

# THE ELKHORN VILLAGE CONDOMINIUMS BLDG. III & BLDG. IV AMENDED

LOCATED WITHIN SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN SHOPS 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, & 4-D ARE AMENDED.

OCTOBER 2006



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°00'03" W	36.55'
L2	S 38°06'42" W	0.69'
L3	N 47°18'39" W	19.49'
L4	S 42°45'59" W	3.44'
L5	N 47°03'56" W	9.94'
L6	N 43°15'41" E	3.37'
L7	N 46°45'26" W	11.42'
L8	N 42°27'46" E	24.41'
L9	N 47°33'29" W	13.99'

INDIAN SPRINGS  
CONDOMINIUMS

ANGANI WAY (UNRECORDED)  
EXISTING ASPHALT 2006

C/L 30' ROAD EASEMENT  
PER PLAT OF INDIAN  
SPRINGS CONDOMINIUMS

T.P.O.B.

ELKHORN SPRINGS  
BLOCK 10

ELKHORN SPRINGS  
HILLSIDE TERRACE SOUTH

ELKHORN SPRINGS  
HILLSIDE TERRACE NORTH

## LEGEND

	BOUNDARY LINE
	EASEMENT CENTERLINE FOR ROADS
	CENTERLINE 10' WIDE SEWER EASEMENT
	CENTERLINE 10' WIDE WATER EASEMENT
	CENTERLINE 5' WIDE DRAINAGE EASEMENT
	EASEMENT LINE
	GIS TIE
	PUBLIC UTILITY EASEMENT
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	BRASS CAP
	COMMUNITY HOUSING UNIT
	UNIT TIE POINT

## NOTES:

1. AN EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT IS GRANTED AS SHOWN HEREON.
2. REFER TO THE ORIGINAL PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELKHORN VILLAGE CONDOMINIUMS RECORDED AS INSTRUMENT NUMBERS 146337 & 146338, FIRST AMENDMENT, RECORDED AS INSTRUMENT NO. 146947, AND SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A CONDOMINIUM PLAN FOR ELKHORN VILLAGE CONDOMINIUMS RECORDED AS INSTRUMENT NUMBER 520924, RECORDS OF BLAINE COUNTY, IDAHO.
3. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS OF THE EXISTING 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.
4. 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.
5. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS OWING TO NORMAL CONSTRUCTION TOLERANCES.
6. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA.
7. 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.
8. PARENTHESES BEARINGS AND DISTANCES SHOWN ARE NAD '83 IDAHO CENTRAL ZONE AT COUNTY G.I.S. POINT "GOLF".
9. UNITS 3-A, 3-B, 3-C, 4-A, 4-B, & 4-C, ARE SUBJECT TO COMMUNITY HOUSING GUIDELINES AS REQUIRED AND APPROVED BY THE SUN VALLEY CITY COUNCIL, AND CONSISTENT WITH THE MIX OF HOUSING CATEGORIES AS APPROVED IN THE ELKHORN SPRINGS MASTER PLAN.



PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733, KETCHUM, ID 83340  
(208) 726-9512 : 726-9514 (FAX)

