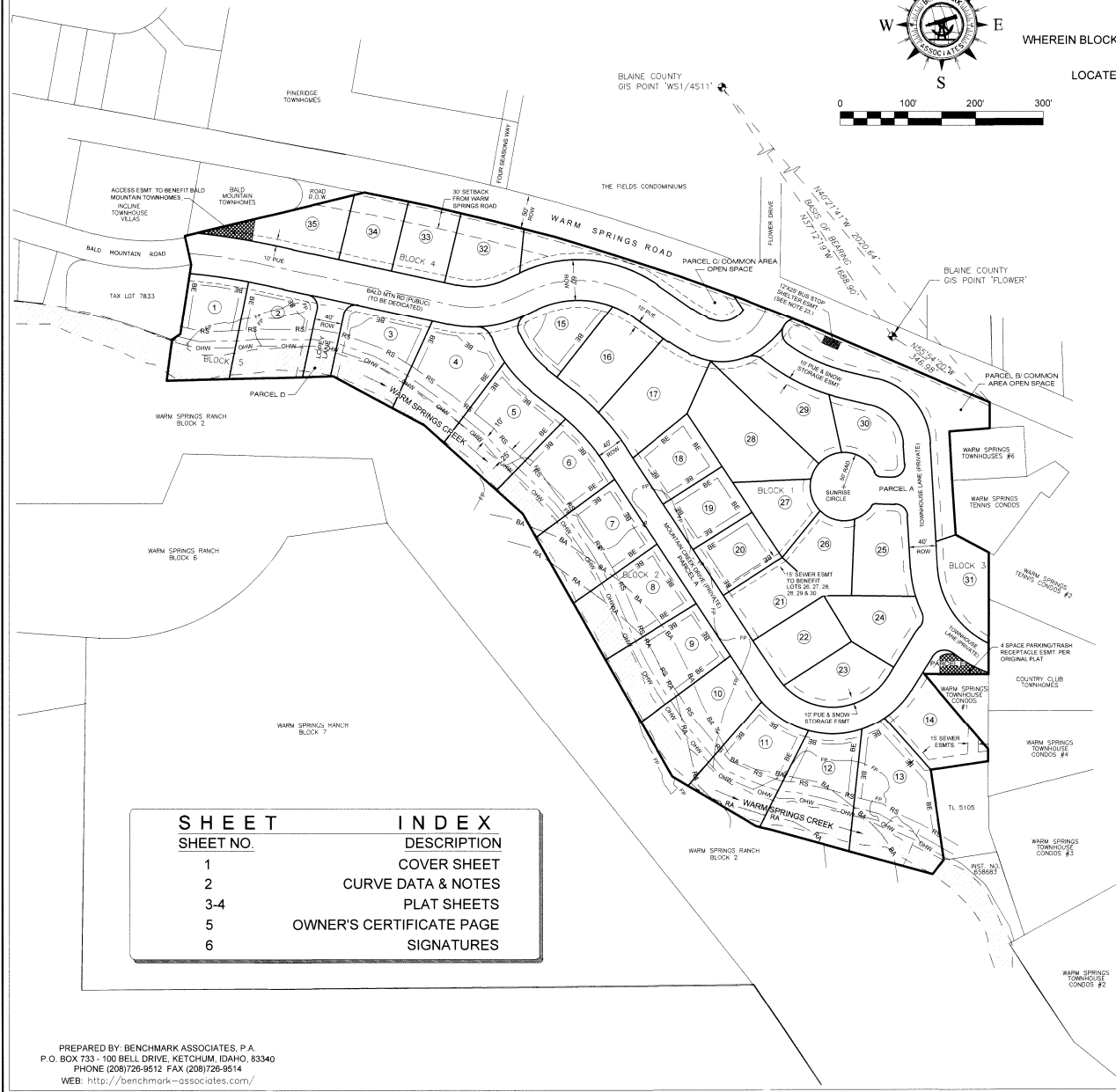


WARM SPRINGS RANCH RESIDENCES

WHEREIN BLOCK 1, WARM SPRINGS RANCH LARGE BLOCK PLAT IS SUBDIVIDED, CREATING LOTS 1-35 & PARCELS A, B, C, D & E.

LOCATED WITHIN: SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2021



SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BLOCK 1 OF WARM SPRINGS RANCH LARGE BLOCK PLAT, CREATING 35 LOTS & FIVE PARCELS. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENT LOCATIONS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS ADJUSTED TO BLAINE COUNTY GIS.

2. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:

- A. FINAL PLAT OF "WARM SPRINGS RANCH RESORT PUD, INST. NO. 578508
- B. FINAL PLAT OF WARM SPRINGS RANCH LARGE BLOCK PLAT, INST. NO. ~~682978~~

LEGEND

| | |
|--|---|
| | BLOCK BOUNDARY |
| | LOT/PARCEL BOUNDARY |
| | ADJOINING PROPERTY LINES |
| | BUILDING ENVELOPE |
| | CENTERLINE ROAD R.O.W. |
| | EASEMENT LINE - TYPE & WIDTH AS SHOWN |
| | 10' PUE & SNOW STORAGE ESMT |
| | 1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010 |
| | ORDINARY HIGH WATER (SEE NOTE 11) |
| | 25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14) |
| | 10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12) |
| | BLUE AVALANCHE LINE (SEE NOTE 10) |
| | RED AVALANCHE LINE (SEE NOTE 10) |
| | WARM SPRINGS CREEK |
| | LOT NUMBERS |
| | FOUND BRASS CAP |

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.

Dated: 11/01/2021

South Central Public Health District, REHS



| SHEET NO. | DESCRIPTION |
|-----------|--------------------------|
| 1 | COVER SHEET |
| 2 | CURVE DATA & NOTES |
| 3-4 | PLAT SHEETS |
| 5 | OWNER'S CERTIFICATE PAGE |
| 6 | SIGNATURES |

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
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WEB: <http://benchmark-associates.com/>

| | | |
|--------------------------------|--|-----------------------|
| | WARM SPRINGS RANCH RESIDENCES | |
| | LOCATED WITHIN SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO | |
| PREPARED FOR: BRENNAN HOLDINGS | | |
| PROJECT NO. 20071 | DWG BY: ROB/CPL | 2021 BLOCK1-FINAL DWG |
| FINAL PLAT | DATE: 10-29-2021 | SHEET: 1 OF 6 |

WARM SPRINGS RANCH RESIDENCES OCTOBER 2021

LINE DATA:

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N07°38'03"E | 80.81 |
| L2 | N53°50'54"E | 14.14 |
| L3 | N08°50'54"E | 13.38 |
| L4 | N11°45'45"W | 17.44 |
| L5 | N11°45'45"W | 35.42 |
| L6 | N71°00'13"W | 10.00 |
| L7 | S00°00'59"E | 38.17 |
| L8 | S85°48'15"W | 59.78 |
| L9 | S92°04'40"E | 55.18 |
| L10 | S00°20'15"W | 69.10 |
| L11 | S00°16'51"W | 65.21 |
| L12 | S00°16'51"W | 43.15 |
| L13 | S00°16'51"W | 1.49 |
| L14 | N89°44'14"W | 94.44 |
| L15 | S00°00'11"W | 18.23 |
| L16 | S37°41'40"W | 26.81 |
| L17 | N64°48'59"E | 23.06 |
| L18 | N54°46'51"E | 61.68 |
| L19 | S63°47'55"E | 8.88 |
| L20 | S77°48'37"E | 69.63 |
| L21 | S77°48'37"E | 79.97 |
| L22 | S77°48'37"E | 80.09 |
| L23 | S77°48'37"E | 19.11 |
| L24 | N64°48'59"E | 23.06 |
| L25 | S54°46'51"E | 61.68 |
| L26 | S63°47'55"E | 8.81 |
| L27 | N34°00'40"W | 25.30 |
| L28 | S77°48'37"E | 35.62 |
| L29 | S77°48'37"E | 78.00 |
| L30 | S77°48'37"E | 111.56 |
| L31 | S77°48'37"E | 24.28 |
| L32 | N64°48'59"E | 23.06 |
| L33 | N64°48'59"E | 18.56 |
| L34 | S54°46'51"E | 52.72 |
| L35 | S54°46'51"E | 8.98 |
| L36 | S63°47'55"E | 9.92 |
| L37 | N11°52'53"E | 102.14 |
| L38 | N11°52'53"E | 92.19 |
| L39 | S11°44'23"E | 50.61 |
| L40 | S33°25'05"E | 28.24 |
| L41 | S33°25'05"E | 114.02 |
| L42 | S33°25'05"E | 104.81 |
| L43 | S33°25'05"E | 92.28 |
| L44 | S33°25'05"E | 65.16 |
| L45 | N32°01'13"E | 32.63 |
| L46 | N32°01'13"E | 26.22 |
| L47 | S03°26'00"E | 36.49 |
| L48 | S03°26'00"E | 145.28 |
| L49 | S76°20'34"E | 54.53 |
| L50 | S76°20'34"E | 54.93 |
| L51 | S03°26'00"E | 29.18 |
| L52 | S03°26'00"E | 78.53 |
| L53 | S31°59'20"W | 54.38 |
| L54 | S31°59'20"W | 15.59 |
| L55 | N33°25'05"E | 85.61 |
| L56 | N33°25'05"E | 80.01 |
| L57 | N33°25'05"E | 80.46 |
| L58 | N33°25'05"E | 79.93 |
| L59 | N33°25'05"E | 81.62 |
| L60 | N33°25'05"E | 16.88 |
| L61 | N51°44'23"W | 31.52 |
| L62 | N51°44'23"W | 19.29 |
| L63 | N51°44'23"W | 19.29 |
| L64 | N11°54'43"E | 146.40 |
| L65 | N24°50'01"E | 141.27 |
| L66 | N37°14'32"E | 147.90 |
| L67 | N44°25'56"E | 146.18 |
| L68 | N53°25'57"E | 143.82 |
| L69 | N54°56'10"E | 150.91 |
| L70 | N61°19'00"E | 157.20 |
| L71 | N63°28'18"E | 164.33 |
| L72 | N41°15'56"E | 165.04 |
| L73 | N26°50'27"E | 158.19 |
| L74 | N05°09'53"E | 186.63 |
| L75 | N41°28'29"W | 192.11 |
| L76 | N40°04'18"W | 3.77 |
| L77 | N71°49'36"E | 31.18 |
| L78 | N67°36'11"E | 102.69 |
| L79 | N57°55'30"E | 102.86 |
| L80 | N57°34'26"E | 103.00 |
| L81 | S43°37'18"E | 42.90 |
| L82 | N08°15'58"E | 32.91 |

CURVE DATA:

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | DELTA ANGLE | CHORD LENGTH |
|-------|---------|------------|---------------|-------------|--------------|
| C1 | 3205.76 | 674.43 | S73°28'04"E | 12°03'14" | 673.19 |
| C2 | 3205.76 | 66.21 | N78°54'11"W | 1°11'03" | 66.21 |
| C3 | 3205.76 | 79.63 | N77°36'00"W | 1°25'24" | 79.63 |
| C4 | 3205.76 | 95.82 | N76°01'55"W | 1°42'46" | 95.82 |
| C5 | 3205.76 | 324.87 | N72°16'21"W | 5°48'23" | 324.73 |
| C6 | 3205.76 | 51.18 | N68°54'43"W | 0°54'53" | 44.43 |
| C7 | 3205.76 | 44.43 | N68°03'27"W | 0°47'39" | 44.43 |
| C8 | 3205.76 | 12.29 | N67°33'02"W | 0°13'11" | 12.29 |
| C9 | 1084.15 | 148.51 | S80°39'07"E | 7°50'55" | 148.40 |
| C10 | 142.44 | 92.92 | N83°30'11"E | 37°22'24" | 91.26 |
| C11 | 173.57 | 182.98 | S84°58'56"E | 60°24'10" | 174.62 |
| C12 | 177.25 | 30.10 | S89°38'45"E | 9°43'49" | 30.06 |
| C13 | 88.62 | 119.46 | N85°21'10"E | 99°53'55" | 104.90 |
| C14 | 1114.15 | 143.36 | S80°25'43"E | 7°22'20" | 143.28 |
| C15 | 112.44 | 73.35 | N83°30'11"E | 37°22'24" | 72.05 |
| C16 | 203.57 | 214.61 | S84°58'56"E | 60°24'10" | 204.80 |
| C17 | 147.26 | 25.18 | S89°38'45"E | 9°43'49" | 25.15 |
| C18 | 38.52 | 55.40 | N73°48'01"E | 82°24'13" | 50.74 |
| C19 | 1054.15 | 87.98 | S81°56'56"E | 4°46'54" | 87.95 |
| C20 | 1054.15 | 52.36 | N78°08'07"W | 2°50'44" | 52.35 |
| C21 | 172.44 | 42.06 | S84°47'55"E | 13°58'33" | 41.96 |
| C22 | 172.44 | 70.42 | N76°30'52"E | 23°23'51" | 69.93 |
| C23 | 143.57 | 114.52 | S87°40'09"W | 45°42'19" | 111.51 |
| C24 | 143.57 | 36.83 | N69°07'46"W | 14°41'51" | 36.73 |
| C25 | 207.25 | 35.00 | S89°37'09"E | 9°40'36" | 34.96 |
| C26 | 98.52 | 27.63 | S72°35'02"E | 16°04'14" | 27.54 |
| C27 | 98.52 | 54.17 | N83°37'48"E | 31°30'06" | 53.49 |
| C28 | 135.32 | 71.67 | N50°09'53"E | 30°20'37" | 70.83 |
| C29 | 21.00 | 20.04 | N64°53'36"E | 54°40'16" | 19.29 |
| C30 | 19.00 | 29.74 | S32°52'52"E | 89°41'29" | 28.80 |
| C31 | 19.00 | 29.95 | N57°02'08"E | 90°18'31" | 26.94 |
| C32 | 21.00 | 28.14 | S56°07'35"E | 71°19'09" | 24.48 |
| C33 | 182.60 | 43.73 | S27°19'30"E | 13°43'19" | 43.63 |
| C34 | 182.60 | 55.94 | S42°57'50"E | 17°33'05" | 55.72 |
| C35 | 321.50 | 16.79 | S50°14'35"E | 2°59'35" | 16.79 |
| C36 | 321.50 | 86.01 | S41°04'56"E | 15°19'43" | 85.76 |
