



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P24-061
Date Received:	7/16/24
By:	GB
Fee Paid:	\$1700
Approved Date:	
Denied Date:	
By:	

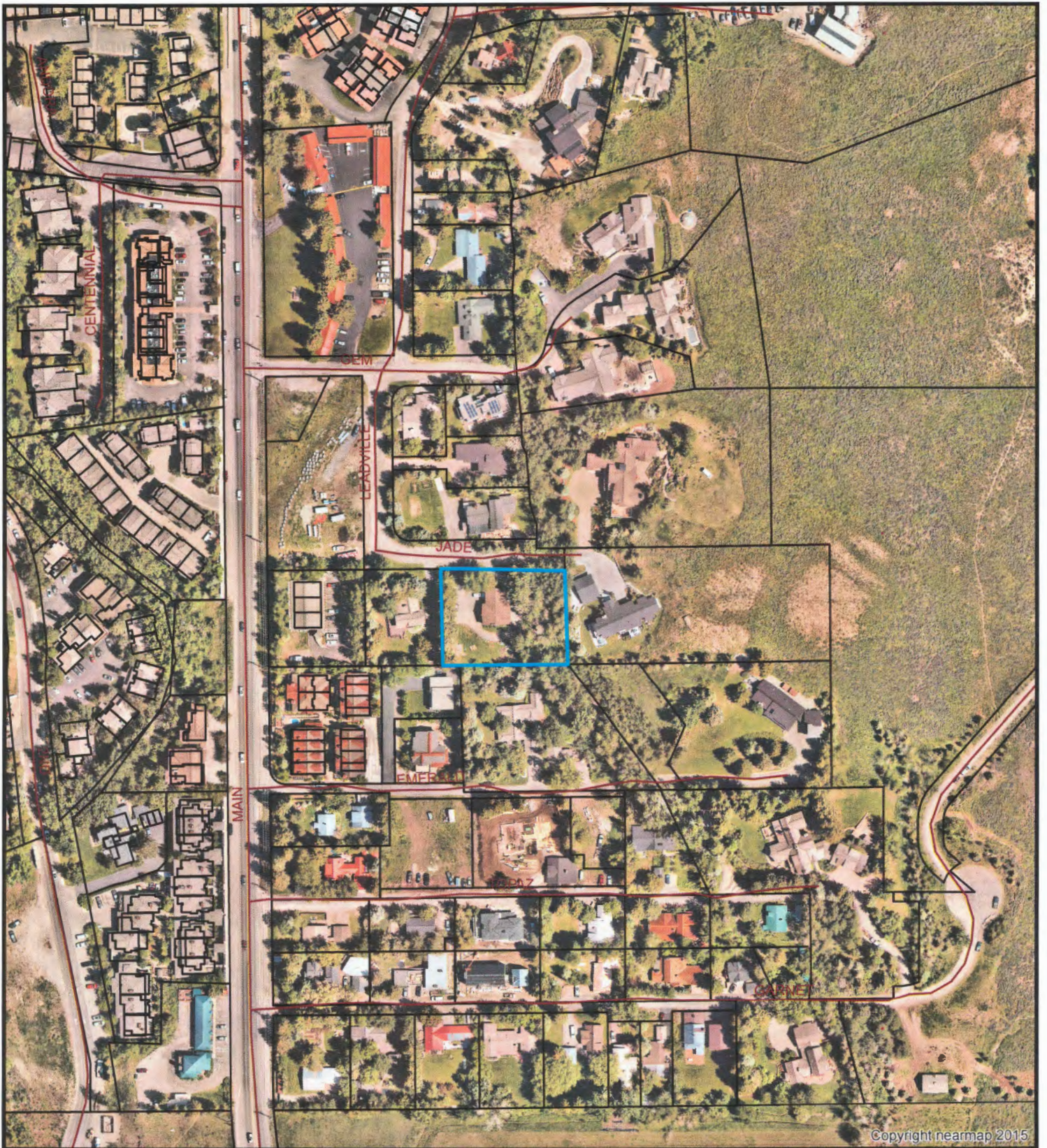
Readjustment of Lot Lines (Lot Line Shift) Application

