

CONDOMINIUM DECLARATION

The Condominium Declaration for the within plat has been recorded under Instrument No. _____ record of Blaine County, Idaho.

HARRIMAN PLACE

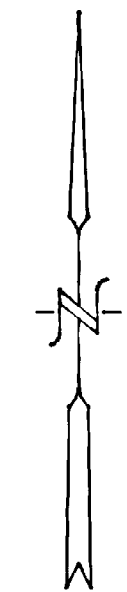
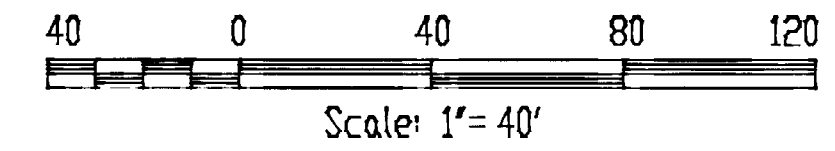
Within the plat of : TYROLEAN CONDOMINIUMS
KETCHUM BLAINE COUNTY IDAHO

JANUARY 1995

LEGEND

- Found 1/2" diam. rebar
- Set 1/2" x 24" rebar w/cap
- Found 5/8" diam. rebar
- Set 5/8" x 30" Rebar w/cap
- ⊕ Brass Cap
- + Point not set
- () Record Measurements

A condominium subdivision of the parcel of land labeled "Area Reserved for Future Units" within the plat of: TYROLEAN CONDOMINIUMS, Instrument No. 266487, depicted as the area within the bold line situated in the southeast corner of this plat.



LINE TABLE

No.	Direction	Length
1	S45°04'41"W	35.07
2	S44°48'59"E	10.00
3	N44°37'21"W	30.05
4	S46°10'25"E	28.22
5	S46°10'25"E	26.58
6	S46°10'25"E	27.40
7	S48°14'40"E	40.00
8	N45°17'00"E	38.10
9	N19°40'00"E	43.87
10	N87°34'21"E	23.89
11	N43°10'00"W	14.00
12	N46°50'00"E	14.70
13	S43°10'00"E	14.00
14	S46°50'00"W	14.70
15	N45°17'00"E	10.00
16	S44°43'00"E	25.00
17	S45°17'00"W	15.00
18	S44°43'00"E	20.00

