

# A Condominium Plat Showing CENTRAL PARK CONDOMINIUMS

PHASE I  
Located in Tax Lot #7340  
Section 13, T.4N., R.17E., B.M.  
City of Ketchum, Blaine County, Idaho  
March 1998

## LEGEND

- Property Boundary
- ⊕ Found Brass Cap
- ⊕ Set Aluminum Cap
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- ⊙ Found 2" Iron Pipe
- ( ) Record Data
- ②⑦ Unit Numbers
- - - Public Utility Easement (PUE)

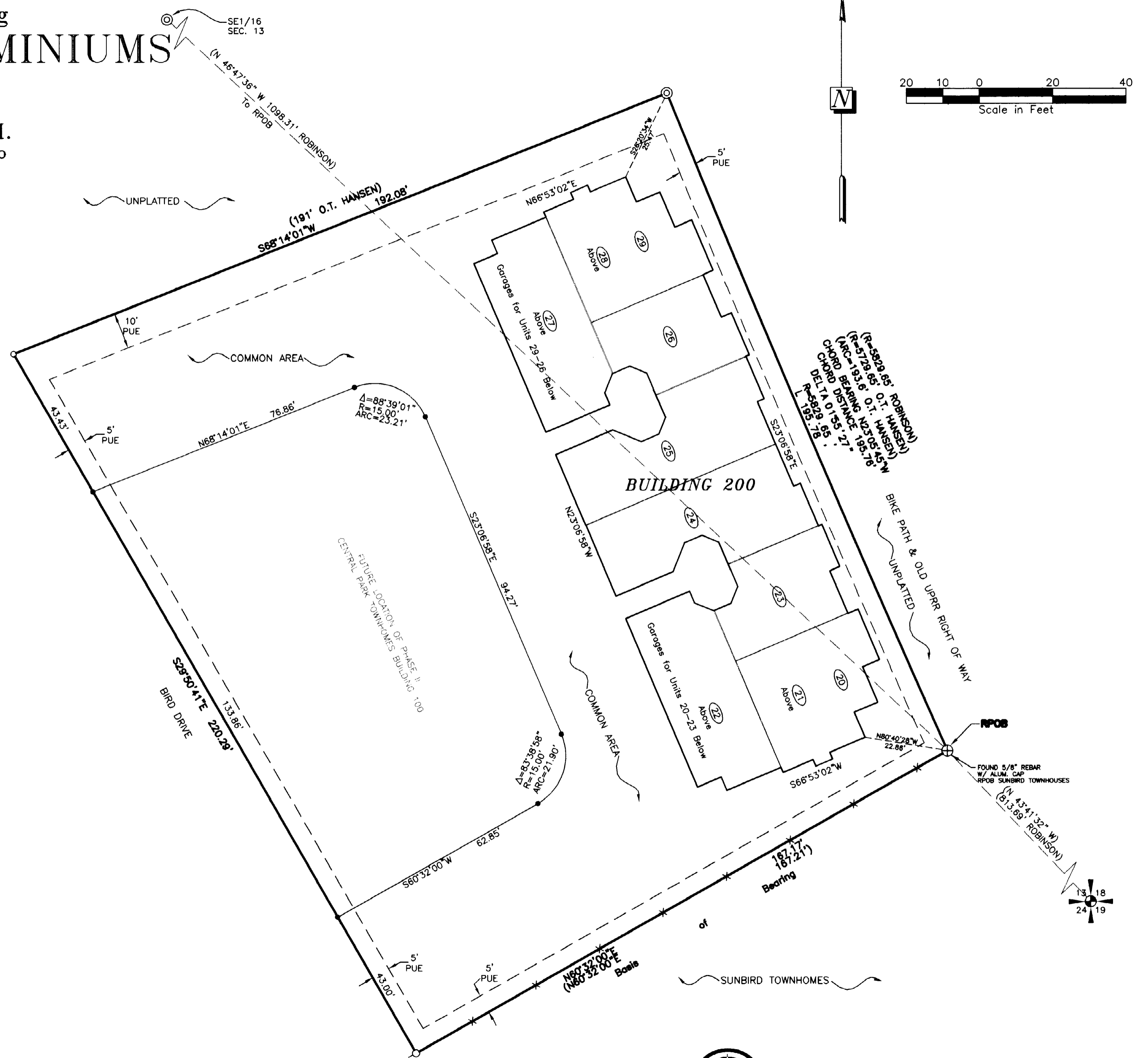
## NOTES

1. Vertical Datum is based on NAVD. 1929.
2. Building footprint and ties are to exterior corners of foundations.
3. Horizontal or sloping planes shown hereon are top of finished subfloor and bottom of finished ceiling; vertical planes are finished surfaces of interior walls. Fireplaces and some structural members may extend into units.
4. In interpreting the declaration, 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, plats or deed, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plats or deed and the actual boundaries of units in the buildings.
5. Covenants and restrictions are filed in the Blaine County Records Office under Instrument No. \_\_\_\_\_
6. The Condominium Association is responsible for removing snow and hauling snow off-site to keep access drive, parking area and pedestrian pathways clear.

### 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 issuance of a certificate of disapproval.

Date: 6-17-98 Robert W. Enichum  
South Central District Health Dept., EHS



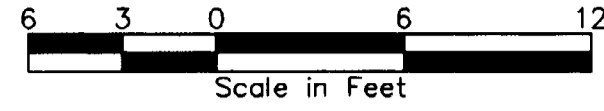
**SAWTOOTH ENGINEERING**  
Civil Engineers and Land Surveyors

Hailey

(208) 788-9060

Idaho

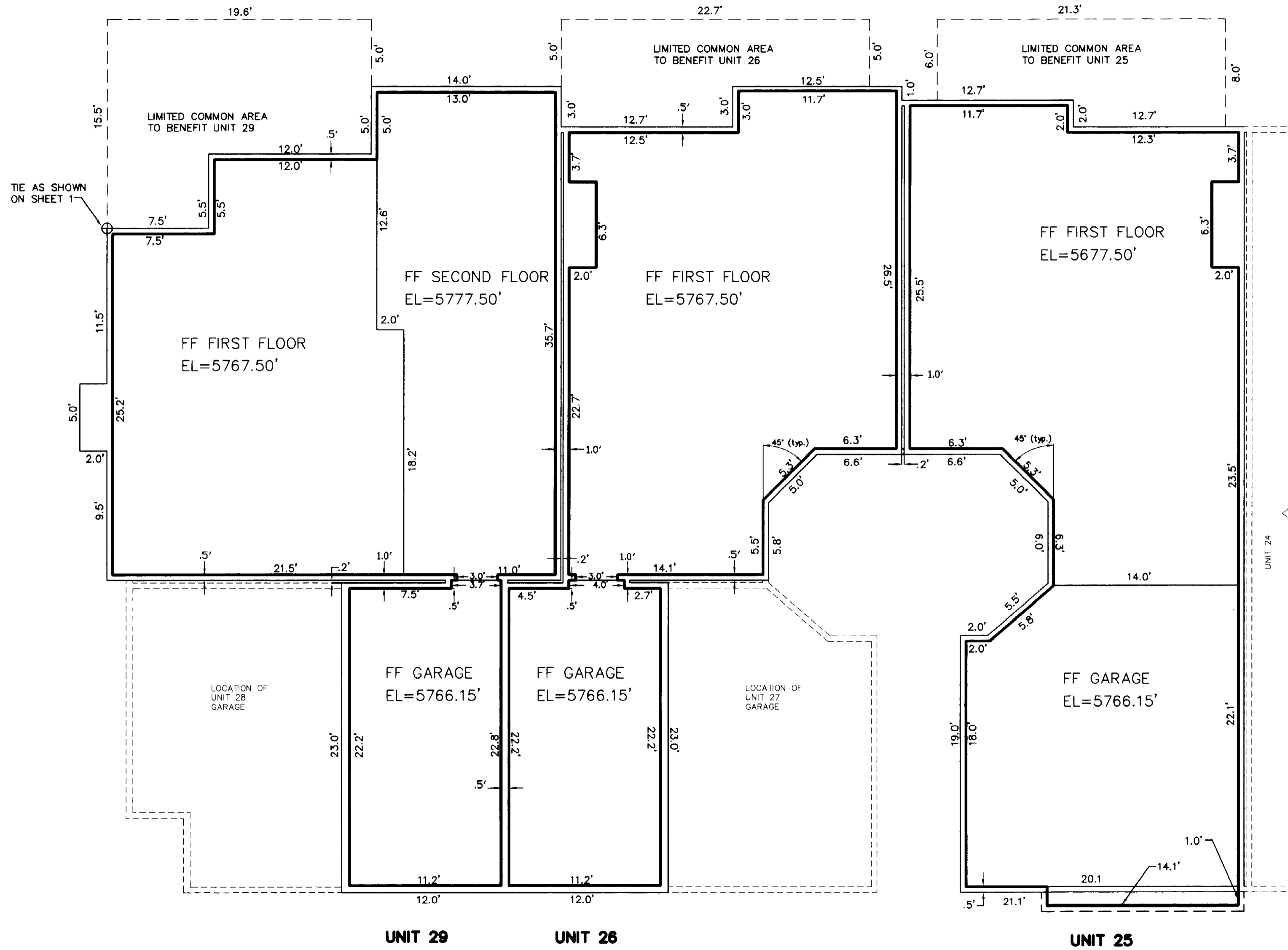
Sheet 1 of 10



# CENTRAL PARK CONDOMINIUMS BUILDING 200 UNIT PLAN & FLOOR ELEVATIONS

## LEGEND

- Finished Interior Wall
- First Floor Foundation Exterior
- Second Floor Wall Exterior
- Third Floor Wall Exterior
- Adjacent Unit



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 Civil Engineers and Land Surveyors

Hailey (208) 788-9060 Idaho

Sheet 2 of 10

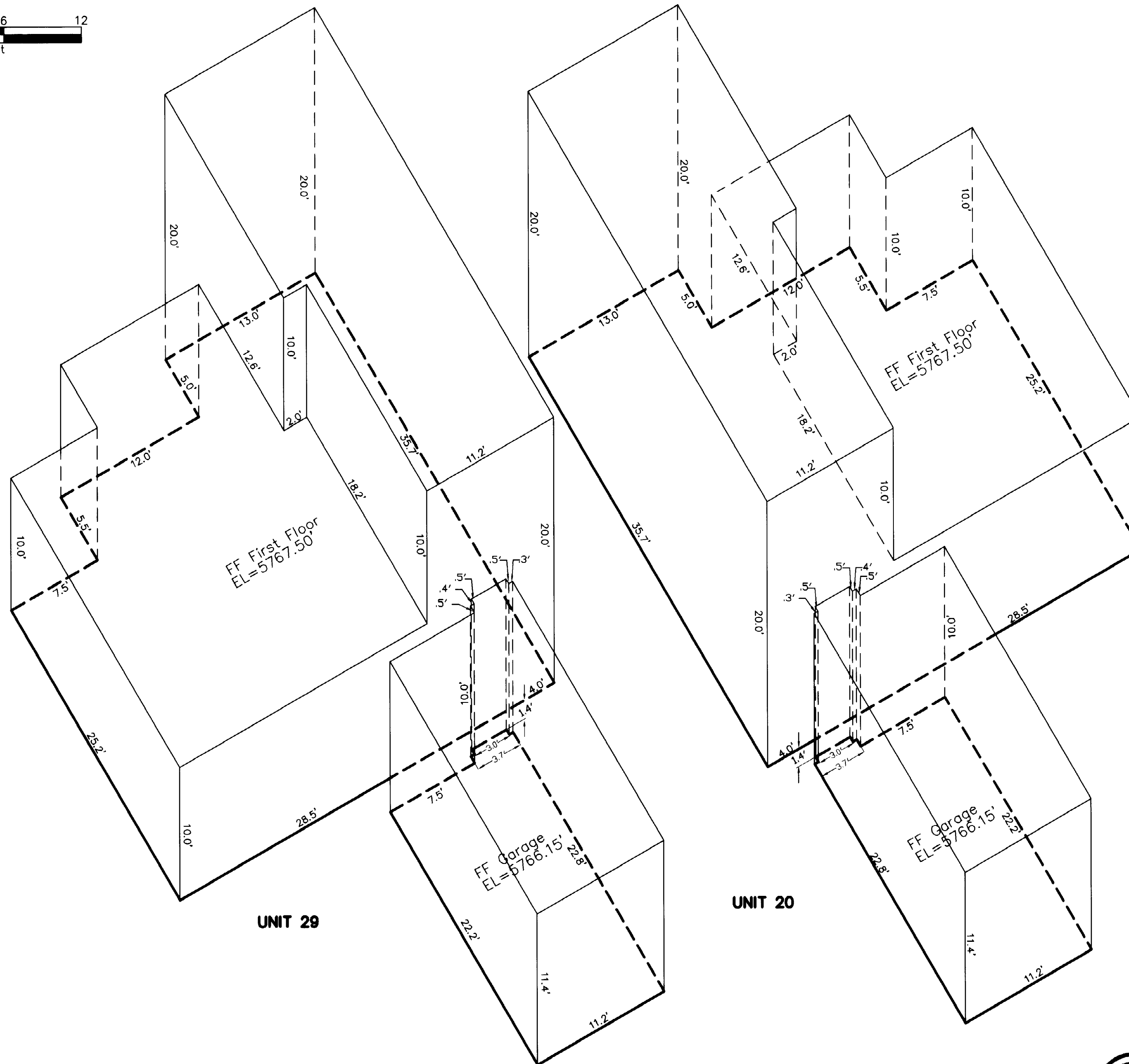
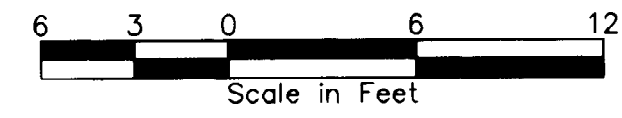




# CENTRAL PARK CONDOMINIUMS

BUILDING 200

TYPICAL UNIT INTERIOR VOLUME



### LEGEND

- Finish Interior Wall
- Floor Perimeter
- - - Floor Perimeter Hidden
- - - Typical Hidden Interior Wall Planes



**SAWTOOTH ENGINEERING**

Civil Engineers and Land Surveyors

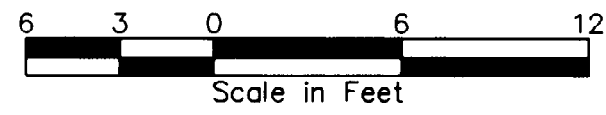
Hailey

(208) 788-9060

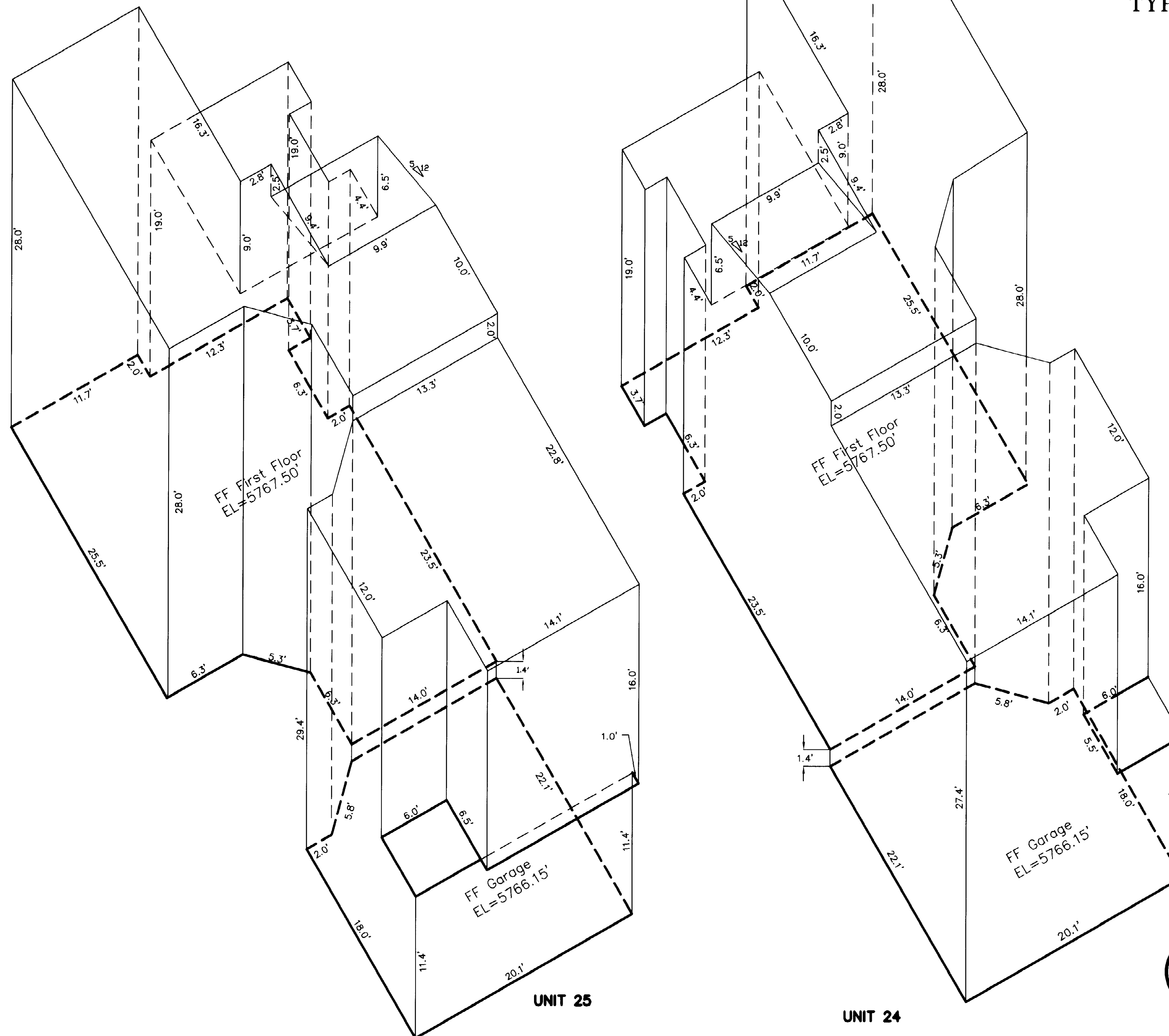
Idaho

Sheet 5 of 10





# CENTRAL PARK CONDOMINIUMS BUILDING 200 TYPICAL UNIT INTERIOR VOLUME



### LEGEND

- Finish Interior Wall
- Floor Perimeter
- - - Floor Perimeter Hidden
- - - Typical Hidden Interior Wall Planes



**SAWTOOTH ENGINEERING**  
Civil Engineers and Land Surveyors

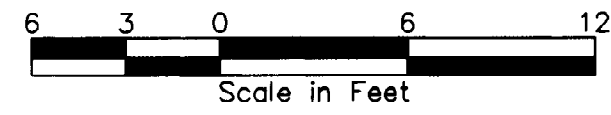
Hayley

(208) 788-9060

Idaho

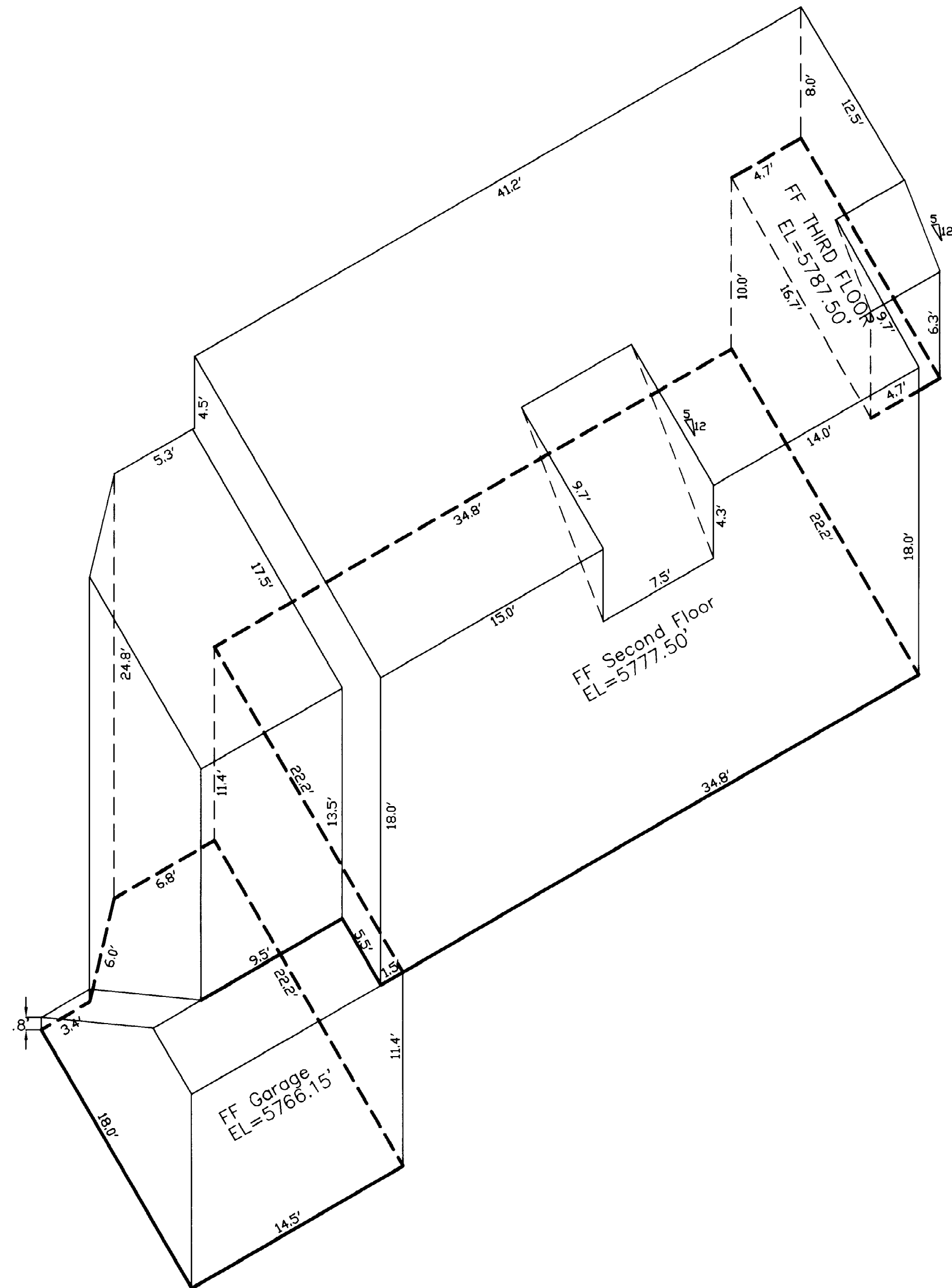
Sheet 7 of 10

**CENTRAL PARK CONDOMINIUMS**  
**BUILDING 200**  
**TYPICAL UNIT INTERIOR VOLUME**

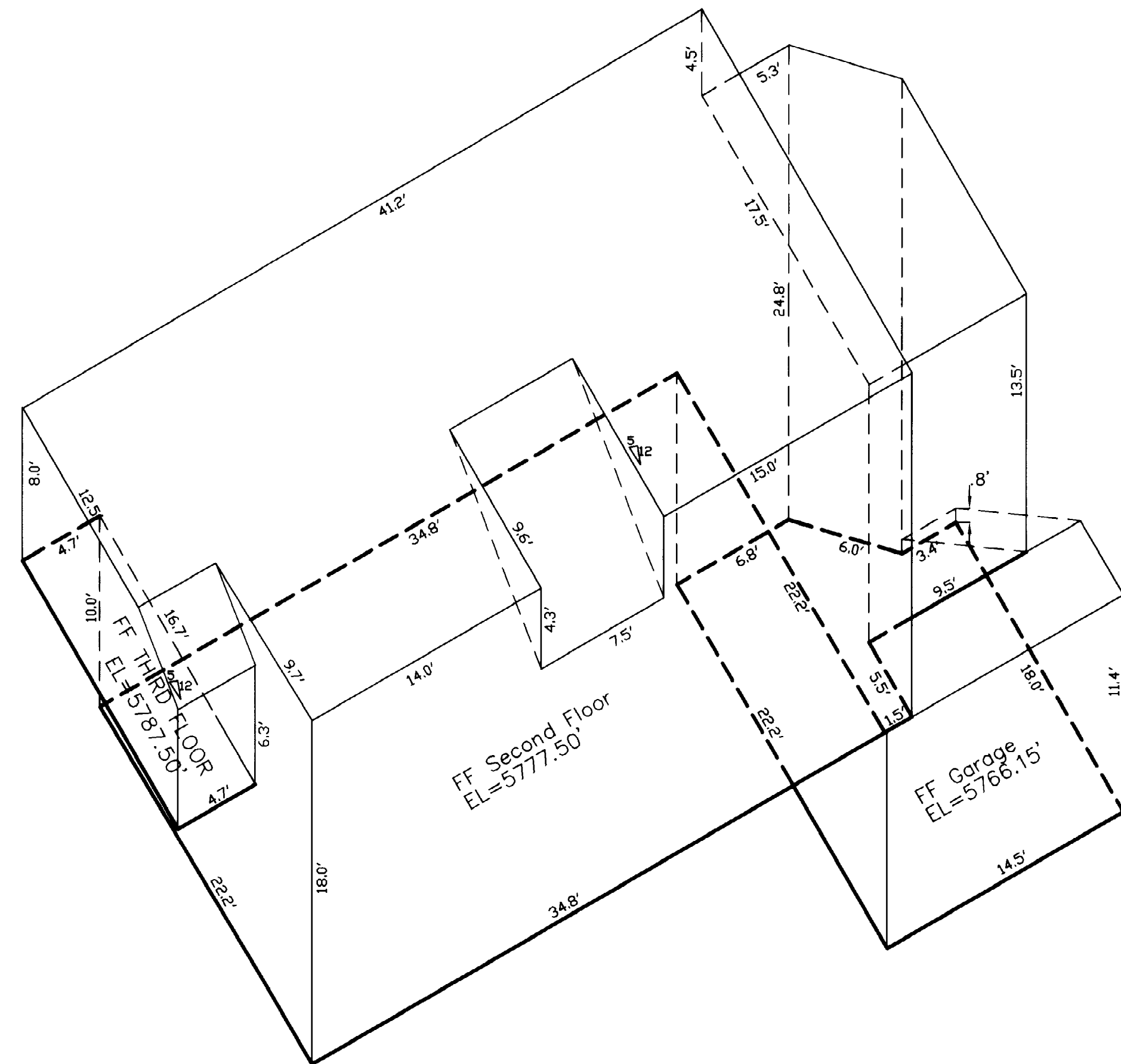


**LEGEND**

- Finish Interior Wall
- Floor Perimeter
- - - Floor Perimeter Hidden
- - - Typical Hidden Interior Wall Planes