Submit completed application and documentation to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: <u>MATT G. DILL, MICHAEL & JENNIFER TIDWELL, WILLIAM KELLY</u>	
Mailing Address: <u>4641 POST ST, # 5224, EL DORADO HILLS, CA 95762</u>	
Phone: <u>PLEASE CONTACT BRUCE AT ALPINE 208-727-1988</u>	
Email: <u>BSMITH@ALPINEENTERPRISESINC.COM</u>	
PROJECT INFORMATION	
Name of Proposed Plat: <u>JADE SUBDIVISION</u>	
Representative of Owner: <u>BRUCE SMITH AT ALPINE ENTERPRISES</u>	
Phone: <u>208-727-1988</u>	
Mailing Address: <u>PO BOX 2037, KETCHUM, ID 83340</u>	
Email: <u>BSMITH@ALPINEENTERPRISESINC.COM</u>	
Legal Land Description: <u>TAX LOTS 2511 & 5101</u>	
Project Address: <u>205 JADE ST.</u>	
Number of Lots: <u>2</u>	Number of Units: <u>2</u>
Total Land Area in Square Feet: <u>± 29,220</u>	Current Zoning District: <u>LR</u>
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
<u>NEW ACCESS EASEMENT</u>	
<u>EXISTING WATERLINE & POWER EASEMENTS</u>	
ATTACHMENTS NECESSARY TO COMPLETE APPLICATION	
1. A copy of a current lot book guarantee and recorded deed to the subject property; ✓	
2. Title report ✓	
3. PDF version of the final plat. ✓	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Lot Line Shift Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Bruce Smith Signature of Owner/Representative BRUCE SMITH, PLS ALPINE ENTERPRISES INC
Date: 11 JUL 24



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0 100 200
Feet
1 inch = 200 feet

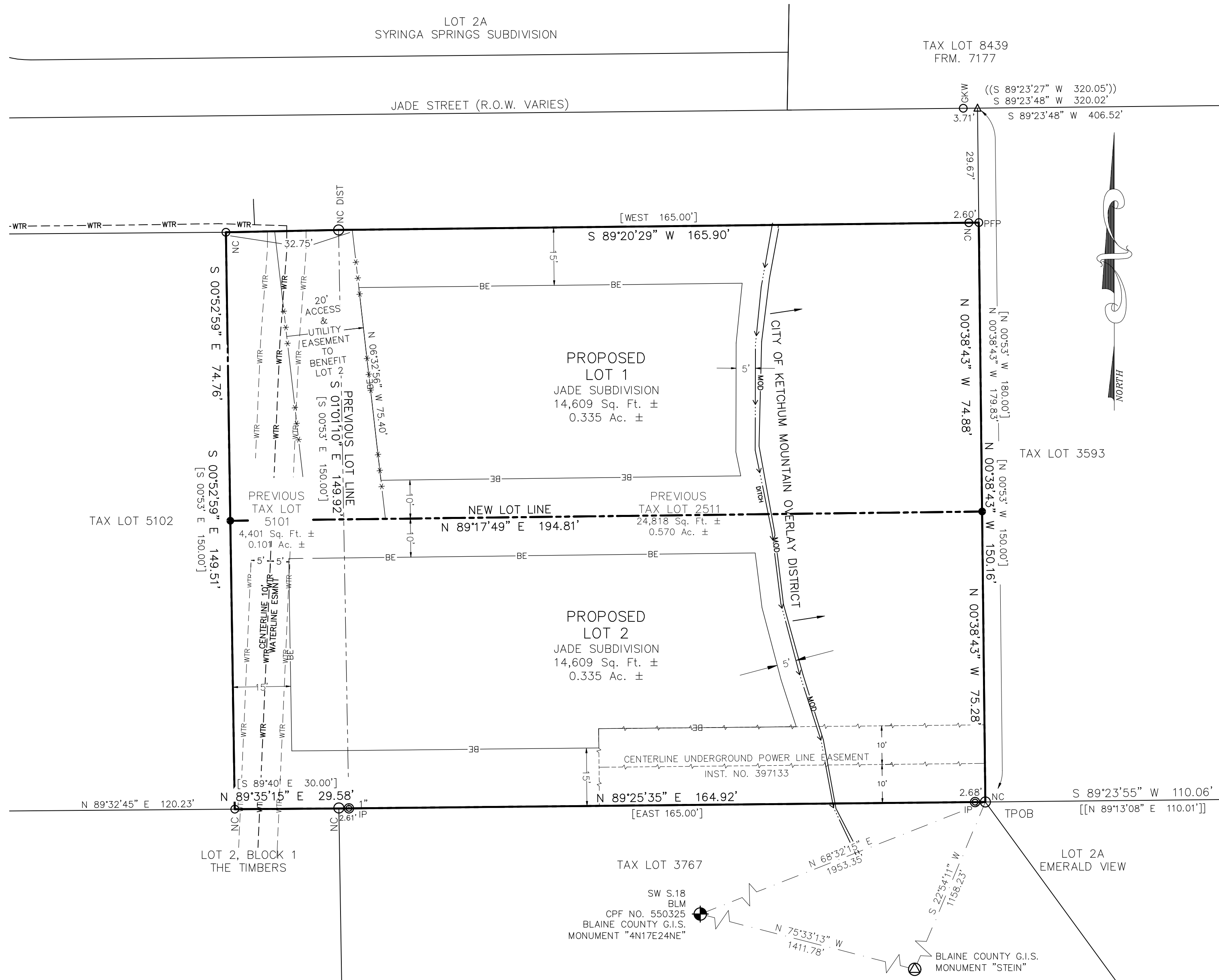
A Vicinity Map Showing
The Proposed Jade Subdivision
Tax Lots 2511 & 5101, 205 Jade St.
City of Ketchum
Blaine County, Idaho

