

LEGEND

- Found 1/2" diam. rebar
- Set 5/8" rebar
- Found 5/8" diam. rebar
- ⊙ Found Pipe
- ⊕ Brass Cap
- ⊙ Aluminum Cap

UTILITY EASEMENTS

All townhouse unit owners shall have mutual reciprocal easements for existing water, cable TV, sewerage, telephone, natural gas and electrical lines over, under and across their townhouse, sublots and common area for the repair, maintenance and replacement thereof.

There exists a 5-foot public utility easement along all exterior lot lines.

NOTES, RESTRICTIONS AND CONDITIONS

1. A 10 foot Fisherman's/Pedestrian Access Easement is dedicated to the public along the creek bank of Trail Creek which shall shift to follow any changes in the location of the creek bank.
2. A 25 foot Scenic Easement shall exist along the creek bank of Trail Creek. There shall be no construction of any fence, wall, deck or other structure within said easement and said easement shall shift to follow any changes in the location of the creek bank.
3. A 10 foot wide public pedestrian access easement from Andora Lane to Trail Creek is hereby granted.
4. A power line right of way and easement in favor of Idaho Power Company exists within Trail Creek Hollow as shown within Instrument No. 115207, records of Blaine County, Idaho.
5. A 20 foot wide utility and drainage easement is hereby granted centering on all interior lot lines.
6. An 8 foot wide pedestrian easement exists within Lot 4.
7. A 10 foot wide snow storage and utility easement is hereby granted within the common area.
8. A 40 foot wide mutual access, landscape and utility easement, known as Andora Lane, has been granted within Lot 4 and Phase 2 for the benefit of this subdivision and Andora Villa Condominiums. A pedestrian easement has been granted to the public within said 40-foot wide easement. Notice of public access may be posted by the City of Ketchum.
9. A 15 foot wide landscape easement has been granted within Lot 4 to benefit Sublots 1-8.
10. A 40 foot wide access, landscape and utility easement, known as Centennial Lane has been granted for the benefit of Sublots 1-8.
11. All roads within this subdivision will be privately owned and maintained. The purchaser and/or owner of this lot or parcel understands and agrees that private road construction, maintenance and snow removal shall be the obligation of the owner, his successors in interest, or the homeowners association, and that the City of Ketchum shall not accept, maintain or improve these roads for any reason, and that each owner shall notify in writing any successor in interest of these facts.
12. Access to Lot 4 shall be limited to a single curb cut on Highway 75 for ingress and egress. A secondary egress for Lot 4 shall be limited to a single curb cut on Andora Lane.
13. Floodplain information shown hereon is referenced to the Flood Insurance Study for the City of Ketchum, U.S. Department of Housing and Urban Development Federal Insurance Administration.
14. The Floodplain designated on this plat is considered reasonable for regulatory purposes. However, Benchmark Associates neither represents, guarantees, warrants, nor implies that areas outside of the designated Floodplain area are safe from floods or flood danger.
15. Sheet flooding can and will occur and flooding may extend beyond the floodway and floodplain boundary lines identified.
16. A 25-foot setback shall exist along the creek bank of Trail Creek called the riparian zone in which no structure is permitted and that riparian vegetation shall be maintained in its natural state for the protection and stabilization of the river bank, and that removal of trees or other vegetation shall not be permitted without review and approval by the City of Ketchum.
17. A snow storage, parking and public utility easement has been granted within the common area to benefit Sublots 1-8.

PARTY WALL AGREEMENT

The Party Wall Agreement for the within plat has been recorded as Instrument No. 385341, records of Blaine County, Idaho.

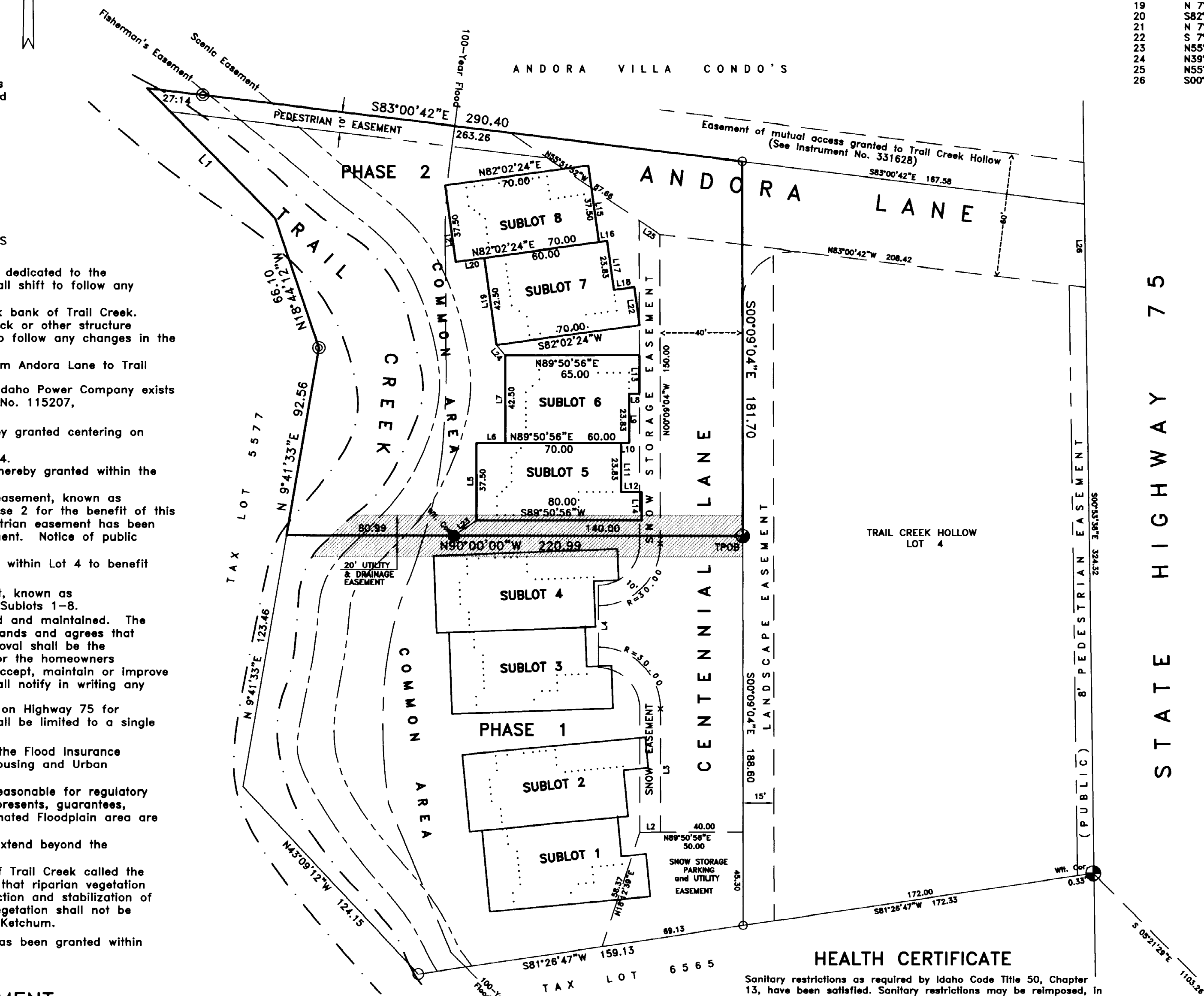
PREPARED BY : BENCHMARK ASSOCIATES : KETCHUM, IDAHO

TRAIL CREEK HOLLOW TOWNHOUSES : PHASE 2

Within : LOT 2B, TRAIL CREEK HOLLOW
KETCHUM BLAINE COUNTY IDAHO

NOVEMBER 1996

A townhouse subdivision of LOT 2B within TRAIL CREEK HOLLOW TOWNHOUSES : PHASE 1 wherein 4 townhouse sublots are created : Sublots 5, 6, 7 and 8



LINE TABLE

No.	Direction	Length
1	N44°29'33"W	88.59
2	S89°50'56"W	10.00
3	N00°09'04"W	59.70
4	N00°09'04"W	20.00
5	N00°09'04"W	37.50
6	N89°50'56"E	14.00
7	N00°09'04"W	42.50
8	S89°50'56"W	5.00
9	S00°09'04"E	23.83
10	S89°50'56"W	4.00
11	S00°09'04"E	23.83
12	N89°50'56"E	10.00
13	S00°09'04"E	18.67
14	S00°09'04"E	13.67
15	S 7°57'36"E	37.50
16	N82°02'24"E	4.00
17	S 7°57'36"E	23.83
18	N82°02'24"E	10.00
19	N 7°57'36"W	42.50
20	S82°02'24"W	14.00
21	N 7°57'36"W	37.50
22	S 7°57'36"E	18.67
23	N55°45'54"E	13.29
24	N39°26'53"W	6.68
25	N55°51'52"W	12.10
26	S00°53'38"E	40.38