| C37 | 137.00 | 15.87 | S39°37'09"E | 7°03'15" | 15.86 |
| C38 | 137.00 | 82.47 | S57°43'03"E | 34°29'27" | 81.23 |
| C39 | 137.00 | 80.24 | N88°15'21"E | 33°33'32" | 79.10 |
| C40 | 137.00 | 37.59 | N63°36'57"E | 15°43'16" | 37.47 |
| C41 | 137.00 | 66.83 | N49°52'19"E | 23°45'59" | 66.42 |
| C42 | 21.00 | 35.65 | N80°38'43"E | 97°15'12" | 31.52 |
| C43 | 173.00 | 59.82 | S60°38'05"E | 19°48'47" | 59.63 |
| C44 | 133.00 | 141.57 | S33°56'41"E | 60°59'22" | 134.98 |
| C45 | 103.00 | 131.07 | N39°59'11"W | 72°54'54" | 122.40 |
| C46 | 235.73 | 87.72 | N64°28'51"W | 21°19'17" | 87.22 |
| C47 | 21.00 | 28.83 | N19°07'52"W | 81°22'41" | 27.38 |
| C48 | 21.00 | 32.84 | N02°00'48"E | 89°36'24" | 29.60 |
| C49 | 24.00 | 25.92 | S81°18'03"E | 61°38'25" | 24.69 |
| C50 | 275.73 | 111.05 | S62°01'06"E | 23°04'33" | 110.30 |
| C51 | 275.73 | 8.06 | S74°23'39"E | 1°40'32" | 8.06 |
| C52 | 63.00 | 80.17 | S39°53'17"E | 72°54'34" | 74.87 |
| C53 | 18.00 | 29.13 | S42°55'35"W | 92°43'10" | 28.05 |
| C54 | 180.00 | 19.83 | N87°33'27"W | 6°18'46" | 19.82 |
| C55 | 5.00 | 3.98 | N61°36'52"W | 45°34'23" | 3.87 |
| C56 | 26.00 | 5.95 | S37°16'24"E | 13°09'35" | 5.94 |
| C57 | 50.00 | 59.13 | N59°35'47"W | 67°45'21" | 55.74 |
| C58 | 50.00 | 38.57 | S64°25'39"W | 44°11'46" | 37.62 |
| C59 | 50.00 | 25.29 | S27°50'24"W | 28°58'43" | 25.02 |
| C60 | 50.00 | 50.99 | S16°52'00"E | 87°26'07" | 48.81 |
| C61 | 50.00 | 55.76 | S77°02'01"E | 63°53'55" | 52.92 |
| C62 | 50.00 | 30.38 | N53°36'41"E | 34°48'41" | 29.91 |
| C63 | 26.00 | 4.26 | N40°54'10"E | 9°23'40" | 4.26 |
| C64 | 5.00 | 4.36 | N70°40'35"E | 50°59'11" | 4.24 |
| C65 | 220.00 | 28.17 | S87°54'53"E | 7°20'08" | 28.15 |
| C66 | 18.00 | 27.69 | S47°30'29"E | 88°08'57" | 25.04 |
| C67 | 173.00 | 40.78 | S10°11'00"E | 13°30'00" | 40.67 |
| C68 | 173.00 | 24.65 | S21°00'56"E | 9°09'11" | 24.63 |
| C69 | 21.00 | 23.68 | S07°12'13"W | 64°36'08" | 22.44 |
| C70 | 120.00 | 15.74 | S35°44'48"W | 7°30'57" | 15.73 |
| C71 | 97.00 | 178.57 | S85°01'19"W | 106°03'57" | 155.00 |
| C72 | 97.00 | 14.44 | N37°40'54"W | 8°31'38" | 14.42 |
| C73 | 361.50 | 67.39 | N38°45'30"W | 10°40'50" | 67.29 |
| C74 | 361.50 | 48.21 | N47°55'09"W | 7°38'29" | 48.17 |
| C75 | 142.60 | 67.07 | N38°15'53"W | 28°56'59" | 66.48 |
| C76 | 1114.15 | 83.02 | N81°58'48"W | 4°18'10" | 83.00 |

NOTES:

- REFER TO THE PLAT OF WARM SPRINGS RANCH LARGE BLOCK PLAT, INST. NO. **688378** FOR CONDITIONS, RESTRICTIONS, EASEMENTS & PLAT NOTES AFFECTING THIS PROPERTY.
- THE DECLARATION ESTABLISHING COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WARM SPRINGS RANCH SUBDIVISION HOMEOWNERS ASSOCIATION IS RECORDED UNDER INST. NO. **688400** RECORDS OF BLAINE COUNTY, IDAHO.
- REFER TO THE WARM SPRINGS RANCH REZONE AND DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 682013, RECORDS OF BLAINE COUNTY IDAHO.
- CURRENT ZONING FOR THIS SUBDIVISION IS GENERAL RESIDENTIAL LOW-DENSITY (GR-L).
- PARCELS A & D ARE PRIVATE ROADS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PRIVATE ROADS SHALL MAINTAIN A FREE AND CLEAR WIDTH OF 26 FEET FOR EMERGENCY VEHICLES. A 40-FOOT-WIDE ACCESS AND PUBLIC UTILITY EASEMENT TO BENEFIT WARM SPRINGS RANCH LARGE BLOCK PLAT BLOCKS 2-7 IS GRANTED WITHIN PARCELS A & D AS SHOWN HEREON. A 10-FOOT WIDE SNOW STORAGE AND UTILITY EASEMENT IS GRANTED ADJACENT TO ALL PRIVATE ROAD PARCELS. NO PUBLIC PARKING IS PERMITTED IN PARCELS A & D.
- PARCELS B & C ARE COMMON AREA OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SNOW STORAGE IS GRANTED WITHIN ALL OF PARCELS B & C.
- A PUBLIC UTILITY EASEMENT IS GRANTED WITHIN ALL OF PARCELS A, B, C & D.
- PARCEL D IS DEDICATED AS A PUBLIC PEDESTRIAN EASEMENT FOR ACCESS TO THE 10 FISHERMAN'S AND NATURE STUDY EASEMENT.
- THE ACCESS AND PUBLIC UTILITY EASEMENT BENEFITING THE COUNTRY CLUB TOWNHOMES AND WARM SPRINGS TOWNHOUSE CONDOMINIUMS KNOWN AS TOWNHOUSE LANE IS RELOCATED WITHIN PARCEL A AS SHOWN HEREON.
- AVALANCHE WARNING: PORTIONS OF THE WARM SPRINGS RANCH CONTAIN AVALANCHE HAZARDS. THESE HAZARDS ARE IDENTIFIED ON THIS PLAT AND ARE DERIVED FROM THE AVALANCHE HAZARD AND MAPPING ANALYSIS, WARM SPRINGS RANCH, PREPARED BY ARTHUR MEARS, P.E., INC. IN APRIL, 2001. THE CURRENT CONDITIONS ARE SUBJECT TO CHANGE DUE TO HUMAN ACTIVITY OR NATURAL OCCURRENCES. A SITE SPECIFIC AVALANCHE STUDY MAY BE PERFORMED AND COULD CHANGE THE HAZARD BOUNDARY. ANY CONSTRUCTION IN THE HAZARD OVERLAY ZONE SHALL MEET THE REQUIREMENTS OF KETCHUM ZONING CODE CHAPTER 17-92.
- ORDINARY HIGH WATER DELINEATION PER SAWTOOTH ENVIRONMENTAL CONSULTING, LLC, JUNE 2020. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
- A 10-FOOT WIDE FISHERMAN'S/SPORTSMAN'S AND NATURE STUDY EASEMENT IS GRANTED ON BOTH SIDES OF THE CREEK FROM THE ORDINARY HIGH-WATER MARK ON WARM SPRINGS CREEK AND SHALL BE OPEN TO THE PUBLIC AFTER SUNRISE AND BEFORE SUNSET IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE IDAHO DEPARTMENT OF FISH AND GAME. PUBLIC FISHING ACCESS SHALL BE AVAILABLE FROM BLOCK 2 AND ACCESSED FROM PARCEL D OF THE SUBDIVISION. THE LOCATION OF SAID EASEMENT SHALL SHIFT IN ACCORDANCE WITH THE LOCATION OF THE ORDINARY HIGH WATER MARK.
- A 25-FOOT WIDE RIPARIAN SETBACK AND SCENIC EASEMENT IS GRANTED ALONG THE NORTH BANK OF WARM SPRINGS CREEK AS SHOWN HEREON. LOCATION OF SAID EASEMENT SHALL SHIFT IN ACCORDANCE WITH THE LOCATION OF THE ORDINARY HIGH WATER MARK.
- THE RIPARIAN ZONE IDENTIFIED WITHIN THIS SUBDIVISION SHALL BE DESIGNATED AS AN EASEMENT GOVERNED AND MANAGED BY AN OWNERS ASSOCIATION (HOA) TO ENSURE FUTURE MODIFICATIONS TO THE RIPARIAN ZONE AND THE STREAM BANK DO NOT OCCUR INDIVIDUALLY BUT OCCUR IN A COMPREHENSIVE COORDINATED APPROACH. PRIOR TO ANY MODIFICATION TO THE RIPARIAN ZONE OR STREAM BANK, AN OVERALL PLAN MUST BE DEVELOPED AND APPROVED BY KETCHUM. KETCHUM WILL NOT UNREASONABLY WITHHOLD CONSENT OR DELAY APPROVAL OF SUCH PLAN. ANY RIPARIAN AND STREAM BANK ALTERATIONS MUST CONFORM TO THE APPROVED PLAN.
- FLOODPLAIN: THE 1% CHANCE OF FLOOD LINE (FP), AS DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) KETCHUM COMMUNITY NUMBER 160023 - PANEL NO. 0434 E - NOVEMBER 26, 2010.
- FLOODPLAIN LINES, ORDINARY HIGH WATER AND SETBACKS ARE SUBJECT TO CHANGE WITH UPDATED FLOOD STUDIES BY FEMA AND CHANGES IN THE COURSE OF THE CREEK OVER TIME. THIS PLAT REFLECTS THE CURRENT CONDITIONS BUT SHOULD NOT BE RELIED UPON AS THE DEFINITIVE SOURCE FOR THIS INFORMATION.
- FLOOD WARNING: SHEET FLOODING CAN AND WILL OCCUR ON THE PROPERTY SHOWN HEREON, AND FLOODING MAY EXTEND BEYOND THE FLOODWAY AND FLOODPLAIN BOUNDARIES IDENTIFIED.
- ANY DEVELOPMENT WITHIN THE REGULATORY FLOODPLAIN (AS MAY BE AMENDED) SHALL OBTAIN A FLOOD PLAN DEVELOPMENT PERMIT AND COMPLY WITH THE REQUIREMENTS IN KETCHUM ZONING CODE 17.68, AS MAY BE AMENDED.
- DEVELOPMENT IN THIS SUBDIVISION SHALL NOT BE ELIGIBLE FOR VARIANCES OR WAIVERS DUE TO THE CONFIGURATION, SLOPE, OR TOPOGRAPHY OF THE LOT. ALL DEVELOPMENT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS SPECIFIED IN KETCHUM MUNICIPAL CODE AT THE TIME DEVELOPMENT IS PROPOSED.
- LOTS 15, 16 & 17 SHALL BE ACCESSED FROM MOUNTAIN CREEK DRIVE.
- DRIVEWAY ACCESS TO LOTS 32, 33, 34 AND 35 SHALL BE RESTRICTED TO BALD MOUNTAIN ROAD.
- DEVELOPMENT ON LOTS 32, 33, 34 AND 35 SHALL BE SUBJECT TO THE STANDARDS OF KETCHUM MUNICIPAL CODE CHAPTER 17-96, DESIGN REVIEW. LOTS 32-35 ARE NOT CONSIDERED TO HAVE SPECIAL SLOPE OR GRADES FOR PURPOSES OF SUBDIVISION OR ZONING STANDARDS.
- A BUS STOP SHELTER EASEMENT IS GRANTED WITHIN PARCEL B TO BENEFIT MOUNTAIN RIDES AS SHOWN HEREON. THE BUS SHELTER SHALL BE MAINTAINED BY MOUNTAIN RIDES, OR ITS SUCCESSORS.
- A 5-FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO WARM SPRINGS ROAD IS GRANTED AS SHOWN HEREON.
- A 10-FOOT WIDE PUBLIC UTILITY EASEMENT AND SNOW STORAGE EASEMENT ADJACENT TO TOWNHOUSE LANE, MOUNTAIN CREEK DRIVE, SUNRISE CIRCLE & LOPEY LANE IS GRANTED AS SHOWN HEREON.
- AN ACCESS EASEMENT TO BENEFIT BALD MOUNTAIN TOWNHOMES IS GRANTED WITHIN LOT 35, AS SHOWN HEREON.
- A PARKING/TRASH RECEPTACLE EASEMENT IS GRANTED WITHIN PARCEL E, AS SHOWN HEREON.
- A 15-FOOT WIDE SEWER EASEMENT IS GRANTED WITHIN LOTS 20, 21, 26 & 27 TO BENEFIT LOTS 26, 27, 28, 29 & 30 AND THE CITY OF KETCHUM AS SHOWN HEREON.
- A 15-FOOT WIDE SEWER EASEMENT IS GRANTED WITHIN LOTS 13 & 14 TO BENEFIT THE CITY OF KETCHUM, AS SHOWN HEREON.
- THE USE OF CHEMICALS, FERTILIZERS, PESTICIDES, HERBICIDES, ETC. IS SUBJECT TO THE RESTRICTIONS IN KETCHUM MUNICIPAL CODE 17.88.040.C.3-6, AND AS MAY BE AMENDED.
- CONSOLIDATION OF LOTS SHALL BE LIMITED. A MAXIMUM OF EIGHT LOTS MAY BE COMBINED WITH ONLY ONE OTHER LOT TOTALING 16 COMBINED LOTS OUT OF THE 35 LOTS.
- THE PUBLIC SHALL BE PERMITTED ACCESS ON ALL PRIVATE ROADS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF WALKING AND DRIVING. NO PUBLIC PARKING OR OTHER USE SHALL BE PERMITTED ON PRIVATE ROADS. RESIDENT PARKING SHALL BE PERMITTED ON PRIVATE ROADS.

