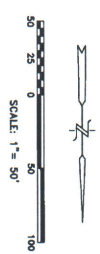
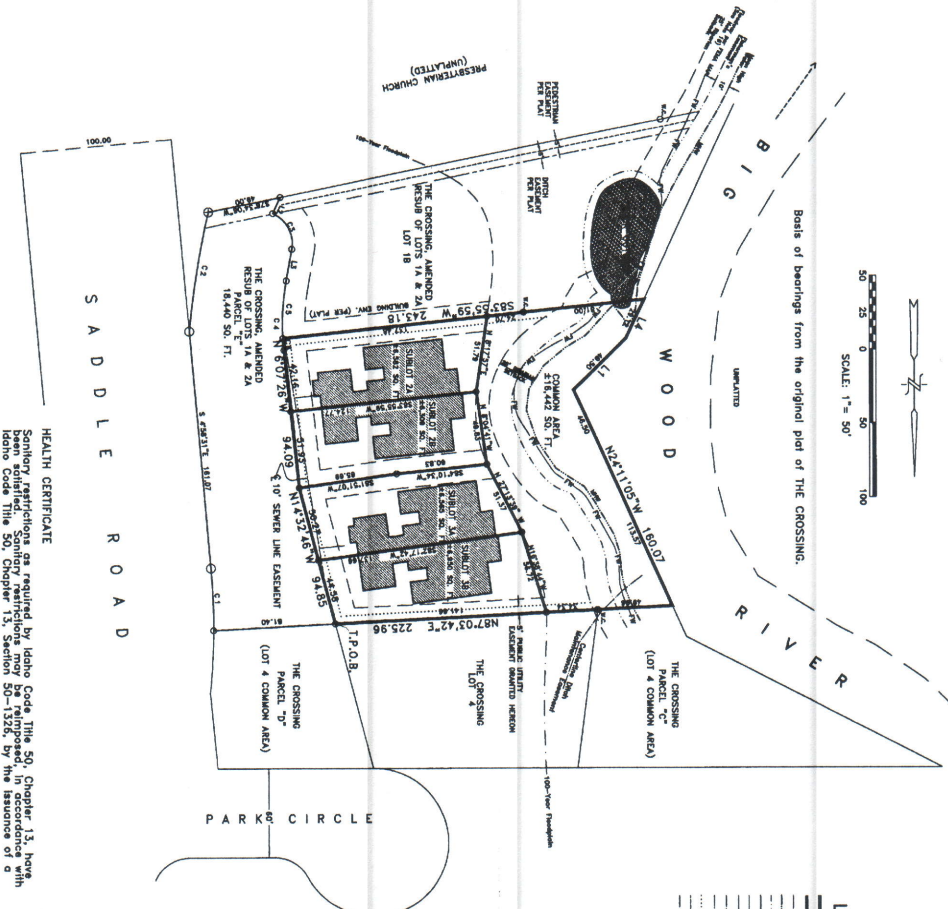


THE VILLAS AT THE CROSSING, PHASE I

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

JANUARY 1999

A Townhome Subdivision Plot of Lots 2B and 3B of THE CROSSING AMENDED:
RESUBDIVISION OF LOTS 1A & 2A creating Sublots 1 - 4.



Basis of bearings from the original plat of the crossing.

LEGEND

- PROPERTY BOUNDARY
- SEWER BOUNDARY
- MEAN HIGH WATER
- FISHPARK'S EASEMENT
- FLOODPLAIN SETBACK
- 100 YEAR FLOODPLAIN
- EXISTING 10' SEWER LINE EASEMENT
- EXISTING 10' UTILITY EASEMENT
- 5' PUBLIC UTILITY EASEMENT GRANTED HEREON
- 5' PRESTONVILLE EASEMENT PER PLAT
- FOUND 22' DEEP
- SET 1/2' REAR
- SET 1/2' REAR
- WINNIE CORNER

LINE TABLE

No.	Direction	Length
1	N45°00'00"E	49.50
2	N24°22'38"E	11.88
3	N10°20'31"E	21.41
4	N24°47'32"E	28.12

CURVE TABLE

No.	Bearing	Radius	Chord	Delta
1	5°22'26"	450.00	42.21	21.12
2	7°55'30"	588.56	81.41	40.77
3	75°58'11"	22.00	28.17	27.08
4	15°18'17"	47.88	31.88	47.88
5	15°41'20"	185.00	39.42	39.33
6	2°48'58"	185.00	8.01	8.01

NOTES:

- EXISTING BRUSH VEGETATION SHALL BE MAINTAINED IN ITS NATURAL STATE FOR THE PROTECTION AND STABILIZATION OF THE EROSION CONTROL MEASURES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED IN THE EROSION CONTROL AREA. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED IN THE EROSION CONTROL AREA.
- AN AGREEMENT BETWEEN THE OWNERS AND THE CITY OF KETCHUM ADJACENT HERETO IS RECORDED AS INSTRUMENT NO. 200542, RECORDS OF BLAINE COUNTY, IDAHO.
- A 10' PUBLIC FISHPARK'S AND PRESTONVILLE EASEMENT HAS BEEN GRANTED TO THE CROSSING AMENDED. THE CROSSING AMENDED SHALL FOLLOW THE EASEMENT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK. THE CROSSING AMENDED SHALL FOLLOW THE EASEMENT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK.
- A 25' SECOND EASEMENT EXISTS ALONG THE EASTERN BANK OF THE BRIDGE. THE CROSSING AMENDED SHALL FOLLOW THE EASEMENT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK. THE CROSSING AMENDED SHALL FOLLOW THE EASEMENT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK.
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PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512; 726-9514 (FAX)
E-MAIL: bma@bma.net

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.
Date: 2-4-99
Robert C. Fairbrother
South Central District Health Dept., EHS

THE VILLAS AT THE CROSSING, PHASE I
T4N, R17E, SECTION 12, B.M., KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: WAYNE ROTH
PROJECT NO. 98042 DATE: 01/20/99 CO-ORD FILE 98042.DWG

THE VILLAS AT THE CROSSING, PHASE I

OWNER'S CERTIFICATE

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

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

Lots 28 and 38 of THE CROSSING AMENDED RESUBDIVISION OF LOTS 1A & 2A, according to the official plat thereof recorded as Instrument No. 390735, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, we, the undersigned, as owners, do hereby state that the lots on this plat are eligible to receive water service from the Ketchum Water Department.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, I have hereunto set my hand.

SUN VALLEY PARTNERS - 1989, a partnership

By: Wayne Roth

WAYNE ROTH, Partner

Signed this 2 day of March, 1999

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BLAINE

On this 2 day of MARCH, 1999 before me, the undersigned, a Notary Public in and for the State of Idaho, known to me to be a partner of SUN VALLEY PARTNERS - 1989, a partnership, that executed the within instrument and acknowledged to me that said partnership 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.

Notary Public



SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that I have personally surveyed and established the location of lots and blocks here definitely been established and perpetuated in said accordance with the State of Idaho Code relating to plat and survey.

JAMES E. ROBINSON

1/24/99
4345 PLS 4345

CITY ENGINEER'S APPROVAL

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

RICHARD D. FOSBURY

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

1/24/99

KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 2nd day of April, 1999

By: Richard D. Fosbury

By: Richard D. Fosbury

BLAINE COUNTY TREASURER'S CERTIFICATE

On this 30 day of April, 1999 the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Mike A. Dick

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of Wayne Roth on this 30 day of April, 1999, A.D., in my office and duly recorded in book 426843 of page of 11.

Instrument No. 426843 Fee: \$ 11

By: Jim Fosbury for the Recorder

THE VILLAS AT THE CROSSING, PHASE I	
14N, 17E, SECTION 12, B.M.,	
KETCHUM, BLAINE COUNTY, IDAHO	
PREPARED FOR: WAYNE ROTH	
A FINAL PLAT	PLOT BY: CPL
PROJECT NO. 98042	DATE: 01/28/99
CO-ORD FILE 98042.CRD	