



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
File Number:	P24-018
Date Received:	3/8/24
By:	HLN
Fee Paid:	\$1700
Approved Date:	
Denied Date:	
By:	

## Readjustment of Lot Lines (Lot Line Shift) Application

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> 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](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust u/t/d May 4th, 2004, and Steven Shafran, a married man as his sole and separate property	
Mailing Address: PO Box 6893, Ketchum, ID 83340	
Phone: 202-870-1020	
Email: steven@theshafrens.com , sb@stephbooth.com	
PROJECT INFORMATION	
Name of Proposed Plat: <b>Lot 3A, Block 1, Beaver Springs Subdivision</b>	
Representative of Owner: Riley Buck, Pioneer Cabin Company	
Phone: 208-720-7930	
Mailing Address: P.O. Box 3488, Ketchum, ID 83340	
Email: riley@pioneercompany.com	
Legal Land Description: Lot 3, Block 1, Beaver Springs Subdivision	
Project Address: 113 Sheep Meadow Lane	
Number of Lots: 1	Number of Units: 0
Total Land Area in Square Feet: 126,880 Sq. Ft. +/-	Current Zoning District: LR-2
Overlay District: <input checked="" type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
10' Fisherman's Access Easement and a 25' Riparian Setback.	
Existing Easements as shown on the plat of Beaver Springs Subdivision remain as platted.	
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.

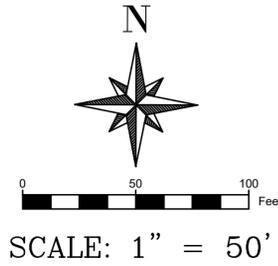
  
Signature of Owner/Representative

2-29-24  
Date

# A PLAT SHOWING LOT 3A, BLOCK 1, BEAVER SPRINGS SUBDIVISION

WHEREIN THE ORIGINALLY PLATTED BUILDING ENVELOPE IS MODIFIED AS SHOWN HEREON  
LOCATED WITHIN SECTION 12, T.4 N., R. 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

APRIL 2024



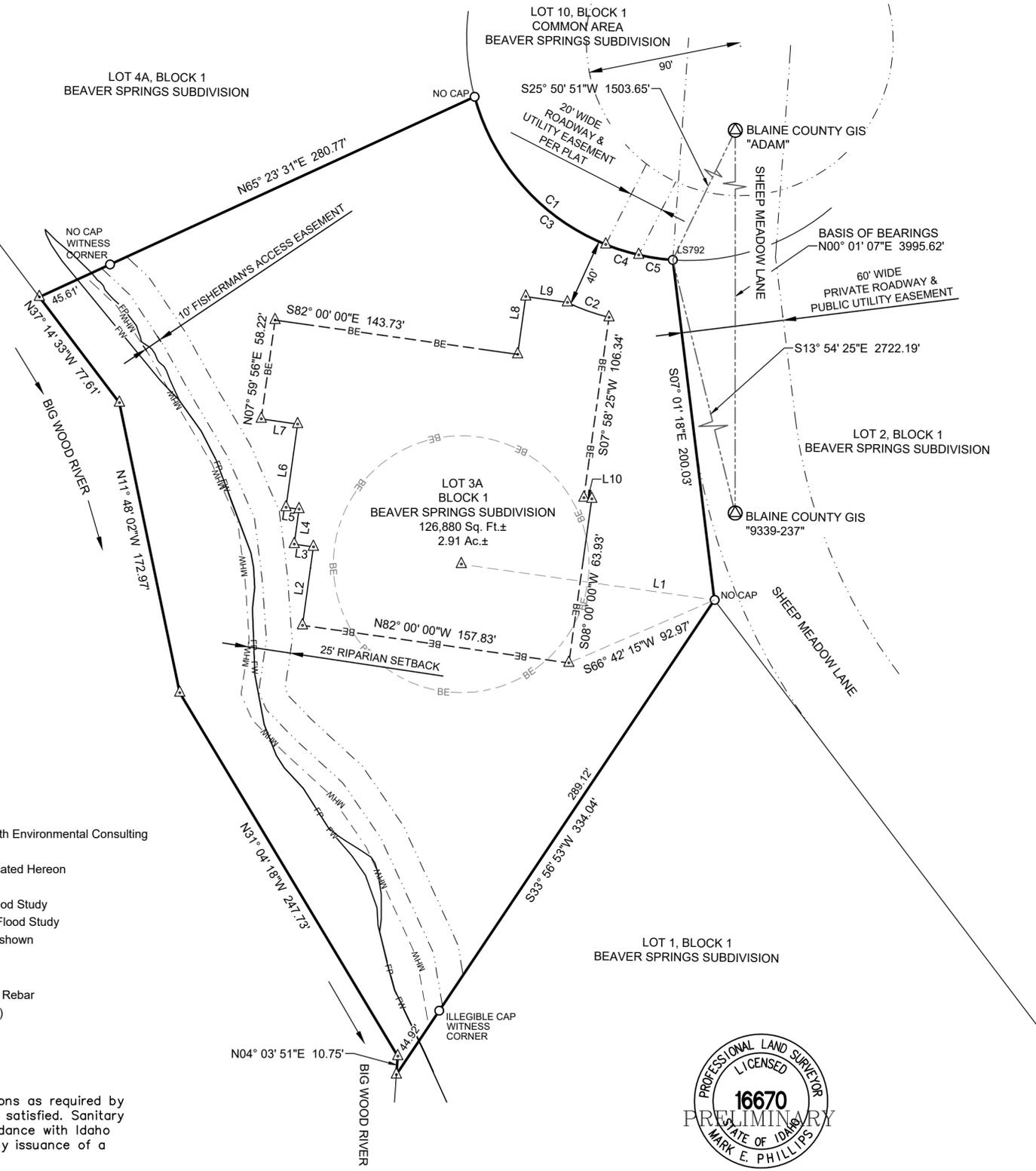
Line Table		
Line #	Length	Direction
L1	150.00	S82° 00' 00"E
L2	46.26	N07° 59' 55"E
L3	11.38	N81° 55' 51"W
L4	20.56	N07° 59' 59"E
L5	7.71	N81° 50' 33"W
L6	49.09	N07° 59' 32"E
L7	21.57	N81° 47' 56"W
L8	34.06	N08° 00' 00"E
L9	24.64	S82° 00' 00"E
L10	4.73	S82° 01' 35"E

