

A PLAT SHOWING THE VILLAGER CONDOMINIUMS – AMENDED UNIT 2A

WHEREIN VILLAGER UNITS 2 AND 4, BUILDING A, ARE COMBINED CREATING UNIT 2A
LOCATED WITHIN SECTIONS 7 & 8, T.4 N., R.18 E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

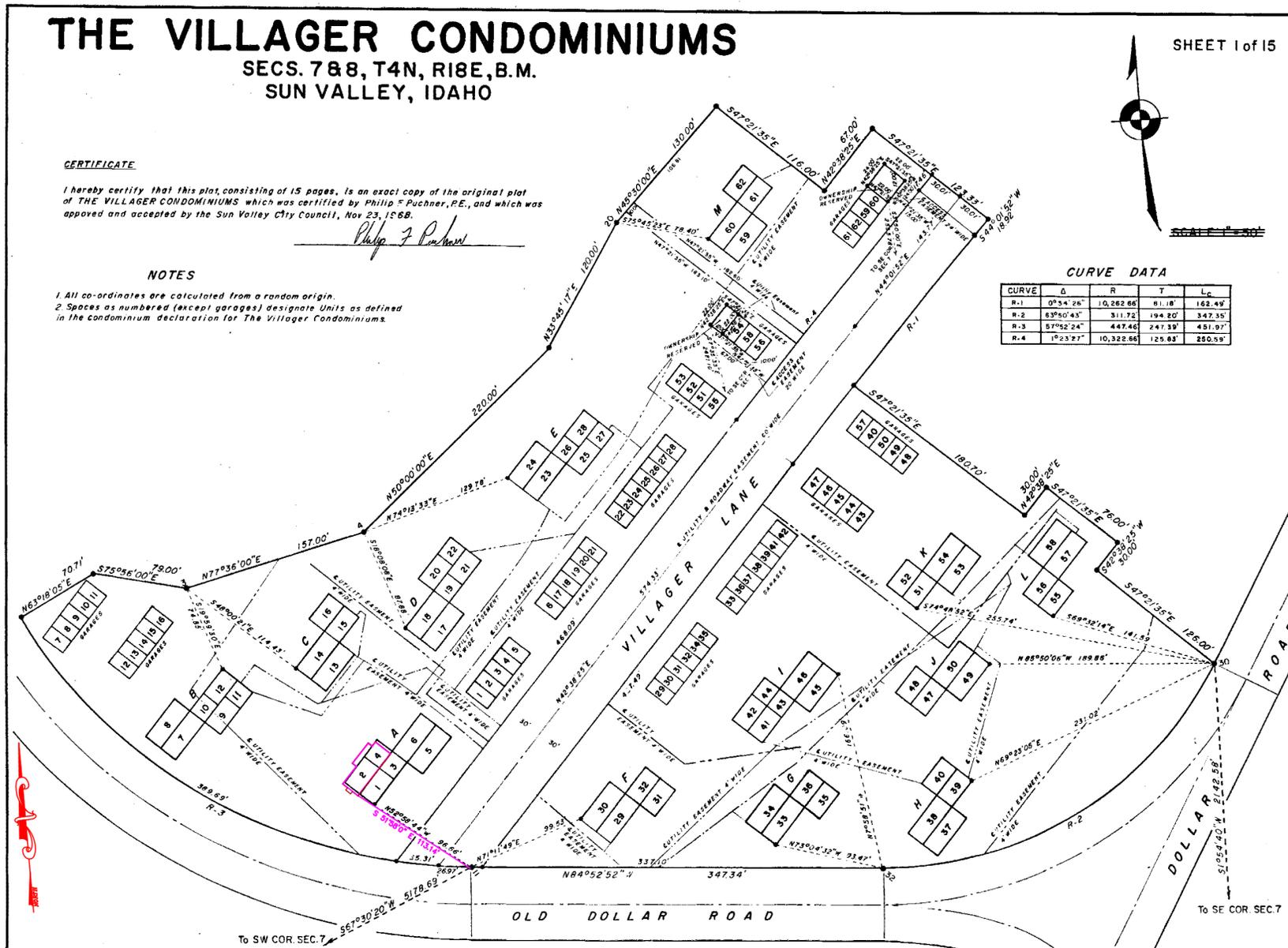
JANUARY 2015

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ORIGINAL THE VILLAGER CONDOMINIUMS PLAT
SHOWING THE LOCATION OF AMENDED UNIT 2A