ALPINE ENTERPRISES INC.
PO Box 2037
660 Bell Drive, Unit 1
Ketchum, Idaho
208-727-1988

June 2023

A PLAT SHOWING JADE SUBDIVISION

WHEREIN THE LOT LINE COMMON TO TAX LOTS 2511 & 5101 IS SHIFTED
CREATING LOTS 1 & 2, JADE SUBDIVISION AS SHOWN HEREON
LOCATED WITHIN
SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2024



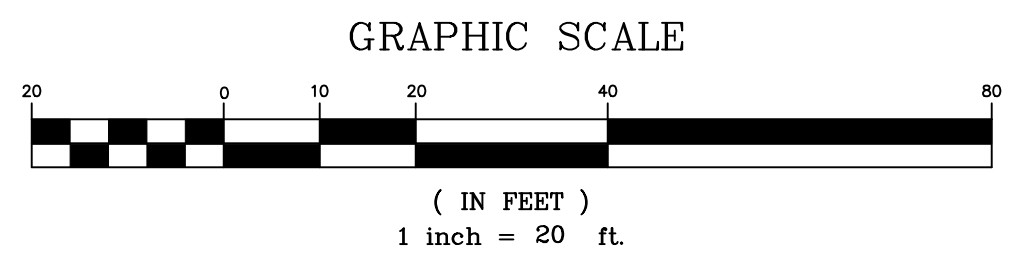
- ### LEGEND
- Subject Boundary
 - Centerline Right-of-Way
 - Adjoiner Lot Lines
 - Proposed Lot Line
 - Previous Lot Line (To Be Removed)
 - 20' Wide Access & Utility Easement
 - Building Envelopes
 - Ditch Flow Line
 - 20' Underground Power Line Easement, Inst. No. 397133
 - 6" Water Main - Centerline of Easement
 - 10' Waterline Easement, Inst. No. 188427
 - Mountain Overlay District
 - Blaine County G.I.S. Tie
 - FND IP - Found Iron Pipe
 - Found Brass Cap, as Shown
 - Found Aluminum Cap, as Shown
 - Found 1/2" Rebar, as Shown
 - Found 5/8" Rebar, as Shown
 - Set 1/2" Rebar, PLS 7048
 - Calculated Point, Nothing Set
 - TPOB True Point of Beginning
 - NC No Cap
 - [] Record Bearing and Distance
 - (()) Record Bearing and Distance Instrument Number 648892

