

PINERIDGE TOWNHOMES : PHASE 3

LOCATED WITHIN SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
A TOWNHOUSE SUBDIVISION WHEREIN A PORTION OF BLOCK 1, PINERIDGE LARGE BLOCK PLAT IS DIVIDED CREATING SUBLOTS 18 THROUGH 32.



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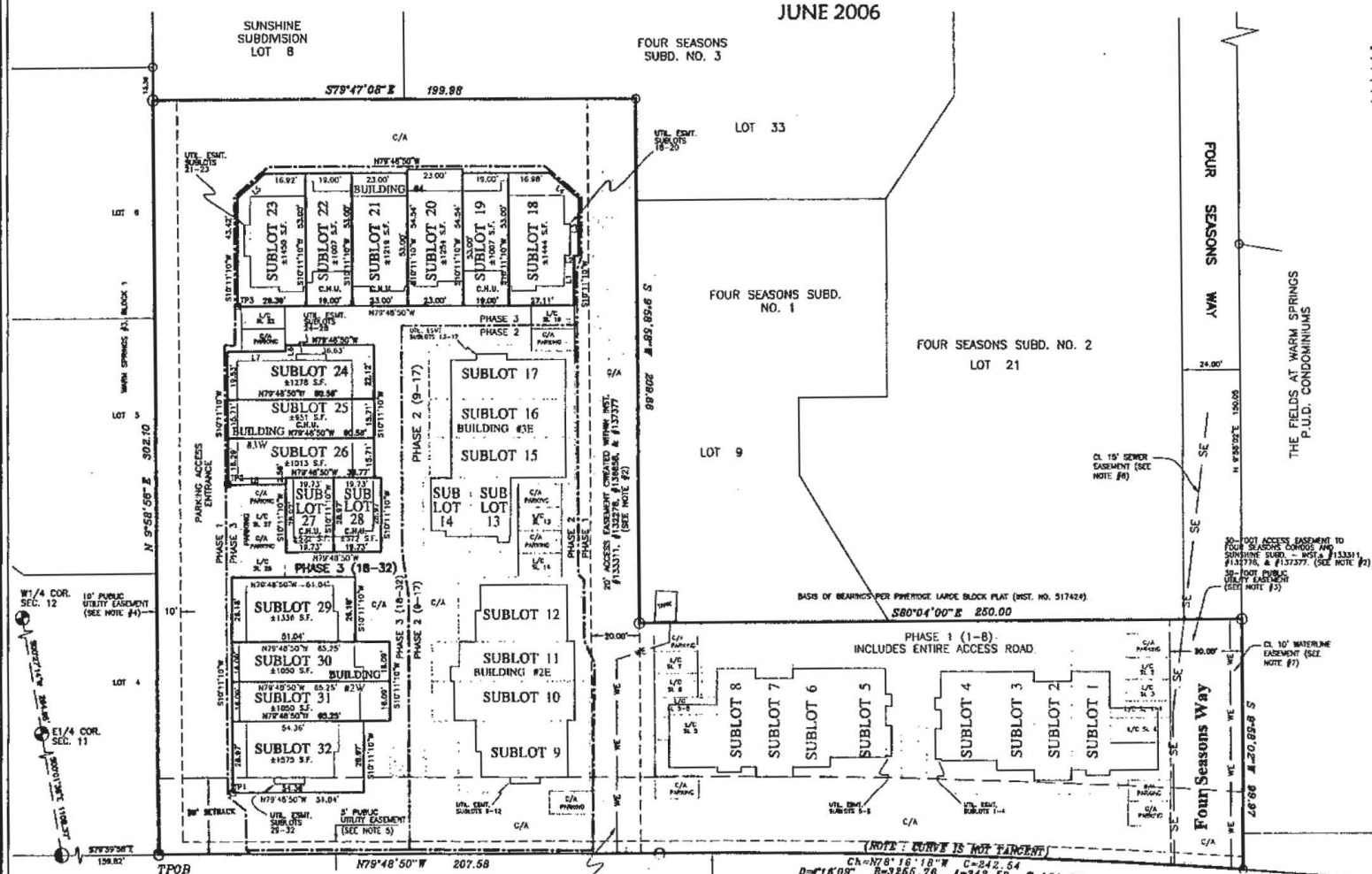
JUNE 2006

LEGEND

- PROPERTY LINE
- SUB-LOT LINE
- ADJOINING PROPERTY LINES
- WE CL 10' WATERLINE EASEMENT
- SE CL 15' SEWER EASEMENT
- PHASING BOUNDARY
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- [L/C] LIMITED COMMON AREA
- C/A COMMON AREA
- SL SUBLLOT
- C.M.U. COMMUNITY HOUSING UNIT