**UNIT 22**



**UNIT 27**



**SAWTOOTH ENGINEERING**

*Civil Engineers and Land Surveyors*

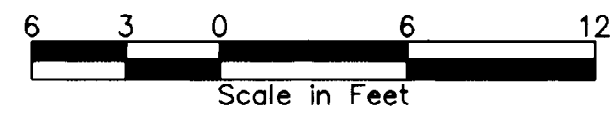
Hailey

(208) 788-9060

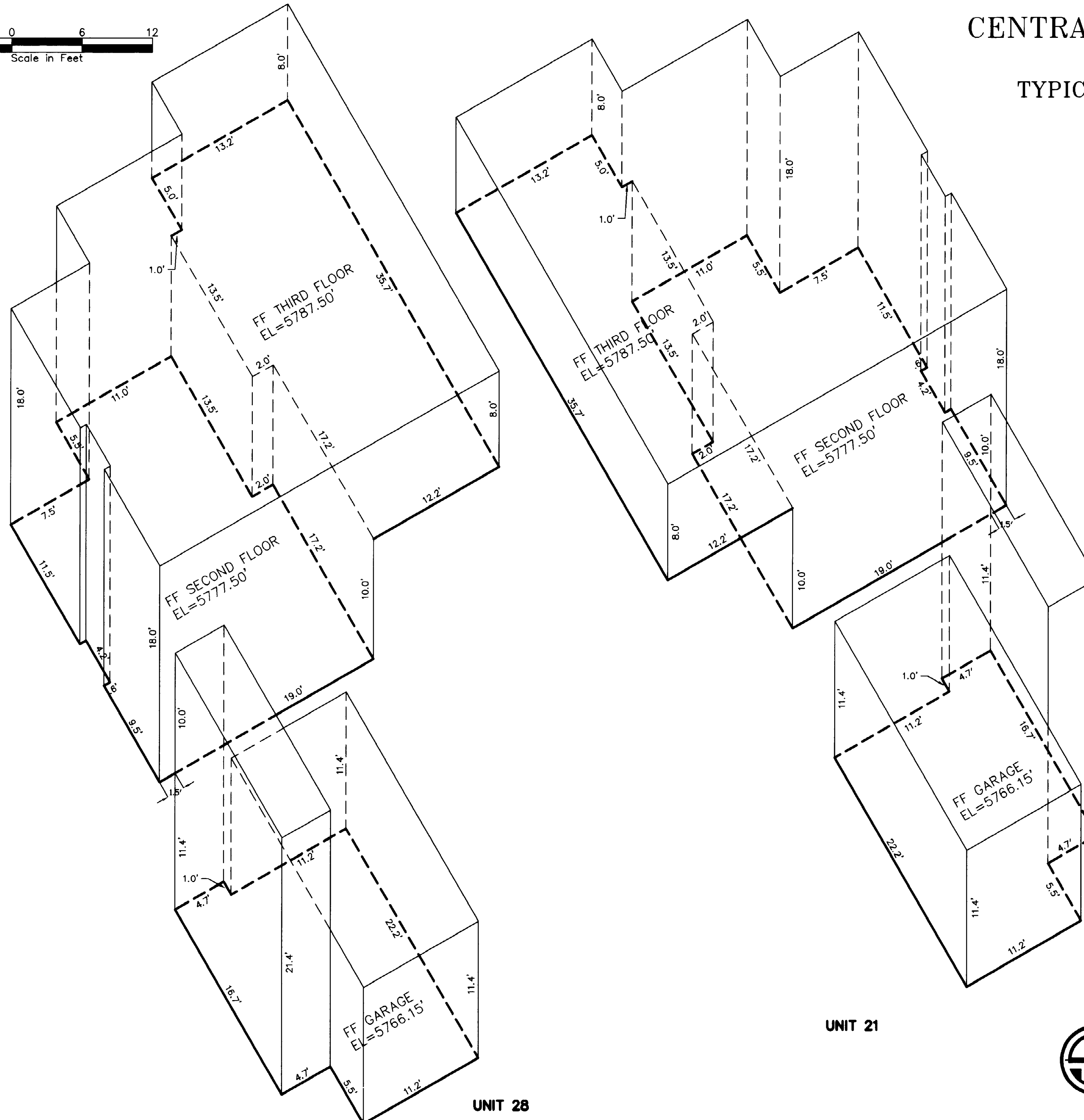
Idaho

Sheet 8 of 10





# CENTRAL PARK CONDOMINIUMS BUILDING 200 TYPICAL UNIT INTERIOR VOLUME



- LEGEND**
- Finish Interior Wall
  - Floor Perimeter
  - - - Floor Perimeter Hidden
  - - - Typical Hidden Interior Wall Planes

UNIT 28

UNIT 21



**SAWTOOTH ENGINEERING**  
Civil Engineers and Land Surveyors

Hailey (208) 788-9060 Idaho

Sheet 9 of 10

CERTIFICATE OF OWNERSHIP

This is to certify that we, the undersigned, are the owners in fee simple of the following described parcel of land: A parcel of land located in section 13, Township 4 North, Range 17E, Boise Meridian, Blaine County, Idaho, more described as follows: Commencing at the southeast corner of Section 13; Thence N43°41'32"W 813.69 feet to the REAL POINT OF BEGINNING for the Sunbird Townhouses as recorded at the office of the Blaine County Recorder; Thence 195.76 feet along the arc of a curve to right with a central angle of 1°55'27", and a radius of 5829.65 feet; Thence S68°14'01"W 192.08 feet; Thence S29°50'41"E 220.29 feet to the southwesterly corner of said Sunbird Townhouses; Thence N60°32'00"E 167.17 feet to the REAL POINT OF BEGINNING, contains 0.85 acres more or less. The streets shown on this plat of Central Park Condominiums Phase I are hereby dedicated to the use of the public, and the easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities or as designed hereon and no permanent structures are to be erected within the line of said easements. Building and occupancy restrictions - see book no. \_\_\_\_\_ of miscellaneous records at page no. \_\_\_\_\_, Blaine County, Idaho, for building and occupancy restrictions filed on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock .m. 1998 in the office of Blaine County recorder, Ketchum, Idaho. In witness whereof, I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1998. It is the intent of the owners to hereby include said land in this plat. Henry Dean, Ketchum Central Park LLC.

[Signature]
BY: Henry Dean
Ketchum Central Park LLC

DOMESTIC WATER CERTIFICATE

Pursuant to Idaho Code 50-1334, I, Henry Dean, as owner, do hereby certify that the lot described in this plat is eligible to receive water from the City of Ketchum Municipal Water System.

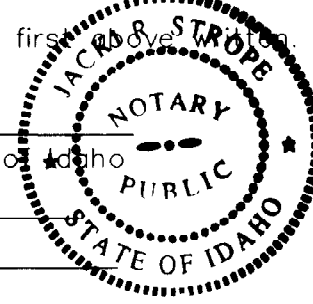
[Signature]
Henry Dean

ACKNOWLEDGMENT

State of Idaho ) ss
County of Blaine )

On this 21st day of April, 1998. Before me, a notary public in and for the State of Idaho, personally appeared Henry Dean, known to me to be the persons whose names are subscribed to the above certificates and acknowledged to me that they executed the same. In witness whereof, I have set my hand and affixed my official seal the day and year in this certificate first written.

[Signature]
Notary Public in and for the State of Idaho
My commission expires 9/3/00
Residing in Hailey



SURVEYOR'S CERTIFICATE

I, BRUCE BUTLER, a registered land surveyor in the State of Idaho do hereby certify that this plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats and Surveys.

[Signature]
Professional Land Surveyor
Blaine T. Butler
Date 4-12-98

RECORDER'S CERTIFICATE

I hereby certify that the foregoing condominium plat of Central Park Condominiums, Phase I to the City of Ketchum, Blaine County, Idaho was filed for recording in the office of the Recorder of Blaine County, Idaho on this 18 day of June 1998 at 3:37 p.m. and recorded under Instrument Number 415566 in Plat Book \_\_\_\_\_ on page \_\_\_\_\_.

[Signature]
Blaine County Recorder

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Blaine, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all County property taxes for the property included in this project are current.

Date: June 18, 1998

[Signature]
Blaine County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the city of Ketchum, Idaho by resolution adopted this 27th day of May, 1998.

[Signature]
Mayor

[Signature]
City Clerk



COUNTY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1305 of the Idaho Code.

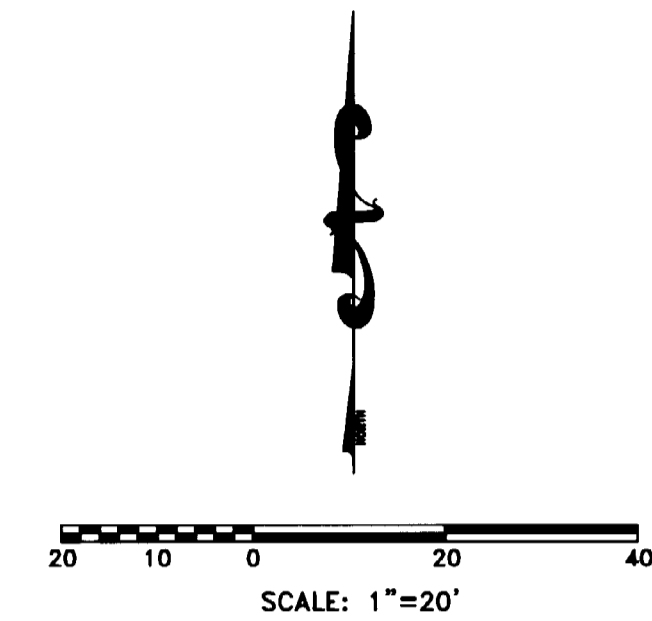
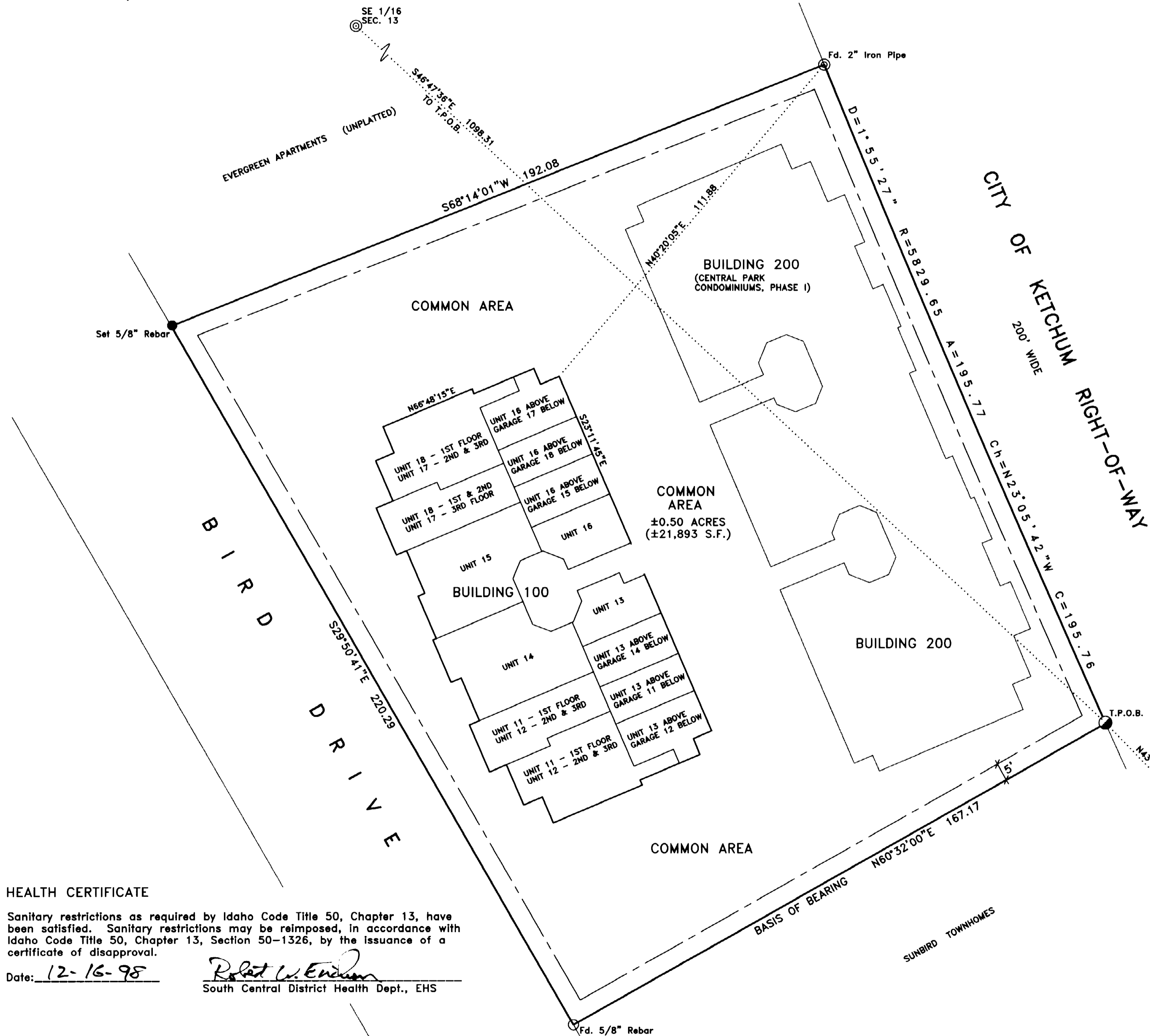
Date: \_\_\_\_\_

[Signature]
Professional Land Surveyor

# CENTRAL PARK CONDOMINIUMS : PHASE 2

## T4N, R18E, SECTION 18, B.M., KETCHUM, BLAINE COUNTY, IDAHO

DECEMBER, 1998



**LEGEND**

—	PROPERTY BOUNDARY
- - -	5' UTILITY EASEMENT
○	FOUND 1/2" REBAR
●	SET 5/8" REBAR
○	FOUND 5/8" REBAR
⊙	FOUND ALUMINUM CAP
⊕	FOUND BRASS CAP
⊗	FOUND 2" IRON PIPE
⊙	T.P.O.B. TRUE POINT OF BEGINNING

- NOTES:**
- 1) A 5' wide public utility easement is granted along all exterior property lines as shown hereon.
  - 2) The Condominium Declarations/Covenants, Conditions and Restrictions (CC&R's) are recorded under Instrument Number 416775, records of Blaine County.