- ### NOTES
- Basis of Bearings is Grid North per Idaho State Plane Coordinate System, NAD83, (1992) Central Zone, at Grid in US Survey Feet with a Combined Project Scale Factor of 0.99968040 and a Grid North to Geodetic North Convergence Angle of N 00°14'53" E. Ground distances will be slightly longer.
 - Boundary Information used or considered includes:
 - Syringa Springs Subdivision, Instrument Number 302320;
 - Coho Office Condominiums, Instrument Number 333721;
 - Lot 2A, Syringa Springs Subdivision, Instrument Number 470534;
 - The Timbers, Instrument Number 535763;
 - Lot 1A, Irby Subdivision, Instrument Number 588845;
 - Emerald View : Lots 1A & 2A; Instrument Number 608012;
 - Record of Survey, Instrument Number 648892;
 - Replat of Lot 2, Gem Street Subdivision, Instrument Number 693437;
 - all Records of Blaine County, Idaho.
 - The 20' Access and Utility Easement on Lot 1 is to Benefit Lot 2 for the purposes of Ingress, Egress and Public Utilities.
 - The Underground Power Easement on Lot 2, Inst. No. 397133 is to Benefit Idaho Power Company for the Installation and Maintenance of Underground Power Lines and Facilities.
 - The 10' Waterline Easement shown is per Inst. No. 188427 "Agreement For Easement" to Benefit the City of Ketchum for the for the purposes of Construction Maintenance, Connection and Repair. Said Easement shown hereon is the actual physical location of said Waterline per City Utility Dept. and the field location of Valves and differs slightly from the Record Premises.
 - There shall be a 10' Centered Ditch Maintenance Easement along said Ditch to Benefit the Water Users.

SURVEYOR NARRATIVE

The purpose of this plat is to shift the line between Tax Lots 5101 & 2511 creating Lots 1 & 2 of Jade Subdivision. Found monuments were accepted except the double monuments on the easterly boundary where the the westerly monuments were rejected and care was given to make sure the adjoiners got their deeded distances and areas.

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.



JADE SUBDIVISION
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP

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

Parcels of land located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

TAX LOT 2511: Beginning at a point on the East side of State Hwy 75, 695 feet North and approximately 1349.6 West of the South Quarter Corner of said Section 18, Township 4 North, Range 18 East, Boise Meridian; running thence East 300 feet to the TRUE POINT OF BEGINNING; Thence East 165 feet; Thence North 0°53' West, 150 feet, paralleling the East Boundary of State Hwy 75; Thence West 165 feet; Thence South 0°53' East, 150 feet to the True Point of Beginning.

And

Tax Lot 5101: Beginning at a point approximately 695 feet North and 1049.6 feet North 89°40' West from the South ¼ Corner of said Section 18; Thence North 0°53' West, 150 feet; Thence North 89°40' West, 30 feet; Thence South 0°53' East, 150 feet; Thence South 89°40' East, 30 feet to the place of beginning; Records of the Blaine County Assessor.

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 lots 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 lots shown within this plat.

It is the intent of the owners to hereby include said land in this plat and to Re-Plat it as shown hereon.

Mathew G. Dill

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared MATHEW G. DILL, a single man, as to an undivided ½ interest, known or identified to me, to be the person whose name is subscribed to the Owner's Certificate and acknowledged to me that he 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

William R. Kelly

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared WILLIAM R. KELLY, a single man, as to an undivided ½ interest, known or identified to me, to be the person whose name is subscribed to the Owner's Certificate and acknowledged to me that he 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

Gannon Michael Tidwell

Jennifer Lyn Tidwell

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared GANNON MICHAEL TIDWELL and JENNIFER LYN TIDWELL, Husband and Wife as to an undivided ½ interest, 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

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 ____day of _____, 2024, this Plat was duly Accepted and Approved.

Trent Donat, City Clerk, City of Ketchum

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 ____ day of _____, 2024, and Certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

Paige Nied, City Planner, City of Ketchum

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 ____day of _____, 2024 and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

Robyn Mattison, City Engineer,
City of Ketchum

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of Jade Subdivision 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.



COUNTY SURVEYOR'S APPROVAL

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.

Sam Young, PLS 11577
County Surveyor

COUNTY TREASURER'S APPROVAL

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho 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 JADE SUBDIVISION have been paid in full on this ____ day of _____ 2024. 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