NOTES:

- PINERIDGE TOWNHOMES : PHASE 3 IS SUBJECT TO THE CONDITIONS, LIMITATIONS AND RESTRICTIONS SET FORTH IN THE DESIGN REVIEW APPROVAL NO. 803-011 AND THE PINERIDGE PUD MASTER PLAN CONDITIONAL USE PERMIT NO. CU-003. A MAXIMUM OF 27 HOUSING UNITS IS PERMITTED ON THIS SITE. THE 13 COMMUNITY HOUSING UNITS SHALL BE IN COMPLIANCE WITH THE BLAINE KETCHUM COMMUNITY HOUSING. THE 13 COMMUNITY HOUSING UNITS ARE LOCATED WITHIN THE FOLLOWING SUBLOTS: 2, 3, 6, 7, 13, 14, 16, 19, 21, 22, 25, 27, AND 28.
- ACCESS EASEMENTS: A 30-FOOT WIDE ACCESS EASEMENT AND 30-FOOT WIDE ACCESS EASEMENT EXIST ON THIS PROPERTY CREATED PER INSTRUMENT NO. 132778 AND PER INSTRUMENT NO. 133311. A PORTION OF THE LENGTH OF THE 30-FOOT WIDE ACCESS EASEMENT GRANTED PER INSTRUMENT NO. 132778 WAS RELEASED PER INSTRUMENT NO. 134026. AN ACCESS EASEMENT CREATED PER INSTRUMENT NO. 137377 EXISTS ON THIS PROPERTY.
- A 30-FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT EXISTS ON FOUR SEASONS WAY FOR UTILITIES AS DEFINED IN TITLE 16, §16.04.020 OF THE KETCHUM SUBDIVISION ORDINANCE.
- A 10-FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT EXISTS ALONG THE WEST EDGE OF THE WEST PROPERTY LINE OF THIS PROPERTY FOR UTILITIES AS DEFINED IN TITLE 16, §16.04.020 OF THE KETCHUM SUBDIVISION ORDINANCE.
- A 5-FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT EXISTS ALONG THE NORTHERLY BOUNDARY OF WARM SPRINGS ROAD.
- A 15-FOOT WIDE SEWERLINE EASEMENT EXISTS ALONG THE WEST EDGE OF FOUR SEASONS WAY TO BENEFIT FOUR SEASONS CONDOMINIUMS AND SUNSHINE SUBDIVISION.
- A 10-FOOT WIDE WATERLINE EASEMENT EXISTS WITHIN FOUR SEASONS WAY TO BENEFIT THE CITY OF KETCHUM.
- A 10-FOOT WIDE WATERLINE EASEMENT EXISTS WITHIN THE 20' WIDE ACCESS EASEMENT AREA TO BENEFIT FOUR SEASONS AS SHOWN.
- THE FRONT LINE FOR THE ENTIRE PUD IS THE NORTHERLY BOUNDARY OF WARM SPRINGS ROAD.
- ALL TOWNHOUSE UNIT OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWERAGE, TELEPHONE, NATURAL GAS AND ELECTRICAL LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE, SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
- THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PINERIDGE TOWNHOMES & THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PINERIDGE TOWNHOMES HAVE BEEN RECORDED AS INSTRUMENT NOS. 530201 & 530204, RECORDS OF BLAINE COUNTY, IDAHO. THE "COMMUNITY HOUSING COVENANTS RUNNING WITH THE LAND" FOR THE ENTIRE PLAT HAS BEEN RECORDED AS INSTRUMENT NO. 530202, RECORDS OF BLAINE COUNTY, IDAHO. THE PINERIDGE TOWNHOMES : PHASE 1 PLAT HAS BEEN RECORDED AS INSTRUMENT NO. 530203, AND THE PINERIDGE TOWNHOMES : PHASE 2 PLAT HAS BEEN RECORDED AS INSTRUMENT NO. 533376, RECORDS OF BLAINE COUNTY, IDAHO.
- ALL PARKING ACCESS, AISLES AND CIRCULATION AREAS SHALL BE KEPT FREE AND CLEAR FROM SNOW AND VEHICLES FOR EMERGENCY SERVICE VEHICLE ACCESS.
- THE AREA OUTSIDE THE SUBLOTS IS COMMON AREA OR LIMITED COMMON AREA.
- THIS PINERIDGE TOWNHOMES PLAT SHALL SUPERSEDE THE PINERIDGE LARGE BLOCK PLAT RECORDED MARCH 15, 2005, AS INSTRUMENT NO. 517426, AND TO THE EXTENT THE PLAT NOTES ON PINERIDGE LARGE BLOCK PLAT ARE INCONSISTENT WITH THE PLAT NOTES ON THIS PLAT OF THE PINERIDGE TOWNHOMES, THE PLAT NOTES ON THIS PLAT SHALL CONTROL.



