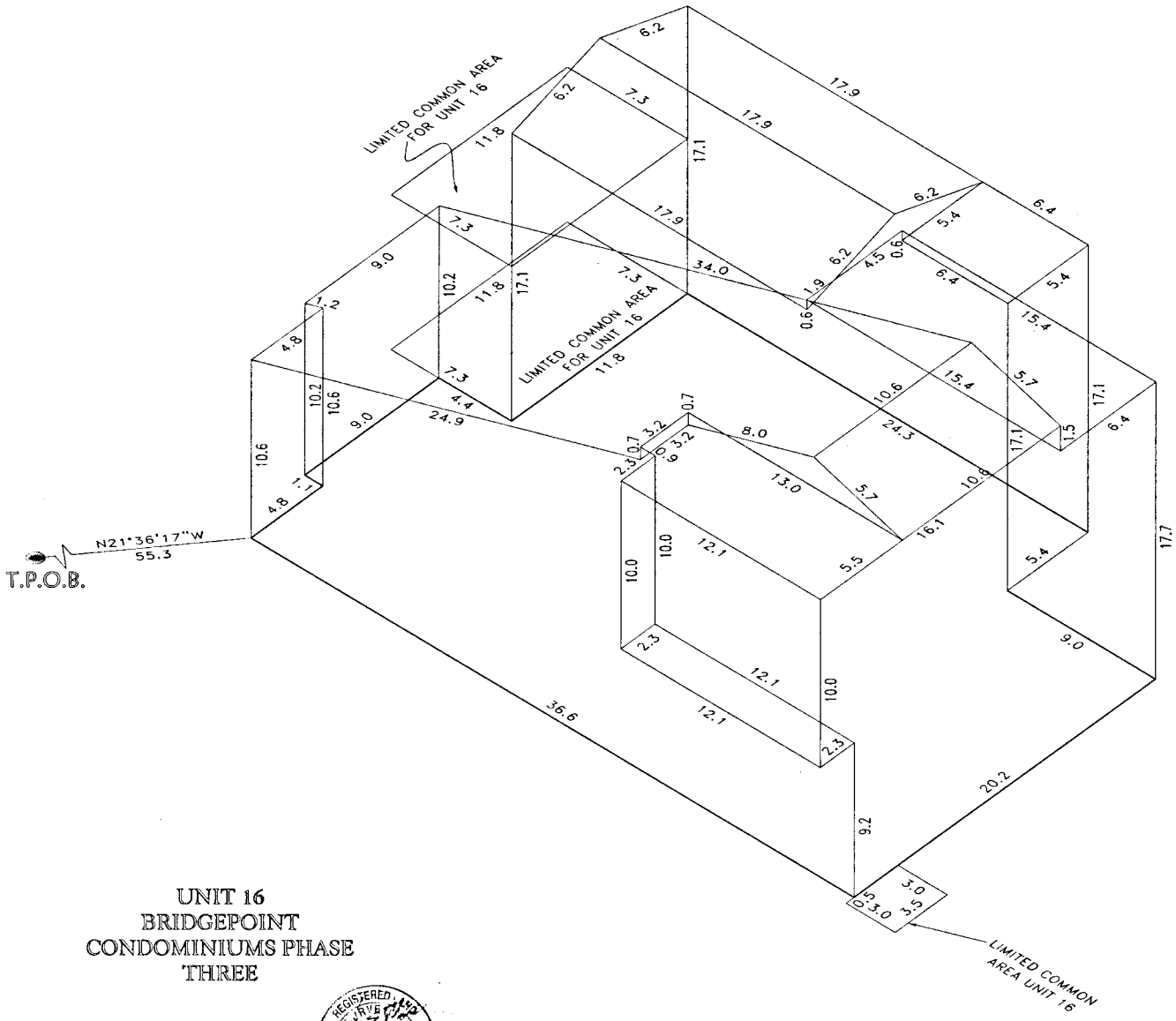
BENCHMARK ASSOCIATES

BRIDGEPOINT

CONDOMINIUMS PHASE THREE
WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A CONDO PLAT	DRAWN BY: DCS	PLOT FILE 00356P3CONDO.DWG
PROJECT NO. 00356	DATE: 06/11/01	SHEET 4 OF 8



