RESOLUTION NUMBER 05-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, FINDING THAT THOSE PORTIONS OF THE PARK AND RIDE LOT THAT THE CITY PROPOSES TO LEASE TO THE WOOD RIVER COMMUNITY YMCA FOR THE CONSTRUCTION AND OPERATION OF A COMMUNITY CULTURAL AND RECREATIONAL FACILITY AND IN WHICH THE CITY OF KETCHUM PROPOSES TO GRANT THE WOOD RIVER COMMUNITY YMCA CERTAIN RIGHTS TO OPEN SPACE, ACCESS AND LANDSCAPING ARE NOT OTHERWISE NEEDED FOR CITY PURPOSES.

WHEREAS, the City owns certain real property located in Ketchum, Idaho, commonly referred to as the "Park and Ride Lot", and more particularly described on Exhibits A-1, A-2 & A-3, true and correct copies of which are attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Wood River Community YMCA, an Idaho non-profit corporation (the "YMCA"), has requested to lease a portion of the Property more particularly described on Exhibits B-1, B-2 & B-3, true and correct copies of which are attached hereto and incorporated herein by reference (the "Lease Area") from the City of Ketchum for the purpose of constructing and operating a community recreational and cultural facility; and

WHEREAS, the YMCA and the City of Ketchum have negotiated mutually acceptable terms and conditions pursuant to which the City of Ketchum shall lease the Lease Area to the YMCA and the YMCA shall lease the Lease Area from the City of Ketchum for the purpose of constructing and operating a community recreational and cultural facility (the "Lease") which has not yet been executed; and

WHEREAS, in addition to the mutually binding rights and obligations that the Lease creates governing the Lease Area, the Lease creates certain mutually binding rights and obligations between the parties for the purpose of creating and maintaining open space, access and landscaping on that certain portion of the Property outside of the Lease Area more particularly described on Exhibits C-1, C-2 & C-3, true and correct copies of which are attached hereto and incorporated herein by reference (the "Open Space, Access and Landscaping Area"); and

WHEREAS, the City of Ketchum finds the Lease Area and the Open Space, Access and Landscaping Area are not otherwise needed for City purposes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Ketchum, Idaho, that the City of Ketchum finds that those portions of the Park and Ride Lot that the City proposes to lease to the Wood River Community YMCA for the construction and operation of a community cultural and recreational facility and in which the City of Ketchum proposes to grant the Wood River Community YMCA certain rights to open space, access and landscaping are not otherwise needed for City purposes.

PASSED BY THE CITY COUNCIL and approved by the Mayor this 7th day of March, 2005.