Warm Springs Road

FOUR SEASONS WAY

Four Seasons Way



PREPARED BY: BENCHMARK ASSOCIATES P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
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HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been notified. 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: 6-18-2006
Robert Williams
South Central District Health Dept., ENS

LINE TABLE

LINE	BEARING	DIST.
L1	S10°11'10"W	19.97
L2	S79°48'50"E	2.10
L3	S10°11'10"W	22.79
L4	S39°51'33"E	15.93
L5	N50°19'53"E	14.94

TIES TO TPOB

LINE	BEARING	DIST.
L6	S10°11'10"W	2.59
L7	N79°48'50"W	23.93
L8	N79°48'50"W	23.79

LINE	BEARING	DIST.
TPOB - TP1	N62°19'17"E	36.92
TPOB - TP2	N21°26'27"E	150.39
TPOB - TP3	N18°53'51"E	222.05



PINERIDGE TOWNHOMES PHASE 3

SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: THUNDER SPRING III, L.L.C.
PROJECT NO. 03391 DWG BY: JEL/CPL FILE: 03391PHASE3
FINAL PLAT DATE: 6/01/06 SHEET: 1 OF 2

PINERIDGE TOWNHOMES : PHASE 3

This document provided courtesy of Sun Valley Title

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that THUNDER SPRING III, L.L.C., an Idaho limited liability company, does hereby certify that it is the owner of a certain parcel of land described as follows:

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

Phase 3 as depicted on the official plot of PINERIDGE TOWNHOMES : PHASE 2, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plot are eligible to receive water service from the Ketchum Water Department.

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 plot.

IN WITNESS WHEREOF, we have hereunto set our hands.

Thunder Spring III, LLC
THUNDER SPRING III, L.L.C.

By: [Signature]
RICHARD K. ROBBINS, Managing Member
Signed this 13th day of June, 2006.



THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF THAT ON FILE IN EITHER THE RECORDER'S OR SURVEYOR'S OFFICE. THE COMPANY ASSUMES NO LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER OR RE-SURVEY.

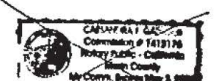
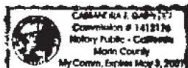
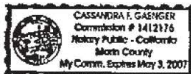
ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Blaine

On this 13th day of June, 2006, before me, the undersigned, a Notary Public for said State, personally appeared Richard K. Robbins, known or identified to me to be the Managing Member of THUNDER SPRING III, L.L.C., who executed the instrument on behalf of said limited liability company and acknowledged to me that said limited liability company 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: 5/3/07
Cassandra J. Baerger
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, that the location of lots and blocks have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plots and surveys.

[Signature]
JAMES E. ROBINSON, P.L.S. 5/22/06
DATE



CITY ENGINEER'S APPROVAL

I, Steven R. Yearsley, City Engineer for Ketchum, Idaho do hereby approve the foregoing plot.

[Signature]
STEVEN R. YEARSLEY 4/1/06
DATE

COUNTY SURVEYOR'S APPROVAL

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

[Signature]
JIM W. KOONCE 5/22/06
DATE

CITY OF KETCHUM APPROVAL

I, Sandra Cady, City Clerk in and for the City of Ketchum, do hereby certify that the foregoing plot was duly accepted and approved according to the Ketchum Subdivision Ordinance.

[Signature]
SANDRA CADY 6-16-06
DATE



BLAINE COUNTY TREASURER'S CERTIFICATE

On this 19th day of June, 2006, the foregoing plot was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: [Signature]

COUNTY RECORDER'S CERTIFICATE

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

Instrument No. 033510 Fee: \$ _____
TABLET, BLAINE, IDAHO
BOOK 06-19 08-30-11 No. of Pages: 2
Recorded for: AMERITITLE
MARSHA REHMANN Per: 11.00
By: _____
County Recorder Deputy
Blaine, IDAHO

**PINERIDGE TOWNHOMES
PHASE 3**

LOCATED WITHIN:
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.
BLAINE COUNTY, CITY OF KETCHUM, IDAHO

PREPARED FOR: THUNDER SPRING III, LLC

PROJECT NO. 03391	DWG BY: CPL	FILE: 03391CRY.DWG
FINAL PLAT	DATE: 4/13/06	SHEET 2 OF 2