UNIT 16
BRIDGEPOINT
CONDOMINIUMS PHASE THREE

NOTE: SLOPE OF ALL CEILINGS = 4:12

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

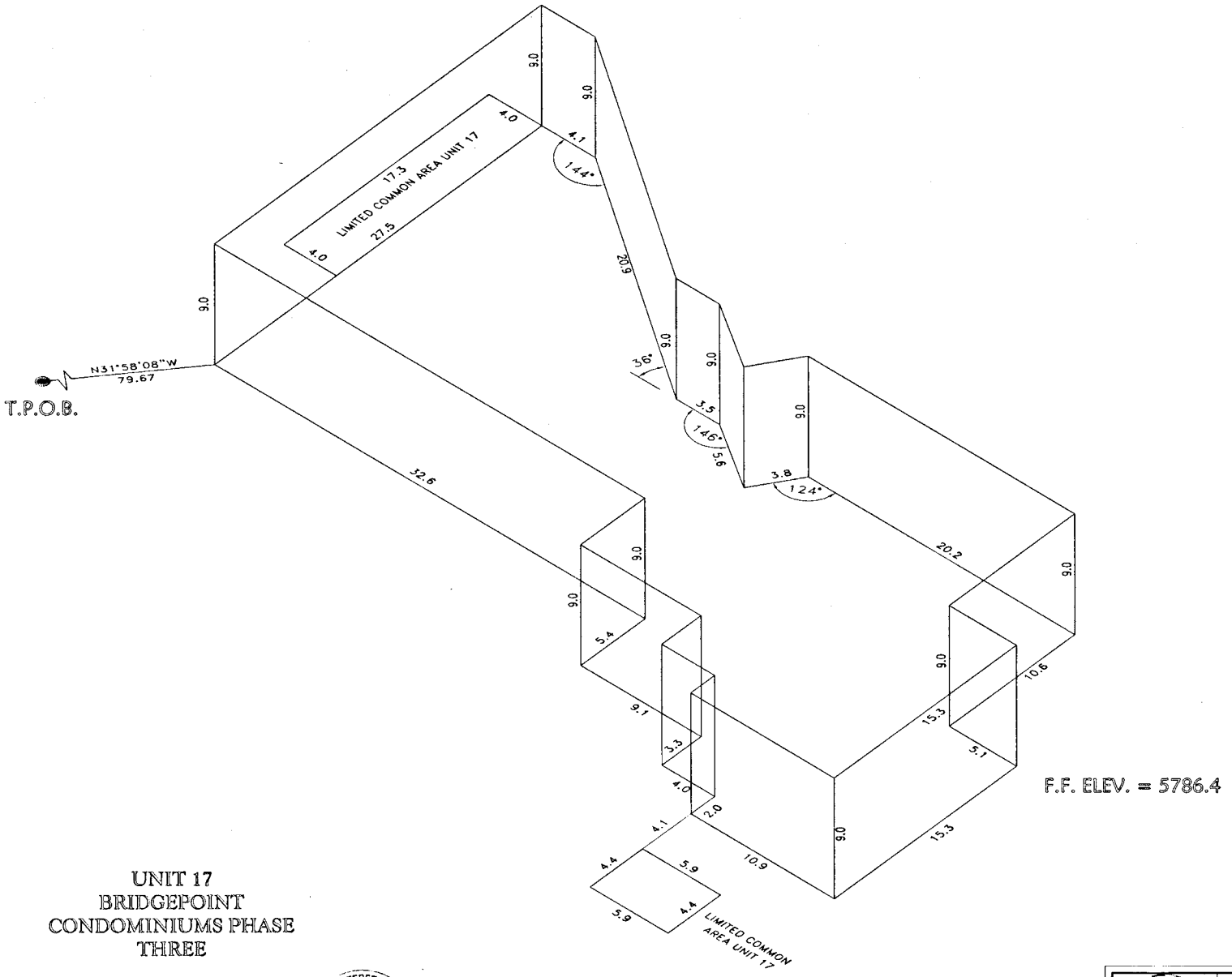
REGISTERED LAND SURVEYOR 14345 6/15/01 STATE OF IDAHO JAMES E. ROBINSON

BENCHMARK ASSOCIATES

BRIDGEPOINT
CONDOMINIUMS PHASE THREE
WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A CONDO PLAT	DRAWN BY: DCS	PLOT FILE 00356P3CONDO.DWG
PROJECT NO. 00356	DATE: 06/11/01	SHEET 5 OF 8



F.F. ELEV. = 5786.4

UNIT 17
BRIDGEPOINT
CONDOMINIUMS PHASE THREE

REGISTERED LAND SURVEYOR
4345
6/15/01
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

