

TRAIL CREEK PLACE CONDOMINIUMS

WITH OWNER'S CERTIFICATE AMENDED SEPTEMBER, 1991

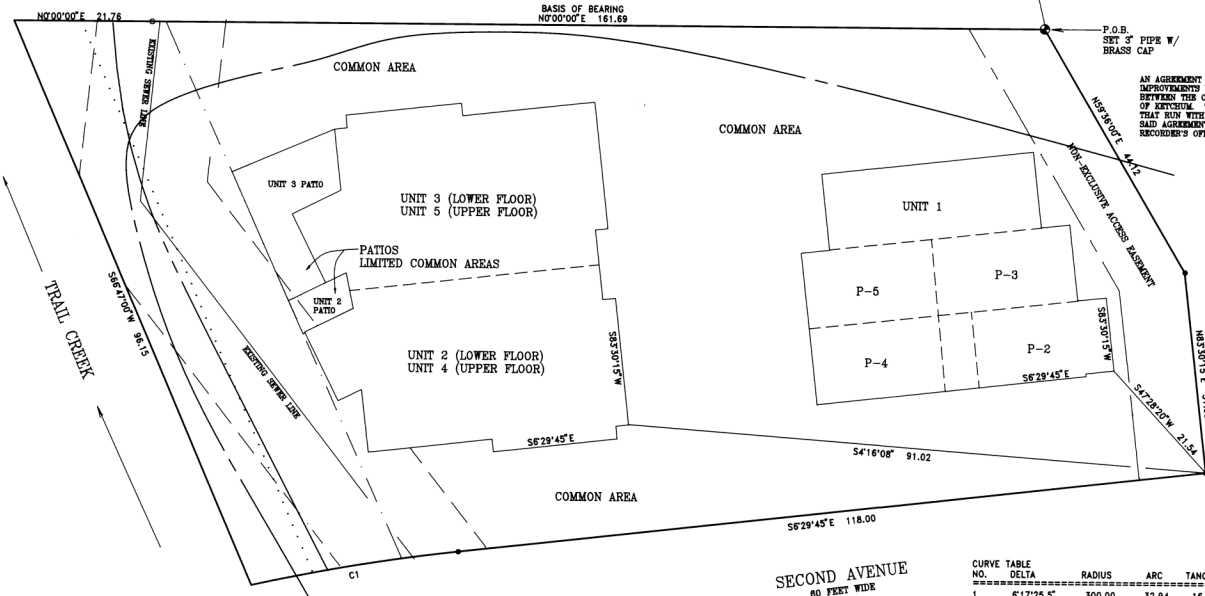
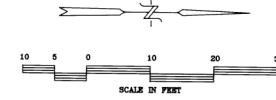
SHEET 1 OF 6

LOT 2, PTARMIGAN SUBDIVISION, CITY OF KETCHUM, BLAINE COUNTY, IDAHO
A PORTION OF THE SW 1/4, SECTION 18, T4N, R18E, B.M.

NOTE: THIS PLAT IS RECORDED TO AMEND THE OWNER'S CERTIFICATE FOUND IN THE PLAT OF TRAIL CREEK PLACE CONDOMINIUMS RECORDED UNDER INSTRUMENT NO. 332927 IN THE BLAINE COUNTY RECORDER'S OFFICE.
AN AFFIDAVIT RELATING TO THIS AMENDMENT IS FILED IN THE BLAINE COUNTY RECORDER'S OFFICE UNDER INSTRUMENT NO. _____

FOUND PTARMIGAN
SUBDIVISION T.P.O.B.

S75°54'49"W 179.31



AN AGREEMENT HAS BEEN MADE REGARDING LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY BETWEEN THE OWNER OF THIS PROPERTY AND THE CITY OF KETCHUM. THE AGREEMENT ESTABLISHES COVENANTS THAT RUN WITH THE PROPERTY SHOWN ON THIS PLAT. SAID AGREEMENT IS FILED IN THE BLAINE COUNTY RECORDER'S OFFICE UNDER INSTRUMENT NO. _____

333631

LEGEND

- FOUND 1/2" REBAR
- SET 1/2" REBAR
- ⊙ BRASS CAP
- BOUNDARY LINE
- - - FISHERMAN'S/ PEDESTRIAN ACCESS EASEMENT LINE
- · - · - SCENIC EASEMENT LINE
- · - · - SANITARY SEWER AND FIRELANE EASEMENT LINE
- · - · - NON-EXCLUSIVE ACCESS EASEMENT LINE
- · - · - FLOODWAY BOUNDARY LINE
- · - · - 100 YEAR FLOOD PLAIN AFTER LANDSCAPING

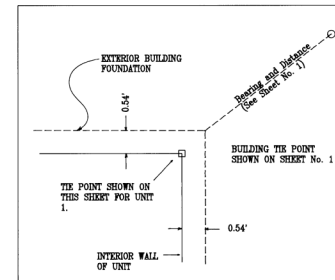
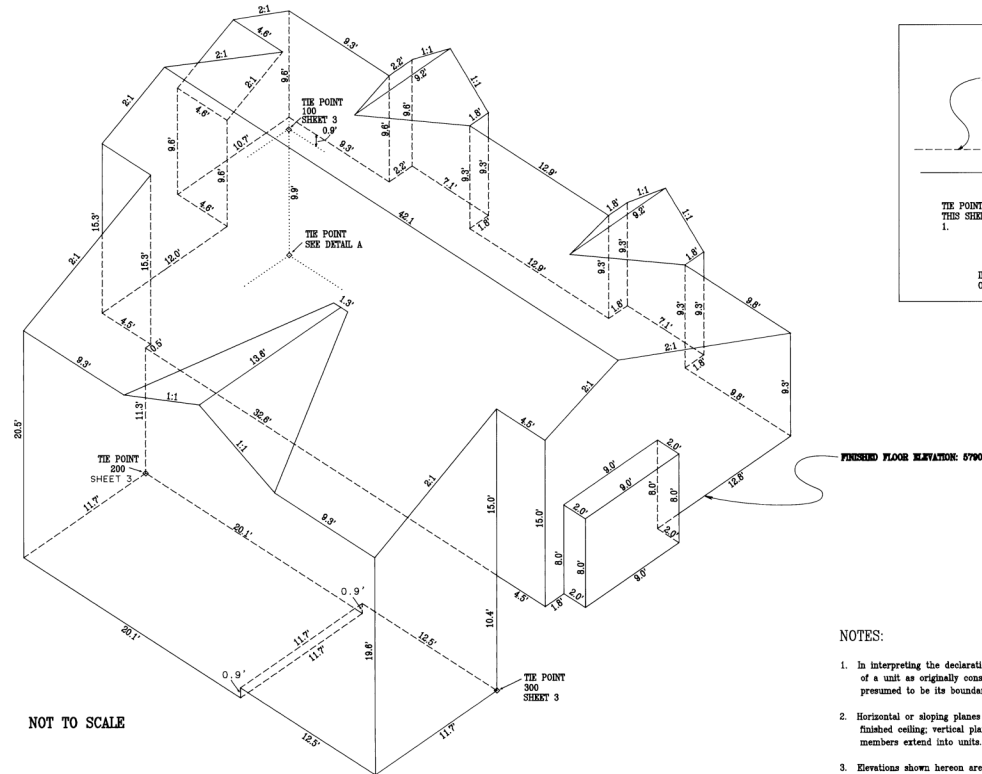
NOTES

1. A 10 FOOT FISHERMAN'S/PEDESTRIAN ACCESS EASEMENT IS DEDICATED TO THE PUBLIC ALONG THE NORTH 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 KEEP ALONG THE NORTH BANK OF TRAIL CREEK. THERE SHALL BE NO CONSTRUCTION OF ANY FENCE, WALL, DITCH OR OTHER STRUCTURE WITHIN SAID EASEMENT AND SAID EASEMENT SHALL SHIFT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE CREEK BANK.
3. A SANITARY SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE PURPOSE OF OPERATION, REPLACEMENT, MAINTENANCE AND REPAIR OF AN EIGHTEEN (18") COLLECTOR SEWER LINE. THE SAID EASEMENT IS 20 FEET WIDE, CENTERED UPON THE EXISTING SEWER LINE, EXCEPT WHERE THE EASEMENT LINE ENCOUNTERS THE BUILDING STRUCTURE. IN WHICH CASE, THE EASEMENT LINE FOLLOWS THE OUTSIDE OF THE BUILDING STRUCTURE.
4. A 10 FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT IS DEDICATED ALONG THE NORTH PROPERTY LINE TO BENEFIT THIS PROJECT AND PTARMIGAN CONDOMINIUMS.
5. GARAGE P-1 IS DEDICATED TO UNIT 1, GARAGE P-2 IS DEDICATED TO UNIT 2, GARAGE P-3 IS DEDICATED TO UNIT 3, GARAGE P-4 IS DEDICATED TO UNIT 4, GARAGE P-5 IS DEDICATED TO UNIT 5.
6. 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.
7. THE 25 FOOT SETBACK FROM TRAIL CREEK IS A REPAIR ZONE IN WHICH NO STRUCTURE IS PERMITTED AND EXISTING REPAIRAN VEGETATION SHALL BE MAINTAINED IN ITS NATURAL STATE FOR THE PROTECTION AND STABILIZATION OF THE CREEK BANK.
8. THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN. SHEET FLOODING CAN AND WILL OCCUR AND FLOODING MAY EXTEND BEYOND THE FLOODWAY BOUNDARY LINE IDENTIFIED.
9. BUILDING TIES ARE TO EXTERIOR FOUNDATION CORNERS.
10. AN AGREEMENT HAS BEEN MADE BETWEEN THE CITY AND THE HOMEOWNERS ASSOCIATION REGARDING THE RESPONSIBILITY SHOULD DAMAGE OCCUR TO THE SEWER LINE ON THIS PROPERTY. SAID AGREEMENT IS FILED IN THE BLAINE COUNTY RECORDER'S OFFICE UNDER INSTRUMENT NUMBER ~~332927~~

CURVE TABLE	RADIUS	ARC	TANGENT	CHORD	CHORDBEARING
NO. DELTA					
1	6°17'25.5"	300.00	32.94	16.48	32.92 S 9°38'26.0"E

PREPARED BY: PUCHNER AND WILLIAMS ENGINEERING AND SURVEYING, KETCHUM, IDAHO

TRAIL CREEK PLACE CONDOMINIUMS



DETAIL A
NO SCALE

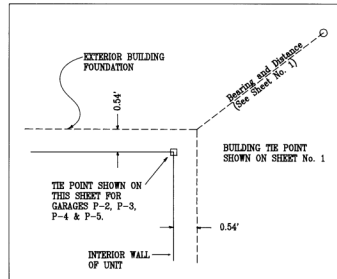
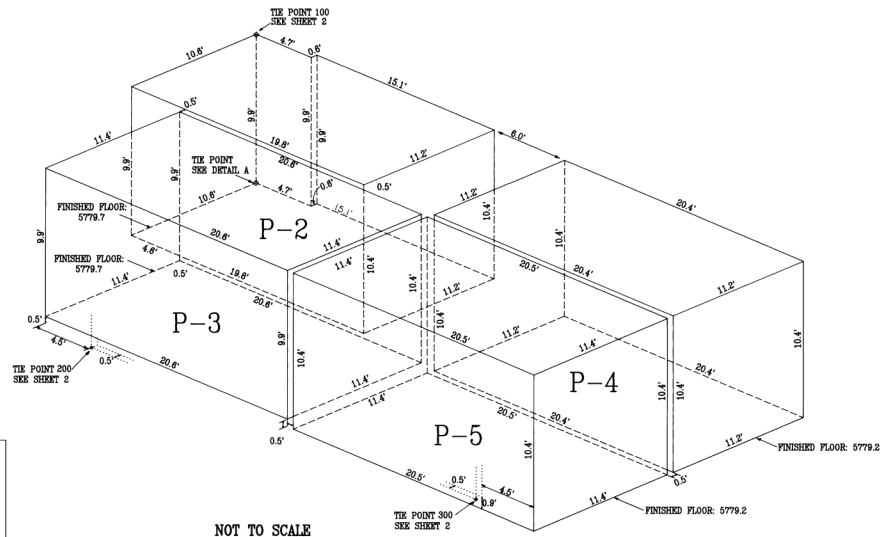
NOTES:

1. In interpreting the declaration, plat or plats, and deeds the existing physical boundaries of a unit as originally constructed or reconstructed in lieu thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds shown on this plat.
2. Horizontal or sloping planes shown hereon are top of finished subfloor and bottom of finished ceiling; vertical planes are finished surfaces of interior walls. Some structural members extend into units.
3. Elevations shown hereon are referenced to a U.S.C. & G.S. benchmark stamped "5819" which is located in the top of the north edge of a prominent rock outcrop which is located on the east bank of the Big Wood River, 320 feet north of the Warm Springs Road bridge across the Big Wood River, i.e. 5819.00.

UNIT 1 TYPICAL INTERIOR VOLUME

PREPARED BY: PUCHNER & WILLIAMS, KETCHUM, IDAHO

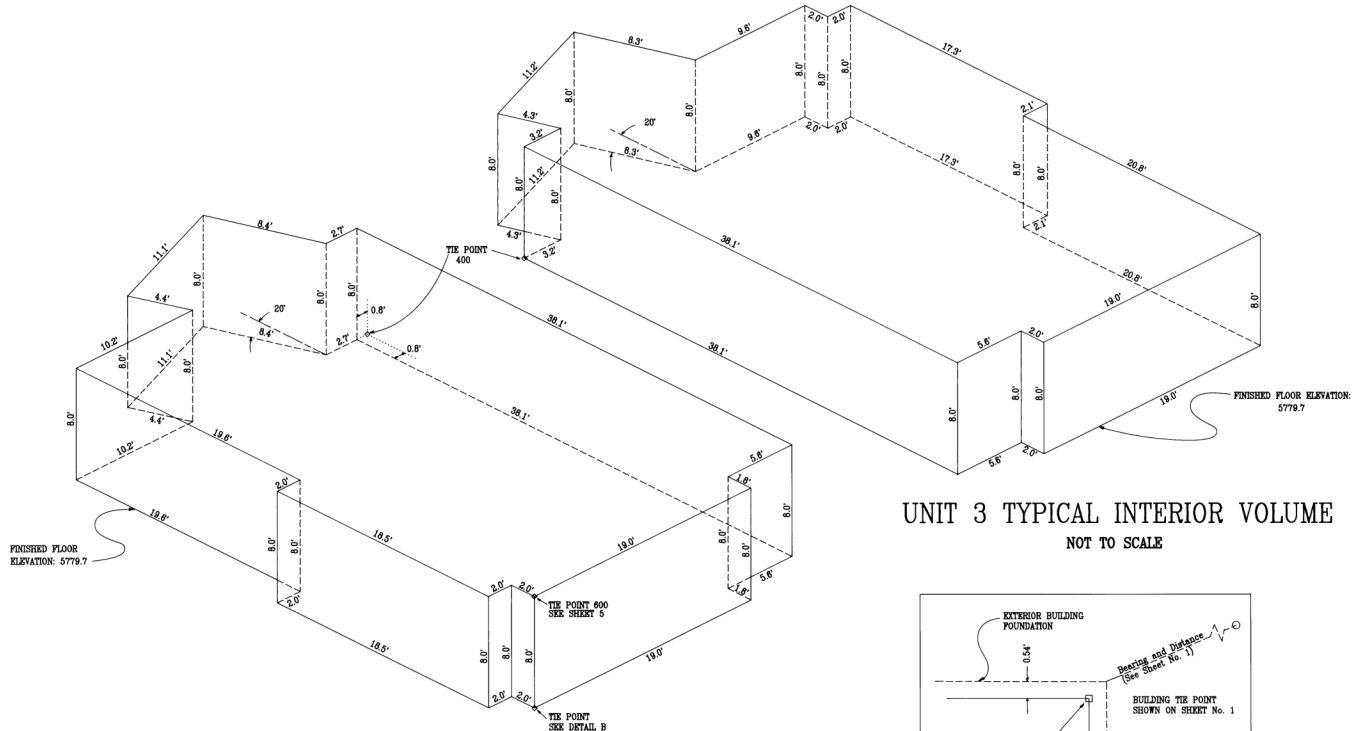
TRAIL CREEK PLACE CONDOMINIUMS



DETAIL A
NO SCALE

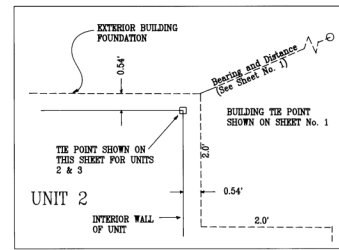
TYPICAL INTERIOR VOLUMES
GARAGES
P-2, P-3, P-4 & P-5

TRAIL CREEK PLACE CONDOMINIUMS

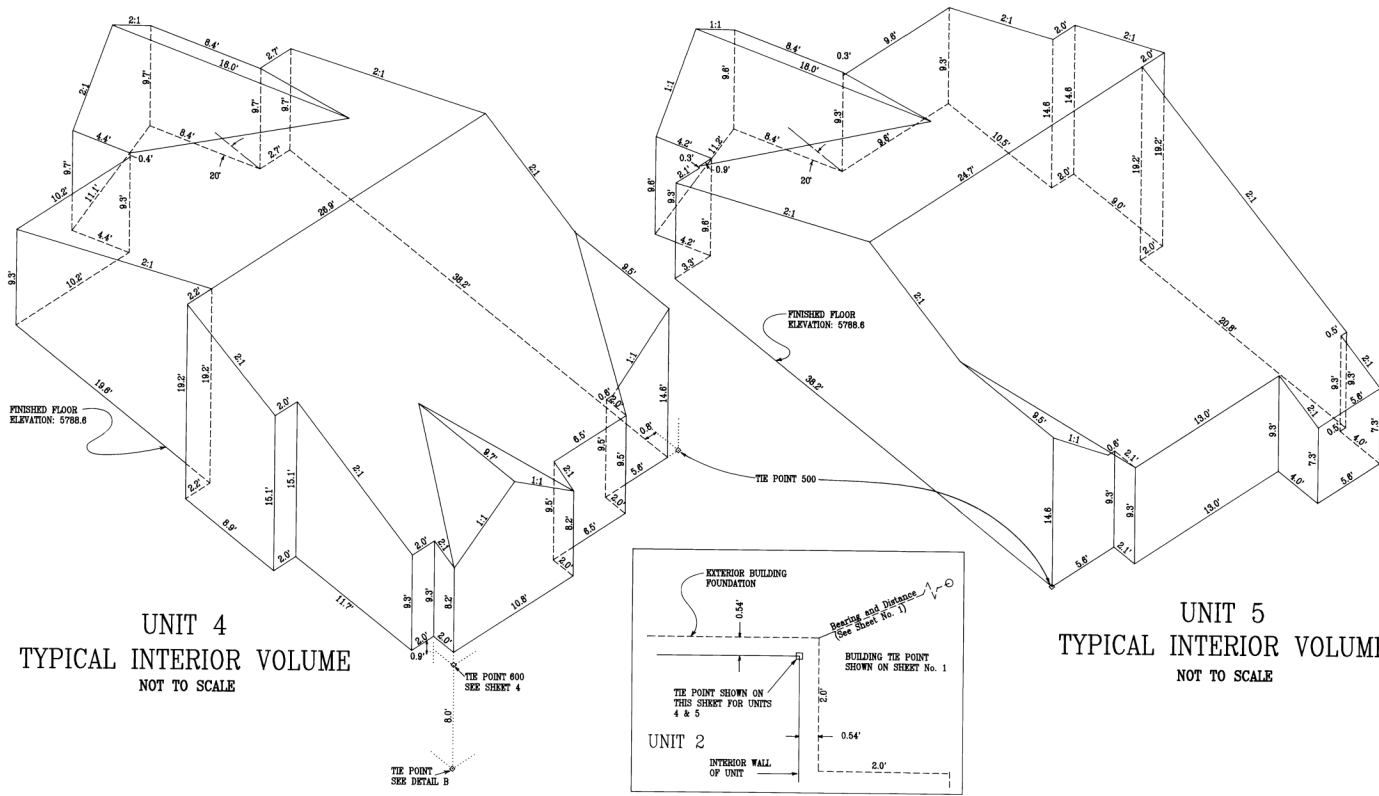


UNIT 2 TYPICAL INTERIOR VOLUME
NOT TO SCALE

UNIT 3 TYPICAL INTERIOR VOLUME
NOT TO SCALE

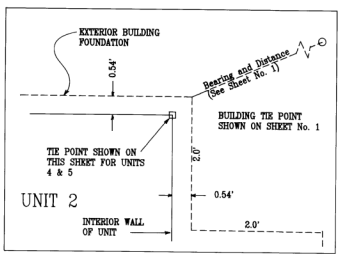


TRAIL CREEK PLACE CONDOMINIUMS



UNIT 4
TYPICAL INTERIOR VOLUME
NOT TO SCALE

UNIT 5
TYPICAL INTERIOR VOLUME
NOT TO SCALE



PREPARED BY: PUCHNER & WILLIAMS, KETCHUM, IDAHO

TRAIL CREEK PLACE CONDOMINIUMS

SHEET 6 OF 6

WITH OWNER'S CERTIFICATE
AMENDED SEPTEMBER, 1991

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that PAN PACIFIC MEDICAL DEVELOPMENT, INC., a Hawaii corporation, does hereby certify that it is the owner of a certain parcel of land described as follows:

Lot 2 PIARMIGAN SUBDIVISION, Blaine County, Idaho as shown on the official plat thereof, recorded July 13, 1979, as Instrument No. 194999, records of Blaine County, Idaho.

The above described property contains a gross area of 0.29 acres. It is the intention of the undersigned to and he does hereby include said land in this plat.

IN WITNESS WHEREOF, I have hereunto set my hand.



BRUCE BEARD, president, PAN PACIFIC MEDICAL DEVELOPMENT, INC.

Signed this 6th day of September, 1991

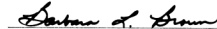
ACKNOWLEDGEMENT

STATE OF Idaho
COUNTY OF Shoshone

On this 6th day of September, 1991, before me, the undersigned, a Notary Public for said State, personally appeared BRUCE BEARD, president, PAN PACIFIC MEDICAL DEVELOPMENT, INC., known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me he and PAN PACIFIC MEDICAL DEVELOPMENT, INC. executed the same.

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

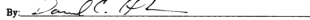
My commission expires 12-15-93


Notary Public



KETCHUM PLANNING AND ZONING COMMISSION'S APPROVAL

The foregoing plat was approved and accepted this 27th day of July, 1991, by the Ketchum Planning and Zoning Commission, Ketchum, Idaho.

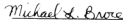
By 

SANITARY RESTRICTIONS

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval, signed by the Health District Department.


SURVEYOR'S CERTIFICATE

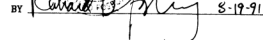
I, MICHAEL L. BROCE, a duly Registered Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision, that the location of the lot has definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys.


MICHAEL L. BROCE



CITY ENGINEER'S APPROVAL

I, , City Engineer for Ketchum, Idaho do hereby approve the foregoing plat.

BY  8-19-91

COUNTY SURVEYOR'S APPROVAL

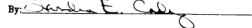
This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce



KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 21st day of August, 1991, by the Ketchum City Council, Ketchum, Idaho.

By 



BLAINE COUNTY TREASURER'S CERTIFICATE

On this 21 day of August, 1991, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By 

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of BLAINE COUNTY at 13 minutes past 11 o'clock, 13 day of Sept, 1991, A.D., in my office and duly recorded in book 333629 of plats at page 1500 instrument No. 333629 Fee: \$15.00



By MP