

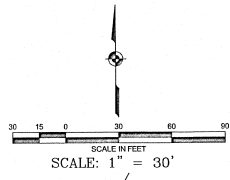
A PLAT SHOWING 128 SADDLE ROAD TOWNHOMES

WHEREIN LOT 2 OF KNEELAND SUBDIVISION IS CONVERTED INTO TOWNHOMES.
LOCATED WITHIN SECTION 7, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

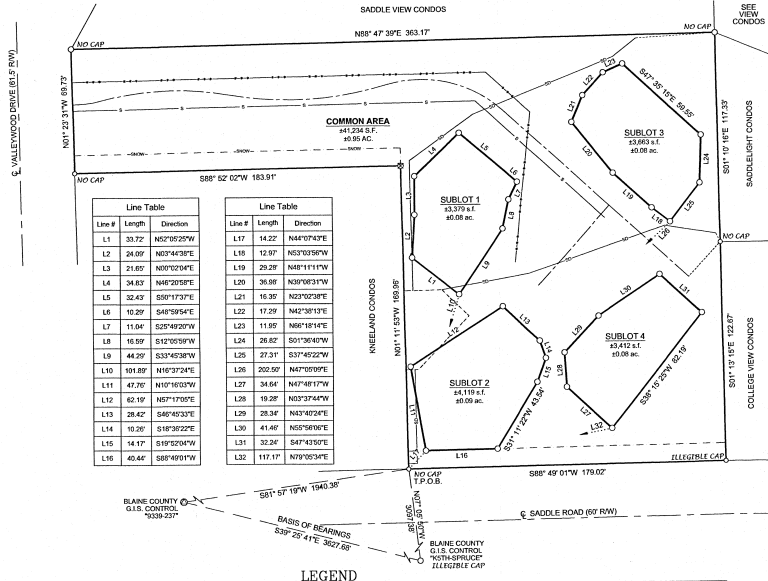
APRIL 2023

SURVEY NARRATIVE & NOTES

- The purpose of this plat is to create four sublots within Lot 2, Kneeland Subdivision. The exterior boundary shown is based on found monuments and the recorded plat of Lot 2, Kneeland Subdivision, Instrument No. 259187, records of Blaine County, Idaho. All found exterior monuments have been accepted. Monuments marked PLS 16670 were set by Galena Engineering prior to recording of this survey. The surveyor signing this plat has assumed responsible charge for this survey and has accepted all found monuments marked PLS 16670. Additional documents used in the course of this survey include Kneeland Condominium, Instrument No. 259189, records of Blaine County, Idaho.
- All new utilities shall be installed underground.
- Covenants, Conditions, and Restrictions for the within townhomes are recorded under Inst. No. **700228**, records of Blaine County, Idaho.
- The water main on the property shall be a private line and not owned nor maintained by the City of Ketchum. The sewer main will be owned and maintained by the City of Ketchum. The City will not be responsible for repair and/or maintenance to the snow melt system or pavers which may result from the city repairing and/or maintaining the public sewer main. The driveway access is private and not owned nor maintained by the City of Ketchum. Said driveway access is a Fire Truck and Emergency Services access with edge of driveway being the minimum inside radii of 28' at turnaround. Each sublot is provided access within the common area.
- All townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, storm, telephone, natural gas and electrical lines over, under, and across their townhomes and sublots, outside of the foundation stone walls, for the repair, maintenance, and replacement thereof.
- Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
- The townhome sublots shown herein are considered as one (1) land lot. Coverage requirements and other bulk regulations per the City of Ketchum ordinances apply to the sublots as one parcel.
- All great outside sublots are common areas.
- Property shown herein is subject to the following exceptions per ALTA Commitment for Title Insurance by Stewart Title Guaranty Company, Counterinsured by Blaine County Title, Commitment No. 1922046, dated January 20, 2023:
 - Notes, Easements and Restrictions, if any, as shown on the plat of Kneeland Subdivision, recorded December 26, 1984 as Instrument No. 259187, records of Blaine County, Idaho.
 - Agreement, including the terms and provisions thereof, by and between Packard Lind, LLC, an Idaho limited liability company and 128 Saddle Road, LLC, an Idaho limited liability company, recorded August 18, 2021 as Instrument No. 655653, records of Blaine, Idaho.
 - Snow Storage Agreement, including the terms and provisions thereof, recorded October 18, 2022, as Instrument No. 696897, records of Blaine County, Idaho (and shown hereon).
- A ten (10) foot wide Joint Trench Easement to benefit the 128 Saddle Road Townhomes property owners, is granted as shown hereon.
- A fifteen (15) foot wide Sewer Main Easement to benefit the Ketchum Utility Department, is granted as shown hereon.
- A ten (10) foot wide Storm Main Easement to benefit the 128 Saddle Road Townhomes property owners, is granted as shown hereon.
- A Storm System Storage Easement to benefit the 128 Saddle Road Townhomes property owners, is granted as shown hereon.
- A twenty (20) foot wide Access Easement to benefit the 128 Saddle Road Townhomes property owners, is granted as shown hereon. (See Note 4.)



SEE SHEET 2 FOR EASEMENT TIES AND DIMENSIONS.



Line #	Length	Direction	Line #	Length	Direction
L1	33.72	N52°05'25"W	L17	14.22	N44°07'43"E
L2	28.09	N52°44'38"E	L18	12.57	N53°03'56"W
L3	21.65	N50°10'14"E	L19	29.28	N48°11'11"W
L4	34.83	N46°20'58"E	L20	36.88	N30°08'31"W
L5	32.43	S50°17'37"E	L21	16.32	N23°02'38"E
L6	10.29	S48°59'54"E	L22	17.29	N42°38'13"E
L7	11.04	S29°49'20"W	L23	11.97	N69°18'14"E
L8	16.59	S12°00'59"W	L24	26.82	S07°50'49"W
L9	44.59	S04°45'38"W	L25	27.31	S37°45'22"W
L10	161.89	N40°37'24"E	L26	202.52	N47°09'59"E
L11	47.76	N12°16'03"W	L27	34.64	N47°48'17"W
L12	62.19	N57°18'05"E	L28	19.29	N03°37'44"W
L13	28.42	S48°43'33"E	L29	28.34	N43°40'24"E
L14	10.26	S48°38'22"E	L30	41.48	N55°58'06"E
L15	14.17	S19°52'04"W	L31	32.24	S47°43'59"E
L16	40.44	S85°49'11"W	L32	117.17	N79°20'34"E

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: 5-11-2023

 South Central Public Health District, REHS

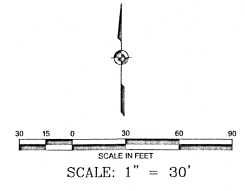
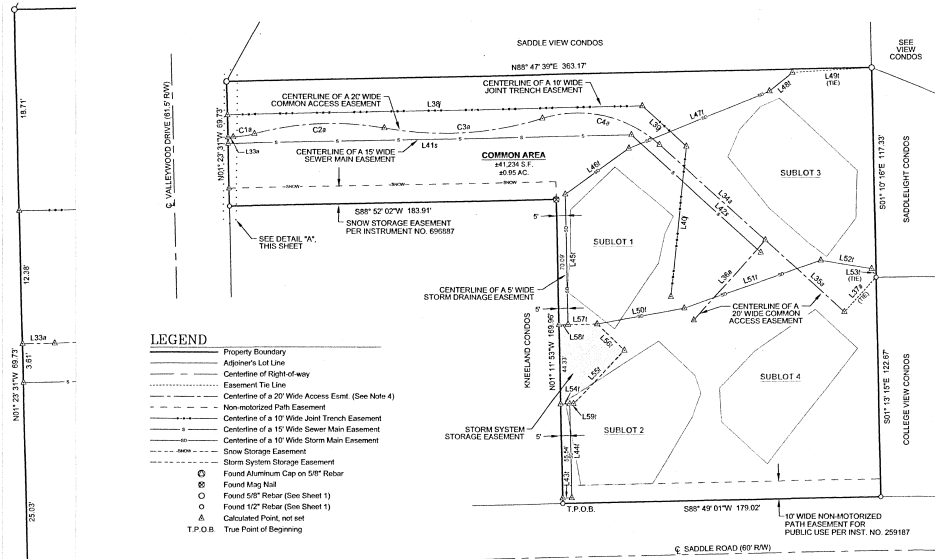
LEGEND

- Property Boundary
- Sublot Line
- Adjacent's Lot Line
- Centerline of Right-of-way
- Easement Tie Line
- G.I.S. Tie
- Centerline of a 20' Wide Access Easement
- Non-motorized Path Easement
- Centerline of a 10' Wide Joint Trench Easement
- Centerline of a 10' Wide Sewer Main Easement
- Centerline of a 10' Wide Storm Main Easement
- Storm System Storage Easement
- Snow Storage Easement
- Found Aluminum Cap on 5/8" Rebar
- Found May Nail
- Found 5/8" Rebar (PLS 16670, unless otherwise noted)
- Found 1/2" Rebar (marked as noted)
- Calculated Point, not set
- T.P.O.B. True Point of Beginning
- Sublot Unit lot to T.P.O.B.