CITY OF KETCHUM, IDAHO,
An Idaho municipal corporation

EDWARD SIMON,
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk/ Treasurer

APPROVED AS TO FORM
AND CONTENT

By: _____
Benjamin W. Worst,
City Attorney

CITY OF KETCHUM
SEAL
BLAINE COUNTY IDAHO


CITY OF KETCHUM
BLAINE COUNTY, IDAHO
SEAL

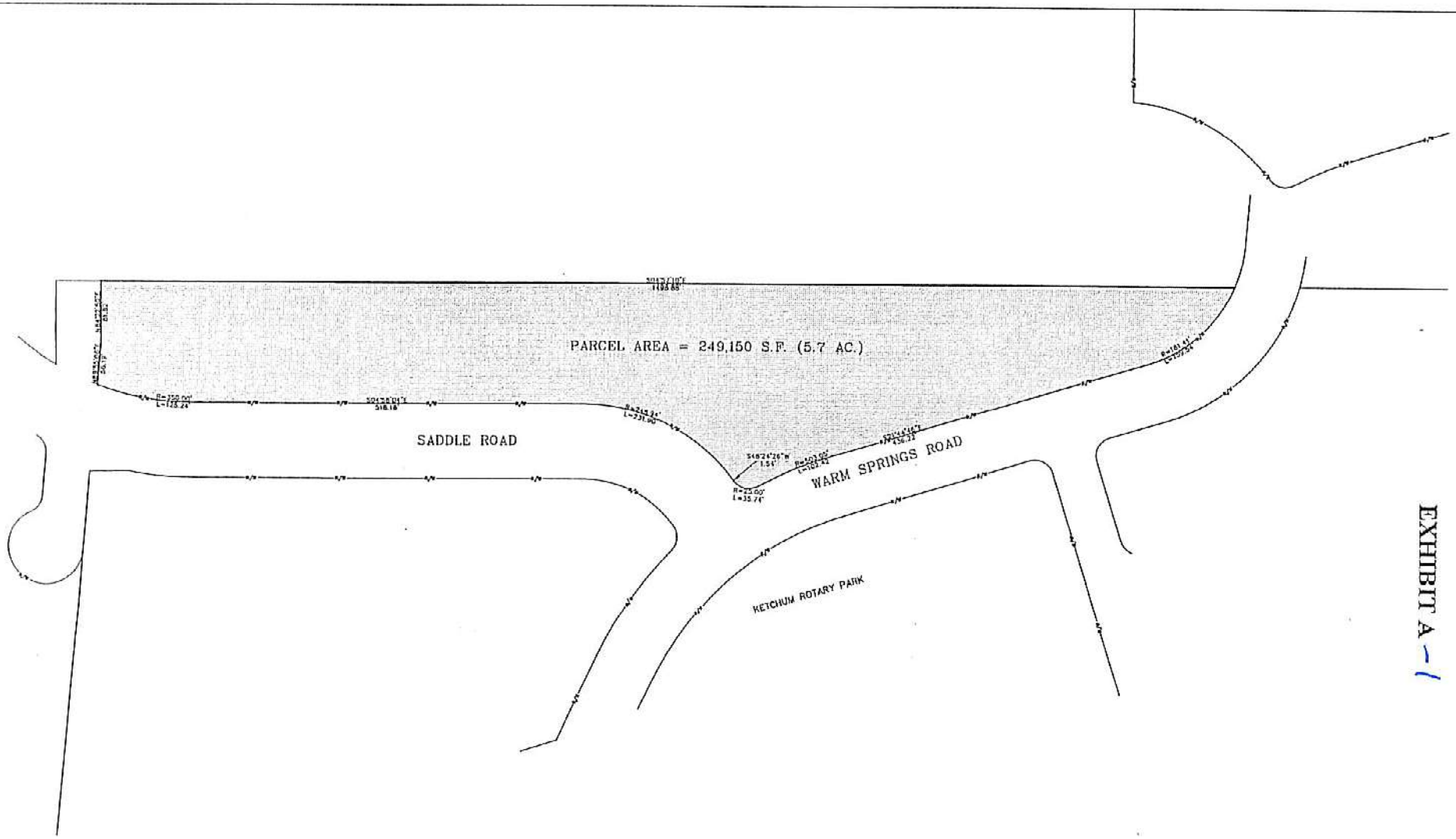

EXHIBIT A-1

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

LEGEND

AREA PARK AND RIDE LOT

NORTH

REUSE OF DRAWINGS

These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

Galena Engineering Inc.

Civil Engineers & Land Surveyors
660 Second Avenue North
P.O. Box 425
Ketchum, Idaho 83340
(208) 726-4729
(208) 726-4783 fax
email galena@galena-engineering.com

GRAPHIC RENDITION OF
THE PARK AND RIDE LOT
WITHIN SECTIONS 12 & 13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR THE WOOD RIVER YMCA

PROJECT INFORMATION
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SHT 1 OF 1

Order No. 14212
Legal Description

Exhibit "A" - 2

TOWNSHIP 4 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Sections 12 AND 13: A tract of land lying within said Sections, more particularly described as follows:

