

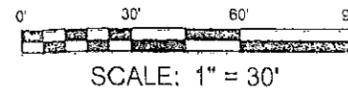
ELKHORN SPRINGS : GOLF LODGES TOWNHOMES SUBLOTS 17-20

LOCATED WITHIN T4N, R18E, SEC.17, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN BLOCK 6, ELKHORN SPRINGS LARGE BLOCK PLAT, IS SUBDIVIDED CREATING
SUBLOTS 17, 18, 19 & 20 OF GOLF LODGES TOWNHOMES.

AUGUST 2014

PRELIMINARY PLAT

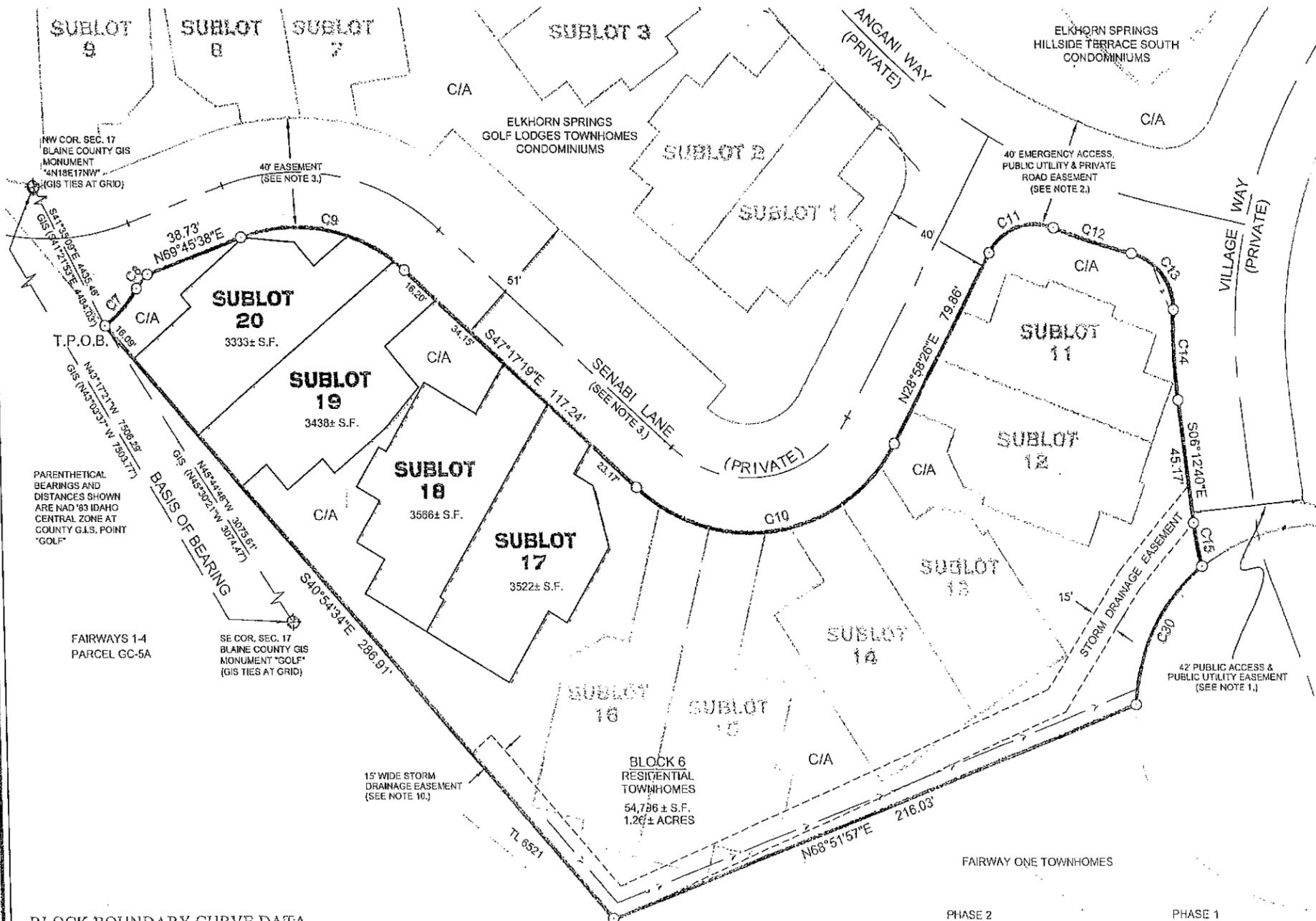


LEGEND

- BLOCK BOUNDARY
- SUBLOT BOUNDARY
- CENTERLINE EXIST. 5' WIDE DRAINAGE EASEMENT PER ORIGINAL ELKHORN SPRINGS LARGE BLOCK PLAT
- EASEMENT LINE
- ROAD CENTER LINE
- CIA COMMON AREA
- FOUND 5/8" REBAR