A PLAT SHOWING
 128 SADDLE ROAD TOWNHOMES
 APRIL 2023

Ketchum File No. P23-003



- LEGEND**
- Property Boundary
 - - - - - Adjacent's Lot Line
 - Centerline of Right-of-way
 - - - - - Easement Tie Line
 - - - - - Centerline of a 20' Wide Access Easmt. (See Note 4)
 - - - - - Non-motorized Path Easement
 - - - - - Centerline of a 10' Wide Joint Trench Easement
 - - - - - Centerline of a 10' Wide Sewer Main Easement
 - - - - - Centerline of a 10' Wide Storm Main Easement
 - - - - - Snow Storage Easement
 - - - - - Storm System Storage Easement
 - Found aluminum Cap on 6\"/>
 - ⊙ Found 5\"/>
 - ⊙ Found 12\"/>
 - △ Calculated Point, not set
 - T.P.O.B. True Point of Beginning

**Easement Line Table			**Easement Line Table		
Line #	Length	Direction	Line #	Length	Direction
L33a	3.07	N88°40'30\"/>			

**Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1a	12.09	50.00	135°14'	N81°50'59\"/>	

** The lower case italicized subscript after the Line or Curve Number indicates which easement is labeled.
 a : Access Easement
 j : Joint Trench (Dry Utility) Easement
 s : Sewer Main Easement
 t : Storm System Easement



128 SADDLE ROAD TOWNHOMES
 GALENA - BENCHMARK
 ENGINEERING
 2 OF 4
 Job No. 8051
 File: 8201 F:pld current

DETAIL "A"
 SCALE: 1" = 5'

128 SADDLE ROAD TOWNHOMES

APRIL 2023

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 7, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

LOT 2 of KNEELAND SUBDIVISION, according to the official plat thereof, recorded as Instrument Number 259187, records of Blaine County, Idaho.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plot will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plot.

It is the intent of the owner to hereby include said land in this plat.

128 SADDLE ROAD, LLC, an Idaho limited liability company

By: VP COMPANIES, INC.

Its: Managing Member

By: [Signature] David Hutchinson, President of VP Companies, signing for VP Companies, Inc., the Managing Member of 128 Saddle Road LLC

ACKNOWLEDGMENT

STATE OF IDAHO COUNTY OF BLAINE

On this 4th day of May 2023, before me, a notary public in and for said State, personally appeared David Hutchinson, known or identified to me to be the President of VP Companies, Managing Member of 128 Saddle Road LLC, that executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of said LLC.

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



[Signature] Notary Public in and for said State KETCHUM, IDAHO Reading at 09-28-2026 My Commission Expires

128 SADDLE ROAD TOWNHOMES

APRIL 2023

PROJECT ENGINEER'S CERTIFICATE

I, the undersigned, project engineer for 128 Saddle Road Townhomes, certify that the subdivision is in accordance with the City of Ketchum subdivision standards.

[Signature], P.E. (ID#7986)
4411 Loomis P - 7986,
Galena - Benchmark Engineering

SURVEYOR'S CERTIFICATE

This is to certify that I, Robert O. Breier, a duly Licensed 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 and that it is in accordance with the Idaho State Code relating to Plats & Surveys.

Robert O. Breier, P.L.S. #20893



KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 17th day of April, 2023, this plat was duly accepted and approved.



[Signature]
Trent Donat, City Clerk, City of Ketchum

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, do hereby certify that I 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 to Plats and Surveys.

[Signature]
Sam Young, P.L.S. 11477
Blaine County Surveyor

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this 17th day of April, 2023, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

[Signature], P.E.
Robyn Mattison, City Engineer, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

[Signature]
Blaine County Treasurer

5/10/23
Date

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this 17th day of April, 2023, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

[Signature]
Morgan J. Briders, City of Ketchum

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 700227
DATE BY: BLAINE COUNTY
4-18-2023 02:24:34 PM No. of Pages: 4
Submitted by: BENCHMARK PARTNERS
STEPHEN MCCOY/CALLI GRIFFIN
Blaine County Recorder's Office Form 12-200
ISSUED BY: PLAT

128 SADDLE ROAD
TOWNHOMES
GALENA - BENCHMARK
ENGINEERING
4 OF 4
Job No. 8051
FILE: 8051 F-cert