COMMENCING at the Southeast corner of Section 12; thence
N. 62° 58′ 34" W., 1382.09 feet to the 5/8" bar marking the Northeast corner of the Union Pacific Land Resources Corporation parcel as recorded as Instrument No. 165672, in the Blaine County Recorder's office and being THE TRUE POINT OF BEGINNING; thence
S. 84° 28′ 50" W., 139.03 feet along the Northerly boundary of the Union Pacific Land Resources Corporation parcel to its intersection with the Southerly extension of the Easterly boundary of Saddle Road; thence
122.29 feet along a curve to the left with a radius of 350.00 feet, a central angle of 20° 01′ 11", and a chord of 121.67 feet bearing S. 05° 02′ 05" W.; thence
S. 04° 58′ 30" E., 518.18 feet; thence
231.90 feet along a curve to the right with a radius of 248.94 feet, a central angle of 53° 22′ 30", and a chord of 223.61 feet bearing S. 21° 42′ 45" W.; thence
S. 48° 24′ 00" W., 1.63 feet; thence
35.71 feet along a curve to the left with a radius of 25.00 feet, a central angle of 81° 50′ 04", and a chord of 32.75 feet bearing S. 07° 28′ 58" W., to a point on the Northerly boundary of Warm Springs Road; thence
102.30 feet along a curve to the right with a radius of 503.06 feet to a 1/2" iron pin; thence
S. 21° 46′ 41" E., 436.18 feet to a 1/2" iron pin; thence
160.10 feet along a curve to the left with a radius of 181.41 feet, a central angle of 50° 33′ 55", and a chord of 154.79 feet bearing S. 47° 03′ 39" E., to a 1/2" iron pin on the Westerly railroad right-of-way; thence
N. 04° 58′ 12" W., 1,498.69 feet to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM all mineral and mineral rights.

EXHIBIT A-3

DESCRIPTION OF SADDLE ROAD R.O.W.
ACQUISITION FROM UPLAND

A parcel of land lying within Sections 12 and 13, T4N, R17E, B.M., City of Ketchum, Blaine County, Idaho, being more particularly described as follows:

Commencing at the brass cap marking the southeast corner of said Section 12;

thence N 62°58'34" W 1382.09 feet to the 5/8" bar marking the northeast corner of the Union Pacific Land Resources Corporation parcel as recorded in Instrument No. 165672 in the Blaine County Recorder's Office;

thence S 84°28'50" W 139.03 feet along the northerly boundary of said Union Pacific Land Resources Corporation parcel to its intersection with the southerly extension of the easterly boundary of Saddle Road R.O.W., being a curve to the left with a radius of 350.00 feet, which intersection point is the REAL POINT OF BEGINNING;

thence 122.29 feet along said curve to the left, with a radius of 350.00 feet, a central angle of 20°01'11", and a chord which bears S 5°02'05" W 121.67 feet to a point;

thence S 4°58'30" E 518.18 feet to a point;

thence 231.90 feet along a curve to the right with a radius of 248.94 feet, a central angle of 53°22'30", and a chord which bears S 21°42'45" W 223.61 feet to a point;

thence S 48°24'00" W 1.63 feet to a point;

thence 35.71 feet along a curve to the left with a radius of 25.00 feet, a central angle of 81°50'04", and a chord which bears S 7°28'58" W 32.75 feet to a point on the easterly boundary of the Warm Springs Road R.O.W. as platted on the Parkwood Subdivision;

thence 179.16 feet along said easterly boundary being a curve to the left with a radius of 503.05 feet, a central angle of 20°24'19", and a chord which bears N 43°38'14" W 178.21 feet to a point;

thence 33.74 feet along the easterly boundary of Venable Lane, being a curve to the right with a radius of 25.00 feet, a central angle of 77°19'31", and a chord which bears N 15°10'38" W 31.24 feet to a point;

thence N 23°29'08" E 244.66 feet along said R.O.W. to a point;