NOTES:

1. A 42-FOOT WIDE PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT EXISTS WITHIN VILLAGE WAY AS SHOWN HEREON.
2. AN EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT EXISTS WITHIN ANGANI WAY AS SHOWN HEREON.
3. AN EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY, PUBLIC SKI LIFT ACCESS, & PUBLIC NON-MOTORIZED ACCESS TO GOLF COURSE EXISTS WITHIN SENABI LANE AS SHOWN HEREON.
4. AN EMERGENCY VEHICLE ACCESS EASEMENT EXISTS WITHIN ALL PRIVATE ROADS AND WITHIN PARKING AREAS LOCATED IN THE COMMON AREAS.
5. A PUBLIC NON-MOTORIZED ACCESS EASEMENT EXISTS OVER AND ACROSS THE COMMON AREA OUTSIDE THE BUILDING STRUCTURE SUBJECT TO RULES AND REGULATIONS OF THE HOMEOWNER'S ASSOCIATION.
6. BASIS OF BEARINGS IS PER "ELKHORN SPRINGS LARGE BLOCK PLAT", RECORDED AS INSTRUMENT #536008, RECORDS OF BLAINE COUNTY, IDAHO.
7. A SNOW STORAGE EASEMENT IS LOCATED WITHIN ADJOINING PARCEL GC-5A TO BENEFIT BLOCKS 1-9, RECORDED AS INSTRUMENT #536013, RECORDS OF BLAINE COUNTY, IDAHO.
8. THE "MASTER DECLARATION OF C.C. & R.'S OF ELKHORN SPRINGS" WAS RECORDED AS INSTRUMENT #536009, AND AMENDED AS INSTRUMENT #573986. THE "TOWNHOME DECLARATION OF C.C. & R.'S, RECIPROCAL EASEMENTS AND PARTY WALL DECLARATION FOR ELKHORN SPRINGS GOLF LODGES TOWNHOMES" WAS RECORDED AS INSTRUMENT #540176, AND THE DECLARATION FOR THE WITHIN PLAT WAS RECORDED AS INSTRUMENT # _____, RECORDS OF BLAINE COUNTY, IDAHO.
9. THE ROADS WITHIN THIS PLAT ARE NOT PRESENTLY ELIGIBLE FOR PUBLIC DEDICATION BECAUSE CITY PUBLIC ROAD STANDARDS ARE NOT PRESENTLY MET, SUBJECT TO CITY COUNCIL APPROVAL.
10. A FIFTEEN (15) FOOT WIDE STORM DRAINAGE EASEMENT TO BENEFIT BLOCKS 1-9 EXISTS AS SHOWN HEREON.
11. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES, AND FOR ROOF EAVES AND ARCHITECTURAL APPENDAGES OVER, UNDER AND ACROSS THEIR TOWNHOUSE, SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.



BLOCK BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	50.07'	18.38'	18.28'	N42°02'25"E	21°02'09"
C8	22.50'	6.72'	6.70'	N40°09'48"E	17°06'55"
C9	60.00'	65.92'	62.66'	S78°45'51"E	62°57'03"
C10	63.00'	114.07'	99.11'	N80°50'34"E	103°44'15"
C11	20.00'	28.65'	28.26'	N70°00'57"E	82°05'01"
C12	236.00'	31.57'	31.54'	S72°46'27"E	07°39'49"
C13	20.00'	27.72'	25.56'	S36°53'51"E	79°25'02"
C14	209.95'	33.06'	33.03'	S01°42'00"E	09°01'20"
C15	123.00'	16.06'	16.05'	S09°57'03"E	02°28'46"
C30	70.00'	58.61'	56.91'	S27°41'40"W	47°58'22"

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: _____ South Central Public Health District, REHS



ELKHORN SPRINGS
GOLF LODGES TOWNHOMES
SUBLOTS 17-20
LOCATED WITHIN: T4N, R18E, SEC. 17, B.M.,
SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: ELKHORN SPRINGS, LLC

PROJECT NO. 14130 PLOT BY: LL/JCPL FILE: 14130PRE.DWG
PRELIMINARY PLAT DATE: 08/20/2014 SHEET: 1 OF 1

PREPARED BY: BENCHMARK ASSOCIATES P.A.
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