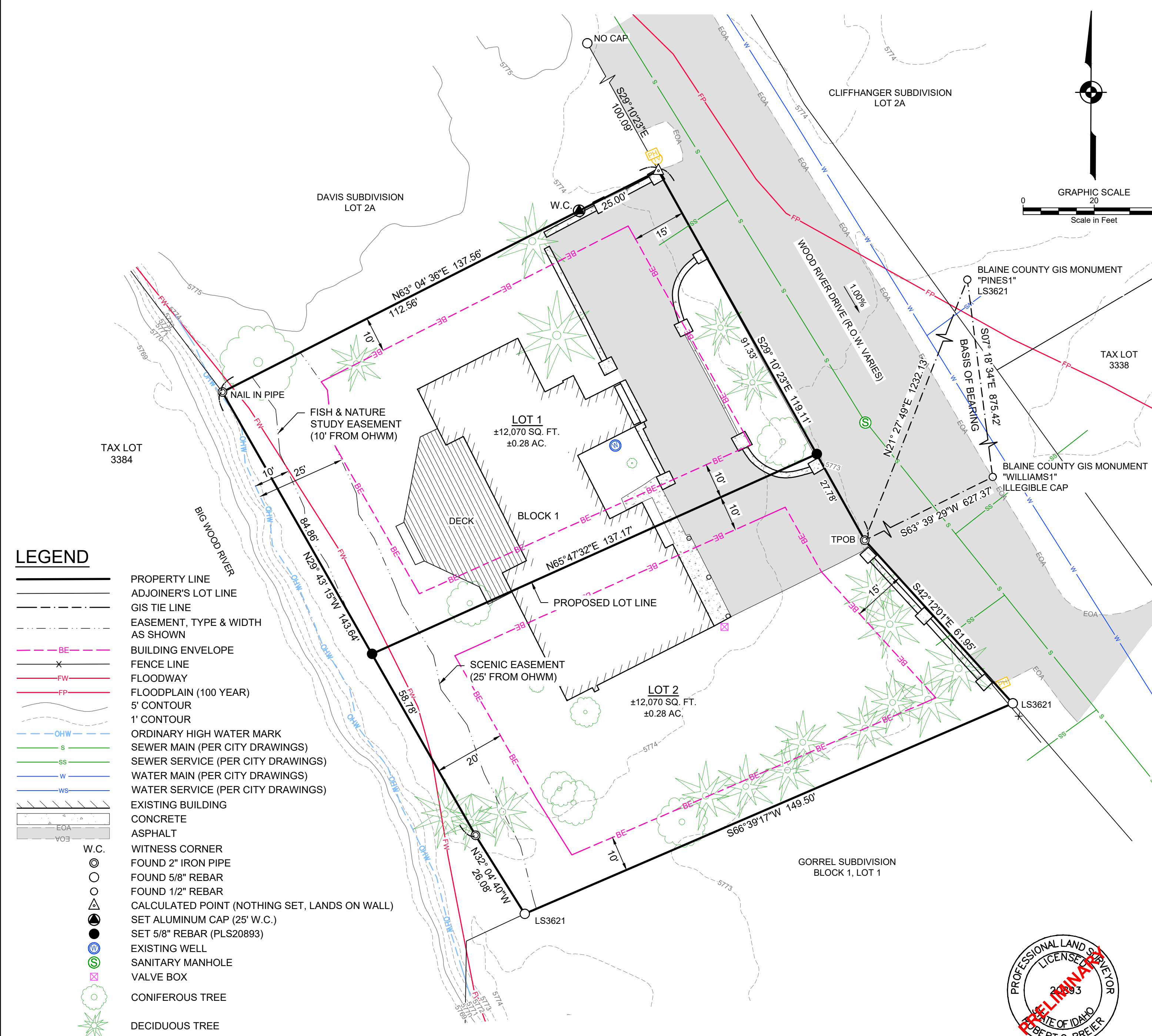
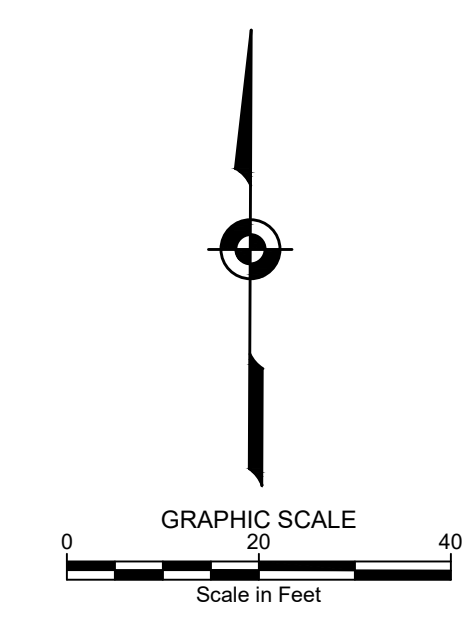


A PRELIMINARY PLAT SHOWING
JOAN DICK SUBDIVISION
 WHEREIN TAX LOT 4271 IS SUBDIVIDED INTO LOTS 1 & 2, BLOCK 1, JOAN DICK SUBDIVISION, AS SHOWN HEREON
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 JUNE 2024



LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- - - GIS TIE LINE
- - - EASEMENT, TYPE & WIDTH AS SHOWN
- BE --- BUILDING ENVELOPE
- x- FENCE LINE
- FW --- FLOODWAY
- FP --- FLOODPLAIN (100 YEAR)
- 5' --- 5' CONTOUR
- 1' --- 1' CONTOUR
- OHW --- ORDINARY HIGH WATER MARK
- S --- SEWER MAIN (PER CITY DRAWINGS)
- SS --- SEWER SERVICE (PER CITY DRAWINGS)
- W --- WATER MAIN (PER CITY DRAWINGS)
- WS --- WATER SERVICE (PER CITY DRAWINGS)
- EXISTING BUILDING
- CONCRETE
- ASPHALT
- W.C. WITNESS CORNER
- FOUND 2" IRON PIPE
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- △ CALCULATED POINT (NOTHING SET, LANDS ON WALL)
- SET ALUMINUM CAP (25' W.C.)
- SET 5/8" REBAR (PLS20893)
- ⊙ EXISTING WELL
- ⊙ SANITARY MANHOLE
- ⊙ VALVE BOX
- CONIFEROUS TREE
- DECIDUOUS TREE

SURVEY NARRATIVE & NOTES

1. THE PURPOSE OF THIS PLAT IS TO SHOW THE MONUMENTS FOUND AND SET DURING THE BOUNDARY RETRACEMENT OF TAX LOT 4271, AND SUBDIVIDE SAID TAX LOT INTO LOTS 1 & 2, BLOCK 1, JOAN DICK SUBDIVISION, AS SHOWN HEREON. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE NORTHEASTERLY CORNER OF LOT 1 WAS REESTABLISHED BY HOLDING THE WESTERLY RIGHT-OF-WAY OF WOOD RIVER DRIVE AND PROPORTIONING RECORD DISTANCES BETWEEN FOUND MONUMENTS.
2. REFERENCE DOCUMENTS USED IN THE COURSE OF THIS SURVEY (RECORDS OF BLAINE COUNTY, IDAHO):
 - a. RECORD OF SURVEY OF LOT 1, BLOCK 1, GORELL SUBDIVISION, INST. NO. 662832.
 - a. PLAT OF DAVIS SUBDIVISION, LOTS 1A & 2A, INST. NO. 435459.
 - b. LOT LINE SHIFT PLAT OF GORELL SUBDIVISION, INST. NO. 451959.
 - c. RECORD OF SURVEY FOR IDAHO POWER, INST. NO. 259093
 - d. UNRECORDED PLAT OF FOSTER'S ADDITION BY O.T. HANSEN IN 1956 (COPY AVAILABLE IN THE BLAINE COUNTY ASSESSOR'S OFFICE)
 - e. QUIT CLAIM DEEDS, INST. NO'S. 356594, 356595, AND 503208.
 - f. LOT BOOK GUARANTEE NO. G-2222-000090265 BY STEWART TITLE GUARANTY COMPANY, DATED JANUARY 12, 2024.
3. THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
4. THE BUILDING ENVELOPES SHOWN REFLECT MINIMUM SETBACKS PER CITY OF KETCHUM MUNICIPAL CODE. PROPOSED BUILDING HEIGHT MAY REQUIRE LARGER SETBACKS. REFER TO KETCHUM MUNICIPAL CODE TITLE 17: ZONING REGULATIONS FOR ADDITIONAL INFORMATION.
5. FLOODPLAIN: THE 1% CHANCE OF FLOOD LINE DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, NEITHER THE OWNER, THE CITY OF KETCHUM, NOR GALENA-BENCHMARK ENGINEERING REPRESENTS, GUARANTEES, WARRANTS OR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY: COMMUNITY NUMBER 160023- MAP NO.16013C0461E - PANEL NO. 0461 E - NOVEMBER 26, 2010.
6. CONTOUR INTERVAL: 1'. CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017 VERTICAL DATUM IS NAVD 1988.
7. CITY OF KETCHUM WATER AND SEWER UTILITY INFORMATION SHOWN HEREON IS PER CITY OF KETCHUM WATER AND SEWER SYSTEM DRAWINGS, DATED MARCH 2019.
8. CURRENT CITY OF KETCHUM ZONING: LR.
9. A 25' SCENIC EASEMENT MEASURED FROM THE EDGE OF THE ORDINARY HIGH WATER MARK IS HEREBY DEDICATED PER KMC 16.04.040.J.4, UPON WHICH NO PERMANENT STRUCTURE SHALL BE BUILT IN ORDER TO PROTECT THE NATURAL VEGETATION AND WILDLIFE ALONG THE RIVERBANK AND TO PROTECT STRUCTURES FROM DAMAGE OR LOSS DUE TO RIVERBANK EROSION.
10. A 10' FISH AND NATURE STUDY EASEMENT IS HEREBY DEDICATED PER KMC 17.88.040.D.3.F, ADJACENT TO THE BIG WOOD RIVER, MEASURED HORIZONTALLY FROM THE ORDINARY HIGH WATER MARK. THE FISH AND NATURE STUDY EASEMENT SHIFTS IN ACCORDANCE WITH THE LOCATION OF THE CHANNEL AND ITS MEAN HIGH-WATER MARK.



JOAN DICK SUBDIVISION
 PREPARED FOR: JAY & MARIANNE DICK
 5035 PRINCESS ANNE RD
 LA CANADA, CA 91011

GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO