CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners, or representatives of owners, in fee simple of the following described property, located in the West 1/2 of Section 16 and the East 1/2 of Section 17, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho. Said property more specifically described as follows:

Commencing at the Southwest corner of said Section 16.

Thence N.08°58'45"W. 2632.12' to the INITIAL POINT, said point also being S.06°01'36"W. 2678.11 from the Northwest corner of said Section 16.

Thence N.23° 13' 31" W. 171.52'
Thence N. 28°02'32" E. 12.10'
Thence N. 86° 19'11" E. 122.50'
Thence N. 68° 38'36" E. 24.95'
Thence N. 11° 52' 23" E. 53.06'
Thence N. 69° 53'01" W. 106.68'
Thence N. 28° 02' 32" E. 363.26'
Thence S. 76°24' 37" E. 22.44'
Thence S. 61° 23' 22" E. 62.65'
Thence along a curve, C-1,
Thence S. 38°53'36" E. 207.06',
Thence S. 01° 13' 34" E. 107.20',
Thence S. 77°32'33" W. 175.37',
Thence S.09° 27' 44"W. 91.24',
Thence S. 70° 27'48"W. 66.33',
Thence N. 88° 00'28"W. 91.54',
Thence S. 66° 39'57"W. 55.54',
Thence S. 08° 03' 48"W. 60.60',
Thence S. 68° 36'51" W. 69.13' to the INITIAL POINT. The area contained in this platted land is 3.543 acres.

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

The easements indicated on this plat are not dedicated to the public, but the rights to use said easements are hereby perpetually reserved for public utilities and no structure other than for such utility purposes are to be erected within the lines of said easements.

Protective Covenants governing this Subdivision are recorded under County Recorder Fee No. _____

BLUFF DEVELOPMENT COMPANY

A California Limited Partnership

_____

_____
Authorized Agent(s)

ACKNOWLEDGEMENT

STATE OF IDAHO)
ss
COUNTY OF BLAINE)

On this _____ day of _____ 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared and are known to me to be the persons whose names are subscribed to the above Certificate of Owners and acknowledged to me that they 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.

_____
Notary Public in and for the State of Idaho

COUNTY RECORDER'S CERTIFICATE

Instrument No. _____
STATE OF IDAHO)
ss
COUNTY OF BLAINE)

This is to certify that the foregoing plat was filed for record in the office of the Recorder of Blaine County, Idaho on the _____ day of _____ 1980, at _____ M., and duly recorded in plat book _____ at page _____.

_____
Deputy

_____
Ex-Officio Recorder

SANITARY RESTRICTIONS

Edwards, Howard & Martens, Inc.

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho made the survey of the land as described in the Certificate of Owners and designated hereon as The Bluff Condominiums Phase I and that this plat is a true and accurate representation of said Survey as made and staked under my Supervision and Direction.

REGISTERED LAND SURVEYOR
No. 1000
STATE OF IDAHO
ROGER A. KRUGER

ACKNOWLEDGEMENT

STATE OF IDAHO)
ss
COUNTY OF BLAINE)

On this 14th day of November, 1980, before me, a Notary Public in and for said State personally appeared Roger A. Kruger known to me to be the person whose name is subscribed to the above Certificate of Surveyor and acknowledged to me that he 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.

Inga Kittleman
Notary Public in and for the State of Idaho

NOTARY PUBLIC
STATE OF IDAHO

COUNTY ENGINEER'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine relating thereto.

REGISTERED LAND SURVEYOR
STATE OF IDAHO
JOHN H. KOSTY

CITY OF SUN VALLEY

The accompanying plat of The Bluff Condominiums Phase I is hereby approved by the City of Sun Valley Idaho, by resolution adopted this _____ day of _____ 1980.

_____
Mayor

_____
City Clerk

PLANNING & ZONING COMMISSION ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Sun Valley Planning and Zoning Commission on this _____ day of _____ 1980.

_____
Chairman

COUNTY TREASURER'S CERTIFICATE

The foregoing plat has been accepted and approved by the County Treasurer of Blaine County, Idaho, this _____ day of _____ 1980.

_____
Blaine County Treasurer

CITY ENGINEER'S CERTIFICATE

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho, has checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho and the ordinances of City of Sun Valley.