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
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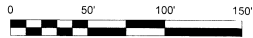
WARM SPRINGS RANCH RESIDENCES

LOCATED WITHIN
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

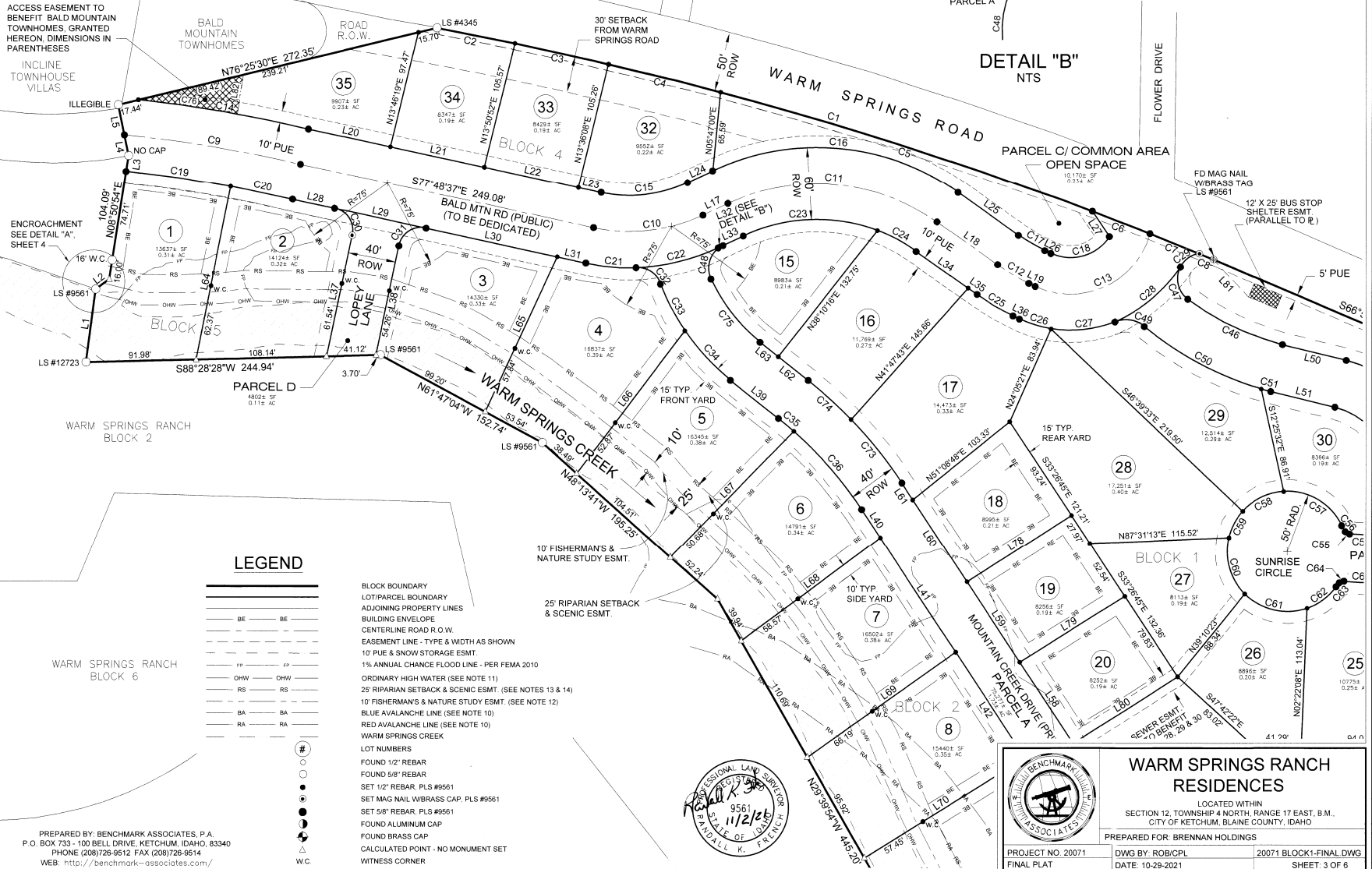
PREPARED FOR: BRENNAN HOLDINGS

| | | |
|-------------------|------------------|------------------------|
| PROJECT NO. 20071 | DWG BY: ROB/CPL | 20071 BLOCK1-FINAL DWG |
| FINAL PLAT | DATE: 10-29-2021 | SHEET: 2 OF 6 |

