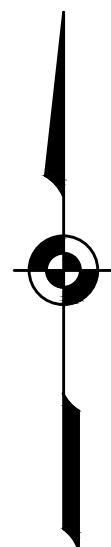


A PLAT SHOWING BIGWOOD SUBDIVISION NO. 2 & 3: BLOCK 3, LOTS 7A & 8A

WHEREIN THE BOUNDARY COMMON TO LOTS 7 & 8 IS AMENDED
AND THE BUILDING ENVELOPE ON LOT 8 IS RECONFIGURED, CREATING LOTS 7A & 8A.

LOCATED WITHIN SEC. 1, T4N, R17E, & GOV'T LOT 7, SEC. 6, T4N, R18E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

SEPTEMBER 2024



LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- BLAINE COUNTY G.I.S. TIE
- BUILDING ENVELOPE
- LOT LINE ELIMINATED
- BUILDING ENVELOPE PER ORIGINAL PLAT ELIMINATED
- FOUND ALUMINUM CAP ON 5/8" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP INSCRIBED "PLS 20893"

SURVEY NARRATIVE & NOTES

1. THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT LINES BETWEEN LOTS 7 & 8 AND TO RECONFIGURE THE BUILDING ENVELOPE ON LOT 8 TO COMPLY WITH CURRENT ZONING REGULATIONS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
2. REFERENCES (RECORDS BLAINE COUNTY, IDAHO):
 - a) PLAT OF VILLAGE OF BIGWOOD SUB'D NO. 2 & 3, INST. NO. 280214.
 - b) RECORD OF SURVEY OF BIGWOOD SUB'D NO. 2 & 3: LOT 8, INST. NO. 698411.
 - c) LOT BOOK GUARANTEE NO. G-2222-000090596, BY STEWART TITLE GUARANTY COMPANY, DATED MAY 9, 2024.
3. DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
4. REFER TO THE ORIGINAL PLAT AND DECLARATION OF CC&RS OF BIGWOOD SUBDIVISION NO. 2 & 3, AND AS AMENDED, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
5. THERE SHALL BE A 10 FOOT WIDE UTILITY EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET BOUNDARIES. (PER ORIGINAL PLAT)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.15'	200.38'	16°20'25"	N63° 12' 36"E	56.95'
C2	21.68'	25.00'	49°40'35"	N79° 41' 32"E	21.00'
C3	30.50'	60.00'	29°07'16"	S89° 47' 13"E	30.17'
C4	108.21'	155.00'	40°00'01"	N85° 58' 17"W	106.03'

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.

Date: _____ South Central Public Health District, REHS



A PLAT SHOWING
BIGWOOD SUB'D NO. 2 & 3
BLOCK 3, LOTS 7A & 8A

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 1 OF 3
Job No. 24008

