

FOUND BRASS CAP  
CP # 178  
18 117

ELKHORN  
PARKING LOT

ELKHORN  
TENNIS COURTS

ELKHORN GOLF COURSE

SUMMIT  
CONDOMINIUMS  
PHASE II

**Curve Data**

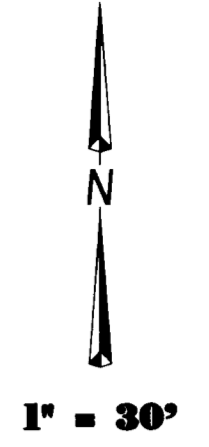
CVE.	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	26°08'38"	233.02	106.33	105.41	54.11	S 36°57'12"E
2	99°45'18"	70.00	121.87	107.05	83.06	S 45°42'47"E
3	53°05'20"	30.00	27.80	26.81	14.99	S 69°02'46"E
4	6°48'17"	530.00	62.95	62.91	31.51	S 45°54'15"E

**Notes:**

- Limits of ownership include the lot line/building line and patio line shown. Block 4 shall be owned and maintained by the homeowner's association and shall be reserved for use as snow storage, ingress/egress, parking, lawns and multi-purpose easement for drainage and utilities for the benefit of Block 2 and for future Phase 2 and Phase 3 as shown on this plat.
- Phases 2 and 3 shall be developed in accordance with the approved development plan and preliminary plat.
- Building ties are to exterior corners of foundations.
- 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 deeds regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plats or deeds and the actual boundaries of units in the buildings.
- Refer to recorded CC&R's filed in the Blaine County Courthouse, Inst. No. \_\_\_\_\_ for restrictions and agreements governing this subdivision.
- Development of this subdivision shall comply with the Phased Development Agreement filed in the Blaine County Courthouse, Inst. No. 382710.
- Elkhorn Road shall be dedicated to the public. All other roads within this subdivision shall be private. Maintenance and snow removal of private access roads and driveways shall be the responsibility of the homeowner's association.
- There shall exist a 10 foot wide snow storage easement adjacent to Elkhorn Road in addition to the right-of-way shown.
- A 15 foot wide utility and drainage easement shall exist along the subdivision boundary.
- A 6 foot wide public pedestrian path easement shall exist adjacent to Elkhorn Road right-of-way.

**EHM** Engineers, Inc.  
ENGINEERS/SURVEYORS/PLANNERS

17 16  
20 21 FOUND BRASS CAP  
CP # 402620



**FAIRWAY ONE TOWNHOMES  
PHASE 1 SUBDIVISION**  
located in  
**SE4, Section 17,  
T. 4 N., R. 18 E., B.M.  
Blaine County, Idaho  
1997**

**Legends:**

- SUBDIVISION BOUNDARY
- NEW RIGHT-OF-WAY
- CENTERLINE ELKHORN RD.
- TOWNHOUSE/BLOCK LINE
- FUTURE " " "
- TOWNHOUSE/LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- SECTION CORNER SWING TIE
- INITIAL POINT - FOUND 1/2 REBAR AND CAP (LS 1000)
- SET BRASS CAP IN CONCRETE
- FOUND 1/2" REBAR
- SET 5/8" REBAR & CAP
- SET 5/8" x 30" REBAR & CAP
- SET 1/2" x 24" REBAR & CAP

**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.  
7-9-97 *Robert W. Eichen*  
Date South Central District Health Dept., EHS

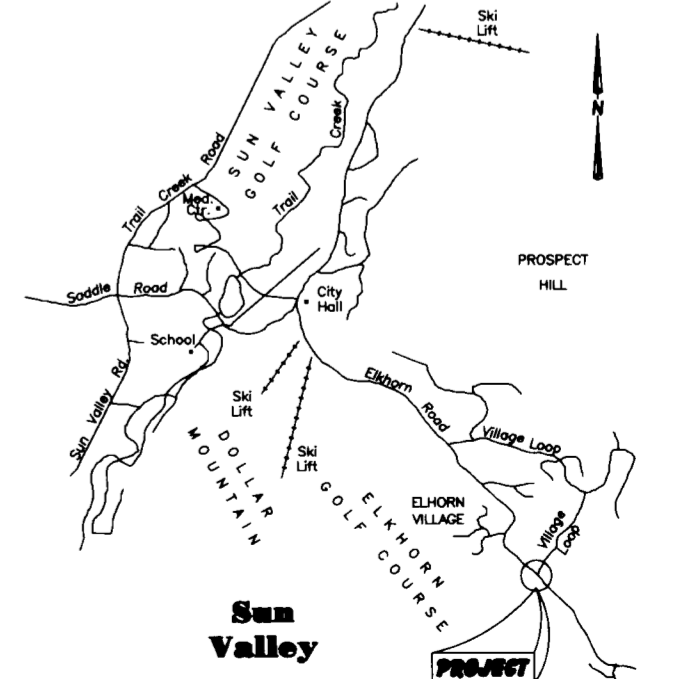
**WATER SYSTEM CERTIFICATE**

Pursuant to Idaho Code 50-1334, we Patrick Lockhart and Rosemary Lockhart, as owners, do hereby state that the lots on this plat are eligible to receive water service from the City of Sun Valley Municipal Water System.  
*Patrick Lockhart* *Rosemary Lockhart*  
Patrick Lockhart Rosemary Lockhart

