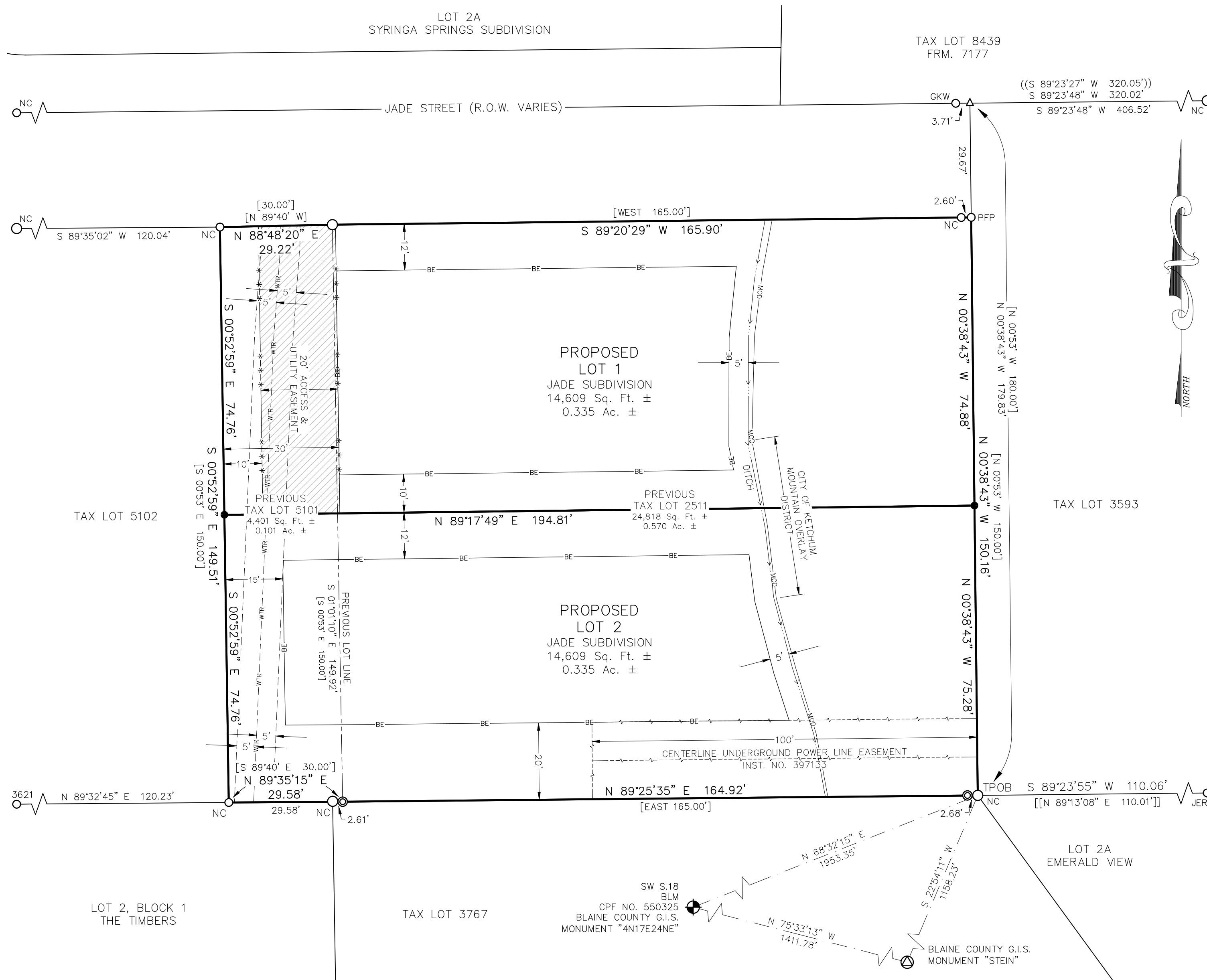


A PLAT SHOWING  
**JADE SUBDIVISION**

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  
APRIL 2025



**LEGEND**

- Subject Boundary
- Centerline Right-of-Way
- Adjoiner Lot Lines
- Eliminated Lot Line
- 20' Wide Access & Utility Easement
- Building Envelopes
- 20' Wide Underground Power Line Easement, Inst. No. 397133
- 6" Water Main - Centerline of Easement
- 10' Wide Waterline Easement, Inst. No. 188427
- Mountain Overlay District (City of Ketchum)
- Ditch Flow Line
- 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
- Blaine County Assessor Tax Lot Legal Descriptions
- (( )) 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. Any damage to the driveway resulting from said construction, maintenance, connection or repair of the water line is the responsibility of the property owners of Lots 1 and 2 at their sole expense.
- 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.



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

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 Public Health District, EHS

**GRAPHIC SCALE**

