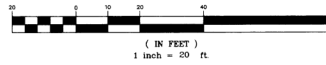


A PLAT SHOWING
VALLEY RUN TOWNHOMES
 WHEREIN TL 7351 & TL 7355 ARE SUBDIVIDED INTO VALLEY RUN TOWNHOMES
 LOCATED WITHIN SECTION 13, T. 4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 SEPTEMBER 1998

GRAPHIC SCALE



SCALE: 1" = 20'

LEGEND

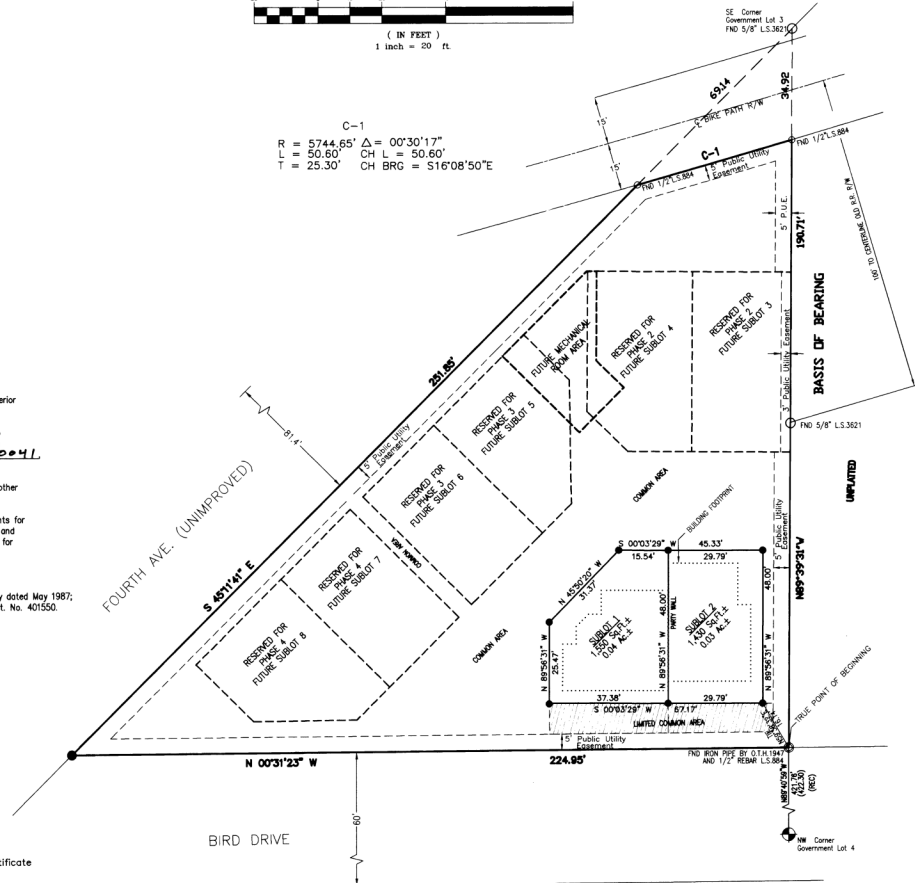
- Found Pipe O.T.H. 1947
- Found 5/8" Rebar
- Found 1/2" Rebar
- ⊕ Found Brass Cap
- Set 5/8" Rebar, L.S. 3621
- Set 1/2" Rebar, L.S. 3621

- - - - - Easement, Width as Shown
- Building Footprints
- ▨▨▨▨▨ Limited Common Area

NOTES

- 1). A five (5) foot public utility easement is reserved along all exterior lot lines, unless noted otherwise.
- 2). Common Area is reserved for access, utilities & landscaping to benefit the Homeowners. Limited Common areas are defined in the Valley Run Townhomes Declarations, recorded under Inst. No. 22041, Records of Blaine County, Idaho.
- 3). Garage spaces shall not be converted to living space or uses other than parking of vehicles and household storage.
- 4). 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.
- 5). All new utilities shall be underground.
- 6). Reference is made to Record of Survey of U.P.R.R. right-of-way dated May 1987; Instrument no. 285689 and Leroy Craig R.O.S., dated 4/21/97, Inst. No. 401550.

C-1
 R = 5744.65' Δ = 00°30'17"
 L = 50.60' CH L = 50.60'
 T = 25.30' CH BRG = S16°08'50"E



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.

Date 10.21.98 Anacla Scott
 South Central District Health Dept., EHS

Richard D. Fosbury
 9/17/98

RICHARD D. FOSBURY, L.S. 3621

VALLEY RUN TOWNHOMES
 CALENA ENGINEERING, INC.
 KETCHUM, IDAHO
 SHEET 1 OF 2

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, T.4N., R.17., B.M., Ketchum, Blaine County, Idaho; more particularly described as follows:

Commencing at the brass cap by O.T. Hansen marking the northwest corner of Government Lot 4 of said Section 13; thence S 89°40'59" E 421.76 feet along southerly boundary of Government Lot 3 to a 1/2" rebar inside a 2 inch pipe marking the TRUE POINT OF BEGINNING;

Thence N 00°31'23" W 224.95 feet to a 5/8" rebar;

Thence S 45°11'41" E 251.85 feet to a 1/2" rebar;

Thence southeasterly 50.60 feet along a curve to the left having a radius of 5,744.65 feet and a chord of 50.60 feet that bears S 16°08'50" E to a 1/2" rebar;

Thence N 89°39'31" W 190.71 feet to the TRUE POINT OF BEGINNING, containing 0.6 acres more or less.

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 acknowledge 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. Covenants, Conditions and Restrictions for Valley Run Townhomes exist recorded under Instrument No. _____ records of Blaine County, Idaho.

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

Robert L. Van Fossan, Jr.
Robert L. Van Fossan, Jr.
Managing Member
Ketchum West, L.L.C.

ACKNOWLEDGMENT

STATE OF Maryland }
COUNTY OF 12 1st } ss

On this 14 day of September, 1998, before me, a Notary Public in and for said State, personally appeared Robert L. Van Fossan, Jr., known or identified to me to be a managing member of 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.

Stephen J. Quinn
Notary Public in and for said State
Residing in Easton, Maryland
My Commission Expires Feb. 3, 2001

SURVEYOR'S CERTIFICATE

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that the foregoing 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.

Richard D. Fosbury
9/30/98

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 9/17/98
Blaine County Surveyor

KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Ketchum on this 20 day of September, 1998.

Samuel E. Cady
City Clerk



KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Bruce Baker, City Engineer for the City of Ketchum on this 29th day of Sept, 1998.

Bruce Baker
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 21 day of October, 1998.

Nickie L. Dick
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss
This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, on this 21 day of OCT, 1998, at 3:22 P.M., and duly recorded in Plat Book _____ at page _____.

420040

MARY GREEN BY
Ex-officio Recorder M. Ryne