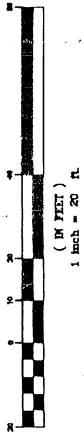


PTARMIGAN CONDOMINIUMS: LOT 1A & LOT 3, BLOCK 1

WHEREIN LOT 1, PTARMIGAN CONDOMINIUMS IS SUBDIVIDED INTO LOTS 1A AND 3 AS SHOWN LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2006

GRAPHIC SCALE



LEGEND

- Subdivision Boundary
- Adjoiner's Property Lines
- Centerline Road Per Plat
- Building Envelope Line
- Access Easement as Shown
- Easement as Shown
- 25' Riparian Setback
- Mean High Water
- Floodplain Line per FIRM Panel 0461C
- Floodway Line per FIRM Panel 0461C
- Blaine County GIS Ties
- LC = Limited Common Area
- Snow Storage Areas
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found Brass Cap
- Set 5/8" Rebar by LS 7048
- Set Aluminium Cap - TPOB

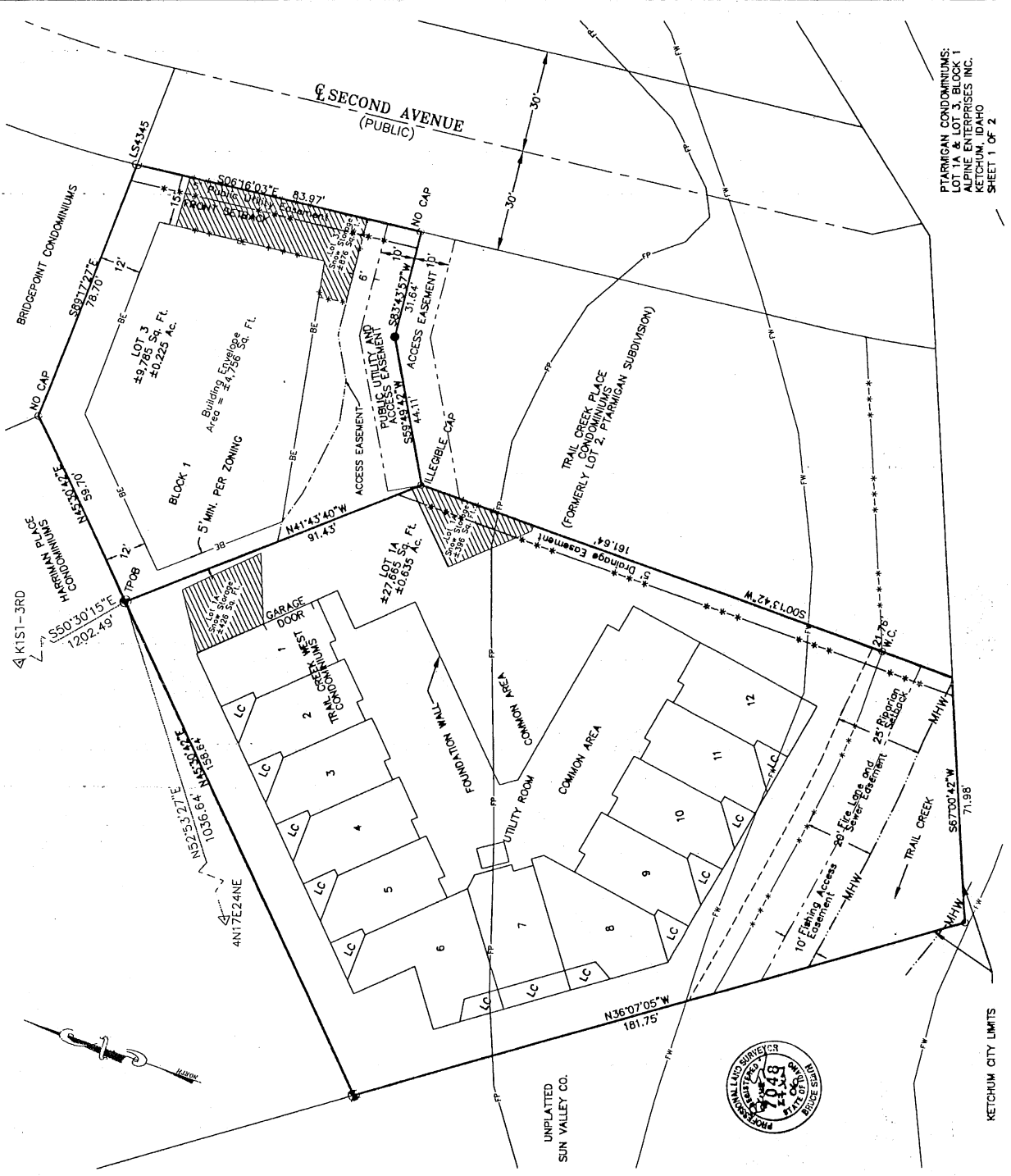
NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.
- 2) The Ptarmigan Condominium Units are also known as Trail Creek West in some documents.
- 3) A portion of Lot 1A lies within the 100 Year Floodplain. The Floodplain designated on this plat is referenced to FIRM Panel 160023 0461 C, City of Ketchum, Revised Date March 17, 1997. The Floodplain is shown by the hatched area. The Floodplain is not a warranty, guarantee, warrants, nor implies that areas outside of the designated Floodplain area are safe from flooding or flood danger. A LOMA from FEMA dated December 03, 1997 removes the Condominium Units from the Special Flood Hazard Area.
- 4) Preservation and Restoration of the Riparian Vegetation within the 25 foot Riparian Zone along the Trail Creek Stream Bank shall comply with the City of Ketchum Ordinances.
- 5) The Condominium Units as shown on the Plat of Ptarmigan Condominiums, Recorded in Blaine County as Inst. No. 202652 remain unchanged.
- 6) Snow Storage areas as shown may be relocated, as long as the applicable square footage is maintained.
- 7) Declarations, Amendments and other Documents affecting this Property are Recorded in Blaine County as Inst. Nos. 202651, 202652, 214613, 215707, 218974, 217495, 232572, 349857, 218976, 223865, 232573, 316373, 349858, 202279, 372319, 408808, 217602, 316374.

537575 537576

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13 have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

6-21-2006
Date
Robert Weir
South Central District Health Dept., EHS



PTARMIGAN CONDOMINIUMS:
LOT 1A & LOT 3, BLOCK 1
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 2



CERTIFICATE OF OWNERSHIP

This is to certify that We, the undersigned, are the owners in fee simple of the following described parcel of land:
A parcel of land located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 1, Ptarmigan Condominiums, to be Replatted as Ptarmigan Condominiums: Lot 1A & Lot 3, Block 1.

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 plat 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 plat.

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

Michael G. Torres

Michael G. Torres, President of Trail Creek West Homeowner Association in his capacity as Attorney in Fact for each and every of the Ptarmigan Lot 1A and 3 Owners.

ACKNOWLEDGMENT

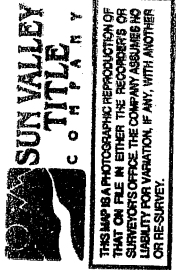
STATE OF Idaho } ss
COUNTY OF Blaine

On this 15th day of April, 2006, before me, a Notary Public in and for said State, personally appeared Michael G. Torres, known or identified to me to be the person whose name is subscribed to the within instrument, and representing to me that he signs this document in his capacity as President of Trail Creek West Homeowner Association, Inc., and pursuant thereto as Attorney in Fact for the Declarants, those Declarants being each and every of the Lot 1A and Lot 3 Ptarmigan owners, and further acknowledging to me that Limited Powers of Attorney authorizing his execution hereof on behalf of all such owners are of record in the office of the Blaine County, Idaho Recorder.

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

Alice C. Packer
Notary Public
State of Idaho

Alice C. Packer
Notary Public
Residing at
Ketchum
August 24 2011
My Commission Expires



SURVEYOR'S CERTIFICATE

I, Bruce Smith, 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 and surveys.



COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, 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 thereto.

Jim W. Koonce
4/10/06

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Ketchum on this

22nd day of June, 2006.
Brandon L. Casey
City Clerk



CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Steven Yemmas, City Engineer for the City of Ketchum on this 7th day of June, 2006.

Steven Yemmas
City Engineer

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this 22nd day of June, 2006.

Heidi L. Dick
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
COUNTY OF BLAINE }
This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, on this 22nd day of June, 2006, at 10 M., and duly recorded in Plat Book at page .

Instrument # 837574
Map of Blaine, Idaho
Recorded for: ALPINE ENTERPRISES
Blaine County Recorder Deputy
Rec. Fee: 1.00
\$10.00

Ex-officio Recorder