CERTIFICATE

I hereby certify that this plat, consisting of 15 pages, is an exact copy of the original plat of THE VILLAGER CONDOMINIUMS which was certified by Philip F. Puchner, P.E., and which was approved and accepted by the Sun Valley City Council, Nov 23, 1968.

Philip F. Puchner

NOTES

- 1 All co-ordinates are calculated from a random origin.
- 2 Spaces as numbered (except garages) designate Units as defined in the condominium declaration for The Villager Condominiums.

CURVE DATA

CURVE	Δ	R	T	Lc
R-1	0°54'26"	10,262.66	81.18'	162.49'
R-2	63°50'43"	311.72	194.20'	347.35'
R-3	57°52'24"	447.46	247.39'	451.97'
R-4	1°23'27"	10,322.66	125.63'	250.59'

NOTES

- 1) Basis of Bearing is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined Scale Factor is 0.99967. Ground Distances will be slightly longer.
- 2) Condominium Declaration for the Villager Condominiums is Recorded as Inst. No. 131171, Amended as Inst. No. 237692 and Inst. No. 411885; Supplemental Declaration of Protective Covenants as Inst. No. 131373; Articles of Incorporation of The Villager Condominium Association Inc. as Inst. No. 131549; Villager Condominium Association Application for Common Area and/or Unit Modification(s) as Inst. No. 561947; Condominium Plat and Diagrammatic Floor Plans of the Villager Condominiums are Recorded as Inst. No. 131372; Records of Blaine County.
- 3) Other documents that may affect this Property include Inst. Nos. 128463 (Sun Valley Protective Covenants), 205016 (Amendment thereto), 131426 (Grant Deed), 131388 (Grant Deed), 395458 (Idaho Power), 404452 (Easement Agreement) & 430837 (Amendment thereto), Records of Blaine County, Idaho.
- 4) In Interpreting the Declaration, Plat or Plats, and Deeds the Existing Physical Boundaries of the Unit(s) 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, Plat or Plats, or Deed, regardless of Settling or Lateral Movement of the Building and regardless of Minor Variance between Boundaries shown in the Declaration, Plat or Plats, or Deed, and the Actual Physical Boundaries of the Units in the Building.
- 5) The Physical Addresses for Units 2 and 4 are 1202 and 1204.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central Public Health District, EHS



