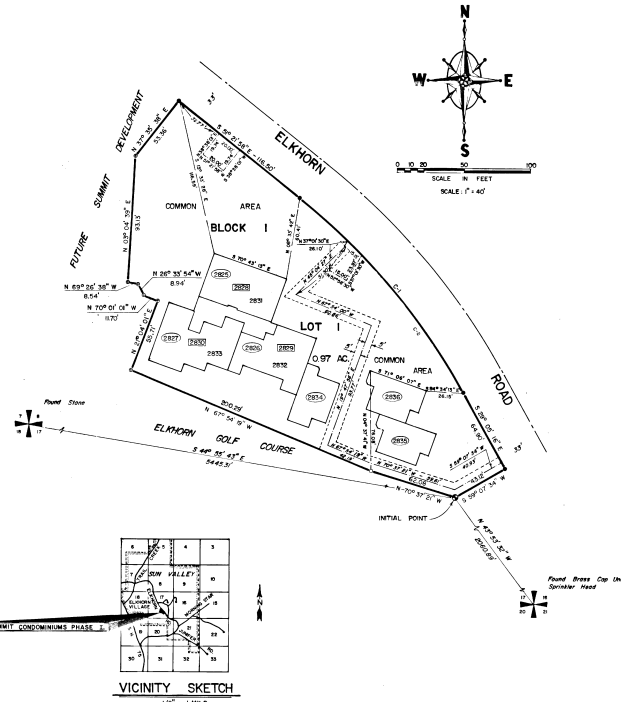


# SUMMIT CONDOMINIUMS

PHASE II

LOCATED IN

SECTION 17, T. 4 N., R. 18 E., B. M.  
 BLAINE COUNTY, IDAHO  
 1981



### NOTES

- Elevations are in reference to U.S.G.S. datum taken from a standard benchmark marked ELEV. 5619.00, said monument being a Brass Cap cemented to a large rock out-crop located 370 feet upstream from the old Warm Springs Bridge on the East bank of the Big Wood River.
- Vertical limits of ownership are top of finished floors and bottom of finished ceilings.
- Horizontal limits of ownership are interior finished walls.
- Bulking 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 law 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.
- An easement for the purpose of constructing and maintaining a multi-use pathway shall be granted to the Elkhorn Property Owners' Association Inc. an Idaho Non-profit Membership Corp.

### LEGEND

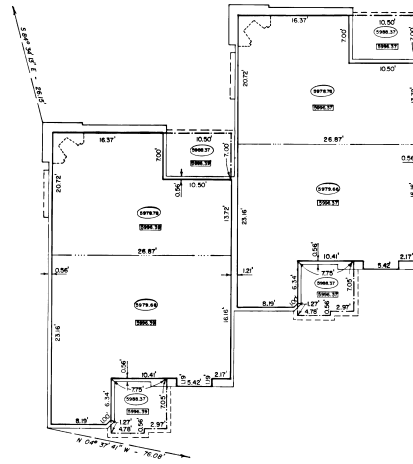
- CENTERLINE OF ROAD
- - - - - CENTERLINE OF 10' WIDE POWER EASEMENT
- POWER EASEMENT LINE
- SUBDIVISION BOUNDARY LINE
- - - - - UTILITY EASEMENT LINE
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- FOUND 1/2" REBAR
- SET BRASS CAP - INITIAL POINT
- 2827 FIRST FLOOR UNIT NUMBER
- 2828 SECOND FLOOR UNIT NUMBER
- 2832 THIRD FLOOR UNIT NUMBER

CURVE DATA					
CURVE	BEGIN	END	ARC	CHORD	DATA
C-1	12° 14' 42"	497.00'	183.25'	192.05'	97.90' S 40° 10' 37" E
C-2	14° 52' 36"	492.00'	128.46'	129.17'	85.11' N 36° 14' 04" W