WARM SPRINGS RANCH RESIDENCES OCTOBER 2021



ACCESS EASEMENT TO BENEFIT BALD MOUNTAIN TOWNHOMES. GRANTED HEREON. DIMENSIONS IN PARENTHESES IN INCLINE TOWNHOUSE VILLAS



DETAIL "B"
NTS

LEGEND

- #—#— BLOCK BOUNDARY
- #—#— LOT/PARCEL BOUNDARY
- #—#— ADJOINING PROPERTY LINES
- #—#— BUILDING ENVELOPE
- #—#— CENTERLINE ROAD R.O.W.
- #—#— EASEMENT LINE - TYPE & WIDTH AS SHOWN
- #—#— 10' PUE & SNOW STORAGE ESMT.
- #—#— 1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010
- #—#— ORDINARY HIGH WATER (SEE NOTE 11)
- #—#— 25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14)
- #—#— 10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12)
- #—#— BLUE AVALANCHE LINE (SEE NOTE 10)
- #—#— RED AVALANCHE LINE (SEE NOTE 10)
- #—#— WARM SPRINGS CREEK
- #—#— LOT NUMBERS
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- SET 1/2" REBAR, PLS #9561
- SET MAG NAIL W/BRASS CAP, PLS #9561
- SET 5/8" REBAR, PLS #9561
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- △ CALCULATED POINT - NO MONUMENT SET
- WITNESS CORNER

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>



WARM SPRINGS RANCH RESIDENCES

LOCATED WITHIN
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BRENNAN HOLDINGS

| | | |
|-------------------|------------------|------------------------|
| PROJECT NO. 20071 | DWG BY: ROB/CPL | 20071 BLOCK1-FINAL.DWG |
| FINAL PLAT | DATE: 10-29-2021 | SHEET: 3 OF 6 |

WARM SPRINGS RANCH RESIDENCES

OWNER'S CERTIFICATE

THIS IS TO CERTIFY that BRENNAN HOLDINGS NO. 300, LLC, an Idaho Limited Liability Company, is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Idaho, more particularly described as follows:

Block 1 of WARM SPRINGS RANCH LARGE BLOCK PLAT, as shown on the official plat thereof, recorded as Instrument No. 688398, records of Blaine County, Idaho.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, I have hereunto set my hand.

BRENNAN HOLDINGS NO. 300, LLC, an Idaho Limited Liability Company

BY: Robert M. Brennan
ROBERT M. BRENNAN, MANAGER

Signed this 28th day of October, 2021

ACKNOWLEDGMENT

STATE OF IDAHO)

COUNTY OF BLAINE) ss.

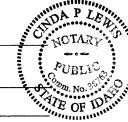
On this 28th day of OCTOBER, in the year of 2021, before me, the undersigned, personally appeared ROBERT M. BRENNAN, known or identified to me (or proved to me), to be the Manager of Brennan Holdings No. 300, LLC, and acknowledged to me that he and said limited liability company executed the same.

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

Cinda P. Lewis
Notary Public

Residing at: KETCHUM, ID

Commission Expires: 9-28-2026



WARM SPRINGS RANCH RESIDENCES

SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071 DWG BY: CPL FILE: 20071-BLOCK1-CRT.DWG
FINAL PLAT DATE: OCTOBER 2021 SHEET: 5 OF 6

WARM SPRINGS RANCH RESIDENCES

SURVEYOR'S CERTIFICATE

I, Randall K. French, 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.

RANDALL K. FRENCH, P.L.S. #9581



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.

Sam Young
BLAINE COUNTY SURVEYOR

11/1/21
DATE

CITY ENGINEER'S APPROVAL

I, Sherrri Newland, City Engineer for Ketchum, Idaho do hereby approve the foregoing plat.

By: *Sherrri Newland*

10/29/21
DATE

CITY OF KETCHUM APPROVAL

I, Abby Rivin, Planner in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision Ordinance.

By: *Abigail Rivin*

Certified by: *Tara Fenwick*
TARA FENWICK, City Clerk



BLAINE COUNTY TREASURER'S CERTIFICATE

On this 1 day of November, 2021, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: *Joan Bunnell*

Instrument # 688399
HAILEY, BLAINE, IDAHO
11-3-2021 12:15:08 PM No. of Pages: 6
Recorded for: BENCHMARK ASSOCIATES
STEPHEN MCCOUGALL GRAMM Fee: 15.00
Ex-Officio Recorder Deputy
INDEX TO PLATS



**WARM SPRINGS RANCH
RESIDENCES**

SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: BRENNAN HOLDINGS

| | | |
|-------------------|--------------------|--------------------|
| PROJECT NO. 20071 | DWG BY: CPL | FILE: 20071CRT.DWG |
| FINAL PLAT | DATE: OCTOBER 2021 | SHEET: 6 OF 6 |