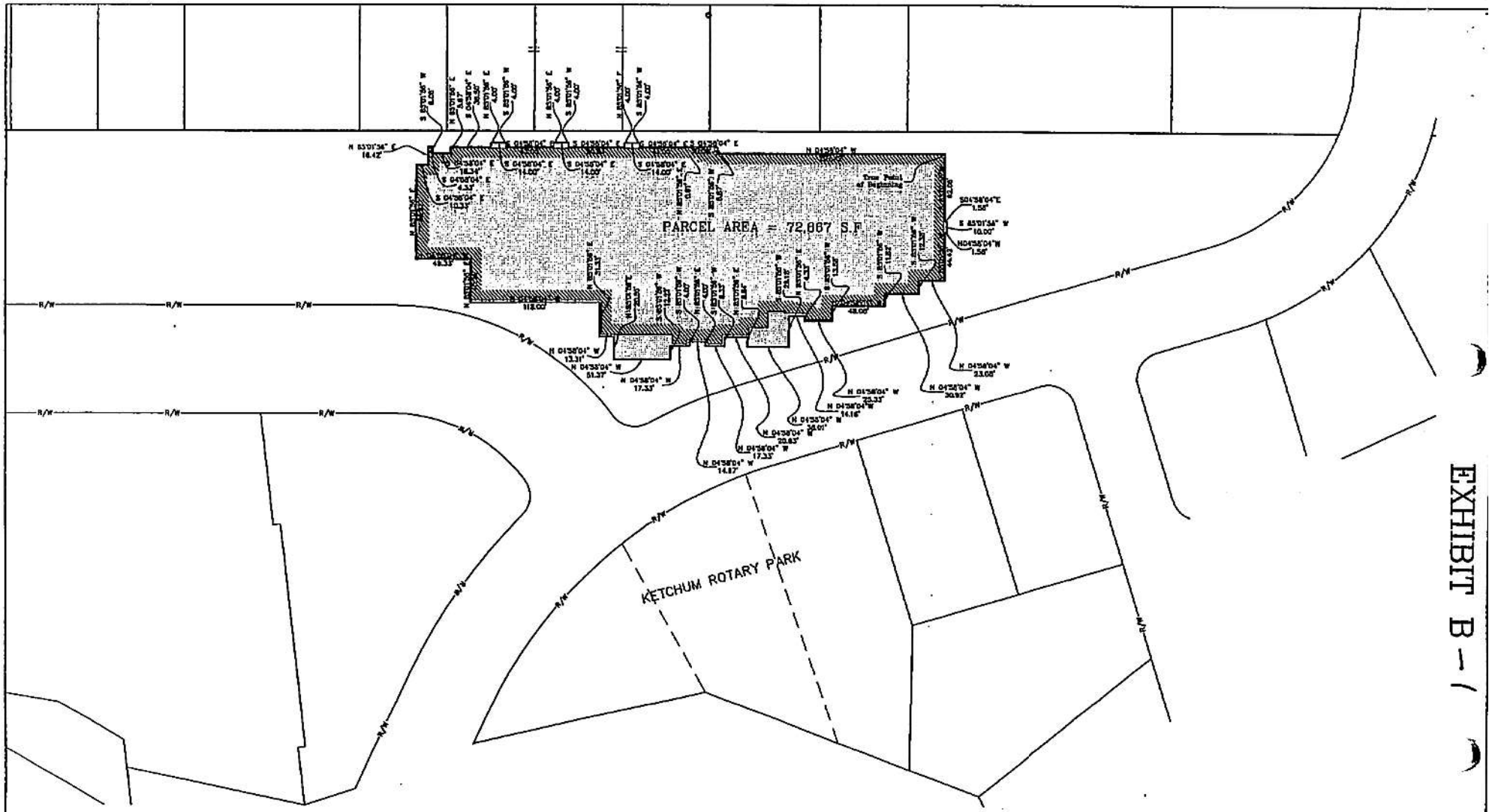
thence 328.32 feet along said R.O.W. being a curve to the left with a radius of 648.56 feet, a central angle of 29°00'18", and a chord which bears N 8°58'59" E 324.83 feet to a point;

thence N 5°31'10" W 145.00 feet along said R.O.W. to a point;

thence 39.27 feet along said R.O.W., being a curve to the right with a radius of 25.00 feet, a central angle of 90°00'00", and a chord which bears N 39°28'50" E 35.36 feet to a point;

thence N 84°28'50" E 28.48 feet to the REAL POINT OF BEGINNING, containing 1.81 acres, more or less.

10/29/85



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

EXHIBIT B-1

REUSE OF DRAWINGS

These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

Galena Engineering Inc.

Civil Engineers & Land Surveyors
680 Second Avenue North
P.O. Box 425
Ketchum, Idaho 83340
(208) 726-4729
(208) 726-4783 fax
email galena@galena-engineering.com

GRAPHIC RENDITION OF
THE PROPERTY
WITHIN SECTIONS 12 & 13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR THE WOOD RIVER YMCA

PROJECT INFORMATION
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SHT 1 OF 1

EXHIBIT B – 2
THE PROPERTY

A legal description for a parcel of land located in Section 12 and 13, Township 4N, Range 17E, B. M., in the City of Ketchum, Blaine County, Idaho, and more particularly described as follows:

Beginning at the southeast corner of Tax Lot 6689; thence along the east line of said tax lot N 4°57'10" W, 356.39 feet, thence leaving said east line S 85°01'56" W, 20.03 feet to the TRUE POINT OF BEGINNING;