**ENM** Edwards, Howard & Martens, Inc.  
 REGISTERED PROFESSIONAL ENGINEERS

# SUMMIT CONDOMINIUMS

PHASE II  
 UNITS 2835 & 2836

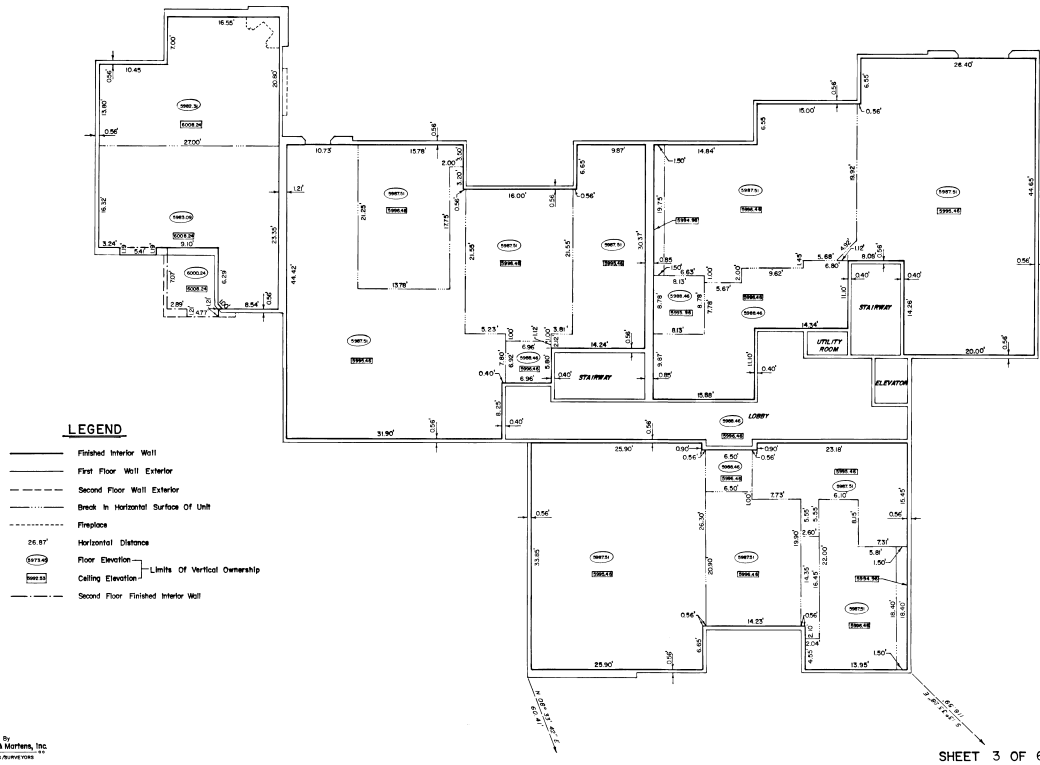


## LEGEND

- Finished Interior Wall
- First Floor Wall Exterior
- - - Second Floor Wall Exterior
- - - Break In Horizontal Surface Of Unit
- - - Fireplace
- 26.87' Horizontal Distance
- 10.50' Floor Elevation
- 10.50' Ceiling Elevation — Limits Of Vertical Ownership
- - - Second Floor Finished Interior Wall

# SUMMIT CONDOMINIUMS

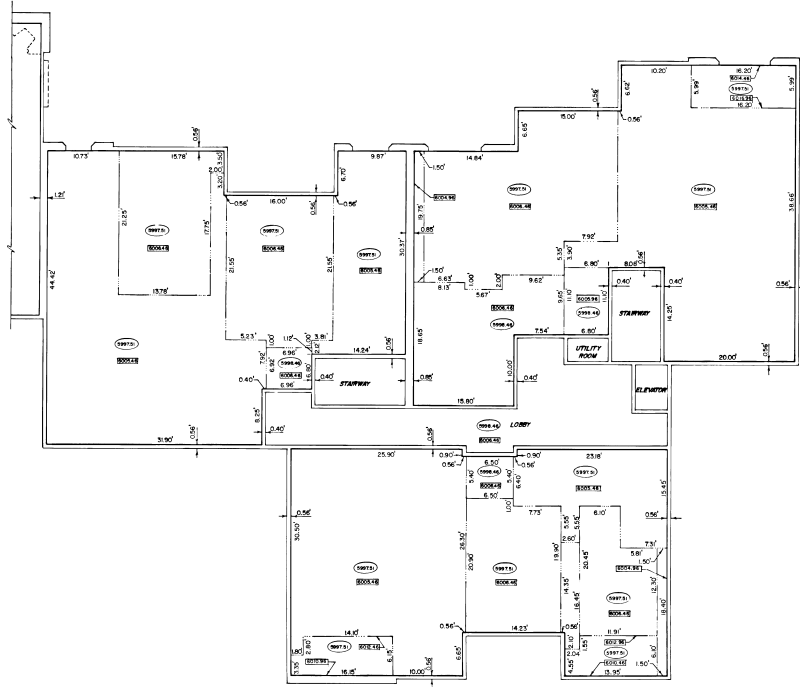
PHASE II  
 UNITS 2825, 2826, 2827 & 2834



# SUMMIT CONDOMINIUMS

PHASE II  
UNITS 2828, 2829 & 2830

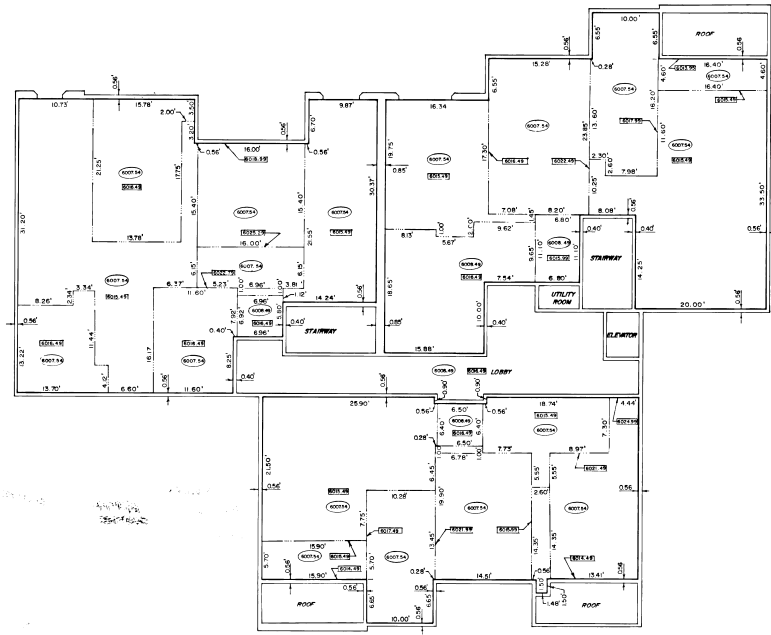
- LEGEND**
- Finished Interior Wall
  - Wall Exterior
  - - - Break In Horizontal Surface Of Unit
  - - - - - Fireplace
  - Horizontal Distance
  - (2828) Floor Elevation
  - (2829) Ceiling Elevation
  - Limits Of Vertical Ownership



# SUMMIT CONDOMINIUMS

PHASE II  
UNITS 2831, 2832 & 2833

- LEGEND**
- Finished Interior Wall
  - Wall Exterior
  - Break In Horizontal Surface Of Unit
  - Fireplace
  - Horizontal Distance
  - Floor Elevation
  - Ceiling Elevation
  - Limits Of Vertical Ownership



Prepared By  
Edwards, Howard & Mariani, Inc.  
ARCHITECTS

**CERTIFICATE OF OWNERS**

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

Commencing at the Southeast corner of said Section 17,  
 Thence N 43° 53' 32" W 200.09', to the INITIAL POINT, said point also lies S 44° 55' 43" E, 544.53' from the Northwest corner of Section 17,  
 Thence N 70° 37' 21" W 62.04',  
 Thence N 67° 54' 19" W 200.29',  
 Thence N 21° 04' 01" E 55.71', Thence N 70° 01' 01" W 11.70',  
 Thence N 26° 33' 54" W 8.94', Thence N 69° 26' 39" W 8.54',  
 Thence N 03° 04' 39" E 53.15',  
 Thence N 37° 35' 36" E 53.36',  
 Thence S 51° 21' 58" E 116.50', Thence along C-1,  
 Thence S 29° 05' 16" E 64.90', Thence S 59° 07' 54" W 43.2' to the INITIAL POINT. The area contained in this platted land is 0.97 acres.