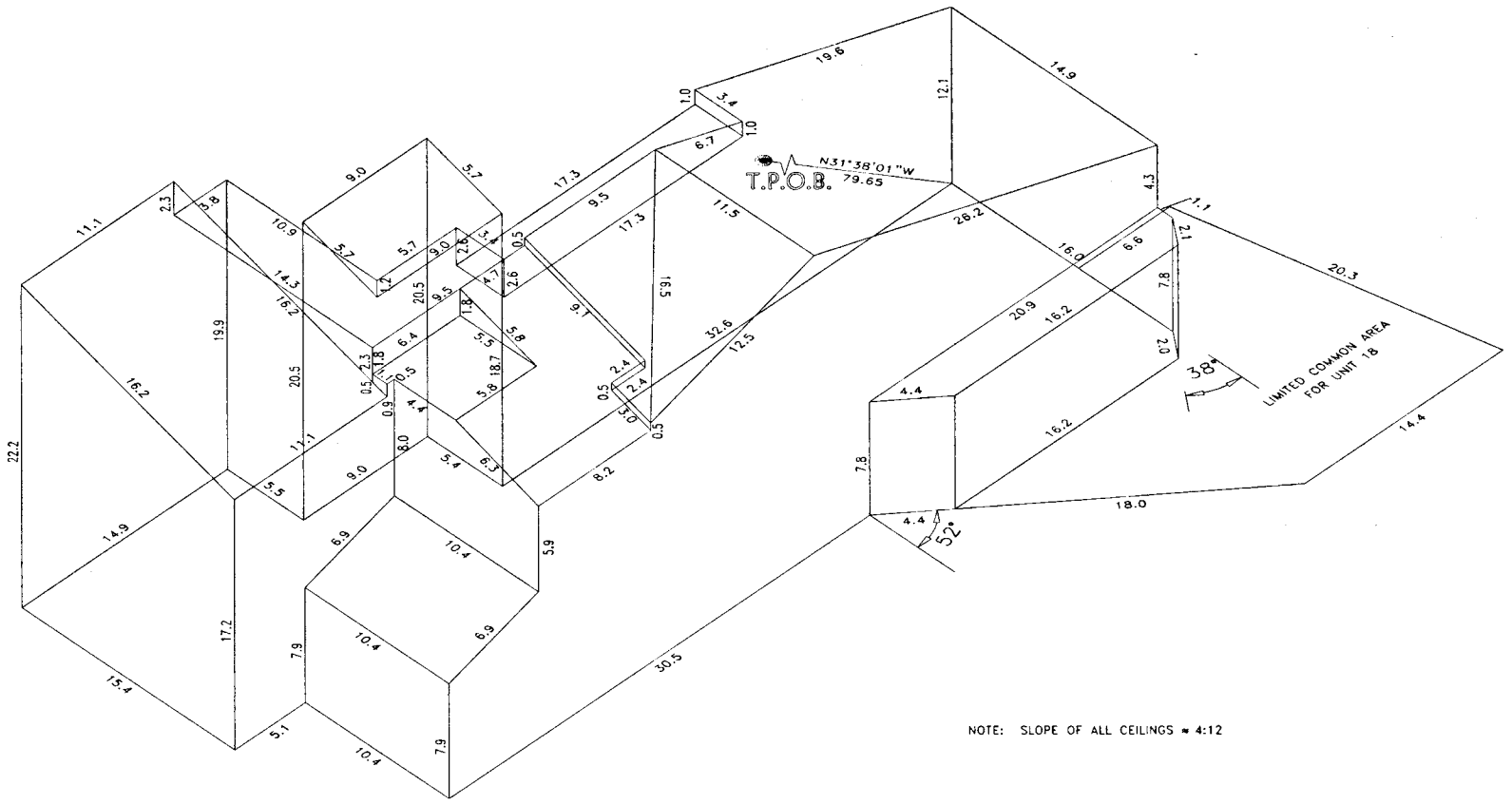
BENCHMARK ASSOCIATES

BRIDGEPOINT
CONDOMINIUMS PHASE THREE
WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A CONDO PLAT	DRAWN BY: DCS	PLOT FILE 00356P3CONDO.DWG
PROJECT NO. 00356	DATE: 06/11/01	SHEET 6 OF 8

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NOTE: SLOPE OF ALL CEILINGS = 4:12

F.F. ELEV. = 5796.2

UNIT 18
BRIDGEPOINT
CONDOMINIUMS PHASE
THREE

REGISTERED LAND SURVEYOR
4345
6/5/01
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

BENCHMARK ASSOCIATES

BRIDGEPOINT
CONDOMINIUMS PHASE THREE
WHEREIN CONDOMINIUM UNITS 13 THRU 18 ARE CREATED
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A CONDO PLAT	DRAWN BY: DCS	PLOT FILE 00356P3CONDO.DWG
PROJECT NO. 00356	DATE: 06/11/01	SHEET 7 OF 8

BRIDGEPOINT CONDOMINIUMS : PHASE 3 : UNITS 13 - 18

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that B-POINT, L.L.C., an Idaho limited liability company does hereby certify that it is the owner of a certain parcel of land described as follows:

TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
SECTION 18, KETCHUM, BLAINE COUNTY, IDAHO

A portion of the BRIDGEPOINT CONDOMINIUMS, generally depicted as "Future Building Units 13-18" within the plat of BRIDGEPOINT CONDOMINIUMS : PHASE 2 : UNITS 7-12, according to the official plat thereof, recorded as Instrument No. 445959, records of Blaine County, Idaho, said portion being more particularly described by metes and bounds as follows:

Commencing at the northerly corner of said BRIDGEPOINT CONDOMINIUMS : PHASE 2 : UNITS 7-12; thence S42°35'19"E, 67.65 feet to a 5/8" rebar marking a corner on the northeasterly boundary of said BRIDGEPOINT CONDOMINIUMS; thence S02°36'43"E, 35.30 feet to the True Point of Beginning.