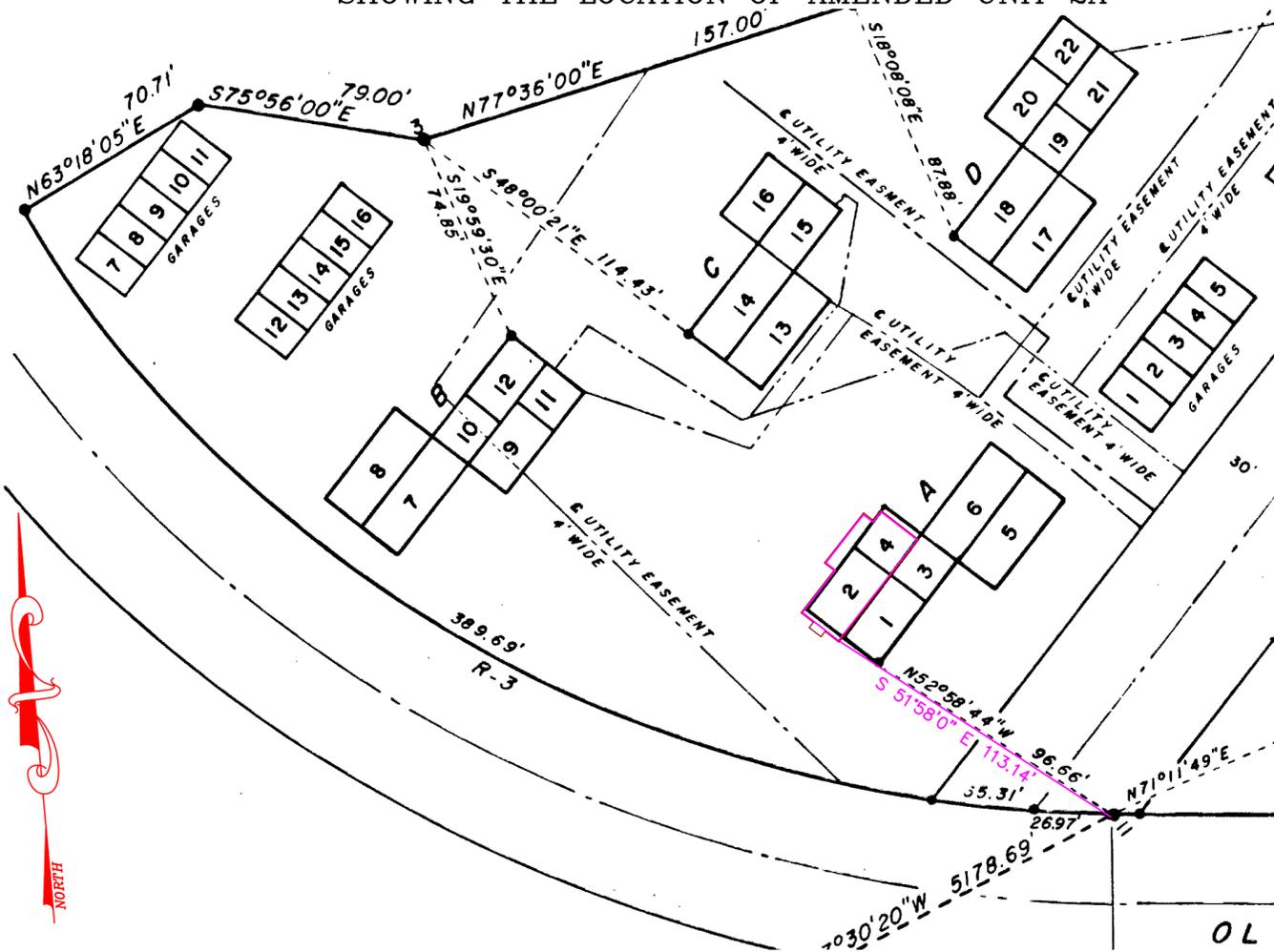
THE VILLAGER CONDOMINIUMS
AMENDED UNIT 2A
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 3

A PLAT SHOWING THE VILLAGER CONDOMINIUMS – AMENDED UNIT 2A

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LOCATED WITHIN SECTIONS 7 & 8, T.4 N., R.18 E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

