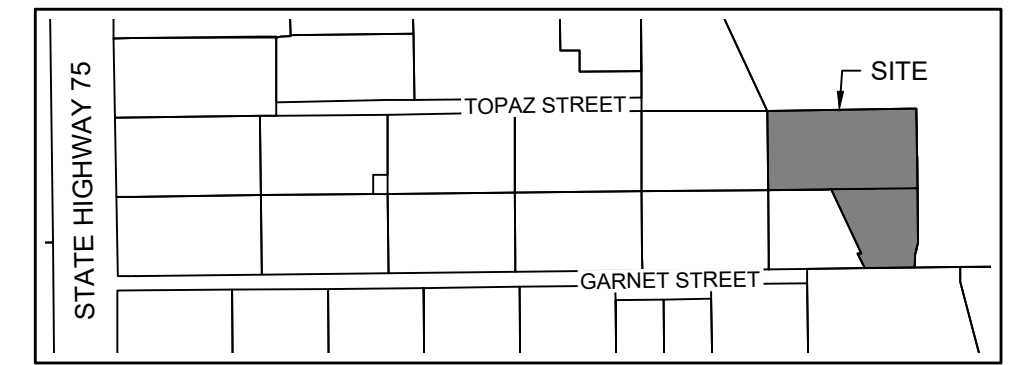
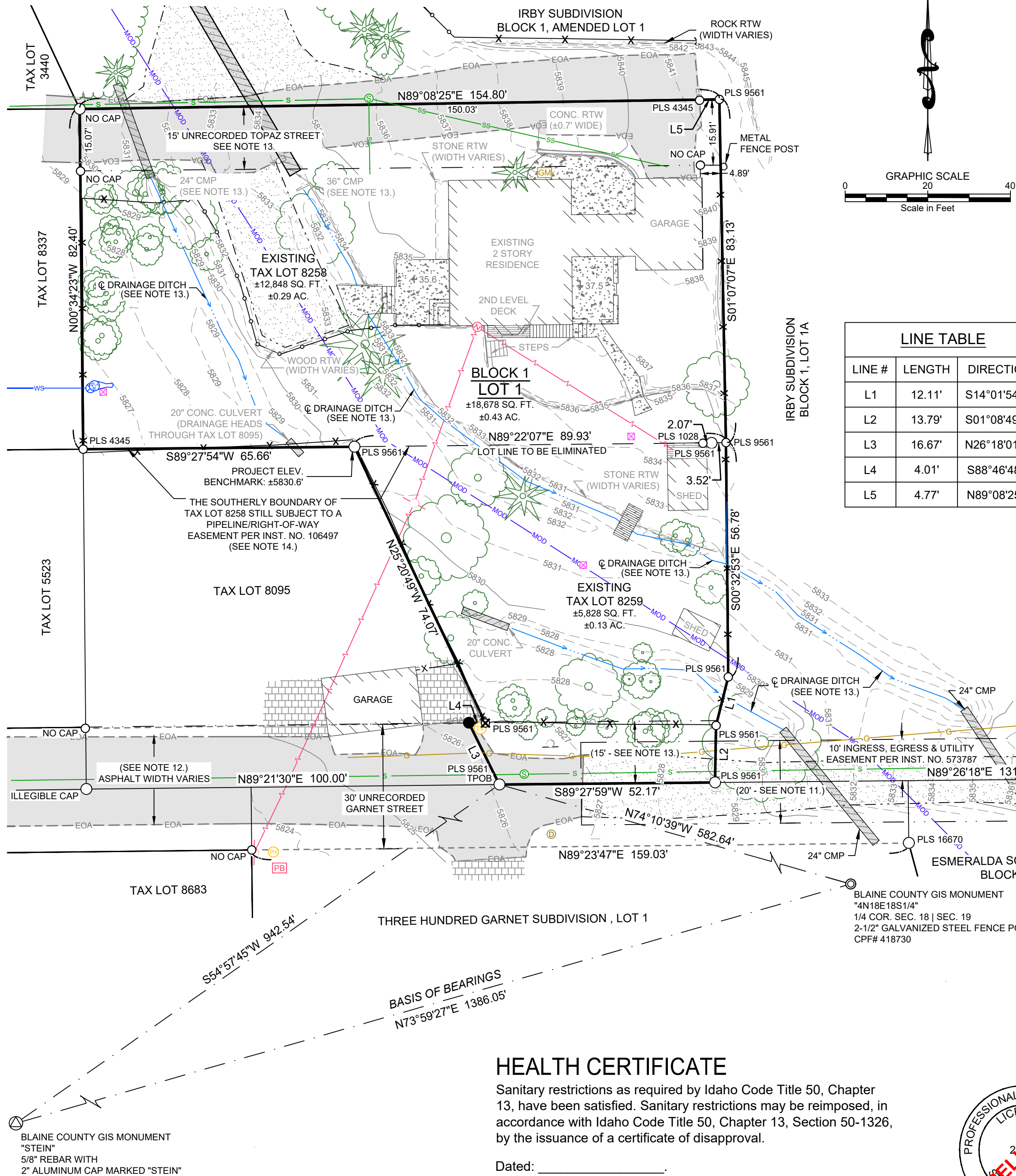


