

# RESIDENCES AT RIVER LODGES PHASE 6

WHEREIN PARCEL B3, RESIDENCES AT RIVER LODGES PHASE 5 IS REPLATTED INTO TOWNHOMES LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

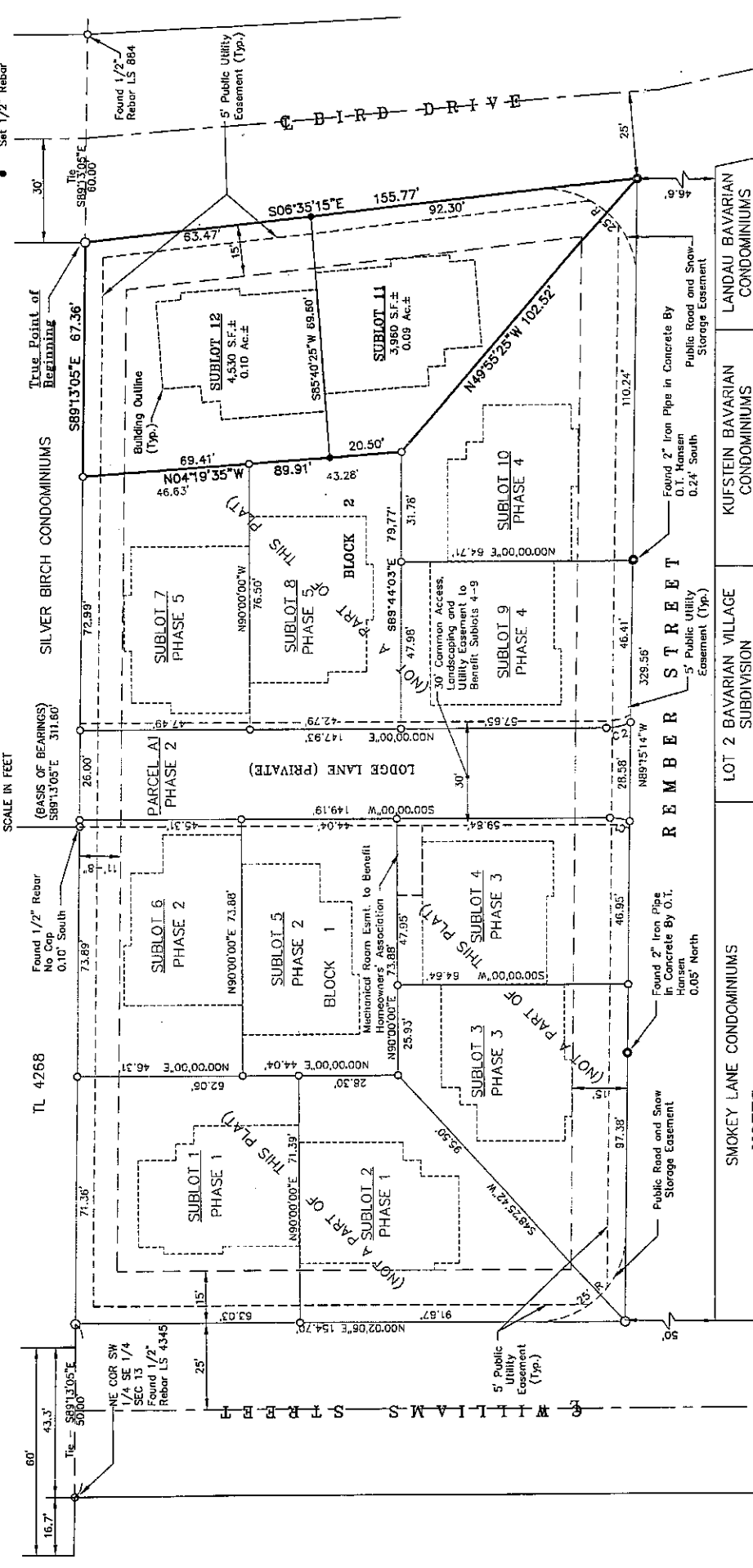
APRIL 2006

SCALE: 1" = 20'