Thence along the proposed facility footprint, encompassing the construction of the building's footings and adjacent use areas, the following courses:

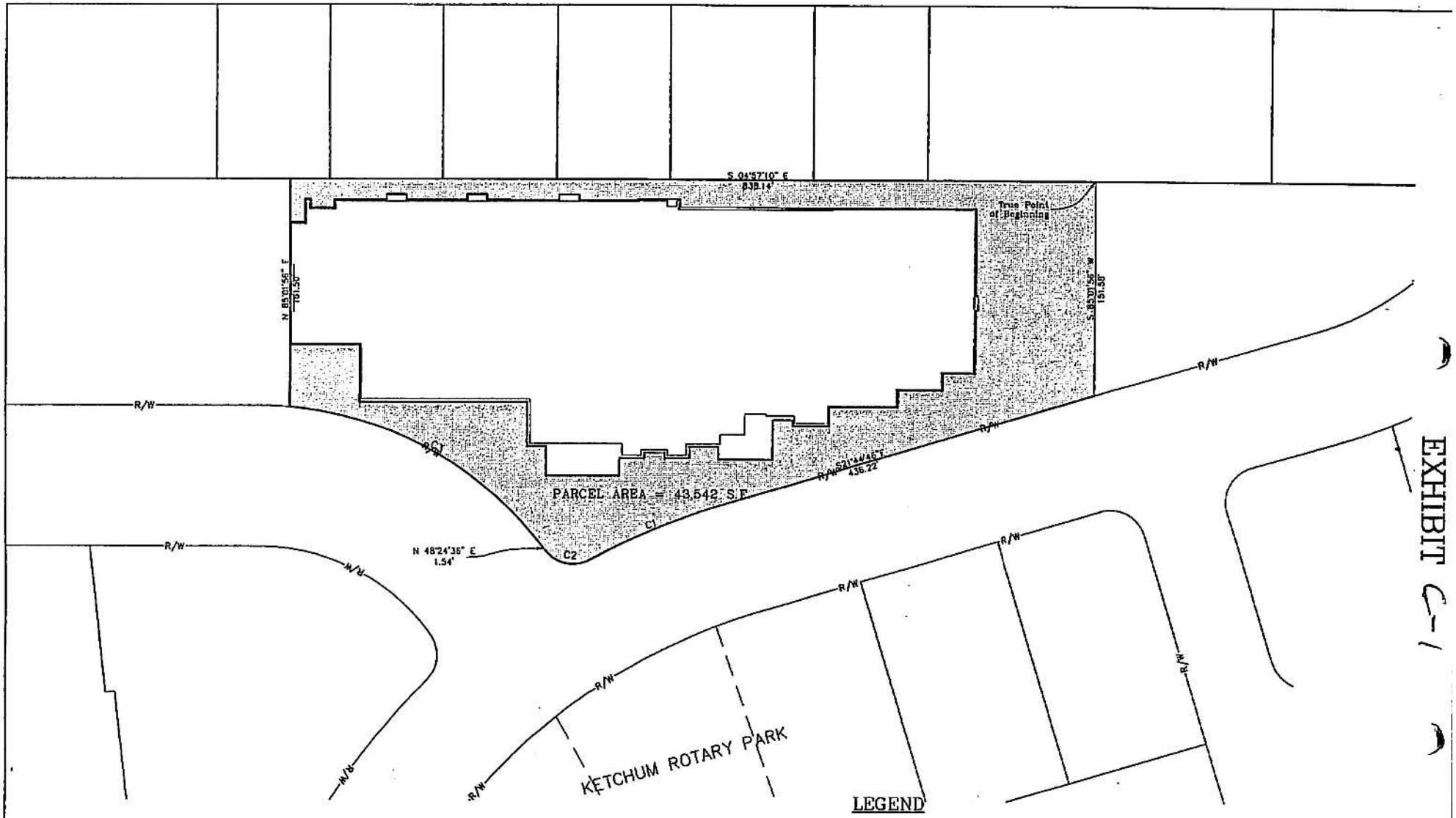
S 85°01'56" W, 62.08 feet;
S 4°58'04" E, 1.58 feet;
S 85°01'56" W, 10.00 feet;
N 4°58'04" W, 1.58 feet;
S 85°01'56" W, 44.42 feet;
N 4°58'04" W, 23.08 feet;
S 85°01'56" W, 12.38 feet;
N 4°58'04" W, 30.92 feet;
S 85°01'56" W, 11.62 feet;
N 4°58'04" W, 48.08 feet;
S 85°01'56" W, 13.58 feet;
N 4°58'04" W, 25.33 feet;
N 85°01'56" E, 4.33 feet;
N 4°58'04" W, 14.16 feet;
S 85°01'56" W, 28.18 feet;
N 4°58'04" W, 38.01 feet;
N 85°01'56" E, 8.84 feet;
N 4°58'04" W, 20.83 feet;
S 85°01'56" W, 8.33 feet;
N 4°58'04" W, 17.33 feet;
N 85°01'56" E, 4.00 feet;
N 4°58'04" W, 14.67 feet;
S 85°01'56" W, 4.00 feet;
N 4°58'04" W, 17.33 feet;
S 85°01'56" W, 12.22 feet;
N 4°58'04" W, 51.37 feet;
N 85°01'56" E, 20.55 feet;
N 4°58'04" W, 13.31 feet;
N 85°01'56" E, 31.33 feet;
N 4°58'04" W, 118.00 feet;
N 85°01'56" E, 40.34 feet;
N 4°58'04" W, 49.33 feet;
N 85°01'56" E, 86.67 feet;
S 4°58'04" E, 10.33 feet;
N 85°01'56" E, 16.42 feet;
S 4°58'04" E, 4.33 feet;
S 85°01'56" W, 6.08 feet;