REGISTERED PROFESSIONAL ENGINEER
STATE OF IDAHO
3501

BLUFF CONDOMINIUMS

PHASE I
LOCATED IN
W. 1/2 SECTION 16, AND E. 1/2 SECTION 17,
T. 4 N., R. 18 E., B.M.
BLAINE COUNTY, IDAHO
1980

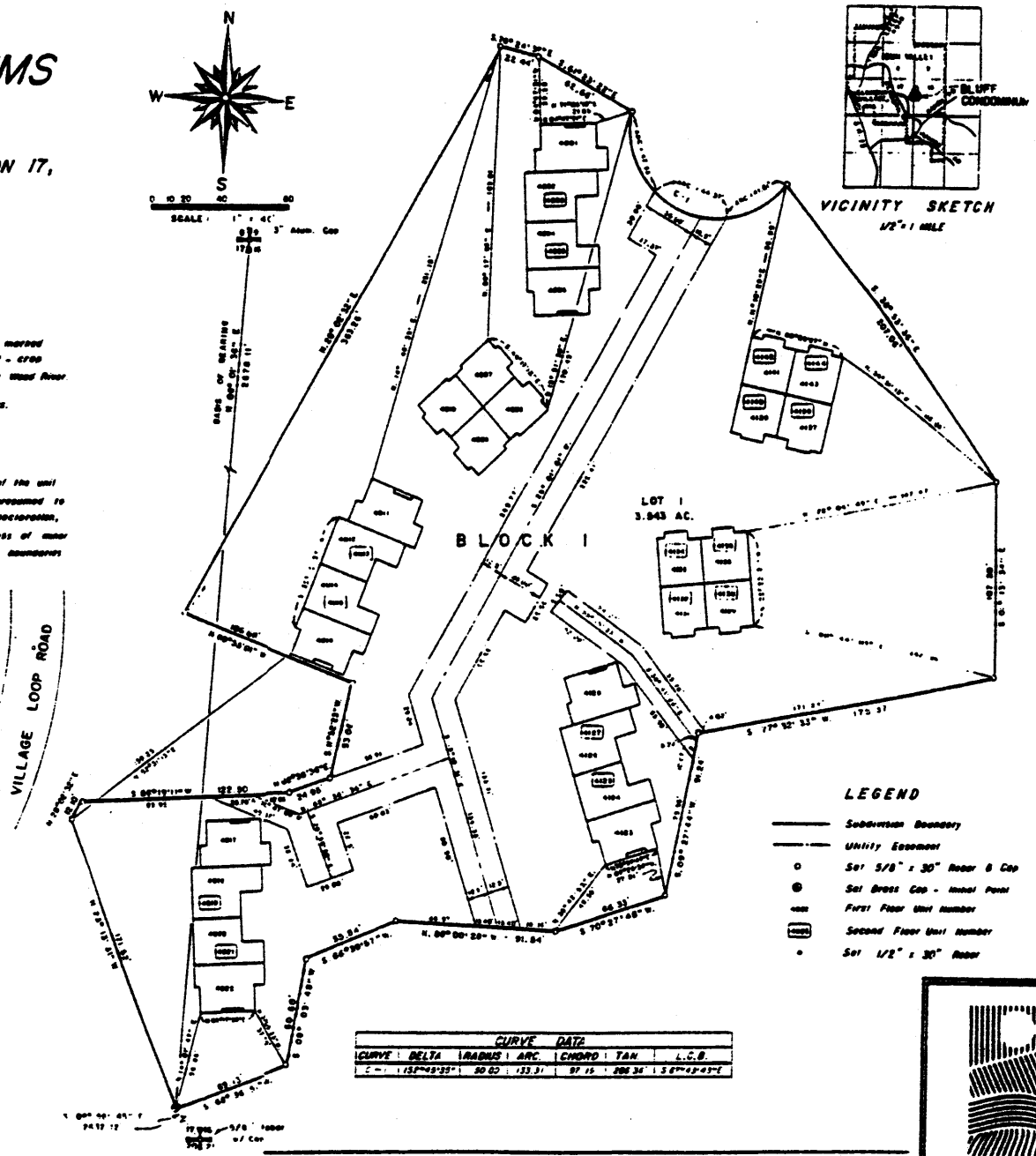
NOTES

1. Elevations are in reference to U.S.G.S. datum taken from a standard bench - mark marked ELEV. 5819.00, said monument being a Brass Cap cemented to a large rock out - crop located 370 feet upstream from the old Warm Springs Bridge on the East bank of the Big Wood River.
2. Vertical limits of ownership are top of finished floors and bottom of finished ceilings.
3. Horizontal limits of ownership are interior finished walls.
4. Building ties are to exterior corners of foundations.
5. In interpreting the declaration, plats and deeds, the existing physical boundaries of the unit as originally constructed or as reconstructed in lieu thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the declaration, plats or deed, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plats or deed and the actual boundaries of units in the buildings.
6. Typical exterior wall thickness of all buildings is 0.56'.