NOTES

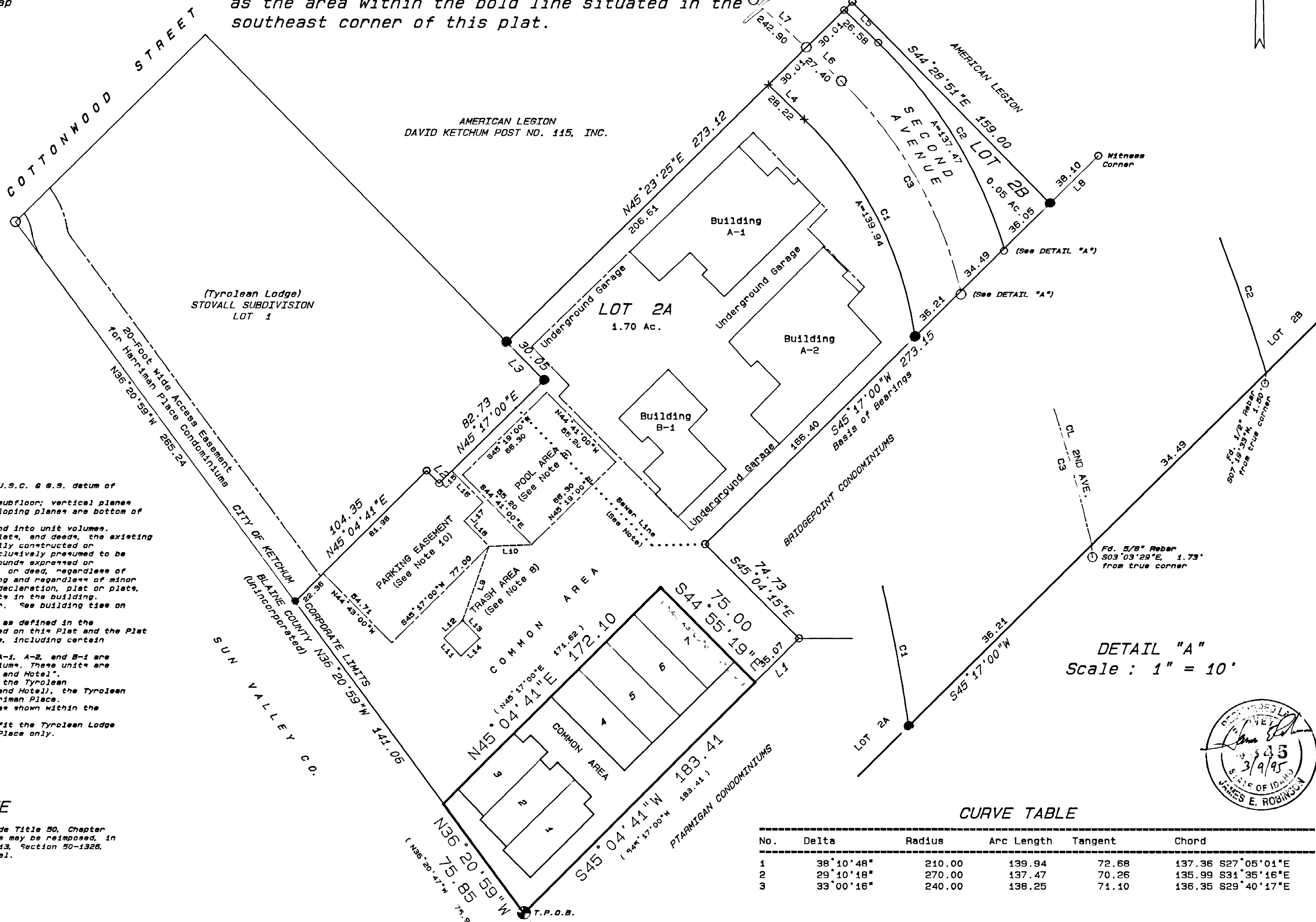
- Elevations shown hereon are referenced to U.S.C. & G.S. datum of 1929 (adjusted 1947).
- Horizontal planes shown hereon are top of subfloor; vertical planes are finished surfaces of interior walls; sloping planes are bottom of finished ceilings.
- Some structural members (undisplayed) extend into unit volumes.
- In interpreting the declaration, plat or plats, and deeds, the existing physical boundaries of the unit as originally constructed or reconstructed in lieu thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the declaration, plat or plats, or deed, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plat or plats, or deeds, and the actual boundaries of units in the building.
- Building tie is to the interior wall corner. See building ties on Sheets 2, 3 and 4.
- Except for Units (as identified hereon and as defined in the Condominium Declaration), all areas depicted on this Plat and the Plat of "Tyrolean Condominiums" are Common Areas, including certain Limited Common Areas.
- The condominiums located within Buildings A-1, A-2, and B-1 are shown within the plat of Tyrolean Condominiums. These units are also known as the "Christophe Condominiums and Hotel".
- The Pool Area and Trash Area shall benefit the Tyrolean Condominiums (aka Christophe Condominiums and Hotel), the Tyrolean Lodge (Lot 1, Stovall Subdivision) and Harriman Place.
- The Sewer Line is a 10-foot wide easement as shown within the original Plat of Tyrolean Condominiums.
- The Parking Easement (as shown) shall benefit the Tyrolean Lodge (Lot 1, Stovall Subdivision) and Harriman Place only.

HEALTH CERTIFICATE

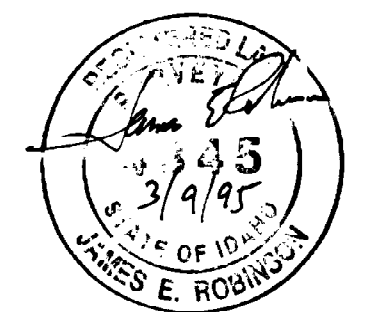
Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated: 3-10-95
Robert W. Erickson
South Central District Health Dept., EMS

PREPARED BY : BENCHMARK ASSOCIATES : KETCHUM, IDAHO



DETAIL "A"
Scale : 1" = 10'

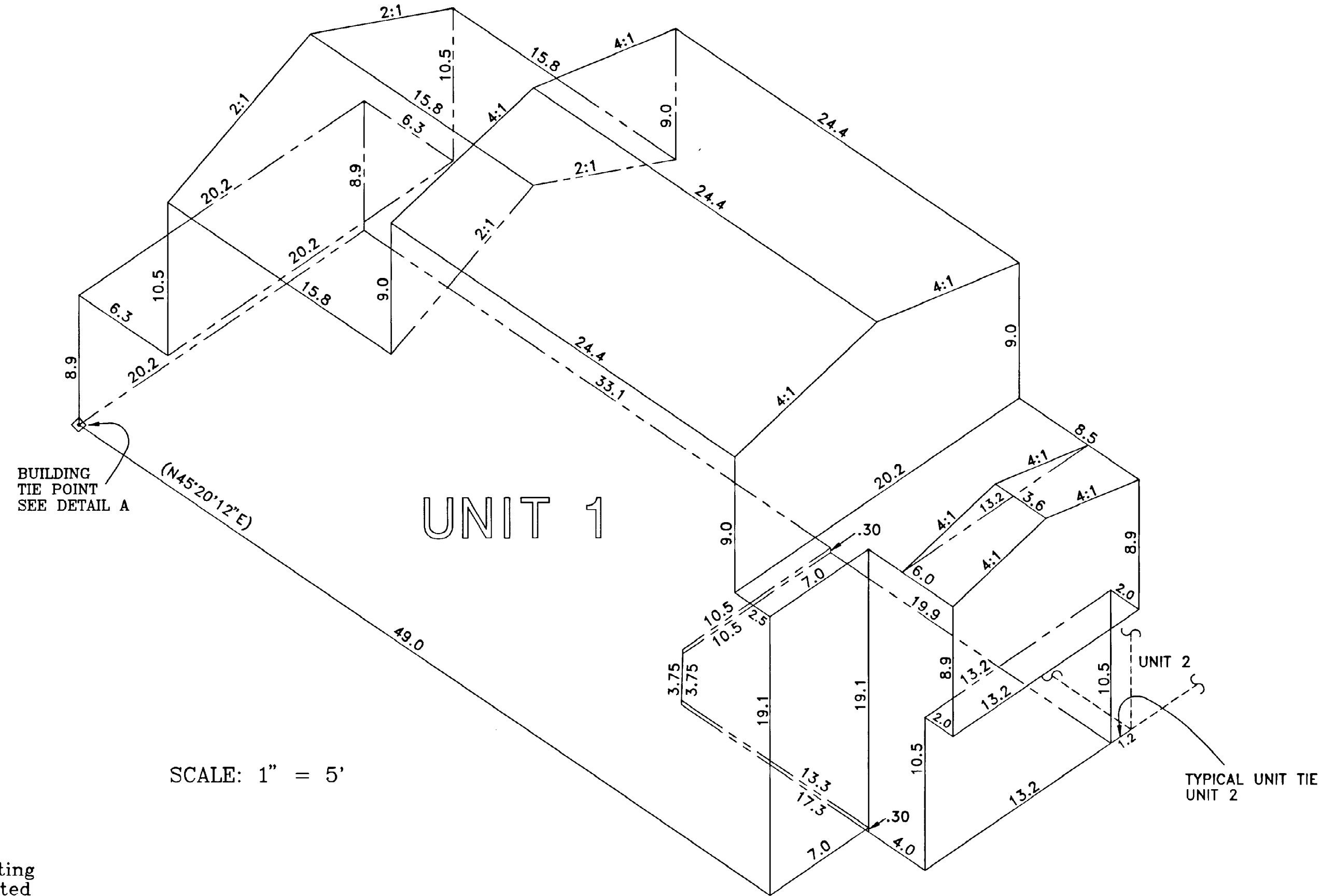
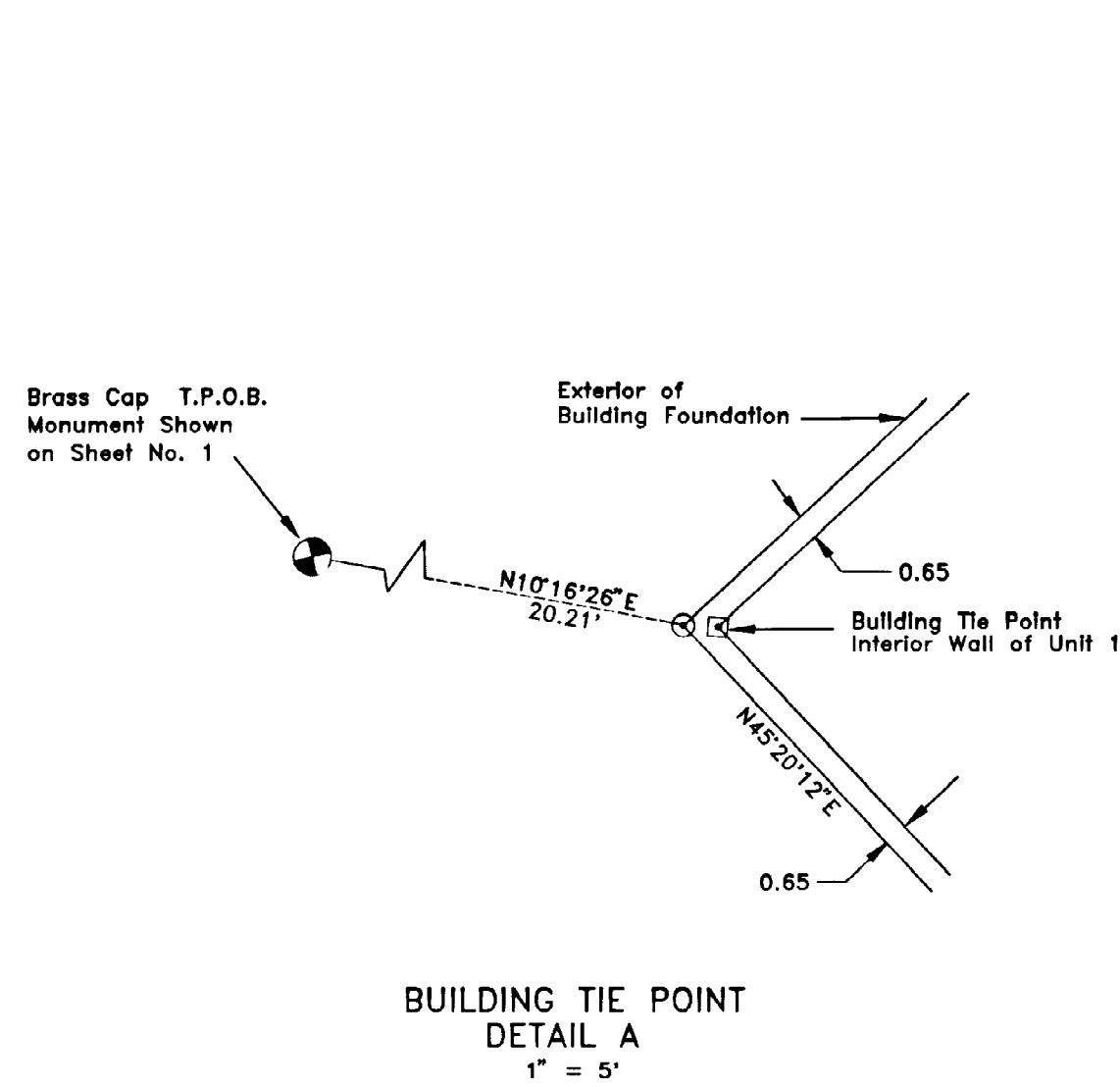


CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
1	38°10'48"	210.00	139.94	72.68	137.36 S27°05'01"E
2	29°10'18"	270.00	137.47	70.26	135.99 S31°35'16"E
3	33°00'16"	240.00	138.25	71.10	136.35 S29°40'17"E

HARRIMAN PLACE

JANUARY, 1995




SCALE: 1" = 5'

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. Elevations shown hereon are referenced to U.S.C. & G.S. datum.
4. Sloping planes are dimensioned as a ratio of run to rise, i.e., 3:1.

