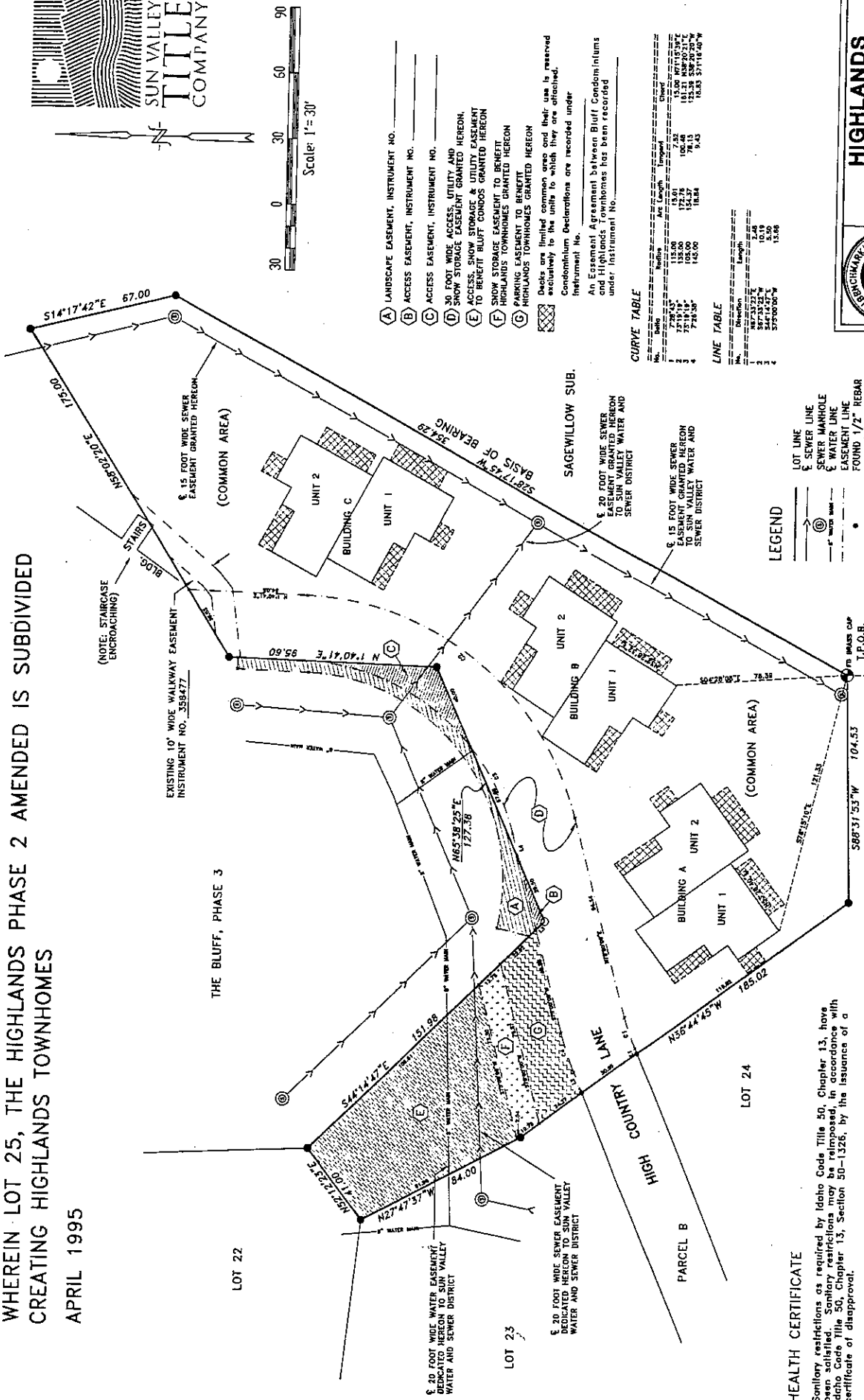


HIGHLANDS TOWNHOMES

A CONDOMINIUM SUBDIVISION, LOCATED IN T4N, R18E, SECTIONS 16 & 17, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO WHEREIN LOT 25, THE HIGHLANDS PHASE 2 AMENDED IS SUBDIVIDED CREATING HIGHLANDS TOWNHOMES

APRIL 1995



- (A) LANDSCAPE EASEMENT, INSTRUMENT NO. _____
- (B) ACCESS EASEMENT, INSTRUMENT NO. _____
- (C) ACCESS EASEMENT, INSTRUMENT NO. _____
- (D) 30 FOOT WIDE ACCESS, UTILITY AND SNOW STORAGE EASEMENT GRANTED HEREON
- (E) ACCESS, SNOW STORAGE & UTILITY EASEMENT TO BENEFIT BLUFF CONDOS GRANTED HEREON
- (F) SNOW STORAGE EASEMENT TO BENEFIT HIGHLANDS TOWNHOMES GRANTED HEREON
- (G) PARKING EASEMENT TO BENEFIT HIGHLANDS TOWNHOMES GRANTED HEREON

Decks are limited common area and their use is reserved exclusively to the units to which they are attached.
 Condominium Declarations are recorded under Instrument No. _____
 An Easement Agreement between Bluff Condominiums and Highlands Townhomes has been recorded under Instrument No. _____

CURVE TABLE

No.	Radius	Chord	Chord Bearing	Offset
1	115.00	135.00	135.00	2.45
2	728.43	127.76	106.48	9.43
3	2518.18	142.00	18.84	9.43
4	728.35	142.00	18.84	9.43
5	18.33	371.00	371.00	0.00

LINE TABLE

Stationing	Length	Area
0+00 TO 0+25	2.45	1.00
0+25 TO 0+50	2.45	1.00
0+50 TO 0+75	2.45	1.00
0+75 TO 1+00	2.45	1.00
1+00 TO 1+25	2.45	1.00
1+25 TO 1+50	2.45	1.00
1+50 TO 1+75	2.45	1.00
1+75 TO 2+00	2.45	1.00
2+00 TO 2+25	2.45	1.00
2+25 TO 2+50	2.45	1.00
2+50 TO 2+75	2.45	1.00
2+75 TO 3+00	2.45	1.00
3+00 TO 3+25	2.45	1.00
3+25 TO 3+50	2.45	1.00
3+50 TO 3+75	2.45	1.00
3+75 TO 4+00	2.45	1.00
4+00 TO 4+25	2.45	1.00
4+25 TO 4+50	2.45	1.00
4+50 TO 4+75	2.45	1.00
4+75 TO 5+00	2.45	1.00
5+00 TO 5+25	2.45	1.00
5+25 TO 5+50	2.45	1.00
5+50 TO 5+75	2.45	1.00
5+75 TO 6+00	2.45	1.00
6+00 TO 6+25	2.45	1.00
6+25 TO 6+50	2.45	1.00
6+50 TO 6+75	2.45	1.00
6+75 TO 7+00	2.45	1.00
7+00 TO 7+25	2.45	1.00
7+25 TO 7+50	2.45	1.00
7+50 TO 7+75	2.45	1.00
7+75 TO 8+00	2.45	1.00
8+00 TO 8+25	2.45	1.00
8+25 TO 8+50	2.45	1.00
8+50 TO 8+75	2.45	1.00
8+75 TO 9+00	2.45	1.00
9+00 TO 9+25	2.45	1.00
9+25 TO 9+50	2.45	1.00
9+50 TO 9+75	2.45	1.00
9+75 TO 10+00	2.45	1.00

LEGEND

- LOT LINE
- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- EASEMENT LINE
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- BRASS CAP

HEALTH CERTIFICATE

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

Date: _____
 South Central District Health Dept., EHS

PREPARED BY: BENCHMARK ASSOCIATES, KETCHUM, IDAHO



HIGHLANDS TOWNHOMES
 T4N, R18E, SEC. 16 & 17, B.M.,
 SUN VALLEY, BLAINE CO., IDAHO
 PREPARED FOR: WAYNE ROTH
 CONDOMINIUM PLAT PLOT BY: EE PLOT FILE 94049PG1.DWG
 PROJECT NO. 94049 DATE: 04/24/95 SHEET 1 OF 4

HIGHLANDS TOWNHOMES

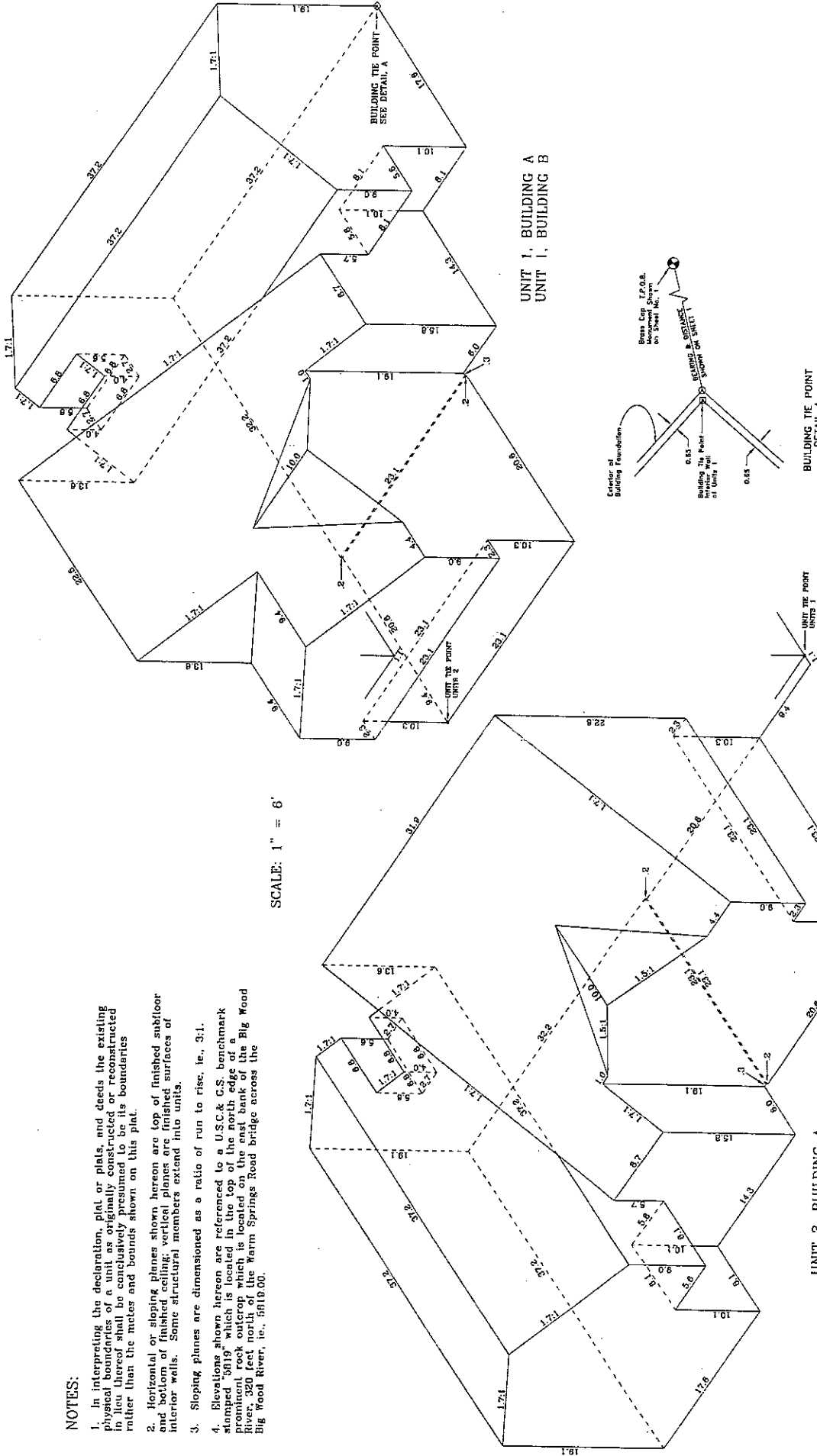
A CONDOMINIUM SUBDIVISION LOCATED IN T4N, R18E, SECTIONS 16 & 17, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

APRIL 1995

NOTES:

1. In interpreting the declaration, plat or plans, 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 ceiling or finished ceiling; vertical planes are finished surfaces of interior walls. Some structural members extend into units.
3. Sloping planes are dimensioned as a ratio of run to rise, i.e., 3:1.
4. Elevations shown hereon are referenced to a U.S.C. & G.S. benchmark stamped "5819" which is located in the top of the north edge of a prominent rock outcrop which is located on the east bank of the Big Wood River, 320 feet north of the Warm Springs Road bridge across the Big Wood River, i.e., 5819.00.

SCALE: 1" = 6'



HIGHLANDS TOWNHOMES
 T4N, R18E, SEC. 16 & 17, B.M.
 BLAINE CO., IDAHO

HIGHLANDS TOWNHOMES

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Wayne Roth, Michael S. Brownfield and Kathleen S. Brownfield do hereby certify that they are the owners of a certain parcel of land described as follows:
 Lot 25, THE HIGHLANDS PHASE 2 AMENDED, located within Sections 16 & 17, Township 4 North, Range 18 East, Boise Meridian, City of Sun Valley, Blaine County, Idaho.
 The above described parcel contains 1.40 acres.
 It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, I have hereunto set my hand.
 Wayne Roth, Owner
 Signed this 24 day of APRIL, 1995

ACKNOWLEDGEMENT

STATE OF IDAHO
 COUNTY OF BLAINE
 On this 24 day of APRIL, 1995, before me, the undersigned, a Notary Public for said State, personally appeared Wayne Roth, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.
 Notary Public
 Gordon K. Williams
 My Commission Expires 9/28/95

Michael S. Brownfield
 Michael S. Brownfield, Owner
 Signed this 18 day of MAY, 1995

Kathleen S. Brownfield
 Kathleen S. Brownfield, Owner
 Signed this 18 day of MAY, 1995

ACKNOWLEDGEMENT

STATE OF Washington
 COUNTY OF Pierce
 On this 18th day of May, 1995, before me, the undersigned, a Notary Public for said State, personally appeared Michael S. Brownfield and Kathleen S. Brownfield, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.
 Notary Public
 Joseph E. Hagelstaben
 My Commission Expires 11/96

SURVEYOR'S CERTIFICATE

I, GORDON K. WILLIAMS, 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 and my direct supervision, that the location of the lot, together with the boundaries and the area thereon, as shown on the map, is in accordance with the established and approved surveys and it is, as shown hereon, Lot 25, Highlands Phase 2 Amended, as shown in the owner's certificate.
 Gordon K. Williams
 5/3/95

CITY ENGINEER'S APPROVAL

I, _____, City Engineer for Sun Valley, Idaho do hereby approve the foregoing plat.
 By: Wayne Roth 4/24/95

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Kearney, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and the calculations for making the same and have determined that they comply with the provisions of the State of Idaho relating thereto.
 Jim W. Kearney
 4/17/95

SUN VALLEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this _____ day of _____, 19____, by the Sun Valley City Council.
 By: Roy G. Rainey, City Clerk

BLAINE COUNTY TREASURER'S CERTIFICATE

On this _____ day of _____, 19____, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of _____ on this 18 day of May, 1995, at _____ o'clock, 2 p.m., recorded in book _____ of plats at page _____ of instrument No. 318475.
 Fee: \$ 11

By: Joseph E. Hagelstaben