A PRELIMINARY PLAT SHOWING  
**MCNEAL SUBDIVISION**  
 WHEREIN THE BOUNDARY COMMON TO TAX LOTS 8258 & 8259 IS ELIMINATED.  
 LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 JANUARY 2026

**SURVEY NARRATIVE & NOTES**

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE MISSING MONUMENT TO BE SET FOR UPCOMING FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
2. REFERENCED DOCUMENTS USED IN THE COURSE OF THE SURVEY:
  - 2.A. RECORD OF SURVEY, INST. NO. 386100
  - 2.B. PLAT OF EMERALDA SUBDIVISION, INST. NO. 386969;
  - 2.C. RECORD OF SURVEY, INST. NO. 498444;
  - 2.D. PLAT OF REVISED TAX LOTS 2420 & 2421, INST. NO. 550785;
  - 2.E. RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 572706;
  - 2.F. RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 577521;
  - 2.G. PLAT OF IRBY SUBDIVISION: LOT 1, INST. NO. 573787;
  - 2.H. PLAT OF EMERALDA SOUTH SUBDIVISION: LOT 1B, INST. NO. 583117;
  - 2.I. PLAT OF THREE HUNDRED GARNET SUBDIVISION: LOT 1, INST. NO. 583118;
  - 2.J. PLAT OF LOT 1A, IRBY SUBDIVISION, INST. NO. 588845;
  - 2.K. RECORD OF SURVEY, INST. NO. 652396;
  - 2.L. RECORD OF SURVEY OF A PORTION OF LOT 2, BLOCK 1, EMERALDA SOUTH SUBDIVISION INST. NO. 679252;
  - 2.M. RECORD OF SURVEY OF LOT 1B, BLOCK 1, EMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
  - 2.N. RECORD OF SURVEY, INST. NO. 706238;
  - 2.O. WARRANTY DEED, INST. NO. 607747;
3. DISTANCES SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS AND/OR WARRANTY DEED.
4. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
5. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM. SEE PROJECT ELEVATION BENCHMARK.
6. A TITLE POLICY LOT BOOK REPORT ON THE SUBJECT PROPERTY WAS SUBMITTED TO GALENA-BENCHMARK ENGINEERING BY PIONEER TITLE COMPANY, FILE NO. 893423, GUARANTEE NO. SG-08021918, DATED DECEMBER 4TH, 2025. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP BUT MAY AFFECT ITEMS SHOWN ON THIS MAP.
7. BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
8. CURRENT CITY OF KETCHUM ZONING: LR.
9. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PREVIOUS PLATS, SURVEYS AND RECORDS FILED WITH THE OFFICE OF THE BLAINE COUNTY RECORDER. REFER TO PLATS, SURVEYS, RECORDS AND CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
10. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO A WELL USER'S AGREEMENT, INST. NO. 316687, RECORDS OF BLAINE COUNTY.
11. A SETTLEMENT AGREEMENT PER INST. NO. 403847, RECORDS OF BLAINE COUNTY, RECITES "A STRIP OF LAND TWENTY (20) FEET" - "THE UNPAVED, OR GRAVELED, PORTION OF GARNET STREET", "FROM THE EAST END OF THE PAVED PORTION OF SAID STREET", "THEN EASTWARD, SHALL BE DEEMED A PRIVATE DRIVEWAY". THE LOCATION OF THE EXISTING UNPAVED PORTION OF GARNET STREET MAY NOT COINCIDE WITH THE UNPAVED PORTION DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT. SAID UNPAVED STRIP OF LAND IS ALSO SUBJECT TO PRIVATE DRIVEWAY AND UTILITY EASEMENT AGREEMENTS, INST. NO.'S 408689, 408690, AND 408691, RECORDS OF BLAINE COUNTY.
12. AN EASEMENT AGREEMENT PER INST. NO. 408688, RECORDS OF BLAINE COUNTY, RECITES A STRIP OF LAND "DELIMITED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
13. PRESCRIPTIVE USE EASEMENTS MAY EXIST ON THIS PROPERTY FOR TOPAZ STREET AND GARNET STREET PUBLIC UTILITIES, AND DITCHES/CANALS. THE VALIDITY OF PROBABLE PRESCRIPTIVE EASEMENTS SHOWN ON OTHER SURVEY MAPS/PLATS IS UNCLEAR TO THE SURVEYOR.
14. GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
15. UNDERGROUND UTILITY LINES ARE PER SURFACE EVIDENCE, PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
16. CONTOUR INTERVAL: 1'.