UNIT NUMBERS	FINISHED FLOOR ELEVATIONS
UNIT 1	5802.09
UNIT 2	5802.09
UNIT 3	5802.09
UNIT 4	5802.57
UNIT 5	5802.57
UNIT 6	5802.57
UNIT 7	5802.57

PREPARED BY: BENCHMARK ASSOCIATES, KETCHUM, IDAHO



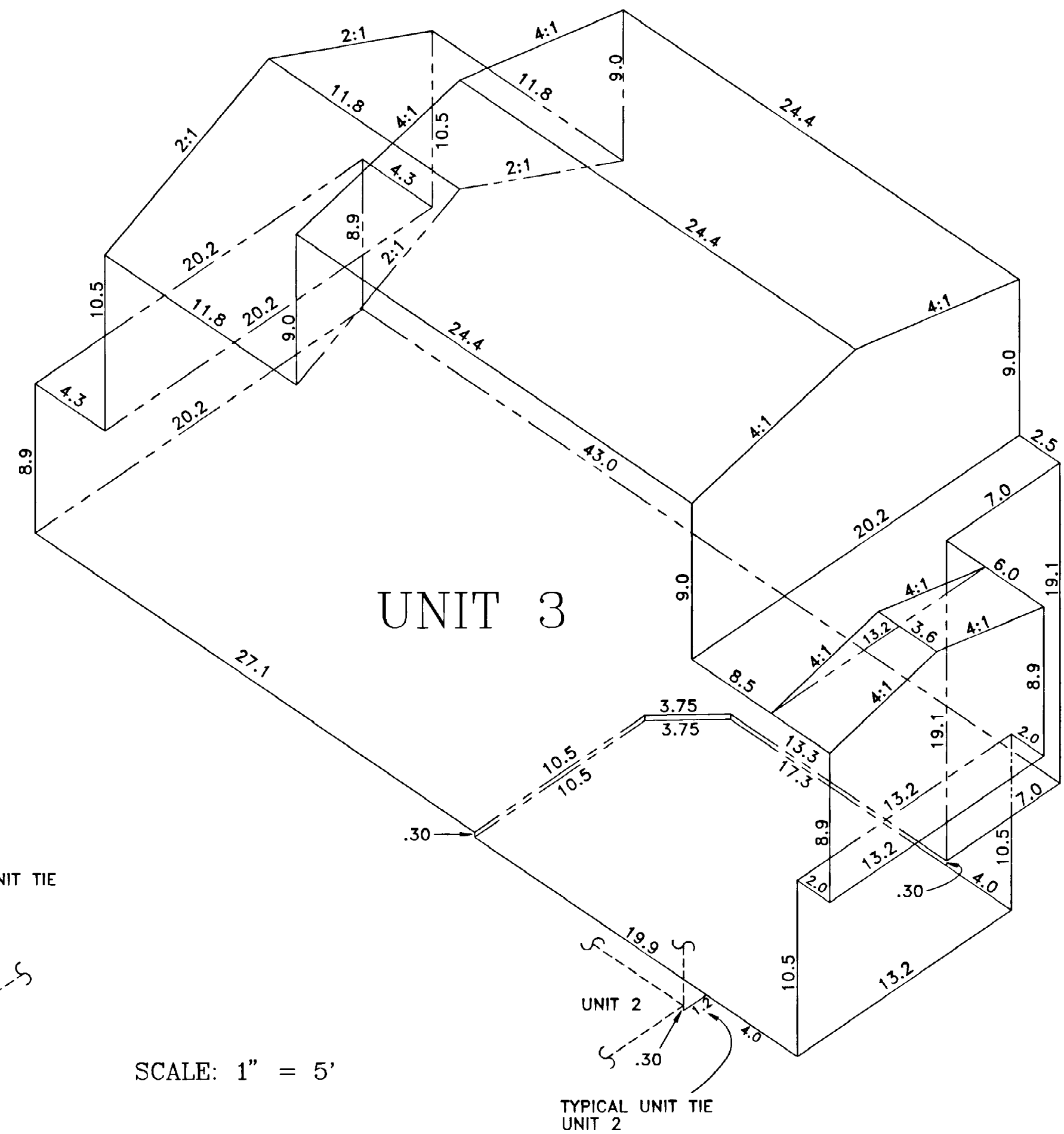
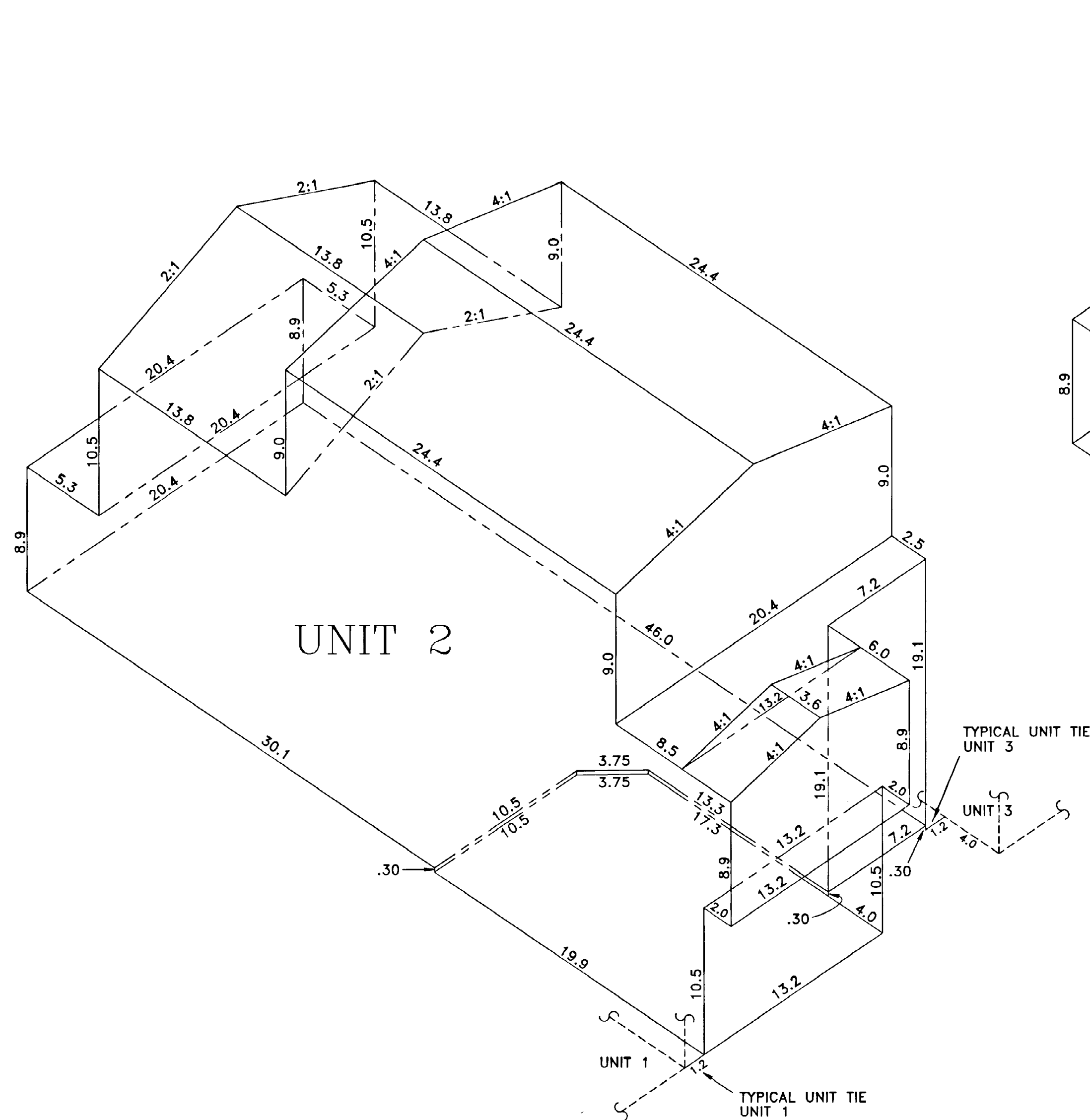
HARRIMAN PLACE

T4N, R18E, SEC. 18, B.M.

BLAINE CO., IDAHO

HARRIMAN PLACE

JANUARY, 1995



	HARRIMAN PLACE
	T4N, R18E, SEC. 18, B.M.
	BLAINE CO., IDAHO

SHEET 3 OF 5

HARRIMAN PLACE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that THE RADIGAN COMPANY, a Washington Corporation does hereby certify that said corporation is the owner of a certain parcel of land described as follows;

A parcel of land, designated "Reserved For Future Units", lying within the plat of TYROLEAN CONDOMINIUMS, according to the official plat thereof, recorded as Instrument No. 266487, records of Blaine County, Idaho, and more particularly described as follows:

COMMENCING at the 5/8" bar in concrete marking the TRUE POINT OF BEGINNING of Stovall Subdivision:
 Thence S36°20'47"E, 264.81 feet along the Westerly boundary of Lot 1 of Stovall Subdivision;
 Thence S36°20'47"E, 140.63 feet along the Westerly boundary of Tyrolean Condominiums to the TRUE POINT OF BEGINNING;
 Thence N45°17'00"E, 171.62 feet;
 Thence S44°43'00"E, 75.00 feet to a point on the Northwesterly boundary of Parmigan Condominiums;
 Thence S45°17'00"W, 183.41 feet along said Northwesterly boundary to a brass cap marking the TRUE POINT OF BEGINNING of the Parmigan Subdivision;
 Thence N36°20'47"W, 75.92 feet to the TRUE POINT OF BEGINNING.

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

IN WITNESS WHEREOF, I have hereunto set my hand.

Radigan Company
 THE RADIGAN COMPANY, a Washington Corporation.

Michael T. Flynn
 By Michael T. Flynn, President of THE RADIGAN COMPANY

Signed this 9th day of February, 1995.

ACKNOWLEDGEMENT

STATE OF IDAHO)
)ss
 COUNTY OF BLAINE)

On this 9th day of February, 1995 before me, the undersigned, a Notary Public for said State, personally appeared Michael T. Flynn, known to me to be the President of THE RADIGAN COMPANY, a Washington based Corporation, who executed the Instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

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

andrea noelle mcgee
 Notary Public
 My commission expires Dec 2000



SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, a duly Registered 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 the lots have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys and it is, as shown hereon, a portion of the plat of Tyrolean Condominiums, Ketchum, Blaine County, Idaho, as shown in the owners certificate.

James E. Robinson 3/7/95
 JAMES E. ROBINSON
 4345
 STATE OF IDAHO
 JAMES E. ROBINSON

CITY ENGINEER'S APPROVAL

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

BY Richard D. Fosbury
 REGISTERED PROFESSIONAL ENGINEER
 4001
 STATE OF IDAHO
 RICHARD FOSBURY

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the forgoing plat and calculations 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
 3/13/95
 STATE OF IDAHO
 JIM W. KOONCE

KETCHUM CITY COUNCIL'S APPROVAL

The forgoing plat was approved and accepted this 9th day of March, 1995, by the Ketchum City Council, Ketchum, Idaho.

By: Sandra E. Cady



BLAINE COUNTY TREASURER'S CERTIFICATE

On this 12 day of April, 1995, the forgoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Wicki L. Dick

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of Sawtooth Title at 02 minutes past 4:00 o'clock P.m., on this 12 day of April, 1995, A.D., in my office and duly recorded in book _____ of plats at page _____

Instrument No. 377299 Fee: \$ 14⁰⁰

By: D.K. Strum