

A CONDOMINIUM PLAT SHOWING:

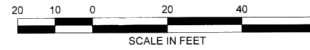
KETCHUM FILE NO. P23-105

THE IDA BUILDING

A CONDOMINIUM SUBDIVISION OF LOT 6, BLOCK 13, KETCHUM TOWNSITE.
LOCATED WITHIN: SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JANUARY 2024

SCALE: 1" = 20'



LEGEND

	Property Line
	Adjoiner's Lot Line
	Centerline of Right of Way
	Blaine County GIS Tie
	Bldg. Footprint - First Floor
	Calculated Point, Not Set (lands on edge of sidewalk)
	Found Aluminum Cap on 5/8" Rebar
	Found 5/8" Rebar, marked as noted
	Found 1/2" Rebar, marked as noted
	Set 5/8" Rebar, PLS 20893
	W.C. Witness Corner

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to create a condominium subdivision within Lot 6, Block 13, Ketchum Townsite. The boundary shown is based on found centerline monuments. All found monuments have been accepted. Set monument locations are per block breakdown and proportioning record distances.
- Documents used in the course of this survey:
 - Plat of the Village of Ketchum, Instrument No. 302967.
 - Title Report by Sun Valley Title Company, File No. 23489584, December 7, 2023.
 - Warranty Deed, Instrument No. 680742.
- In interpreting the Declaration, Plat or Plats, and Deeds, the existing physical boundaries of the unit as originally constructed, or 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, and/or deeds, regardless of setting or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plat or plats, and/or deeds, and the actual boundaries of the units in the buildings.
- Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
- 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, limited common areas and parking spaces.
- Property shown hereon is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided by applicable Condominium Law or the Condominium Declaration recorded under Instrument No. 705222, records of Blaine County, Idaho. Consult the Condominium Declarations for the definition of common and limited common area.
- All area outside of units that is not designated as "limited common area", is common area. Areas of "common" or "limited common" are shown by diagram.
- Building ties are to the interior corners of unit walls.
- Utility easements necessary to allow for access and maintenance of utilities serving units other than the unit they are located in are hereby granted by this plat.
- Elevations shown hereon are referenced to NAVD 88 datum.
- This development is subject to the FAR Exceedance Agreement recorded as Instrument No. 689139.
- The Right-of-Way Encroachment Agreement was recorded as Instrument No. 705004.
- The Alley Maintenance Agreement was recorded as Instrument No. 705082.
- On-site parking for Unit 201 shall be available at all times.

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.

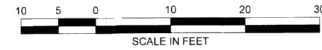
Dated: 2-27-2024

Sh. Vengrove
South Central Public Health District, REHS



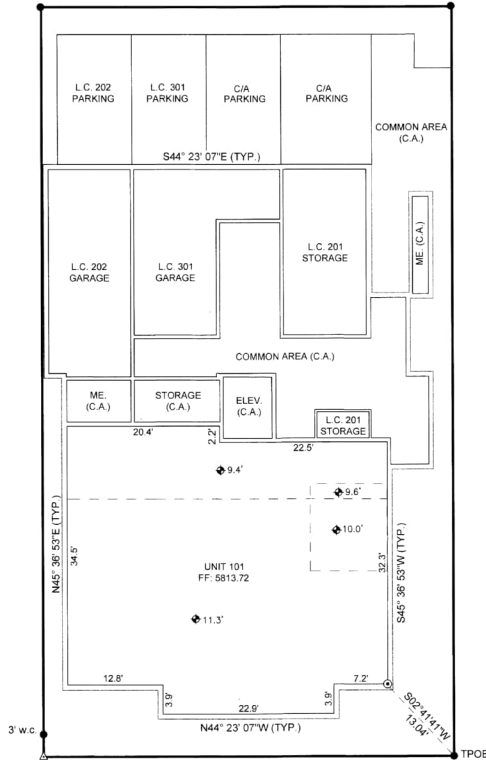
THE IDA BUILDING	
LOCATED WITHIN: SECTION 13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO	
PREPARED FOR: SV VENTURES, LLC	
PROJECT NO. 7601-01	DWG BY: CPL
FINAL PLAT	DATE: 01/04/2024
FILE: 7601-01_FP	SHEET: 1 OF 4

A CONDOMINIUM PLAT SHOWING:
THE IDA BUILDING

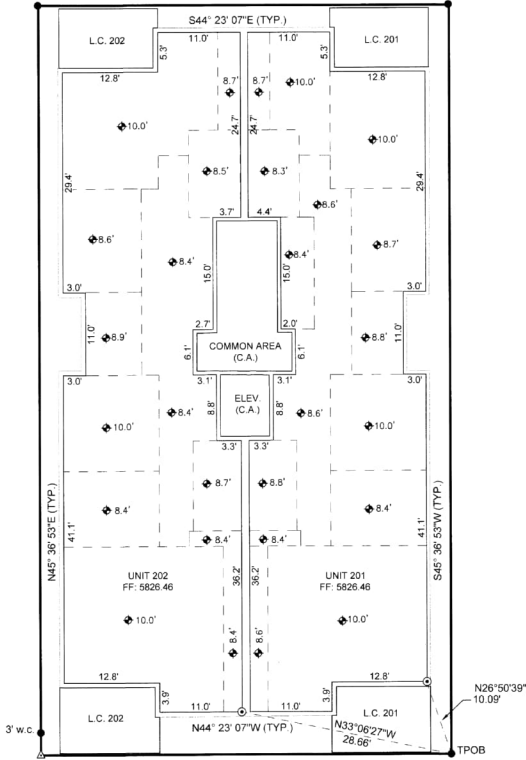


JANUARY 2024

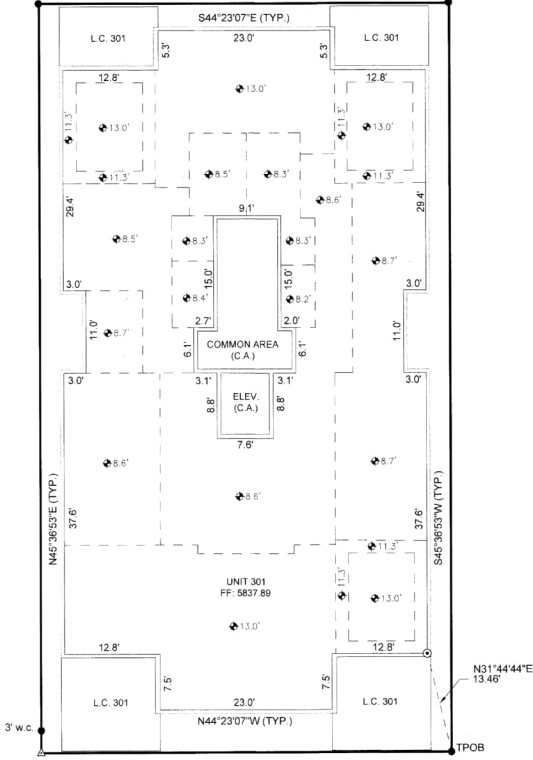
SCALE: 1" = 10'



FIRST FLOOR
UNIT 101



SECOND FLOOR
UNITS 201 & 202



THIRD FLOOR
UNIT 301

LEGEND

- Property Line
- - - Ceiling Break
- - - Building Tie
- Unit Tie point
- Set 5/8" Rebar, PLS 20893
- ⬆ Ceiling Height Above FF
- ⬆ Calculated Point, Not Set
- FF = Finished Floor Elevation
- L.C. = Limited Common Area
- C.A. = Common Area
- ME = Mechanical Room
- ELEV = Elevator
- TPOB = True Point of Beginning



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A CONDOMINIUM PLAT SHOWING:
THE IDA BUILDING

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY that the undersigned is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Lot 6, Block 13, of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, 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. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

It is their intention to create a project including said Real Property in this condominium plat. The Owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of Idaho Code and that this plat complies with Idaho Code 50-1334. We do hereby certify that the condominium project described in this plat will be eligible to receive domestic water service from an existing water distribution system and that the City of Ketchum has agreed in writing to serve the condominium project shown on this plat.

The undersigned hereby certify, to the extent required, the notification and/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

IN WITNESS WHEREOF, I have hereunto set my hand.

SV VENTURES, LLC
an Idaho limited liability company

By: SV VENTURES MANAGER, LLC
an Idaho limited liability company

Its: MANAGER

SOUTHLAKE VENTURES DEVELOPMENT, LLC
an Idaho limited liability company

By: MANAGER

By: Rosalinda Mikulla 2/27/24
Its: Manager

ACKNOWLEDGMENT

STATE OF Connecticut
COUNTY OF Fairfield } ss

On this 27 day of February, 2024, before me, a Notary Public in and for said State, personally appeared Rosalinda Mikulla, known or identified to me to be the Manager of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company 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.

Rosalinda Mikulla
Notary Public in and for said State
Residing in New Canaan, CT
My Commission Expires 6/30/27



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	PREPARED FOR: SV VENTURES, LLC	
	PROJECT NO. 7601-01 FINAL PLAT	DWG BY: CPL DATE: 01/04/2024

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SURVEYOR'S CERTIFICATE

I, Robert O. Breier, 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 accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893



COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, 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.


BLAINE COUNTY SURVEYOR

1/8/24
DATE

BLAINE COUNTY TREASURER'S CERTIFICATE

On this 13th day of March, 2024 the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: 
Larisa Drage

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk in and for the City of Ketchum, Blaine County, Idaho do hereby certify that at a regular meeting of the City Council held on the 2nd day of January, 2024, this plat was duly accepted and approved.


TRENT DONAT, City Clerk




CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this 24th day of February, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.


ROBYN MATTISON, City Engineer

CITY PLANNER'S CERTIFICATE


I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this 21st day of FEBRUARY, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: 
DIRECTOR OF PLANNING & BUILDING

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 705221
HARLEY, BLAINE, IDAHO
3-13-2024 02:17:04 PM No. of Pages: 4
Recorded for: GALENA BENCHMARK
STEPHEN MCDONOUGH, CLERK
Es-Office Recorder Deputy
Index to PLATS



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