**IRRIGATION WATER CERTIFICATE**

Pursuant to Idaho Code 31-3805, I Patrick Lockhart and Rosemary Lockhart, as owners, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have been transferred from said lands. Lots within the subdivision will not be entitled to any irrigation water rights and will not be obligated for assessments from any Irrigation District and/or Canal Company.  
*Patrick Lockhart*  
*Rosemary Lockhart*  
Patrick Lockhart  
Rosemary Lockhart

**Vicinity Sketch** n.s.





CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners or representatives of the owners in fee simple of the following described property, located in SE4, Section 17, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said property being more specifically described as follows:

Commencing at the Southeast corner of said Section 17. Thence N 46°11'07"W, 2482.05 feet to THE INITIAL POINT. Said INITIAL POINT lies S 41°49'36"E, 5028.70 feet, from the Northwest corner of Section 17.

- Thence, N 44°39'20"W, 146.15 feet,
Thence, N 77°43'38"E, 26.37 feet,
Thence, N 40°21'54"E, 104.14 feet,
Thence, N 53°25'41"W, 116.58 feet,
Thence, N 68°59'43"E, 96.77 feet,
Thence, N 74°16'54"E, 3.32 feet,
Thence, S 62°06'22"E, 49.78 feet,
Thence, along a curve, C-1,
Thence, S 50°01'32"E, 128.36 feet,
Thence, S 38°56'04"W, 27.95 feet,
Thence, N 76°40'26"W, 117.79 feet,
Thence, S 28°46'47"W, 76.24 feet,
Thence, S 32°36'53"W, 50.53 feet, to THE INITIAL POINT.

The gross area contained in this platted land as described is 0.85 acres.

It is the intention of the undersigned to and they do hereby include said land in this plat, that the undersigned by these presents dedicate to the public for public use forever, the additional right-of-way for Elkhorn Road as shown on this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and for any other use as designated hereon, and no structures other than for such purposes are to be erected within the lines of said easements.

Patrick Lockhart, Rosemary Lockhart

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine

On this 7th day of July, 1997, at 10:00 A.M., before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick Lockhart and Rosemary Lockhart, known to me to be the persons whose names are subscribed to the above Certificate of Owners and acknowledged to me that they executed the same.

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

William E. Norris
Notary Public in and for said State:
Residing at:
Commission Expires:



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 403698
STATE OF IDAHO
COUNTY OF Blaine

On this 9 day of July, 1997, at 4PM., the foregoing plat was filed for record in the office of the Recorder of Blaine County, Idaho and duly recorded in plat book, on page

m. [Signature] Deputy, Ex-Officio Recorder

CERTIFICATE OF SURVEYOR

This is to certify that I, Gerald L. Martens, a Professional Land Surveyor in the State of Idaho, made the survey of land as described in the Certificate of Owners and that this plat is a true and accurate representation of said survey as made and staked under my supervision and direction.



COUNTY ENGINEER'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine, Idaho related hereto.

Jim W. Kooner
7/7/97

COUNTY TREASURER'S CERTIFICATE

I, Vicki L. Deek, County Treasurer in and for the County of Blaine, Idaho per the requirements of Idaho Code 50-1308, do hereby certify that all County property taxes due for the property included in this plat have been paid in full. This certification is valid for the next thirty days only.

Vicki L. Deek, County Treasurer, Date July 9, 1997

CITY ENGINEER'S CERTIFICATE

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and ordinances of the City of Sun Valley.

Elizabeth B. Roberts 7/2/97
City Engineer

APPROVAL OF CITY COUNCIL

Accepted by the City Council of Sun Valley, Idaho at their meeting on the 2nd day of July, 1997.

[Signatures] Mayor, Robert Gaudreault City Clerk

PLANNING AND ZONING COMMISSION ACCEPTANCE

The foregoing Plat was duly accepted and approved by the City of Sun Valley Planning and Zoning Commission, Blaine County, Idaho, On this 8 day of July, 1997.

[Signature] Chairman