Exhibit B-3

S 4°58'04" E, 16.34 feet;
N 85°01'56" E, 5.67 feet;
S 4°58'04" E, 36.50 feet;
N 85°01'56" E, 4.00 feet;
S 4°58'04" E, 14.00 feet;
S 85°01'56" W, 4.00 feet;
S 4°58'04" E, 43.00 feet;
N 85°01'56" E, 4.00 feet;
S 4°58'04" E, 14.00 feet;
S 85°01'56" W, 4.00 feet;
S 4°58'04" E, 50.83 feet;
N 85°01'56" E, 4.00 feet;
S 4°58'04" E, 14.00 feet;
S 85°01'56" W, 4.00 feet;
S 4°58'04" E, 41.00 feet;
N 85°01'56" E, 0.61 feet;
S 4°58'04" E, 30.00 feet;
S 85°01'56" W, 5.87 feet;
S 4°58'04" E, 207.42 feet, and to the TRUE POINT OF BEGINNING.

Said parcel contains 1.67 acres (72,867 square feet), more or less.

EXHIBIT C-1



LEGEND

AREA INCLUDED IN OPEN SPACE, ACCESS AND LANDSCAPING AREAPARCEL

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

NORTH

REUSE OF DRAWINGS

These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	102.42'	503.05'	51.39'	11°39'56"	102.24'	N 27°39'57" W
C2	35.74'	25.00'	21.70'	81°54'21"	32.77'	S 07°27'16" W
C3	210.89'	248.94'	112.24'	48°32'21"	204.64'	N 24°08'14" E

Galena Engineering Inc.

Civil Engineers & Land Surveyors
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GRAPHIC RENDITION OF

THE OPEN SPACE, ACCESS AND LANDSCAPING AREA

WITHIN SECTIONS 12 & 13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR THE WOOD RIVER YMCA

PROJECT INFORMATION

EXHIBIT C-2

OPEN SPACE, ACCESS AND LANDSCAPING AREA

A legal description for a parcel of land located in Section 12 and 13, Township 4N, Range 17E, B. M., in the City of Ketchum, Blaine County, Idaho, and more particularly described as follows:

Beginning at the southeast corner of Tax Lot 6689; thence along the east line of said tax lot N 4°57'10" W, 272.89 feet to the TRUE POINT OF BEGINNING;

Thence leaving said east line S 85°01'56" W, 151.58 feet to a point on the east Warm Springs Road right-of-way;

Thence continuing along the said east Warm Springs Road right-of-way N 21°41'46" W, 270.72 feet to a point of curvature;

