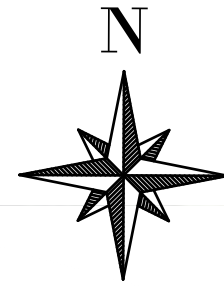


A PLAT SHOWING LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

WHEREIN THE WELL EASEMENT ON LOT 2, BLOCK 1, IS VACATED HEREON, THE COMMON ACCESS EASEMENT TO BENEFIT LOTS 1A & 2, BLOCK 1, IS VACATED HEREON, THE BUILDING ENVELOPES ON LOT 1A & LOT 2, BLOCK 1, ARE MODIFIED AS SHOWN FROM THE ABOVE DESCRIBED EASEMENT VACATIONS AND A "GAP" PARCEL IS INCLUDED IN LOT 1B, BLOCK 1, AS SHOWN HEREON
LOCATED WITHIN SECTION 12, T.4 N., R. 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

MARCH 2026

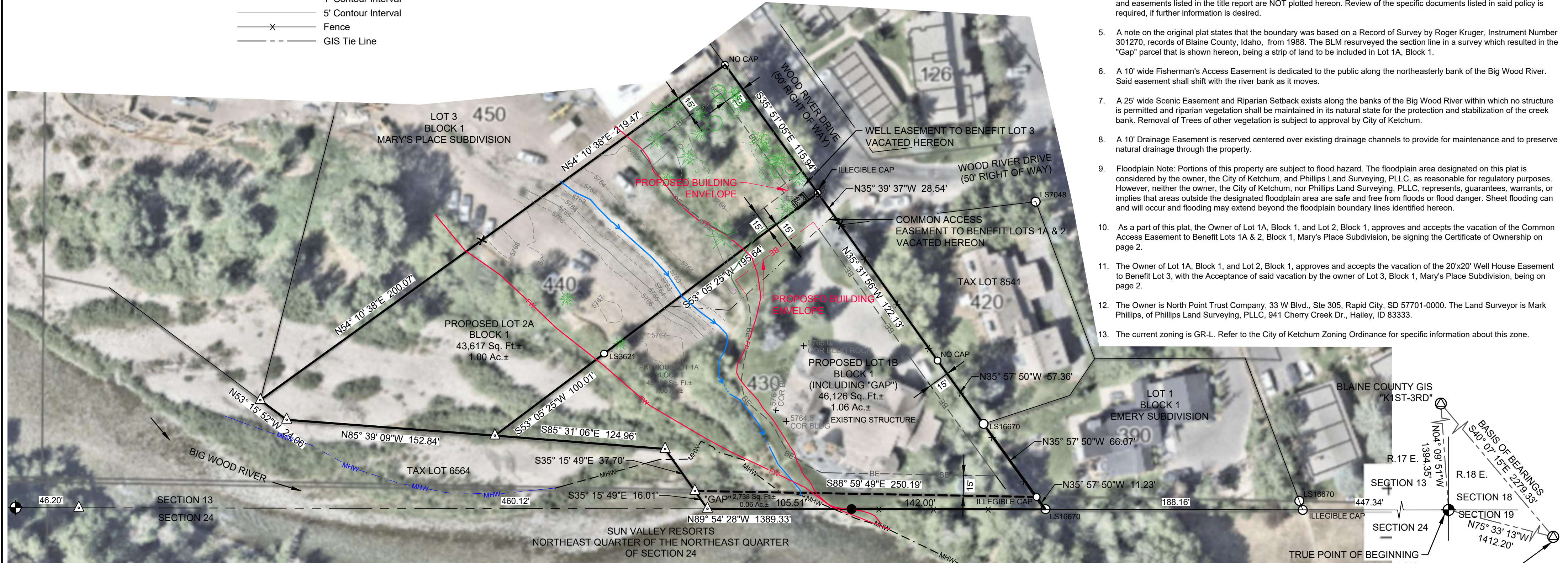
PRELIMINARY
SURVEY NARRATIVE & NOTES



0 50 100 Feet
SCALE: 1" = 50'

LEGEND

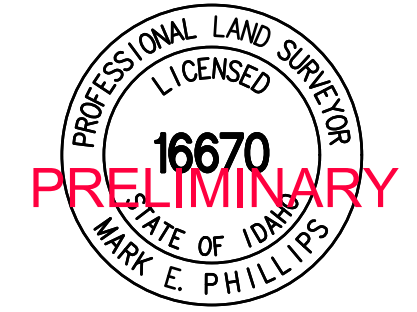
	Property Line		Found 1/2" Rebar
	Common Property Line with "Gap" Parcel to be Eliminated		Found 5/8" Rebar
	Adjoiner's Lot Line		Found Brass Cap on 2 1/2" Iron Post
	Easement to be Vacated Hereon		Found Magnetic Nail
	Existing Flowline		Calculated Point (nothing Found or Set)
	Floodplain per 2010 FEMA Study		5/8" Rebar, Witness Corner to be Set
	Floodway per 2010 FEMA Study		Coniferous Tree
	Mean High Water per Sawtooth Environmental Consulting		Deciduous Tree
	Mean High Water per Phillips Land Surveying, PLLC		
	Building Envelope per Plat		
	Proposed Building Envelope		
	Existing Well House		
	1' Contour Interval		
	5' Contour Interval		
	Fence		
	GIS Tie Line		



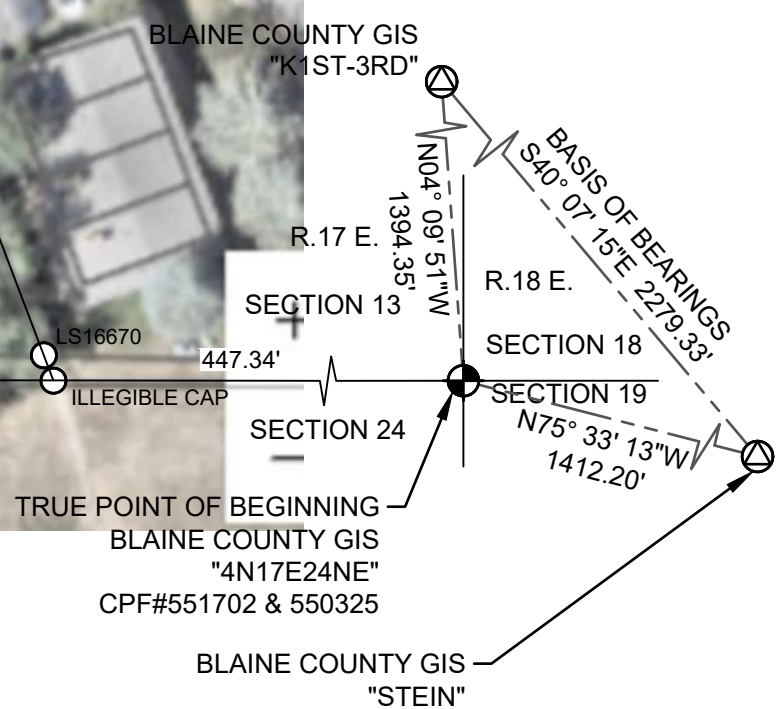
- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1A & Lot 2, Block 1, Mary's Place Subdivision. The boundary shown is based on found monuments, the recorded plat of Mary's Place Subdivision, Instrument Number 446345, the plat of Lot 1A, Block 1, Mary's Place Subdivision, Instrument Number 457464, and the Record of Survey showing Lots 2, 3, & 4, Block 1, Mary's Place Subdivision, Instrument Number 679251, records of Blaine County, Idaho. Additional documents used in the course of the survey were the Record of Survey of Tax Lots 6496 & 8487, and Gap Parcel, Instrument Number 659019, a plat showing Emery Subdivision, Instrument Number 676977, the Survey for Mary Pichon, Instrument Number 301270, A Replat of Units 1 & 4 and Common Area, River Run Lodge Condominiums, Instrument Number 356732, all records of Blaine County, Idaho, and the BLM Dependent resurvey and Subdivision of Sections, Township 4 North, Range 17 East, of the Boise Meridian, Idaho, accepted 1/3/1978. All found monuments have been accepted.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- Unless specifically shown otherwise, this survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to; Rights Associated with Lines of Possession, Building Setbacks, Ditches, Easements, Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
- A Lot Book Guarantee for the subject property has been issued by Blaine County Title, Inc., File Number 2022794, with a Commitment Date of March 10, 2026. 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 and easements listed in the title report are NOT plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
- A note on the original plat states that the boundary was based on a Record of Survey by Roger Kruger, Instrument Number 301270, records of Blaine County, Idaho, from 1988. The BLM resurveyed the section line in a survey which resulted in the "Gap" parcel that is shown hereon, being a strip of land to be included in Lot 1A, Block 1.
- A 10' wide Fisherman's Access Easement is dedicated to the public along the northeasterly bank of the Big Wood River. Said easement shall shift with the river bank as it moves.
- A 25' wide Scenic Easement and Riparian Setback exists along the banks of the Big Wood River within which no structure is permitted and riparian vegetation shall be maintained in its natural state for the protection and stabilization of the creek bank. Removal of Trees of other vegetation is subject to approval by City of Ketchum.
- A 10' Drainage Easement is reserved centered over existing drainage channels to provide for maintenance and to preserve natural drainage through the property.
- Floodplain Note: Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the owner, the City of Ketchum, and Phillips Land Surveying, PLLC, as reasonable for regulatory purposes. However, neither the owner, the City of Ketchum, nor Phillips Land Surveying, PLLC, represents, guarantees, warrants, or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
- As a part of this plat, the Owner of Lot 1A, Block 1, and Lot 2, Block 1, approves and accepts the vacation of the Common Access Easement to Benefit Lots 1A & 2, Block 1, Mary's Place Subdivision, by signing the Certificate of Ownership on page 2.
- The Owner of Lot 1A, Block 1, and Lot 2, Block 1, approves and accepts the vacation of the 20'x20' Well House Easement to Benefit Lot 3, with the Acceptance of said vacation by the owner of Lot 3, Block 1, Mary's Place Subdivision, being on page 2.
- The Owner is North Point Trust Company, 33 W Blvd., Ste 305, Rapid City, SD 57701-0000. The Land Surveyor is Mark Phillips, of Phillips Land Surveying, PLLC, 941 Cherry Creek Dr., Hailey, ID 83333.
- The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.

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



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



LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO
1 OF 2
PROJECT: 2025-64