## 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: 1-17-2007

South Central District Health Dept., EHS



## THE ELKHORN VILLAGE CONDOMINIUMS

### BLDG. III & BLDG. IV AMENDED

LOCATED WITHIN  
SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

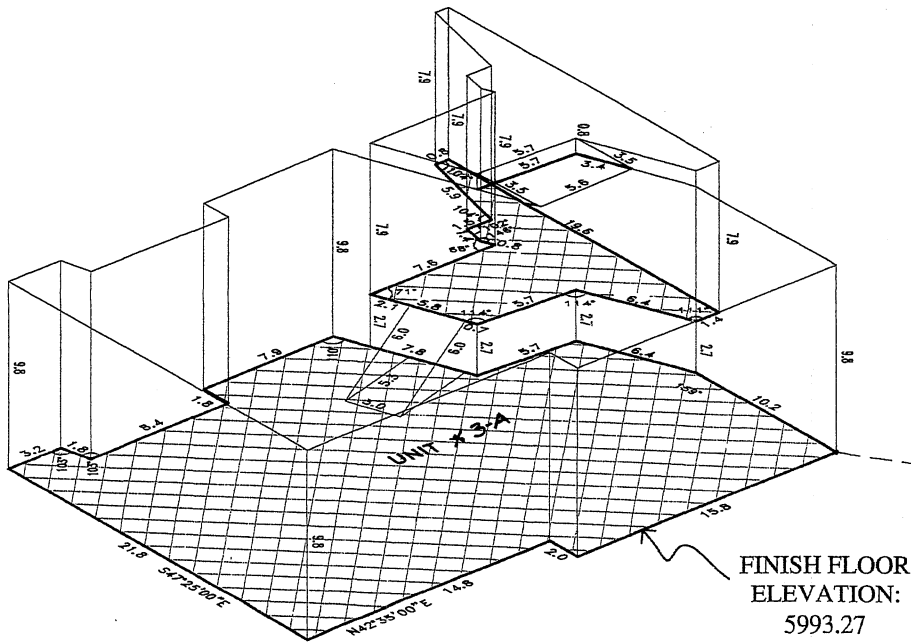
PREPARED FOR: C.G. ELKHORN, LLC

FINAL PLAT	DRAWN BY: SVS/CPL	DATE: 10/16/06
PROJECT NO. 04188	FILE: 04188PG1(REV).DWG	SHEET 1 OF 6

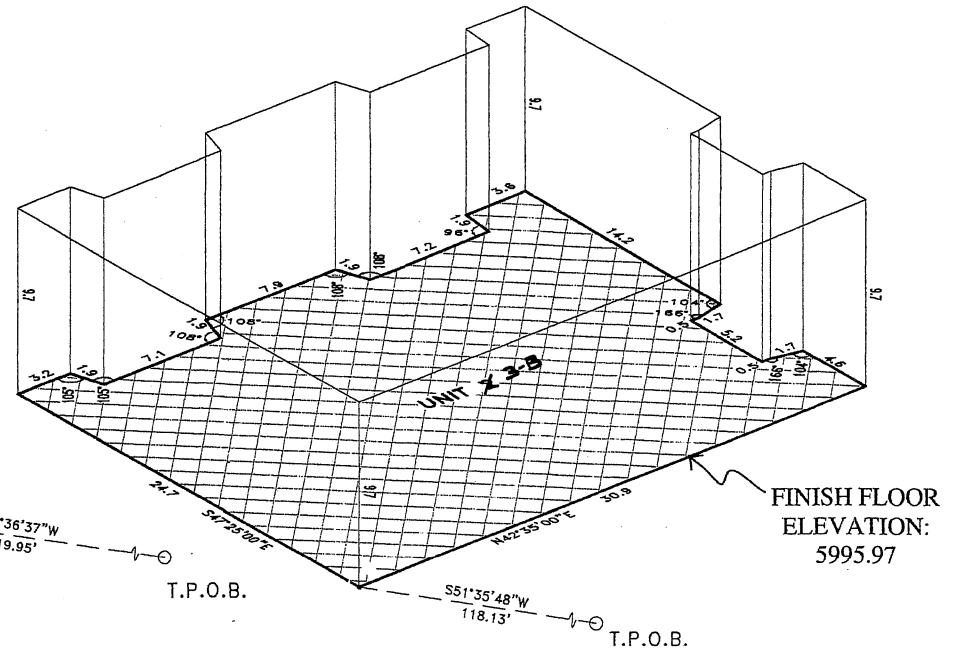
# ELKHORN VILLAGE CONDOMINIUMS BLDG. III & BLDG. IV AMENDED

LOCATED WITHIN SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.  
SUN VALLEY, BLAINE COUNTY, IDAHO

OCTOBER 2006



**UNIT 3-A**



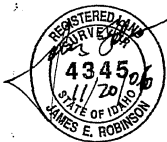
**UNIT 3-B**

S47°36'37"W  
219.95'

T.P.O.B.

S51°35'48"W  
118.13'

T.P.O.B.



**ELKHORN VILLAGE CONDOMINIUMS  
BLDG. III & BLDG. IV AMENDED**

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SUN VALLEY, BLAINE COUNTY, IDAHO

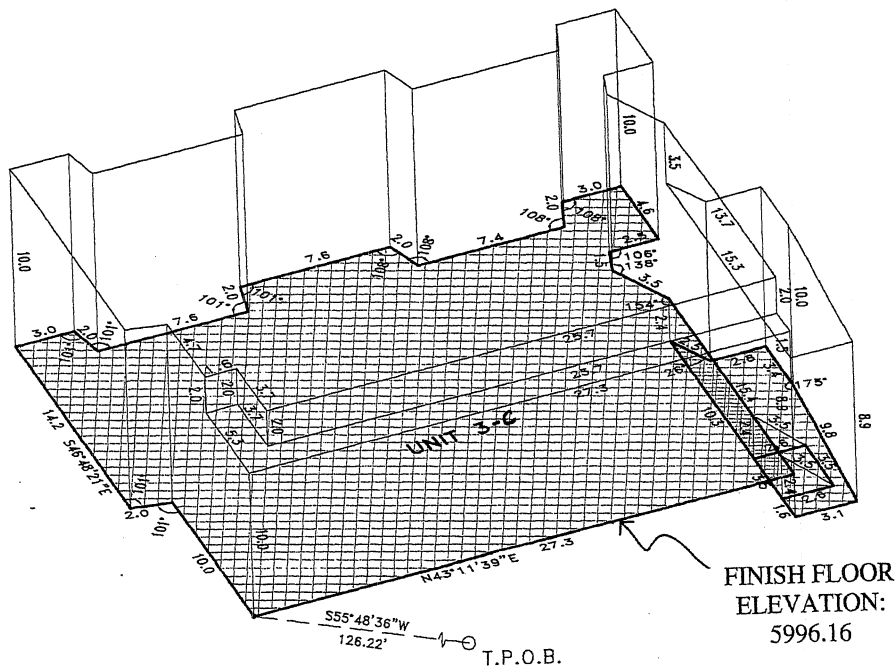
PREPARED FOR: C.G. ELKORN, LLC

PROJECT NO. 04188	DRAWN BY: SVS/JET/CPL	DATE: 9/26/06
FINAL PLAT	DWG: 04188PG2-3.DWG	SHEET 2 OF 6

# ELKHORN VILLAGE CONDOMINIUMS BLDG. III & BLDG. IV AMENDED

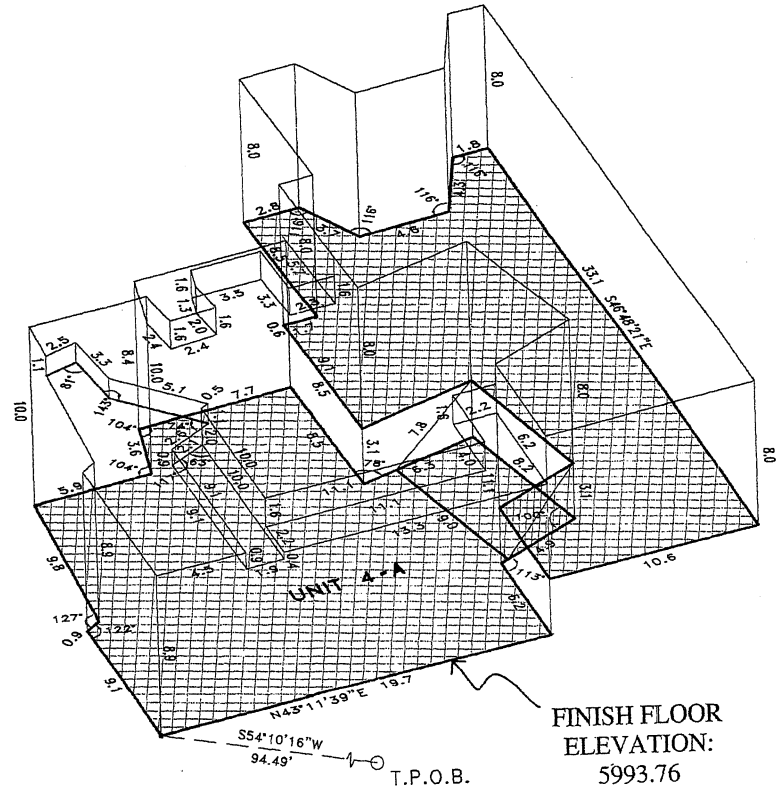
LOCATED WITHIN SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.  
SUN VALLEY, BLAINE COUNTY, IDAHO.

OCTOBER 2006



FINISH FLOOR  
ELEVATION:  
5996.16

UNIT 3-C



FINISH FLOOR  
ELEVATION:  
5993.76

UNIT 4-A



**ELKHORN VILLAGE CONDOMINIUMS  
BLDG. III & BLDG. IV AMENDED**

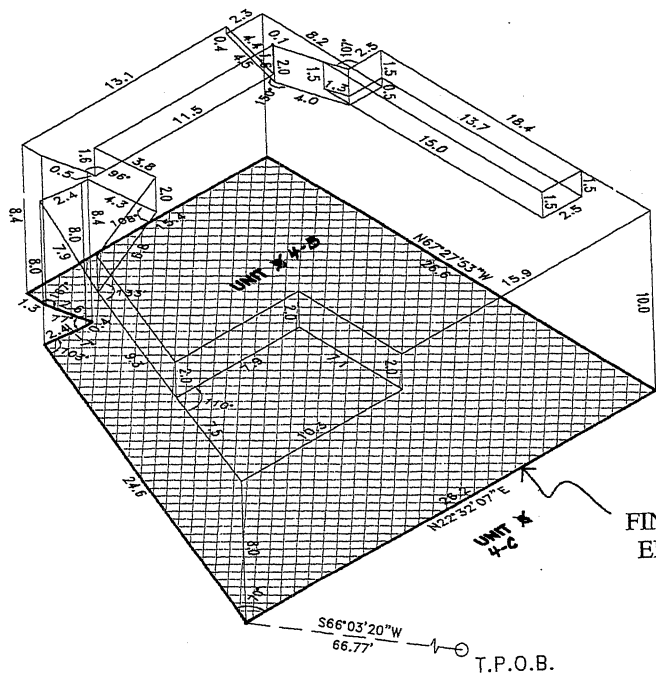
LOCATED WITHIN  
SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.  
SUN VALLEY, BLAINE COUNTY, IDAHO.

PREPARED FOR: C.G. ELKORN, LLC			
PROJECT NO. 04188	DRAWN BY: SVS/JET/CPL	DATE: 9/26/06	
FINAL PLAT	DWG: 04188PG2-3.DWG	SHEET 3 OF 6	

# ELKHORN VILLAGE CONDOMINIUMS BLDG. III & BLDG. IV AMENDED

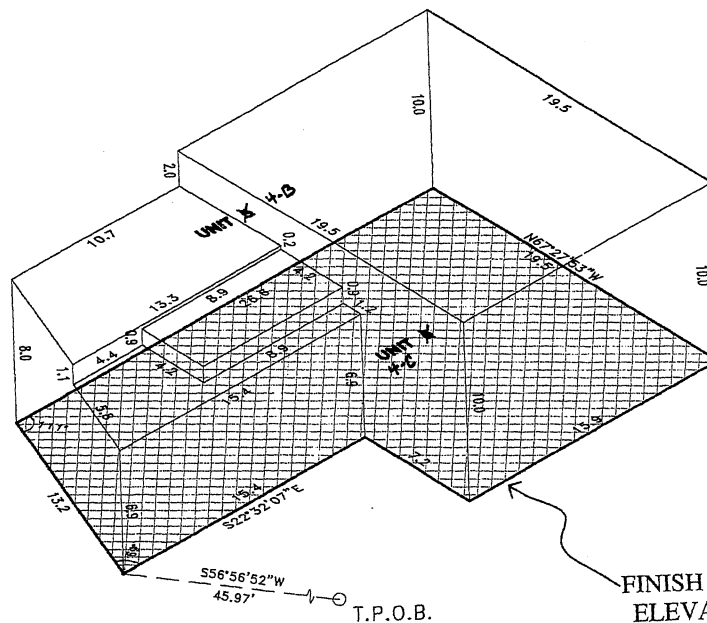
LOCATED WITHIN SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.  
SUN VALLEY, BLAINE COUNTY, IDAHO.

OCTOBER 2006



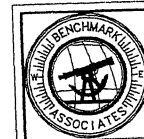
**UNIT X  
4-B**  
FINISH FLOOR  
ELEVATION:  
5995.96

**UNIT X 4-B**



**UNIT X  
4-C**  
FINISH FLOOR  
ELEVATION:  
5995.96

**UNIT X 4-C**



**ELKHORN VILLAGE CONDOMINIUMS  
BLDG. III & BLDG. IV AMENDED**

LOCATED WITHIN SECTION 17, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.  
SUN VALLEY, BLAINE COUNTY, IDAHO.

PREPARED FOR: C.G. ELKORN, LLC

PROJECT NO. 04188	DRAWN BY: SVS/JET/CPL	DATE: 9/26/06
FINAL PLAT	DWG = 04188PG2-3.DWG	SHEET 4 OF 3



# THE ELKHORN VILLAGE CONDOMINIUMS BLDG. III & BLDG. IV AMENDED

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that CG-ELKHORN HOTEL LLC, a Delaware limited liability company, does hereby certify that it is the owner of Real Property described as follows:

Located within Section 17, Township 4 North, Range 18 East, B.M., Blaine County, Idaho, being more particularly described as follows:

Shops 3A, 3B, 3C, all in Building 3 and Shops 4A, 4B, 4C & 4D, all in Building 4, as shown on the Condominium Map for ELKHORN VILLAGE CONDOMINIUMS, recorded as Instrument No. 146337, and as defined and described in the Condominium Declaration for ELKHORN VILLAGE CONDOMINIUMS, recorded as Instrument No. 146338, and First Amendment recorded December 12, 1972 as Instrument No. 146947, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the units on this plat are eligible to receive water service from the Sun Valley Water & Sewer District.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

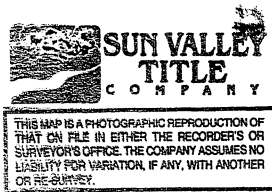
It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

CG-ELKHORN HOTEL LLC

By: Barry P. Marcus  
BARRY P. MARCUS  
Its: Senior Vice President

Signed this 6th day of September, 2006



## ACKNOWLEDGEMENT

STATE OF Connecticut )  
COUNTY OF Fairfield ) ss South Norwalk

On this 6th day of September, 2006, before me, the undersigned, a Notary Public for said State, personally appeared Barry P. Marcus, known or identified to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the company upon behalf of which individual acted, 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: 2/28/2007  
Residing at: Old Greenwich, CT

Kathleen C. Falco

Notary Public  
KATHLEEN C. FALCO



## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that the ELKHORN VILLAGE CONDOMINIUM ASSOCIATION, INC., does hereby certify that it is the owner of Real Property described as follows:

Located within Section 17, Township 4 North, Range 18 East, B.M., Blaine County, Idaho, being more particularly described as follows:

All the Common Area within Buildings III and IV of THE ELKHORN VILLAGE CONDOMINIUMS, according to the official plat thereof, recorded as Instrument No. 146337, and as defined and described in the Condominium Declaration for ELKHORN VILLAGE CONDOMINIUMS, recorded as Instrument No. 146338, and First Amendment recorded December 12, 1972 as Instrument No. 146947, records of Blaine County, Idaho AND all that Common Area bounded by Block 10 within ELKHORN SPRINGS LARGE BLOCK PLAT, recorded as Instrument No. 536008 and bounded by INDIAN SPRINGS CONDOMINIUMS, recorded as Instrument No. 151530, records of Blaine County, Idaho.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

It is the intention of the undersigned to, and said corporation does hereby include said Common Area in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

ELKHORN VILLAGE CONDOMINIUM ASSOCIATION, INC.

By: Brian J. Picht  
BRIAN PICHT, President

Signed this 27th day of SEPTEMBER, 2006.

By: Vicki Carnes  
VICKI CARNES, Secretary

Signed this 30th day of November, 2006.

## ACKNOWLEDGEMENT

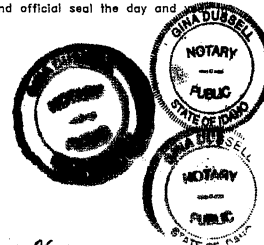
STATE OF Idaho )  
COUNTY OF Blaine ) ss

On this 27 day of September, 2006 before me, the undersigned, a Notary Public for said State, personally appeared Brian Picht, known or identified to me on the basis of satisfactory evidence to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

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

My commission expires: 4-28-12  
Residing at: Hailey, ID

Gina Dussell  
Notary Public GINA DUSSELL



## ACKNOWLEDGEMENT

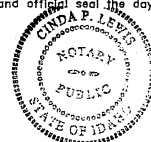
STATE OF IDAHO )  
COUNTY OF BLAINE ) ss

On this 30th day of NOVEMBER, 2006, before me, the undersigned, a Notary Public for said State, personally appeared Vicki Carnes known or identified to me on the basis of satisfactory evidence to be the secretary of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that said corporation 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: 9/20/2008  
Residing at: KETCHUM, IDAHO

Cinda P. Lewis  
Notary Public



## SURVEYOR'S CERTIFICATE

I, James E. Robinson, a duly Registered Professional 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 in strict accordance with the State of Idaho Code relating to plats and surveys.

James E. Robinson  
JAMES E. ROBINSON, P.L.S.  
REGISTERED LAND SURVEYOR  
4345  
STATE OF IDAHO  
JAMES E. ROBINSON  
10/13/06

## CITY ENGINEER'S APPROVAL

I, CHAZM HILL, City Engineer for Sun Valley, Idaho do hereby approve the foregoing plat.

By: Glen Platt  
DATE: 11/06/06

## 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  
JIM W. KOONCE  
DATE: 10/25/06

## SUN VALLEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 29th day of November, 2006, by the Sun Valley City Council, Sun Valley, Idaho.

By: Mark Hofman

## BLAINE COUNTY TREASURER'S CERTIFICATE

On this 19 day of January, 2007, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Wicki L. Dick

## COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of \_\_\_\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock, \_\_\_\_\_ m., on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., in my office and duly recorded in book \_\_\_\_\_ of plats of page \_\_\_\_\_.

Instrument No. Instrument # 544021 Fee: \$ \_\_\_\_\_  
HAILEY, BLAINE, IDAHO  
2007-01-19 03:31:00 No. of Pages: 6  
Recorded for: AMERTITTLE  
JULYAN DRAGE Fee: 15.00  
Ex-Officio Recorder Deputy  
By: mp



## THE ELKHORN VILLAGE CONDOMINIUMS BLDG. III & BLDG. IV AMENDED

LOCATED WITHIN:  
T4N, R18E, SECTION 17, BOISE MERIDIAN  
SUN VALLEY, BLAINE COUNTY, IDAHO

PROJECT NO. 04188	DWG BY: CPL	DATE: 9/01/06
FINAL PLAT	FILE: Q418BCRT.DWG	SHEET: 6 OF 6