Thence continuing along the said east Warm Springs Road right-of-way on a curve to the left 102.42 feet to a point of reverse curvature on the east right-of-way of Saddle Road, said curve having a radius of 503.05 feet, a central angle of 11°39'56", a chord of 102.24 feet bearing N 27°39'57" W;

Thence continuing along the said east Saddle Road right-of-way on a curve to the right 35.74 feet, said curve having a radius of 25.00 feet, a central angle of 81°54'21", a chord of 32.77 feet bearing N 7°27'16" E;

Thence continuing along the said east Saddle Road right-of-way N 48°24'36" E, 1.54 feet to a point of curvature;

Thence continuing along the said east Saddle Road right-of-way on a curve to the left 210.89 feet, said curve having a radius of 248.94 feet, a central angle of 48°32'21", a chord of 204.64 feet bearing N 24°08'14" E;

Thence leaving said east right-of-way N 85°01'56" E, 161.50 feet to a point on the said east line of said Tax Lot;

Thence continuing along the said east line of the said Tax Lot S 4°57'10" E, 838.14 feet and to the TRUE POINT OF BEGINNING;

Excepting out the portion of this parcel defined as the "Exhibit B, The Property" which is more particularly described as follows:

Beginning at the southeast corner of Tax Lot 6689; thence along the east line of said tax lot N 4°57'10" W, 356.39 feet, thence leaving said east line S 85°01'56" W, 20.03 feet to the TRUE POINT OF BEGINNING;

Thence along the proposed facility footprint, encompassing the construction of the building's footings and adjacent use areas, the following courses:

S 85°01'56" W, 62.08 feet;
S 4°58'04" E, 1.58 feet;
S 85°01'56" W, 10.00 feet;
N 4°58'04" W, 1.58 feet;
S 85°01'56" W, 44.42 feet;
N 4°58'04" W, 23.08 feet;
S 85°01'56" W, 12.38 feet;
N 4°58'04" W, 30.92 feet;
S 85°01'56" W, 11.62 feet;
N 4°58'04" W, 48.08 feet;
S 85°01'56" W, 13.58 feet;
N 4°58'04" W, 25.33 feet;
N 85°01'56" E, 4.33 feet;
N 4°58'04" W, 14.16 feet;

S 85°01'56" W, 28.18 feet;
N 4°58'04" W, 38.01 feet;
N 85°01'56" E, 8.84 feet;
N 4°58'04" W, 20.83 feet;
S 85°01'56" W, 8.33 feet;
N 4°58'04" W, 17.33 feet;
N 85°01'56" E, 4.00 feet;
N 4°58'04" W, 14.67 feet;
S 85°01'56" W, 4.00 feet;
N 4°58'04" W, 17.33 feet;
S 85°01'56" W, 12.22 feet;
N 4°58'04" W, 51.37 feet;
N 85°01'56" E, 20.55 feet;
N 4°58'04" W, 13.31 feet;
N 85°01'56" E, 31.33 feet;
N 4°58'04" W, 118.00 feet;
N 85°01'56" E, 40.34 feet;
N 4°58'04" W, 49.33 feet;
N 85°01'56" E, 86.67 feet;
S 4°58'04" E, 10.33 feet;
N 85°01'56" E, 16.42 feet;
S 4°58'04" E, 4.33 feet;
S 85°01'56" W, 6.08 feet;
S 4°58'04" E, 16.34 feet;
N 85°01'56" E, 5.67 feet;
S 4°58'04" E, 36.50 feet;
N 85°01'56" E, 4.00 feet;
S 4°58'04" E, 14.00 feet;
S 85°01'56" W, 4.00 feet;
S 4°58'04" E, 43.00 feet;
N 85°01'56" E, 4.00 feet;
S 4°58'04" E, 14.00 feet;
S 85°01'56" W, 4.00 feet;
S 4°58'04" E, 50.83 feet;
N 85°01'56" E, 4.00 feet;
S 4°58'04" E, 14.00 feet;
S 85°01'56" W, 4.00 feet;
S 4°58'04" E, 41.00 feet;
N 85°01'56" E, 0.61 feet;
S 4°58'04" E, 30.00 feet;
S 85°01'56" W, 5.87 feet;
S 4°58'04" E, 207.42 feet, and to the TRUE POINT OF BEGINNING.

The net acreage of this "Open Space, Access and Landscape Area" parcel contains 1.00 acres (43,542 square feet), more or less.