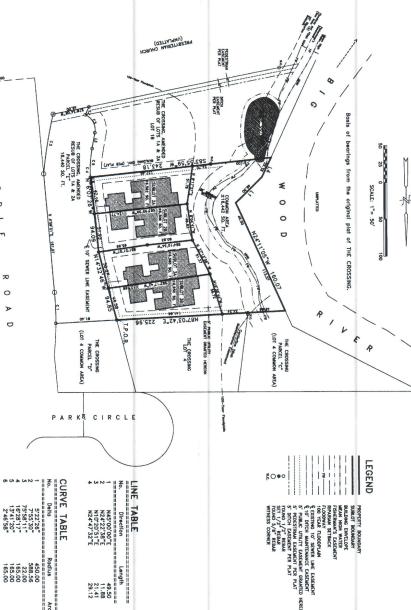
WITHIN: SECTION 12, T4N, R17E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO JANUARY 1999

A Townhome Subdivision Plat of Lots 2B and 3B of THE CROSSING AMENDED:

RESUBDIVISION OF LOTS 1A & 2A creating Sublots 1 - 4.



PROPERTY BOUNDARY
SUBLOT BOUNDARY
BUILDING ENVELOPE
GEAN HIGH WATER
SHERMAN'S EASEMENT
VARIAN SETBACK
NODWAY

HERE SMALL BE NO BHILDING OUTSIDE OF THE RESIDENTED BHILDING DAYAGE, BECKS MAY BE ALLOWED BROOMS THE BHILDING EMPLICION: IN THE FLOOD PLANE
FROWED THAT FLOOD WINTERS SMALL BOT BE CHISTICATED AND THE
CONSTRUCTION OF THE DECES SMALL BE SUCH THAT FLOOD WATER MAY
FASS UMBEER AND TREACHES.

THERE SHALL BE NO FENCING CONSTRUCTED BEYOND THE BACK OF BUILDINGS TOWARDS THE RIVER. ACCESS ROADS SHALL BE MINMUM ALL—WEATHER DRIVING SUBFACES; WIDTH AND DESIGN SHALL BE AS REQUIRED BY THE KETCHUM FIRE DEPARTMENT.

A 25' SCRUE EXEMBET EDISTS ALONG THE EXSTREY BANK OF THE PROPER THE SHALL BE NO CONSTRUCTION OF ANY RICKE, MALL RECK OR OTHER STRICTURE WITHIN SAID EXESSERT AND SAID EXSEMPTS SHALL SHIFT TO FOLLOW ANY CHAMBES IN THE LOCATION OF THE RYCE BANK.

A 10 PABLE TRANSMAYS AND PROSTREM ACCESS LESCHETH MAS RETA BEDICATED TO THE PUBLIC AURON FILE CUSTREY MANK OF THE RIB WOOD BRIZE. SAID LESCHERT SHALL SHET TO POLUMY ANY CHANGES IN THE LOC-ATION OF THE RYPE MANK. "SAID LESCHETH SHALL PASS ON THE TRANSMENT ROCK ON LOTH THE GROUND, AT THE BASE OF THE PROMEDENT ROCK ON LOTH THE

AN AGRETAENT BETWEEN THE OWNERS AND THE CITY OF KETCHUM CONCERNING IMPROVEMENTS IN THE PUBLIC BROHT-OF-WAY ADJACENT HERTO IS RECORDED AS INSTRUMENT NO. 300542, RECORDS OF BLAINE COUNTY, IDAHO.

A U.S. COAST AND GEODETIC SUPPLY REVOLUNIARY STAMPED "5919" IS LOCATED WHITE TOP OF THE MORTH LIDES OF A PROMEMENT OF COAST OWNERS OF THE SUCKED ON THE EAST BLAK OF THE BIG WOOD MPET, OH LOT 18, 320 FEET MORTH OF THE CLD WIGHT SPENISS ROAD BRIDGE. ACTUAL ELEVATION OF BENCHMARK IS S817-41 FEET AROYS EST. LAVEL DATUM. A 10 FOOT WIDE MAINTENANCE EASEMENT EXISTS CENTERED DRAINAI UPON THE DITCH IN THE COMMON AREA TO INSURE ON-SITE DRAINAI

FLOOD PLAIN INFORMATION IS BASED ON "FLOOD INSURANCE STUDY MARCH 1997" BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. VERTICAL DATUM IS U.S.C.& G.S.(ADJUSTED 1988).

A 10 FOOT WIDE SEWER LINE EASEMENT EXISTS CENTERING ON THE EXISTING SEWER LINE CROSSING LOT 1B AND SUBLOTS 1-4. AND SUBJOTS 1-14 COMEDO IN COMMON IN THE CONNECTS OF LOT 19
AND SUBJOTS 1-14 CULCUSTE, IT SUS SUBJOTS AND SUBJOTS

A 5 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED ALDNO SIDE AND FRONT SUBDIVISION BOUNDARIES. ALL TOWNHOUSE UNIT OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING WATER, CABLE TV, SEVERJOE, TELEFROME, HATIDAL GAS AND ELECTRICAL LIMES OVER, UNDER AND ACROSS THEIR TOWNHOUSE AND SUBLOTS FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF. EXISTING FIRE HYDRANTS MAY BE REQUIRED BY THE KETCHUM FIRE DEPARTMENT TO BE RELOCATED AT THE PROPERTY OWNER'S EXPENSE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THE PARTY WALL ADREDUCTOR AND THE COVERNANTS, COMDITIONS AND RECEPROTIONS (COLORS) FOR THE WITHIN TOWNHOUSE SUBDIVISION PLAT ASE RECORDED UNDER INSTRUMENT NO. 446 PAA — RECORDS OF BLAINE COUNTY, IDANO.

FLOOD PLAN INFORMATION PER FEMA MAP, COMMUNITY PANEL #165167 0453 B; MARCH 17, 1997.

47.27 N 2014 S 2\*17\*28"E 81.34 S 9\*11\*18"W 27.08 N27\*38\*15"W 47.27 N 2\*06\*43"E 39.33 N 3\*30\*12"E 8.01 N 4\*43\*58"W

PREPARED BY : BENCHMARK ASSOCIATES, P.A. P.O. BOX 733, KETCHUM, ID 83340 (208) 726-9512 : 726-9514 (FAX) E-MAIL: bmo@micron.net

Date: 2-4-99

South Central District Health Dept., EHS

Sonitory restrictions as required by Idaho Code Title 50, Chapter 13, however, been satisfied. Sonitory restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

HEALTH CERTIFICATE

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R



#### T4N, R17E, SECTION 12, B.M., CROSSING, PHASE THE VILLAS AT THE

KETCHUM, BLAINE COUNTY, IDAHO

A FINAL PLAT PLOT BY:DCS/CPL PLOT FILE 98042.DWG
PROJECT NO. 98042 DATE: 01/20/99 CO-ORD FILE 98042.CRD

#### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that SUN VALLEY PARTNERS — 1989, a portherbib, does hereby certify that it is the owner of a certain parcel of land described as follows:

parcel of land within Section 12, Township 4 North, Range 17 East, Boise seridian, City of Ketchum, Blaine County, Idaho, more particularly described as

Lots 28 and 38 of THE CROSSING AMENDED: RESUBDIVISION OF LOTS 1A & 2A, according to the official plot thereof recorded as instrument No. 390755, records of Binha County, Idaho.

It is the intention of the undersigned to and they do hereby include said land in this plat. presuant to Idaho Code 50–1334, we, the undersigned, as owners, do hereby state that the lots on this plot are eligible to receive water service from the Katchum Water Department.

IN WITNESS WHEREOF, I have hereunto set my hand.

WAYNE ROTH, Partner Signed this Z SUN VALLLEY PARTNERS - 1989, a partnership day of MARCH

ACKNOWLEDGEMENT

STATE OF BLANC

IN WITHESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate that above writting.

\*\*Days (Note) \*\*D





#### SURVEYOR'S CERTIFICATE

L JAMES E, ROBINSON, a day, Registered Professional Land Surveyor in the State of Idaho, do hearby cartify that this plant is a true and occurret map of this land surveyor under my direct supervision, that the location of lots and blocks how definitely bean satisfiathed and perpetuated in \_state\_d accordance with the State of Idaho Code relating to plats and surveys.

CITY ENGINEER'S APPROVA A CHARTENS 4345

I, RICHARD D. FOSBURY, City Engineer for Ketchum, Idaho do hereby approve the foregoing plat. 0

2/02/89

### COUNTY SURVEYOR'S APPROVAL

This is to certify that I, JIM W. KOONCE, County Surveyor for Bioline County, idadho, have checked the foregoing pict and computations for making the same and have determined that they comply with the lows of the State of Idaho relating thereto.

JIM W. KOONCE 1/28/99

## KETCHUM CITY COUNCIL'S APPROVAL



# BLAINE COUNTY TREASURER'S CERTIFICATE

On this 30 day of 0

Wichi & Wick

## COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of SAND FIRST FOLE of QB minutes past 3 o'clock, 2.m., on this 30, day of ALA. 1949, A.D., in my office and duty recorded in book of plats at page

Instrument No. 426843 Fee: \$ 1/2



### THE VILLAS AT THE CROSSING, PHASE I

TAN, RTTE, SECTION 12, B.M.,

KETCHUM, BLAINE COUNTY, IDAHO

KETCHUM, BLAINE COUNTY, IDAHO

REPARED TOR: WAYNE ROTH

PROTECT NO. 98042 | DATE: 01/25/99 | CO-ORD FILE 98042 CRD