**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.

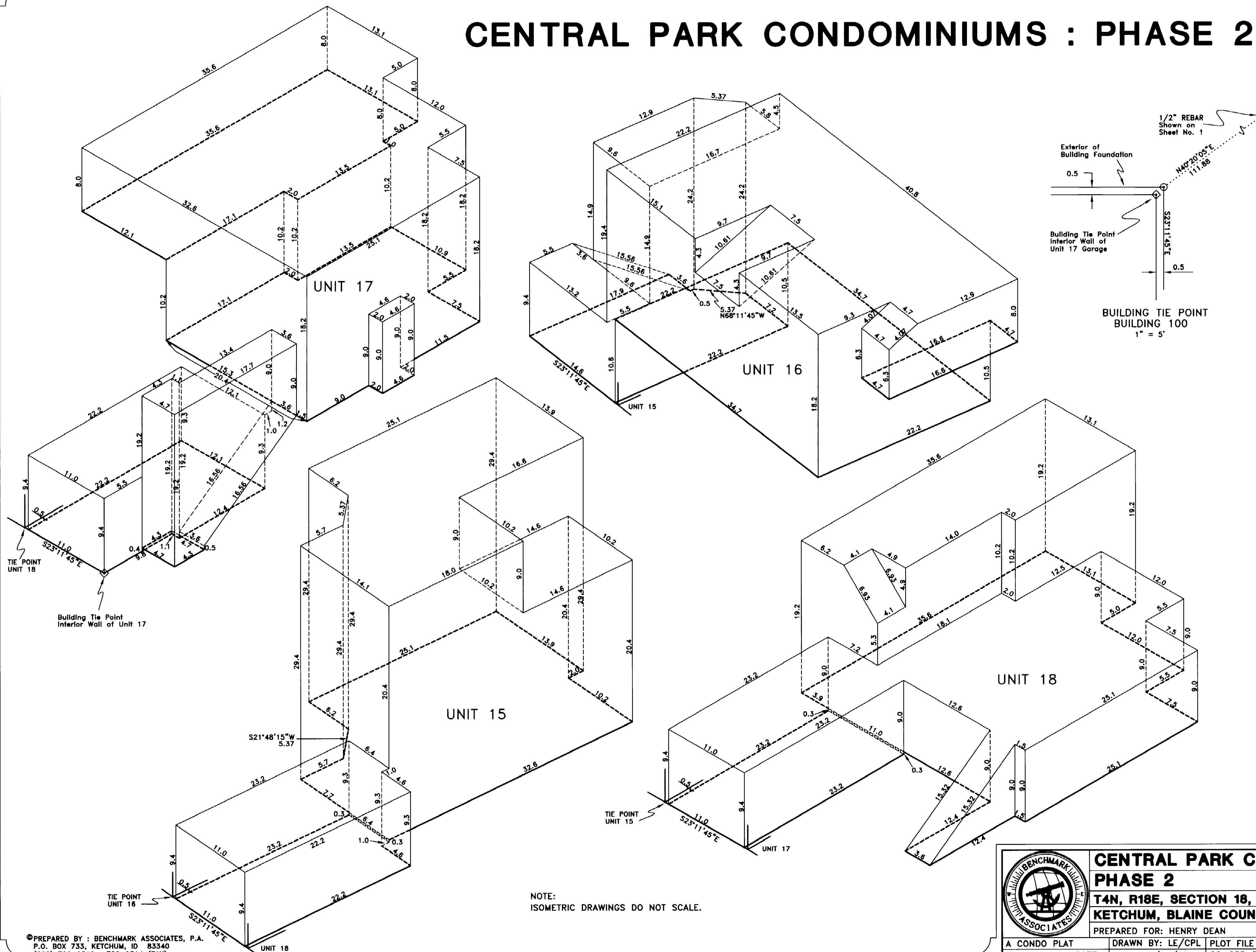
Date: 12-16-98

*Robert W. Endum*  
South Central District Health Dept., EHS

© PREPARED BY : BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733, KETCHUM, ID 83340  
(208) 726-9512 : 726-9514 (FAX)

	<b>CENTRAL PARK CONDOS. PHASE 2</b>		
	T4N, R18E, SECTION 18, B.M., KETCHUM, BLAINE COUNTY, IDAHO		
	PREPARED FOR: HENRY DEAN		
A CONDO PLAT	DRAWN BY: LE/CPL	PLOT FILE 98277PG1.DWG	
PROJECT NO. 98277	DATE: 12/09/98	CO-ORD FILE 98277.CRD	