It is the intention of the undersigned, and they do hereby include said land in this plat. The easements indicated on this plat are not dedicated to the public but the rights to use said easements are hereby perpetually reserved for public utilities and no structure other than for such utility purposes are to be erected within the lines of said easements.

It is the intention of the undersigned to, and they do by these presents grant, bargain, sell, convey, confirm and dedicate to the public for public use forever, all streets and thoroughfares as shown on the plat.

Protective Covenants governing this Subdivision are recorded under County Recorder Instrument No. 22,8273.

**D. L. H. DEVELOPMENT CO.**  
 An Idaho Corporation

*Joseph F. O'Brien*  
 Joseph F. O'Brien (President)

**ACKNOWLEDGEMENT**

STATE OF IDAHO ) ss  
 COUNTY OF BLAINE )

On this 14 day of September, 1981, before me, the undersigned, a Notary in Public in and for said State, personally appeared Joseph F. O'Brien known to me to be the president of the corporation that executed the within and foregoing instrument or the person 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 affixed my official seal the day and year in this certificate first above written. My commission expires June 1985.

*Debra Kuttman*  
 Notary Public in and for the State of Idaho  
 Residing at Ardenwood, Idaho

**COUNTY RECORDER'S CERTIFICATE**

Instrument No. 22208  
 STATE OF IDAHO ) ss  
 COUNTY OF BLAINE )

This is to certify that the foregoing plat was filed for record in the office of the Recorder of Blaine County, Idaho on the 15 day of September, 1981, at 2:24, and duly recorded in plat book \_\_\_\_\_ of page \_\_\_\_\_.

*Mary Green*  
 Deputy  
 Ex-Officio Recorder

**CITY ENGINEER'S CERTIFICATE**

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

*Richard Tesbury*  
 Registered Engineer

**CERTIFICATE OF SURVEYOR**

This is to certify that I, Gerard L. Martens, a Registered Land Surveyor in the State of Idaho made the survey of the land as described in the Certificate of Owners and designated herein as Summit Condominiums Phase II and that this plat is a true and correct representation of said survey as made and stated by me on said land.



**ACKNOWLEDGEMENT**

STATE OF IDAHO ) ss  
 COUNTY OF BLAINE )

On this 14 day of September, 1981, before me, a Notary Public in and for said State personally appeared Gerard L. Martens, known to me to be the person whose name is subscribed to the above Certificate of Surveyor and acknowledged to me that he 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. My commission expires June 1986.



**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 related thereto. Dated this 14 day of September, 1981.



**CITY OF SUN VALLEY**

The accompanying plat of the Summit Condominiums Phase II is hereby approved by the City of Sun Valley, Idaho, by resolution adopted this 16 day of October, 1981.

*Paul M. Sieder*  
 Mayor

*John T. Brown*  
 City Clerk

**PLANNING & ZONING COMMISSION ACCEPTANCE**

The foregoing plat was duly accepted and approved by the City of Sun Valley Planning and Zoning Commission on this 14 day of September, 1981.

*David McMillan*  
 Chairman

**COUNTY TREASURER'S CERTIFICATE**

The foregoing plat has been accepted and approved by the County Treasurer of Blaine County, Idaho, this 16 day of December, 1981.

*Maureen Lamer*  
 Blaine County Treasurer

**SANITARY RESTRICTION**

RESTRICTION IN  
 PLAT BOOK BOOKS 50,  
 CHAPTER 11, TOWN 0000