Thence S44°12'00"E, 12.00 feet;
thence N45°48'00"E, 4.50 feet;
thence S44°12'00"E, 20.50 feet;
thence N45°48'00"E, 1.00 feet;
thence S44°12'00"E, 8.58 feet;
thence S45°48'00"W, 4.40 feet;
thence S44°12'00"E, 12.90 feet;
thence N45°48'00"E, 9.50 feet;
thence S44°12'00"E, 27.80 feet;
thence S45°48'00"W, 4.00 feet;
thence S79°36'00"W, 24.66 feet;
thence S10°24'00"E, 1.50 feet;
thence S79°36'00"W, 5.50 feet;
thence S10°24'00"E, 3.70 feet;
thence S45°48'00"W, 21.00 feet;
thence N44°12'00"W, 10.70 feet;
thence S45°48'00"W, 5.10 feet;
thence N44°12'00"W, 15.60 feet;
thence N45°48'00"E, 11.10 feet;
thence S44°12'00"E, 2.00 feet;
thence N45°48'00"E, 4.90 feet;
thence N44°12'00"W, 28.00 feet;
thence S45°48'00"W, 8.00 feet;
thence N44°12'00"W, 17.02 feet;
thence N45°48'00"E, 39.46 feet to the True Point of Beginning.

The easements shown hereon are not dedicated to the public but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, we, the undersigned, as owners, do hereby state that the units on this plat are eligible to receive water service from the Ketchum Water Department.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

B-Point LLC
B-POINT, L.L.C., an Idaho limited liability company

By: _____
John Scherer, President of T.C.V. Properties, Inc., General Partner of Bridgepoint Associates, Member

By: _____
Charles W. Holt, President of Holt & Company, Inc., Member

Signed this 6th day of June, 2001

ACKNOWLEDGEMENT

STATE OF Idaho)
)ss
COUNTY OF Blaine)

On this 6th day of June, 2001, before me, the undersigned, a Notary Public for said State, personally appeared John Scherer, known or identified to me to be the President of T.C.V. Properties, Inc., the General Partner of Bridgepoint Associates and Charles W. Holt, President of Holt & Company, Inc., known or identified to me to be the members of B-Point, L.L.C., an Idaho limited liability company and to be the members that executed the within document on behalf of said limited liability company and acknowledged to me that they executed the same on behalf of said limited liability company.

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

My commission expires: 11-10-05

_____
Notary Public

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock, ____.m., on this _____ day of _____, 20____, A.D., in my office and duly recorded in book _____ of plats at page _____.

Instrument No. _____ Fee: $_____

By: _____

Instrument # 452264
HAILEY, BLAINE, IDAHO
2001-06-19 03:38:00 No. of Pages: 1
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 17.00
Ex-Officio Recorder Deputy
Index to: PLATS

SURVEYOR'S CERTIFICATE

I, James E. Robinson, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision, that the location of lots and blocks have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys.

_____
JAMES E. ROBINSON, P.L.S.

REGISTERED LAND SURVEYOR 4345 STATE OF IDAHO JAMES E. ROBINSON

6/6/01
DATE

CITY ENGINEER'S APPROVAL

I, Richard D. Fosbury, City Engineer for Ketchum, Idaho do hereby approve the foregoing plat.

_____
RICHARD D. FOSBURY

6/13/01
DATE

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

_____
JIM W. KOONCE

6/12/01
DATE

CITY OF KETCHUM APPROVAL

I, Sandra Cady, City Clerk in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision Ordinance.

_____
Re: SANDRA CADY

6/18/01
DATE

BLAINE COUNTY TREASURER'S CERTIFICATE

On this _____ day of _____, 20____, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: _____

BENCHMARK ASSOCIATES

BRIDGEPOINT
CONDOMINIUMS PHASE 3
UNITS 13 - 18
LOCATED WITHIN
SEC. 18, T4N, R18E, BOISE MERIDIAN
KETCHUM, BLAINE COUNTY, IDAHO

FINAL PLAT	PLOT BY: CPL	PLOT FILE 00356CRT.DWG
PROJECT NO. 00356	DATE: 06/04/01	CO-ORD FILE 00356.CRD