ELEVATION SCHEDULE

UNIT NO.	TYP.	FLOOR ELEV.	CEILING ELEV.
4001	A	6093.19	6101.11
4002	B		
4004	B Mirror		
4006	A		
4003	C	6102.66	6110.62
4005	C Mirror		
4007	E Mirror	6090.31	6098.27
4008	E Mirror		
4009	E		
4010	E Mirror		
4011	A Mirror	6096.02	6093.98
4012	E		
4014	B Mirror		
4016	C		
4013	C	6095.53	6103.49
4015	C Mirror		
4017	A Mirror	6090.27	6098.23
4018	E		
4020	B Mirror		
4021	C		
4019	C	6089.78	6097.74
4022	C Mirror		

UNIT NO.	TYP.	FLOOR ELEV.	CEILING ELEV.
4123	A	6098.04	6096.00
4124	B Mirror		
4126	B		
4128	A Mirror		
4125	C Mirror	6097.55	6105.51
4127	C		
4129	D Mirror	6094.04	6102.00
4131	D Mirror		
4133	D Mirror		
4135	D		
4130	E	6103.55	6111.51
4132	E Mirror		
4134	E Mirror		
4136	E Mirror		
4137	D Mirror	6092.06	6100.02
4139	D Mirror		
4141	D Mirror		
4143	D		
4138	E	6101.57	6109.53
4140	E Mirror		
4142	E Mirror		
4144	E Mirror		



CURVE DATA						
CURVE	DELTA	RADIUS	ARC	CHORD	TAN	L.C.B.
C-1	158°49'25"	50.00	133.31	97.15	896.34	S 67°49'45"E

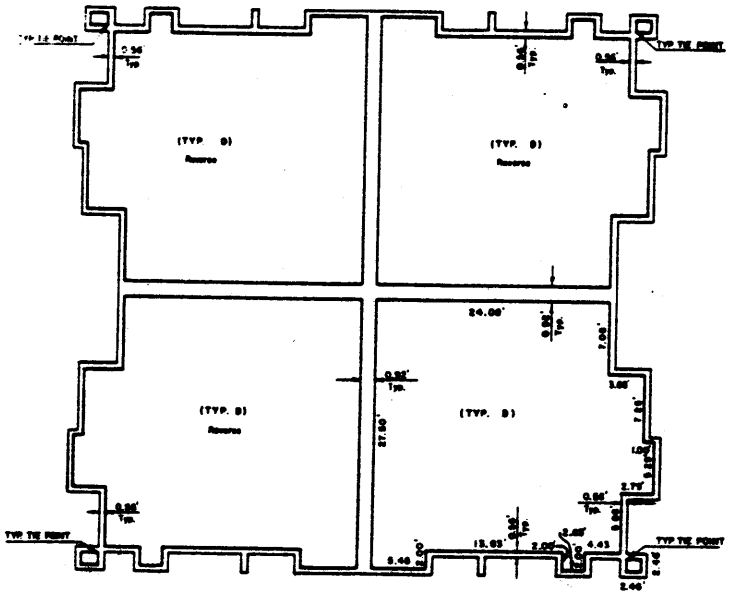
Schroeder, Hayward & Sharkness, Inc.

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.

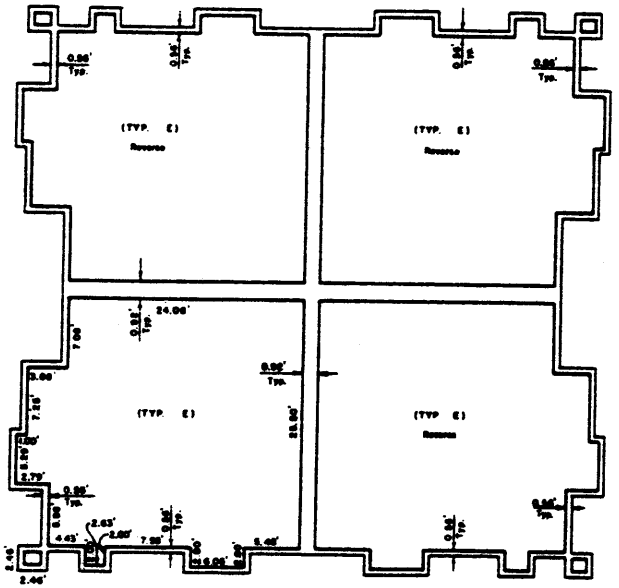
SUN VALLEY TITLE COMPANY
(208) 726-9341
FAX (208) 726-7495

BLUFF CONDOMINIUMS

PHASE I



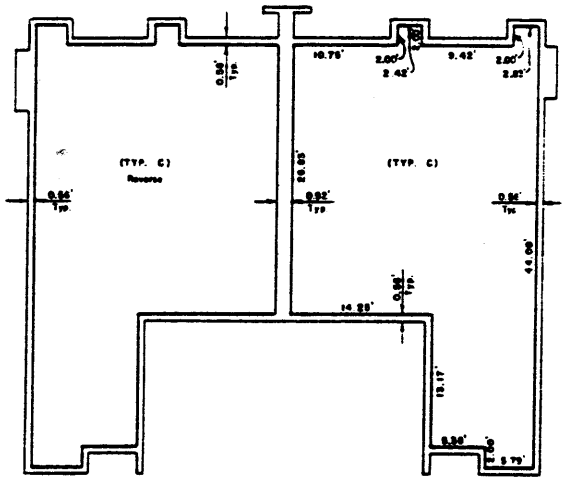
1ST FLOOR 8-PLEX



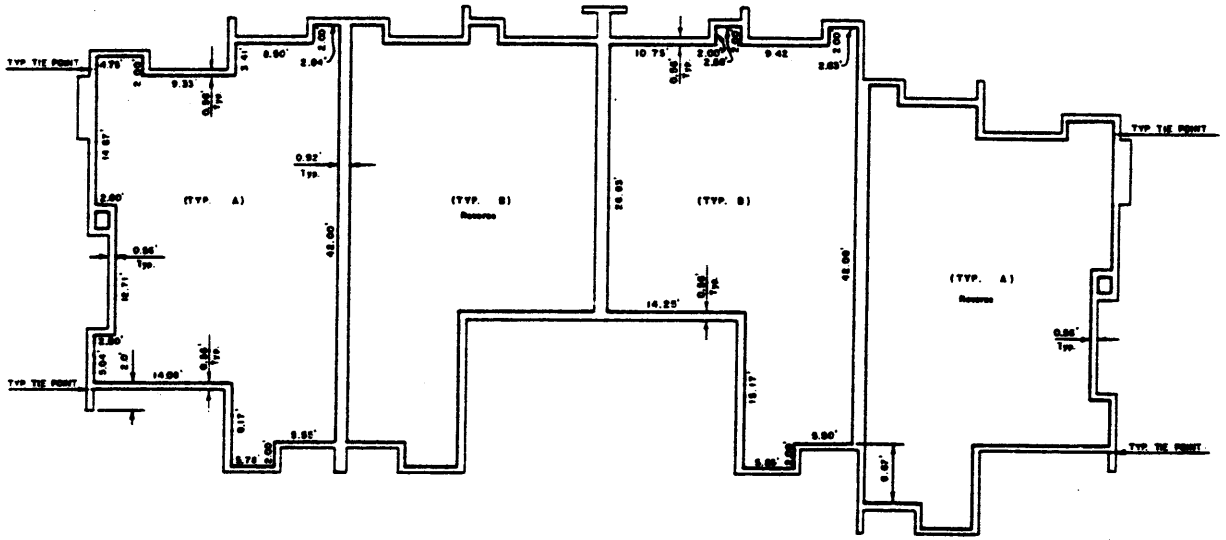
4-PLEX &
2ND FLOOR 8-PLEX

BLUFF CONDOMINIUMS

PHASE I



2ND FLOOR 6-PLEX



1ST FLOOR 6-PLEX