**LEGEND**

- PROPERTY LINE
  - - - ADJOINER'S LOT LINE
  - CENTERLINE
  - - - LOT LINE TO BE ELIMINATED
  - - - BLAINE COUNTY G.I.S. TIE LINE
  - - - TIE LINE
  - - - EASEMENTS (TYPE AND WIDTH AS NOTED - SEE NOTES).
  - MOD MOUNTAIN OVERLAY DISTRICT PER CITY OF KETCHUM GIS ZONING
  - 5' CONTOUR INTERVAL
  - 1' CONTOUR INTERVAL
  - TREE BOUNDARY
  - FLOW LINE DRAINAGE DITCH, (SEE NOTES).
  - WOOD FENCE
  - WIRE FENCE
  - BUILDING
  - 2ND LEVEL DECK
  - WOOD FOOT BRIDGE
  - ASPHALT
  - CONCRETE SIDEWALKS/PATIOS
  - GRAVEL DRIVE
  - PAVERS
  - RETAINING WALLS (AS NOTED)
  - BURIED GAS LINE PER PAINT MARKS BY OTHERS
  - OVERHEAD POWER LINE PER POWER POLES
  - SEWER MAIN PER MANHOLES
  - SEWER SERVICE PER KETCHUM UTILITY MAPS
  - WATER SERVICE LINE PER KETCHUM UTILITY MAPS
  - CULVERTS/DRAINAGE PIPES
  - FOUND 5/8" REBAR WITH ALUMINUM CAP (MARKED AS NOTED)
  - FOUND STEEL FENCE POST MONUMENT (AS NOTED)
  - FOUND 5/8" REBAR (MARKED AS NOTED)
  - FOUND 1/2" REBAR (MARKED AS NOTED)
  - FOUND MAG NAIL & WASHER (MARKED PLS9561)
  - SET 5/8" REBAR W/ CAP MARKED "PLS 20893"
  - WATER METER
  - FIRE HYDRANT
  - FROST FREE HYDRANT
  - WATER VALVE
  - VALVE BOX
  - SIGN
  - FENCE POST
  - GAS METER
  - CABLE TV RISER
  - TELEPHONE RISER
  - POWER POLE
  - POWER BOX
  - POWER METER
  - SEWER MANHOLE
  - DRY WELL
  - ROCK
  - DECIDUOUS TREE
  - CONIFEROUS TREE
- TPOB = TRUE POINT OF BEGINNING  
 CMP = CORRUGATED METAL PIPE  
 RTW = RETAINING WALL  
 CONC = CONCRETE

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	12.11'	S14°01'54"W
L2	13.79'	S01°08'49"W
L3	16.67'	N26°18'01"W
L4	4.01'	S88°46'48"E
L5	4.77'	N89°08'25"E



A PRELIMINARY PLAT SHOWING:  
 MCNEAL SUBDIVISION  
 GALENA-BENCHMARK ENGINEERING  
 KETCHUM, IDAHO  
 SHEET 1 OF 3  
 Job No. 25313



# MCNEAL SUBDIVISION

## SURVEYOR'S CERTIFICATE

I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893



## COUNTY SURVEYOR'S APPROVAL

This is to certify that 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.

BLAINE COUNTY SURVEYOR

DATE

## BLAINE COUNTY TREASURER'S CERTIFICATE

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: \_\_\_\_\_

## BLAINE COUNTY RECORDER'S CERTIFICATE

## 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 \_\_\_\_\_, 2026, this plat was duly accepted and approved.

TRENT DONAT, City Clerk

## 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 \_\_\_\_\_, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

ROBYN MATTISON, City Engineer

## 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 \_\_\_\_\_, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: \_\_\_\_\_

A PRELIMINARY PLAT SHOWING  
MCNEAL SUBDIVISION

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 3 OF 3  
Job No. 25155