# CENTRAL PARK CONDOMINIUMS : PHASE 2

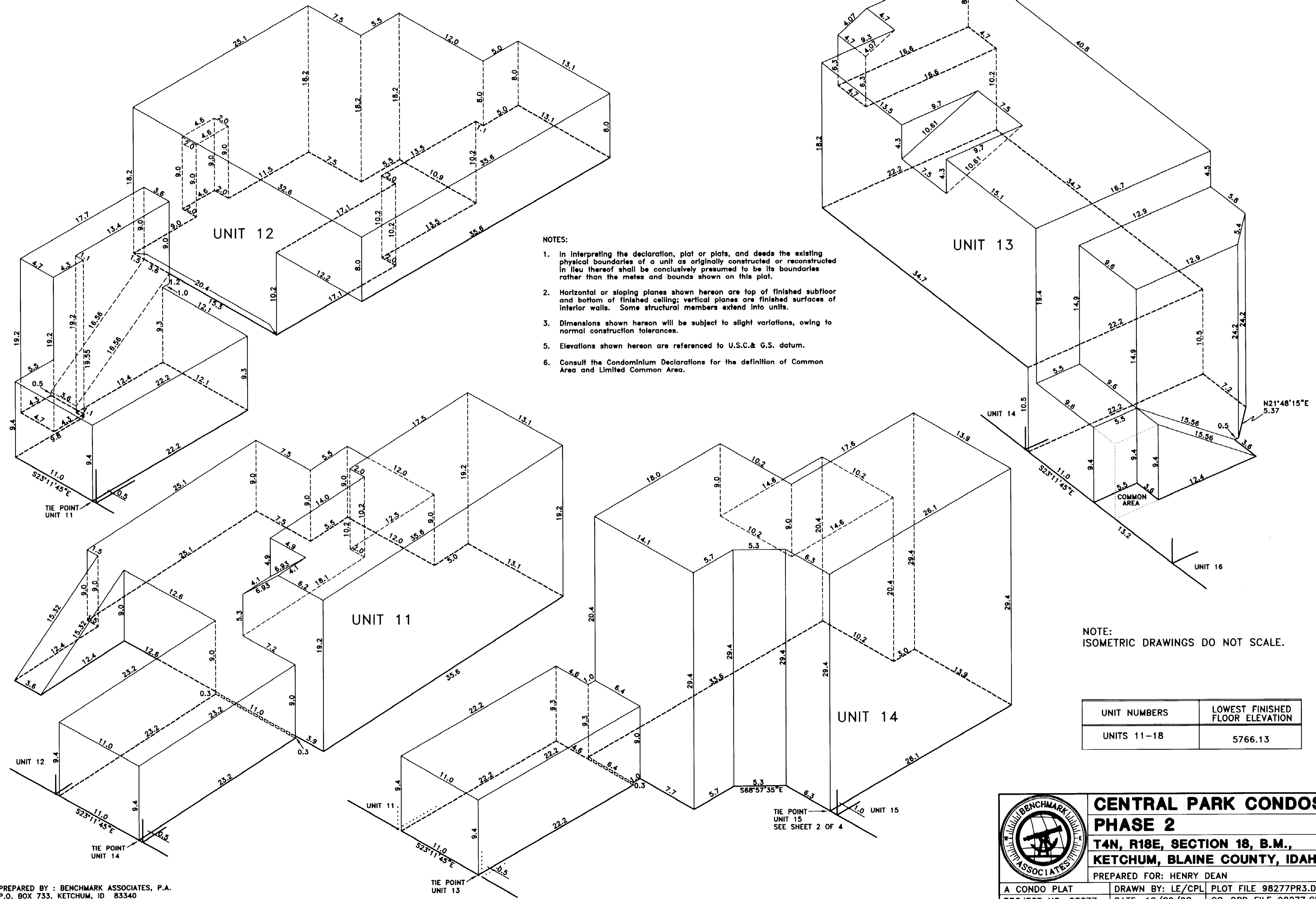


NOTE:  
ISOMETRIC DRAWINGS DO NOT SCALE.

© PREPARED BY : BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733, KETCHUM, ID 83340  
(208) 726-9512 : 726-9514 (FAX)

	<b>CENTRAL PARK CONDOS.</b>		
	<b>PHASE 2</b>		
T4N, R18E, SECTION 18, B.M.,			
KETCHUM, BLAINE COUNTY, IDAHO			
PREPARED FOR: HENRY DEAN			
A CONDO PLAT	DRAWN BY: LE/CPL	PLOT FILE 98277PR2.DWG	
PROJECT NO. 98277	DATE: 12/09/98	CO-ORD FILE 98277.CRD	

# CENTRAL PARK CONDOMINIUMS : PHASE 2

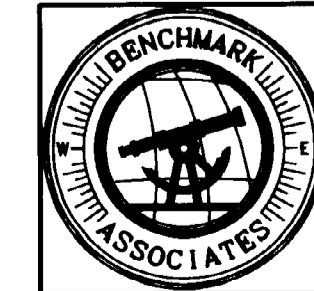


- NOTES:
1. In interpreting the declaration, plat or plats, and deeds the existing physical boundaries of a unit as originally constructed or reconstructed in lieu thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds shown on this plat.
  2. Horizontal or sloping 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.
  3. Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
  5. Elevations shown hereon are referenced to U.S.C. & G.S. datum.
  6. Consult the Condominium Declarations for the definition of Common Area and Limited Common Area.

NOTE:  
ISOMETRIC DRAWINGS DO NOT SCALE.

UNIT NUMBERS	LOWEST FINISHED FLOOR ELEVATION
UNITS 11-18	5766.13

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P.O. BOX 733, KETCHUM, ID 83340  
(208) 726-9512 : 726-9514 (FAX)



**CENTRAL PARK CONDOS. PHASE 2**  
**T4N, R18E, SECTION 18, B.M., KETCHUM, BLAINE COUNTY, IDAHO**  
 PREPARED FOR: HENRY DEAN  
 A CONDO PLAT      DRAWN BY: LE/CPL      PLOT FILE 98277PR3.DWG  
 PROJECT NO. 98277      DATE: 12/09/98      CO-ORD FILE 98277.CRD

# CENTRAL PARK CONDOMINIUMS: PHASE 2

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that KETCHUM CENTRAL PARK, L.L.C., a Washington Limited Liability Company, does hereby certify that it is the owner of a certain parcel of land described as follows:

A parcel of land within Section 13, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho and more particularly described as follows:

That portion of property labeled: "FUTURE LOCATION OF PHASE II CENTRAL PARK TOWNHOMES BUILDING 100" as shown within the official plat of Central Park Condominiums, Phase I, according to the official plat thereof, recorded as Instrument No. 415566, records of Blaine County, Idaho.

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

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Ketchum Water Department.

IN WITNESS WHEREOF, I have hereunto set my hand.

KETCHUM CENTRAL PARK, L.L.C.  
KETCHUM CENTRAL PARK, L.L.C.

By: Henry Dean  
HENRY DEAN, MANAGING MEMBER

Signed this 7<sup>th</sup> day of December, 1998.

## ACKNOWLEDGMENT

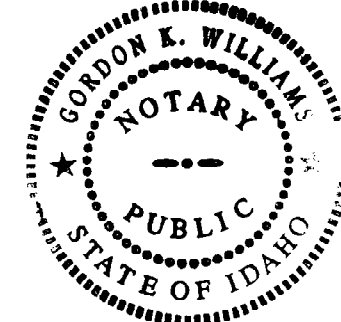
STATE OF IDAHO  
COUNTY OF BLAINE )ss

On this 7<sup>th</sup> day of DECEMBER, 1998, before me, the undersigned, a Notary Public for said State, personally appeared HENRY DEAN, known or identified to me to be the managing member of the KETCHUM CENTRAL PARK L.L.C., a Washington Limited Liability Company, whose name is subscribed to the within instrument and acknowledged to me that he and said company executed the same.

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: 10/06/2001

Gordon K. Williams  
Notary Public



## COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of SAWTOOTH TITLE at 47 minutes past 4 o'clock, P.m., on this 21 day of DEC, 1998, A.D., in my office and duly recorded in book \_\_\_\_\_ of plats at page \_\_\_\_\_.

Instrument No. 422231 Fee: \$ 13.00

MARY GREEN  
By: M. Payne

## SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, a duly registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plat 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 12/08/98  
JAMES E. ROBINSON PLS 434345

## CITY ENGINEER'S APPROVAL

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

Richard D. Fosbury  
RICHARD D. FOSBURY

## 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  
JIM W. KOONCE

## KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 18<sup>th</sup> day of December, 1998, by the Ketchum City Council, Ketchum, Idaho.

By: Joan E. Coz



## BLAINE COUNTY TREASURER'S CERTIFICATE

On this 21 day of December, 1998, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Wade L. Beck

	<b>CENTRAL PARK CONDOS.</b>		
	<b>PHASE 2</b>		
	T4N, R18E, SECTION 18, B.M., KETCHUM, BLAINE COUNTY, IDAHO		
	PREPARED FOR: HENRY DEAN		
A CONDO PLAT	DRAWN BY: CPL	PLOT FILE 98277.crt.DWG	
PROJECT NO. 98277	DATE: 12/07/98	CO-ORD FILE 98277.CRD	