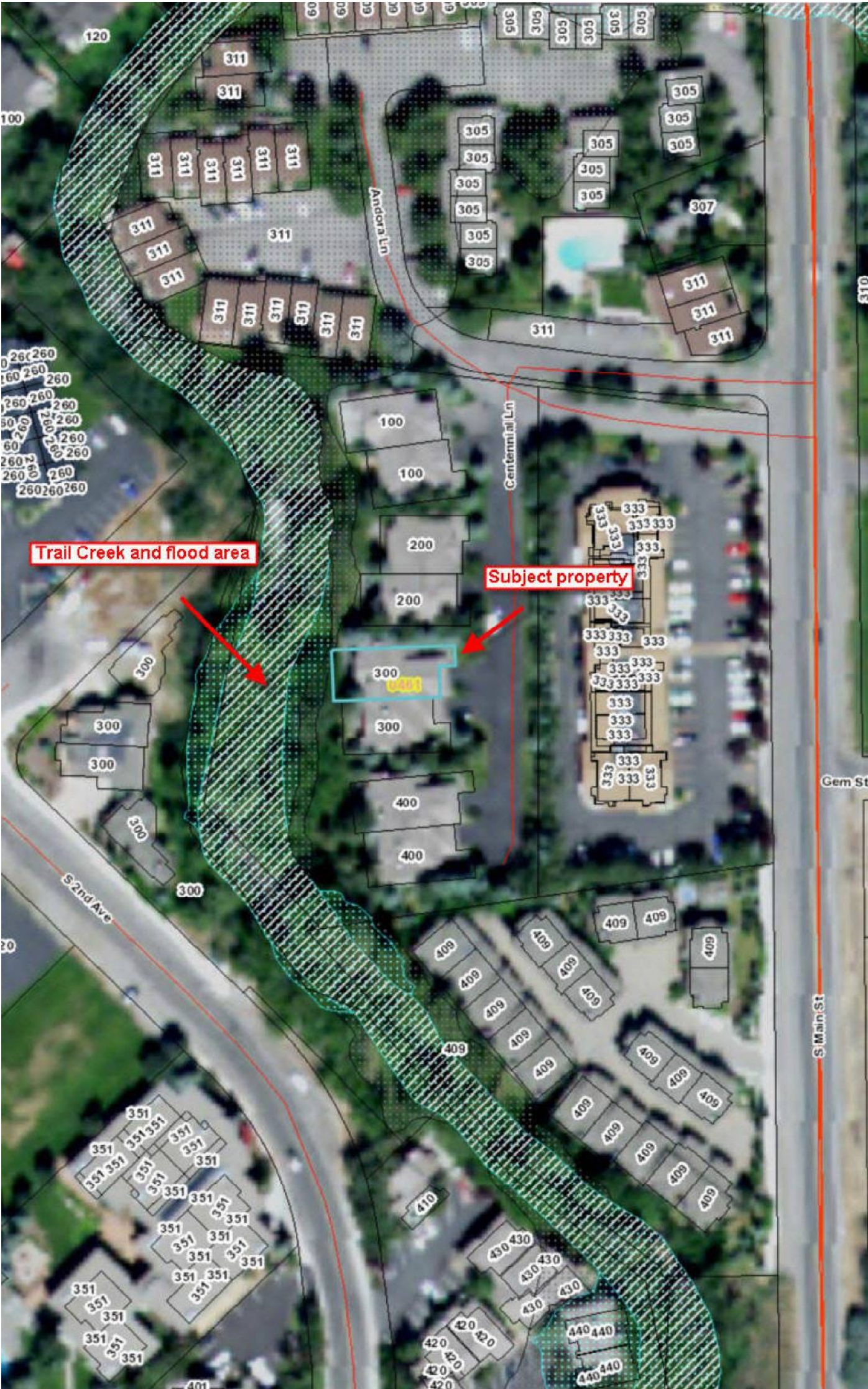
HEALTH CERTIFICATE

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: 12-18-96
Robert W. Enichsen
South Central District Health Dept., EHS

1/16 Cor. Sec. 18
1/16 Cor. Sec. 19
1318.93
N89°08'54"E
Basis of Bearings

Project No. 96331



Borrower: Jay Graham & Eileen Hansen
Property Address: 300 B Centennial Ln
City: Ketchum
Lender: Wells Fargo Bank, N.A.-0036909

Case No.: #71894823

Zip: 83340