JANUARY 2015

DETAIL OF THE ORIGINAL
THE VILLAGER CONDOMINIUMS PLAT
SHOWING THE LOCATION OF AMENDED UNIT 2A

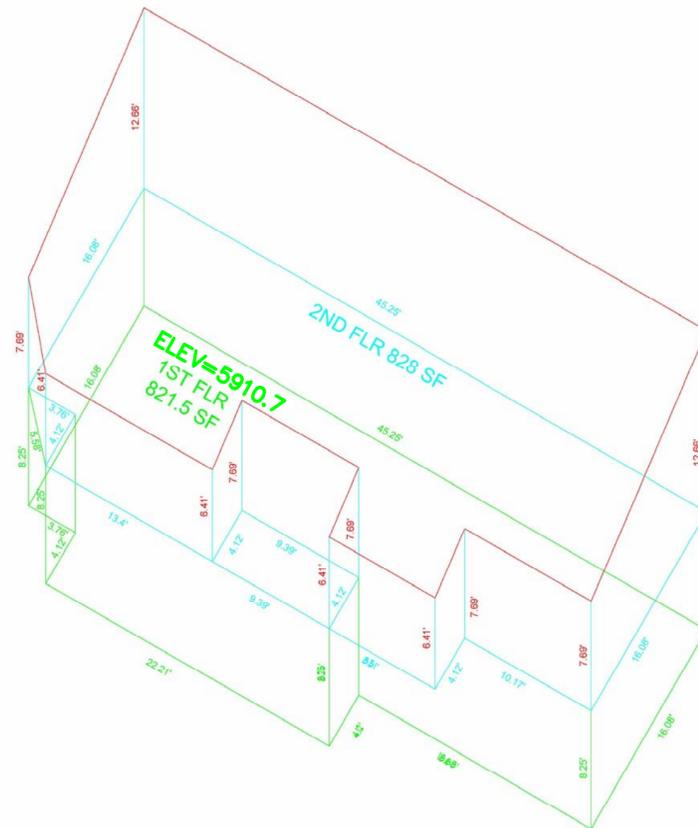


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

DIAGRAMMATIC PLAN OF AMENDED UNIT 2A



PRELIMINARY

CERTIFICATE OF OWNERSHIP

This is to certify that We, the undersigned, are the owners in fee simple of the following described parcel of land:

Condominium Units 2 and 4, Building A, as shown on the Condominium Map of THE VILLAGER CONDOMINIUMS, Recorded as Instrument No. 131372 and as Defined and Described in the Condominium Declaration for THE VILLAGER CONDOMINIUMS, Recorded as Instrument No. 131371 and Amendments Recorded as Instrument Nos. 237692 and 411885, Records of Blaine County, Idaho; to be Replatted as Unit 2A, Building A.

The Easements indicated hereon are not Dedicated to the Public, but the right to use said Easements is hereby Reserved for the Public Utilities and for any other uses indicated hereon and no Permanent Structures are to be Erected within the Lines of said Easements. We do hereby Certify that all Units in this Plat will be eligible to receive Water Service from an Existing Water Distribution System and that the Existing Water Distribution System has Agreed in Writing to Serve all of the Units shown within this Plat.

It is the Intent of the Owners, Mary Shannon Hoffer and Louis Joseph Hoffer, Jr., Wife and Husband as to Unit 2 and Louis Hoffer and Mary Shannon Hoffer, Husband and Wife as to Unit 4, to hereby include said Units in this Plat.

Mary Shannon Hoffer (Unit 2)

Louis Joseph Hoffer, Jr. (Unit 2)

Louis Hoffer (Unit 4)

Mary Shannon Hoffer (Unit 4)

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2015, before me, a Notary Public in and for said State, personally appeared Mary Shannon Hoffer and Louis Joseph Hoffer, Wife and Husband (Unit 2), known or identified to me, to be the persons whose names are subscribed to the Owner's Certificate 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

Residing at

My Commission Expires

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2015, before me, a Notary Public in and for said State, personally appeared Louis Hoffer and Mary Shannon Hoffer, Husband and Wife (Unit 4), known or identified to me, to be the persons whose names are subscribed to the Owner's Certificate 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

Residing at

My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby Certify that this Plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats and Surveys and the Condominium Property Act.



PRELIMINARY

COUNTY SURVEYOR'S APPROVAL

I, _____, 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.

County Surveyor

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Sun Valley on this ____ day of _____, 2015.

City Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Sun Valley on this ____ day of _____, 2015.

City Engineer

COUNTY TREASURER'S APPROVAL

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho State Code 50-1308, do hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property included in this Plat of THE VILLAGER CONDOMINIUMS, AMENDED UNIT 2A have been paid in full on this ____ day of _____, 2015. This Certification is valid for the next thirty (30) days only.

Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, and duly recorded at the Time, Date, and Instrument Number shown below.

Ex-officio Recorder