**LEGEND**

- Property Line
- Building Outline
- Building Sublot Line
- Future Sublot Line
- Adjacent Property Line
- Easement, As Shown
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 2" Iron Pipe
- Set 1/2" Rebar



### NOTES

- All utilities shall be installed underground. Parcel A1 is a Private Drive to benefit Sublots 4-9.
- Property shown hereon is subject to the following: Townhome Declarations and Party Wall Agreement, Inst. No. 503722; Development Agreement with the City of Ketchum, Inst. No. 508258; and Phasing Agreement with the City of Ketchum, Inst. No. 523721; records of Blaine County, Idaho.
- All townhome unit owners shall have mutual reciprocal easements for existing and future water, cable TV, sewage, telephone, natural gas and electrical lines over, under, and across their townhomes and sublots for the repair, maintenance, and replacement thereof.
- A 5 foot Public Utility Easement is reserved adjacent to public street right of ways and the northern property boundary.
- The townhome sublots shown hereon are considered as one (1) lot. Coverage requirements and other bulk regulations per the City of Ketchum Ordinances apply to the two (2) sublots as one parcel.
- The location of the centerline of party wall establishes the property line between Sublots 11 & 12 and takes precedence regardless of the noted bearings and distances shown hereon.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	5.53'	15.00'	2.80'	2107.01'	5.50'	N 10°33'30" E
C2	6.92'	75.00'	3.53'	2827.64'	6.86'	S 13°13'32" E

*Richard D. Fosbury, L.S.*

RESIDENCES AT RIVER LODGES PHASE 6  
 CALENA ENGINEERING, INC.  
 KETCHUM, IDAHO  
 SHEET 1 OF 2  
 Job No. 5873

RICHARD D. FOSBURY, L.S. 3621

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.

*Robert Wetzel*  
 South Central District Health Dept., EHS  
 Date

**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 13, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho;

Parcel B3, Block 2, Residences at River Lodges Phase 5

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. I 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 plot.

River Lodges, L.L.C., an Idaho Limited Liability Company

By: John Cameron  
John Cameron, Designated Agent for River Lodges, L.L.C.

**ACKNOWLEDGMENT**

STATE OF IDAHO } ss  
COUNTY OF BLAINE }  
On this 2nd day of FEBRUARY, 2006, before me, a Notary Public in and for said State, personally appeared John Cameron, known or identified to me to be the Designated Agent for the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company 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.

Kathleen M. Johnson  
Notary Public in and for said State  
Residing in HAILEY, IDAHO  
My Commission Expires 01/10/2011



**SURVEYOR'S CERTIFICATE**

I, Richard D. Fosbury, a duly licensed Land Surveyor in the State of Idaho, do hereby certify that the foregoing plot 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.



**BLAINE COUNTY SURVEYOR'S APPROVAL**

I, Jim W. Kooser, 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. Kooser 2/6/06  
Blaine County Surveyor

**KETCHUM CITY ENGINEER'S APPROVAL**

The foregoing plat was approved by STEFAN A. YSAKLEY, City Engineer for the City of Ketchum on this 5 day of FEBRUARY, 2006.

Stefan A. Ysakley  
City Engineer

**KETCHUM CITY COUNCIL'S APPROVAL**

The foregoing plat was approved by the City Council of Ketchum on this 5 day of FEBRUARY, 2006.

Debra E. Casey  
City Clerk



**BLAINE 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 5th day of April, 2006.

Shirley X. Clark for Neal Peterson  
Blaine County Treasurer

**BLAINE COUNTY RECORDER'S CERTIFICATE**

STATE OF IDAHO } ss  
COUNTY OF BLAINE }

Instrument # 534646  
HAILEY, BLAINE, IDAHO  
2006-04-26  
MARSHA REEMANN  
Blaine County Recorder