### LEGEND

- Property Line
- Adjoinder's Lot Line
- Mean High Water per Sawtooth Environmental Consulting
- Building Envelope
- Original Building Envelope, Vacated Hereon
- Building Envelope Tie Line
- Floodway per FEMA 2010 Flood Study
- Floodplain per FEEMA 2010 Flood Study
- Easement, type and width as shown
- GIS Tie Line
- Found 1/2" Rebar
- Found Aluminum Cap on 5/8" Rebar
- Calculated Point (Nothing Set)

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.

Date \_\_\_\_\_ South Central District Health Dept., EHS



### SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 3, Block 1, Beaver Springs Subdivision, and modify the originally platted building envelope as shown hereon, creating Lot 3A, Beaver Springs Subdivision. The Boundary shown is based on found Lot Corner Monuments, and the plat of Beaver Springs Subdivision, Instrument Number 181497, records of Blaine County Idaho. All found monuments have been accepted.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- A Lot Book Guarantee for the subject property has been issued by Stewart Title Guaranty Company, File Number 2325346, with a Commitment Date of January 30, 2024. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances listed are not plottable. Review of the specific documents listed in said policy is required, if further information is desired.
- The 10' Fisherman's Access Easement is hereby dedicated to the public along the eastern bank of the Big Wood River. This easement is based on the Mean High Water Line of the Big Wood River, being a line that may shift over time with the changing flow of the river.
- A 25' Riparian Setback adjacent to and moving with the eastern bank of the Big Wood River. This easement is based on the Mean High Water Line of the Big Wood River, being a line that may shift over time with the changing flow of the river.
- Floodplain: The 1% chance of flood line (FP), as designated on this map is considered reasonable for regulatory purposes. Portions of this property are subject to flood hazard. Flooding may extend beyond the floodway and floodplain boundary lines identified.
- Floodplain and floodway lines, mean high water, and setbacks are subject to change with updated flood studies by FEMA and changes in the course of the river over time. This plat reflects the current conditions, but should not be relied upon as the definitive source of information.
- Being plat note 1 from Beaver Springs Subdivision; Approx. average ground elev. at center of envelopes on Lots 3, 4, 7, 8, and 10 is certified to be above I.R.F. by the engineer.
- Being plat note 2 from Beaver Springs Subdivision; The 20' & 60' wide private roadway easements shown hereon are also designated pressure sewer line easements to leach fields for Lots 21, 22, 1, 3, 4, 5, 6, 7, 8, & 9.
- The current Zoning is Limited Residential - Two Acre (LR-2) District. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	160.29'	130.00'	70° 38' 37"	92.12'	150.32'	S50° 39' 26"E
C2	25.94'	137.66'	10° 47' 55"	13.01'	25.91'	S70° 15' 32"E
C3	119.79'	130.00'	52° 47' 42"	64.53'	115.59'	S41° 43' 58"E
C4	20.30'	130.00'	8° 56' 57"	10.17'	20.28'	S72° 36' 18"E
C5	20.19'	130.00'	8° 53' 58"	10.12'	20.17'	S81° 31' 45"E



MARK E. PHILLIPS, P.L.S. 16670

LOT 3A, BLOCK 1,  
BEAVER SPRINGS SUBDIVISION  
  
PHILLIPS LAND SURVEYING, PLLC  
HAILEY, IDAHO  
  
1 OF 2  
PROJECT: 2024-10

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

A Parcel of land located within Section 12, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 3, BLOCK 1 OF BEAVER SPRINGS SUBDIVISION

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. I do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

It is the intent of the owners to hereby include said land in this plat.

Michael John, Managing Member, Sheep Meadows, LLC

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said State, personally appeared Michael John, 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.

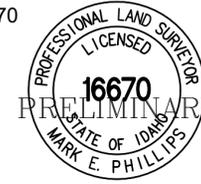
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in \_\_\_\_\_
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I 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 to Plats and Surveys

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

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

KETCHUM CITY ENGINEER 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

KETCHUM CITY PLANNER 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

BLAINE 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE