



City of Ketchum

April 5, 2021

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to approve Resolution No. #21-007 Adopting Road Relinquishment and Transfer of Ownership for State Highway 75 Spur Ketchum and authorization for the Mayor to sign the Road Relinquishment and Transfer of Ownership Agreement #20613.

Recommendation and Summary

Staff is requesting the Council approve a resolution accepting ownership of SH-75 Spur, also referred to as Sun Valley Road, from Blaine County and authorization for the Mayor to sign the Road Relinquishment and Transfer of Ownership Agreement as separate motions.

"I move to approve Resolution #21-007 Adopting Road Relinquishment and Transfer of Ownership for State Highway 75 Spur Ketchum."

"I move to authorize the Mayor to sign the Road Relinquishment and Transfer of Ownership Agreement #20613 ."

The reasons for the recommendation are as follows:

- Idaho Transportation Department (ITD) resources are first allocated to SH-75 before Sun Valley Road
- The city currently performs winter maintenance and plowing on the roadway
- ITD is providing funds for rehabilitation and reconstruction of the roadway
- The agreement was drafted and reviewed by the City Attorney
- The city can improve the roadway and will have the design flexibility to address urban needs

Introduction and History

In 2019 the City of Sun Valley lead conversations with the Idaho Transportation Department (ITD) on behalf of both the City of Sun Valley and City of Ketchum to consider taking over ownership of Sun Valley Road. Under state law however ITD can't directly transfer a state road to a city under 5,000 people therefore the transfer was required to pass through Blaine County first.

In March 2020 ITD received the application from Blaine County (on behalf of Sun Valley and Ketchum) regarding an adjustment of the State Highway System. The application proposed ITD abandon and relinquish control of SH-75 Spur, beginning at the Right-of-Way of Main Street and extending 3.5 mile to the city limit of Sun Valley, to Blaine County.

Notices and additional information regarding the proposed action for ITD were published in the following ways:

Notice	Date
Letters to elected officials sent	Dec. 23, 2020
Legal ad published in <i>Idaho Mt. Express</i>	Dec. 30, 2020
City of Sun Valley email blast sent	Dec. 30, 2020
City of Ketchum's <i>Word on the Street</i> published	Dec. 31, 2020
Display ad published in <i>Idaho Mt. Express</i>	Jan. 1, 2021
Legal ad published in <i>Idaho Mt. Express</i>	Jan. 6, 2021
<i>Idaho Mt. Express</i> article published	Jan. 8, 2021
ITD Twitter & Facebook posts published	Jan. 8, 2021
Press Release disseminated	Jan. 12, 2021
ITD News & Info post published	Jan. 12, 2021
<i>Idaho Mt. Express</i> article published	Jan. 19, 2021

In February 2021 ITD and the cities (Sun Valley and Ketchum) arrived at a mutually agreed upon division of costs summarized below:

Cost Summary

Sun Valley Share:	\$ 3,315,400
<u>Ketchum Share:</u>	<u>\$ 864,600</u>
Total	\$ 4,180,000

Of the 3.5 mile section of roadway approximately 0.3 miles of the roadway falls within the City of Ketchum.

On March 2, 2021 Blaine County Approved Resolution 2021-10 adopting the road relinquishment and transfer of ownership agreement for SH-75 Spur (Sun Valley Road).

Analysis

At this time negotiations have been completed, a public hearing has been held and all other State Statutes, procedures and requirements have been addressed for transfer of the State Highway 75 Spur from the State to Blaine County. The next step is for both cities to adopt resolutions to acquire ownership of the road from the county and sign agreements with the county.

ITD Board approval is anticipated April 21, 2021. Once approved by the Board and resolutions adopted the transfer of ownership can occur.

Financial Impact

The City will receive funds from ITD through Blaine County for design and rehabilitation of the roadway.

Attachments:

- Resolution #21-007
- Agreement #20613

RESOLUTION NO. #21-007

**RESOLUTION ADOPTING ROAD RELINQUISHMENT AND TRANSFER
OF OWNERSHIP FOR STATE HIGHWAY 75 SPUR
KETCHUM**

WHEREAS, negotiations have been completed, a public hearing has been held and all other State statutes, procedures and requirements have addressed for transfer of the State Highway 75 Spur from Blaine County to the City;

WHEREAS, the growth of residential, commercial and recreational space along State Highway 75 Spur has resulted in a positive impact to the local economy, local connectivity and employment in the area: therefore, the City supports more local control of the highway;

WHEREAS, the Blaine County has agreed to relinquish and abandon to the City consisting of a portion of State Highway 75 Spur within the City of Ketchum from mile post 0.00 to mile post 0.30, including the right-of-way appurtenant thereto;

WHEREAS, Blaine County will pay monies to the City to defray the costs of operation and maintenance of this road;

WHEREAS, the City now desires to pass this resolution pursuant to LC. §40-203B, consenting to the abandonment by Blaine County and accepting the jurisdiction of and responsibility for that portion within the City of the existing road;

WHEREAS, the City and Blaine County will formalize their understanding by way of a Road Relinquishment and Transfer of Ownership Agreement for State Highway 75; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF KETCHUM, IDAHO AS FOLLOWS,

The City assents to the transfer of the 0.30 mile section of Highway 75 Spur from Blaine County to the City upon execution of the Road Relinquishment and Transfer of Ownership Agreement for State Highway 75 Spur.

PASSED, APPROVED, AND ADOPTED on this 5th day of April 2021.

NEIL BRADSHAW, Mayor

ATTEST:

City Clerk

ROAD RELINQISHMENT AND TRANSFER OF OWNERSHIP AGREEMENT #20613
[Blaine County-City of Ketchum]

PARTIES

This Agreement is made and entered into this _____ day of _____, 2021, by and between **BLAINE COUNTY**, a body politic and corporate (the “County”) and the **CITY OF KETCHUM**, a municipal corporation of the State of Idaho (the “City”).

PURPOSE

The County and the Idaho Transportation Board, through its agency, the Idaho Transportation Department (the “State”) have simultaneously entered into a Road Relinquishment and Transfer of Ownership Agreement (the “ITD Agreement”), whereby the State relinquished and transferred to the County the Transferred Highway (hereafter defined), for the purpose of the County subsequently entering into this Agreement with the City. The State, the County, and the City have mutually agreed that the County will relinquish to the City, upon acceptance from the State, that certain, approximately 0.3 mile stretch of Spur 75, including any right-of-way appurtenant thereto, as more specifically shown on the attached Exhibit A (such specific section being referred to herein as the “Transferred Highway”). This Agreement will set out the terms for this relinquishment.

AUTHORITY

The City accepts jurisdiction of the Transferred Highway pursuant to Idaho Code 40-607. Further, the County transfers ownership of the Transferred Highway pursuant to Idaho Code, Section 40-607.

THE PARTIES AGREE AS FOLLOWS:

SECTION I: That the County will:

1. Relinquish and transfer ownership of the Transferred Highway to the City by quit claim deed.
2. Upon execution of this agreement, pay to the City the amount of eight hundred sixty-four thousand, six hundred dollars (\$864,600).

SECTION II: That the City will:

1. Consent to the transfer from the County and accept the jurisdiction, control, and ownership of, and responsibility for in full and every respect, the Transferred Highway, as of the effective date and payment.

SECTION III: Approval and Effect

1. This Agreement, along with any agreements related hereto, including but not limited to the referenced ITD Agreement, will become effective when it is signed by all parties and then reviewed and approved by the Idaho Transportation Board.
2. In the event that approval for the project from the Idaho Transportation Board is not granted, or that funding is not available prior to the effective date of this Agreement, this Agreement becomes void.

EXECUTION

This Agreement is executed for the County by its Chair, upon authorization from the Board of County Commissioners, and for the City by its Mayor, upon authorization from the City Council.

BLAINE COUNTY, STATE OF IDAHO

APPROVED

Chair, Board of County Commissioners

ATTEST:

County Clerk

(SEAL)

By regular/special meeting on

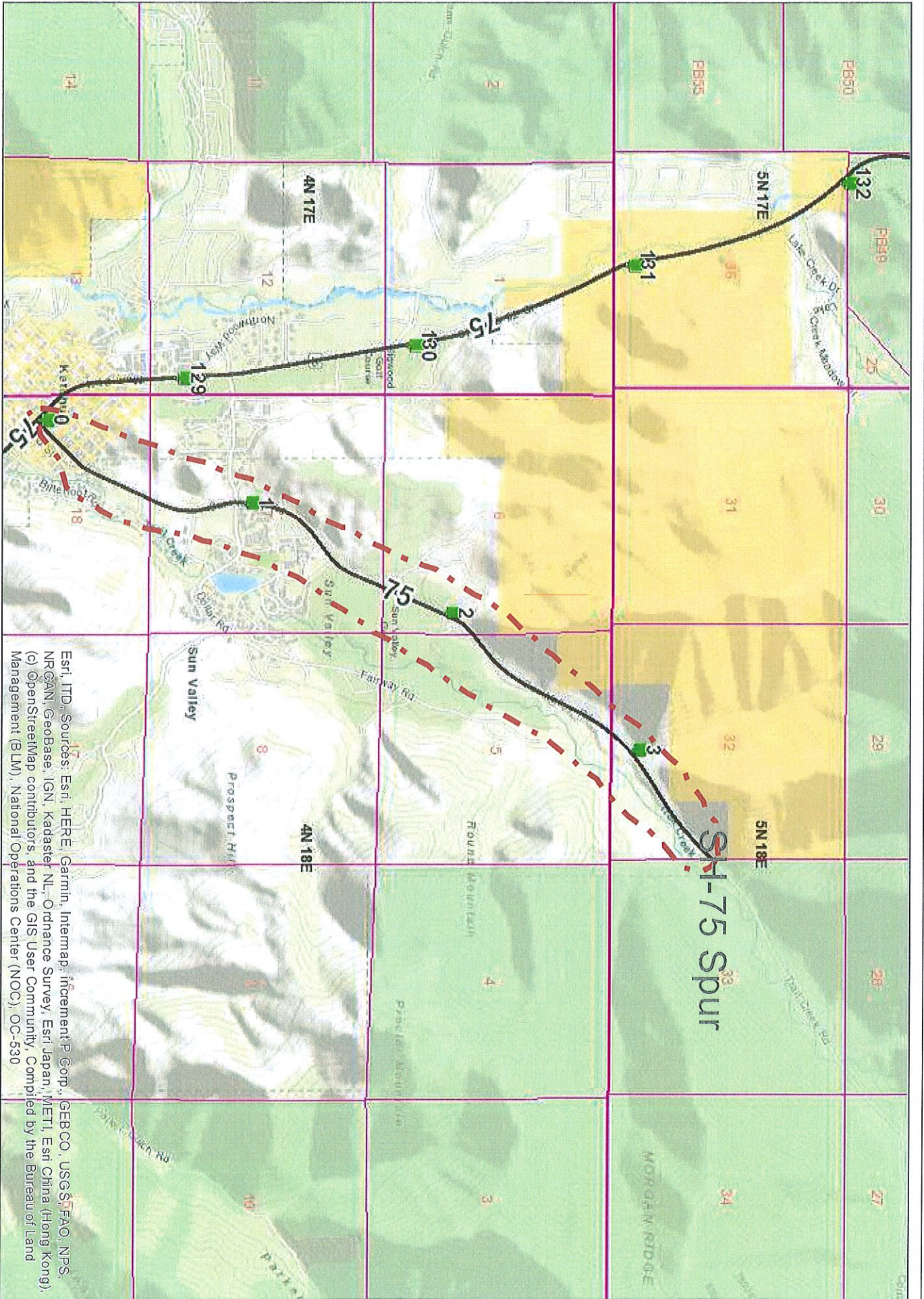
CITY OF KETCHUM, STATE OF IDAHO

Mayor

ATTEST:

City Clerk

EXHIBIT A



Idaho Transportation Department

0 0.2 0.4 0.6 0.8 1 mi

Esri, ITD, Sources: Esri, HERE, Garmin, Intermap, incrementP Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-630

Date: 8/5/2020



Idaho Transportation Department
SH-75 SPUR, also known as Third Street East,
Sun Valley Road, and Trail Creek Road/Highway
Key No. A1551
Parcel No. 4.5
Parcel ID No. 51449

August 4, 2020
(91,804.18 sq. ft.)
(2.108 acres)
Page 1 of 2

A parcel of land in the City of Ketchum being all of Third Street East, also known as Sun Valley Road, and sometimes referred to as Trail Creek Road/Highway, or State Highway 75 Spur, situated northeasterly of the northeasterly right-of-way of Main Street, also known as State Highway 75, extending to the easterly Ketchum City boundary as shown on the Ketchum Townsite plat as recorded in the Blaine County Recorder's Office in Hailey, Idaho, per Instrument Number 302967, such parcel being located in the S1/2NW1/4 of Section 18, Township 4 North, Range 18 East, Boise Meridian, Idaho, more particularly described as follows:

Commencing at the Centerline Monument marking the intersection of said State Highway 75 with said Third Street East, said point monumented with an illegible 2-inch Aluminum Cap, from which the Northeast Corner of said Section 18 bears North 62°33'13" East, a distance of 5420.44 feet, said corner being monumented with a Brass Cap in a stone mound per CP&F Instrument Number 567893, and the Northwest Corner of said Section 18 bears North 11°57'42" West, a distance of 2618.52 feet, said corner being monumented with a 2 1/2-inch Brass Cap per CP&F Instrument Number 551703;

Thence, North 45°36'42" East, along the centerline of said Third Street East, a distance of 40.09 feet, to a point in the northeasterly right-of-way line of State Highway 75, said point being the **TRUE POINT OF BEGINNING**;

Thence, North 44°23'18" West, along said northeasterly right-of-way line, a distance of 30.00 feet to a point of intersection with said northeasterly right-of-way line and the northwesterly right-of-way line of said Third Street East, from which point the aforementioned centerline monument bears South 08°48'19" West, a distance of 50.08 feet;

Thence, leaving said northeasterly right-of-way line, North 45°36'42" East, along said northwesterly right-of-way line of Third Street East, a distance of 1504.79 feet, more or less, to a point of intersection with the northeasterly Ketchum City limits, from which point a Set 3 1/2-inch Brass Cap cemented in a 2-inch steel pipe set in an ITD Vault marking the intersection of Third Street East Centerline with the northeasterly Ketchum City Limits bears South 44°22'01" East, a distance of 19.44 feet, such monument stamped PLS 13259, CL STA POC 15+45.48, KETCHUM/SUN VALLEY CITY LIMITS, 2019;

Thence, leaving said northwesterly right-of-way line, South 44°22'01" East, along said Ketchum City limits, a distance of 60.00 feet, to a point on the southeasterly right-of-way line of said Third Street East, from which said Centerline Brass Cap bears North 44°22'01" West, a distance of 40.55 feet;

Thence, leaving said Ketchum City limits, South 45°36'42" West, along said southeasterly right-of-way line of Third Street East, a distance of 1504.76 feet, to a point of intersection with said northeasterly right-of-way line of State Highway 75, said point monumented with 5/8-inch rebar with an illegible yellow plastic cap;

Thence, leaving said southeasterly right-of-way line, North 44°23'18" West, along said northeasterly right-of-way line, a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, and containing 2.073 acres more or less.

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Said parcel of land being between Station 0+40 and Station 15+45.48, per highway plan set ST-2820(504)

Together with Dedicated Parcel A as shown on LDS Church Subdivision Instrument Number 401725 as recorded in the Blaine County Recorder's Office in Hailey, Idaho, more particularly described as follows:

Commencing at the herein previously described Set 3 1/2-inch Brass Cap cemented in a 2-inch steel pipe set in an ITD Vault marking the intersection of Third Street East Centerline with the northeasterly Ketchum City Limits, from which the Northeast Corner of said Section 18 bears North 69°12'25" East, a distance of 3972.43 feet, said point monumented with a Brass Cap in a stone mound per CP&F Instrument Number 567893, and the Northwest Corner of said Section 18 bears North 48°02'59" West, a distance of 2204.20 feet, said point monumented with a Brass Cap per CP&F Instrument Number 551703, and the West Quarter Corner of said Section 18 bears South 53°39'24" West, a distance of 2023.03 feet, said point monumented with a pipe, set by the BLM per CP&F Instrument Number 666744;

Thence, North 44°22'01" West, along said northeasterly Ketchum City Limits, a distance of 19.44 feet, to a point being the easternmost corner of said Parcel A as shown on LDS Church Subdivision, also being a point on the northwesterly right-of-way of Third Street East, and being the **TRUE POINT OF BEGINNING**;

Thence, leaving said northeasterly Ketchum City Limits, South 45°36'42" West, along the southeasterly line of Block 101, of said Ketchum Townsite, also being the southeasterly line of said parcel A, a distance of 104.78 feet, (record 104.84 feet), to the southernmost corner of said Block 101, said point also being the southernmost corner of said Parcel A;

Thence, leaving said southeasterly line of Block 101, North 44°23'35" West, along the southwesterly line of Block 101, a distance of 10.23 feet, to the westernmost corner of said Parcel A;

Thence, leaving said southwesterly line of Block 101, along a non-tangent curve to the left, concave to the northwest, having a radius of 676.20 feet, through a central angle of 08°56'12", for an arc length of 105.47 feet, having a chord bearing and distance of North 39°39'02" East 105.36 feet, to a point being the northernmost corner of said Parcel A, also being on the northeasterly Ketchum City Limits;

Thence, South 44°22'01" East, along said northeasterly Ketchum City Limits, a distance of 21.17 feet, to the **TRUE POINT OF BEGINNING**, and containing 1504.30 square feet more or less.

Also subject to any easements, covenants, conditions, rights, reservations, restrictions or encumbrances of record or in view.

Refer to Record of Survey Instrument Number 668885, to be made a part here-in.



Idaho Transportation Department
SH-75 SPUR, (Trail Creek Road/Highway)
also known as Sun Valley Road
Key No. A1551, Parcel No. 1.5,
Parcel ID No. 51442
Key No. A1551, Parcel No. 2.5,
Parcel ID No. 51443
Key No. A1551, Parcel No. 3.5
Parcel ID No. 51444
Key No. A1613, Parcel No. 1.5,
Parcel ID No. 51445
Key No. 4755, Parcel No. 1.5
Parcel ID No. 51446
Key No. A4278, Parcel No. 1.5
Parcel ID No. 51447
Key No. A1551, Parcel No. 5.5
Parcel ID No. 51450

August 4, 2020
ITD District 4
(39.133 acres)
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A strip of land 80 feet wide, increasing to 132 feet wide, in Sun Valley, being Trail Creek Road/Highway, also known as Sun Valley Road, and sometimes referred to as State Highway 75 Spur, northeasterly of the Ketchum City/Sun Valley boundary as shown on The Idaho Department of Highways Plan Set S'T-2820(504) being 40 feet wide on each side of the hereinafter described centerline between POC Station 15+45.48 through PI Equation Station 135+88.77 Back equals Station 135+78.00 Ahead, being part of Right of Way Deed Instrument Number 74468, Quit Claim Deed Instrument Number 76051, and Right of Way Deed Instrument Number 76248, together with a portion of Trail Creek Road/Highway being 66 feet wide on each side of the hereinafter described centerline per F. H. Project No. 51-A beginning at PI Equation Station 135+88.77 Back equals Station 135+78.00 Ahead through Station 189+34.45 ending on the National Forest Boundary, said ending also being on the East line of Section 32, in Township 5 North, Range 18 East, Boise Meridian, Idaho, and being all of Quit Claim Deed Instrument Number 115536, said plan sets on file with the Idaho Transportation Department, Shoshone Idaho, said land located in the W1/2 Section 5, SE1/4 Section 6, Section 7, and the NW1/4 of Section 18, Township 4 North, Range 18 East, Boise Meridian, Idaho, and also the S1/2 Section 32, Township 5 North, Range 18 East, Boise Meridian, Idaho, more particularly described as follows:

80 Feet Wide

BEGINNING AT a Set 3 1/2-inch Brass Cap cemented in a 2-inch steel pipe set in a standard ITD Vault marking the intersection of said Trail Creek Road Centerline with said northeasterly Ketchum City Limits, stamped PLS 13259, CL STA POC 15+45.48, KETCHUM/SUN VALLEY CITY LIMITS, 2019, from which the Northeast Corner of said Section 18 bears North 69°12'25" East, a distance of 3972.43 feet, said point monumented with a Brass Cap in a stone mound per CP&F Instrument Number 567893, and the Northwest Corner of said Section 18 bears North 48°02'59" West, a distance of 2204.20 feet, said point monumented with a Brass Cap per CP&F Instrument Number 551703, and the West Quarter Corner of said Section 18 bears South 53°39'24" West, a distance of 2023.03 feet, said point monumented with a pipe, set by the BLM per CP&F Instrument Number 666744;

Thence, northeasterly along a curve to the left, concave to the northwest, having a radius of 716.20 feet, through a central angle of 11°18'55", for an arc length of 141.44 feet, having a chord bearing and distance of North 30°06'52" East, 141.21 feet, to Centerline PT Equation Station 16+86.92 Back equals Centerline PT Equation Station 16+86.86 Ahead;

Idaho Transportation Department
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Key No. A1551, Parcel No. 2.5,
Parcel ID No. 51443
Key No. A1551, Parcel No. 3.5
Parcel ID No. 51444
Key No. A1613, Parcel No. 1.5,
Parcel ID No. 51445
Key No. 4755, Parcel No. 1.5
Parcel ID No. 51446
Key No. A4278, Parcel No. 1.5
Parcel ID No. 51447
Key No. A1551, Parcel No. 5.5
Parcel ID No. 51450

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Thence, North $24^{\circ}27'24''$ East, a distance of 1833.39 feet, to Centerline PC Station 35+20.24;

Thence, northerly along a curve to the left, concave to the west, having a radius of 1348.14 feet, through a central angle of $38^{\circ}19'42''$, for an arc length of 901.85 feet, having a chord bearing and distance of North $05^{\circ}17'33''$ East, 885.12 feet, to Centerline PT Station 44+22.09;

Thence, North $13^{\circ}52'18''$ West, a distance of 463.63 feet, to Centerline PC Station 48+85.72, monumented with an Aluminum Cap stamped Trans. Dept. STA PC 48+85.72, in a standard ITD Vault;

Thence, northerly along a curve to the right, concave to the east, having a radius of 1206.23 feet, through a central angle of $21^{\circ}31'13''$, for an arc length of 453.06 feet, having a chord bearing and distance of North $03^{\circ}06'41''$ West, 450.40 feet, to Centerline PT Station 53+38.78, monumented with an Aluminum Cap stamped Trans. Dept. STA PT 53+38.78, in a standard ITD Vault;

Thence, North $07^{\circ}38'55''$ East, a distance of 457.39 feet, to Centerline PC Station 57+96.17;

Thence, northeasterly along a curve to the right, concave to the southeast, having a radius of 1868.34 feet, through a central angle of $18^{\circ}13'55''$, for an arc length of 594.52 feet, having a chord bearing and distance of North $16^{\circ}45'53''$ East, 592.01 feet, to Centerline PCC Station 63+90.69;

Thence, northeasterly along a curve to the right, such curve being compound to the previous curve, concave to the southeast, having a radius of 1273.19 feet, through a central angle of $25^{\circ}14'38''$, for an arc length of 560.96 feet, having a chord bearing and distance of North $38^{\circ}30'09''$ East, 556.43 feet, to Centerline PT Station 69+51.65;

Thence, North $51^{\circ}07'28''$ East, a distance of 287.20 feet, to Centerline PI Station 72+38.85;

Thence, North $52^{\circ}29'09''$ East, a distance of 578.98 feet, to Centerline PC Station 78+17.83, monumented with a Set 3 1/2-inch Brass Cap cemented in a 2-inch steel pipe set in a standard ITD Vault, stamped PLS 13259, PC STA 78+17.83, dated 2019;

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Parcel ID No. 51445
Key No. 4755, Parcel No. 1.5
Parcel ID No. 51446
Key No. A4278, Parcel No. 1.5
Parcel ID No. 51447
Key No. A1551, Parcel No. 5.5
Parcel ID No. 51450

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ITD District 4
(39.133 acres)
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Thence, northeasterly along a curve to the left, concave to the northwest, having a radius of 954.93 feet, through a central angle of $28^{\circ}41'44''$, for an arc length of 478.26 feet, having a chord bearing and distance of North $38^{\circ}08'17''$ East, 473.28 feet, to Centerline PT Station 82+96.09, monumented with a Set 3 1/2-inch Brass Cap cemented in a 2-inch steel pipe set in a standard ITD Vault, stamped PLS 13259, PT STA 82+96.09, dated 2019;

Thence, North $23^{\circ}47'25''$ East, a distance of 1175.11 feet, to Centerline PI Station 94+71.20;

Thence, North $24^{\circ}08'18''$ East, a distance of 1347.43 feet, to Centerline PC Station 108+18.63 monumented with a Set 3 1/2-inch Brass Cap cemented in a 2-inch steel pipe set in a standard ITD Vault, stamped PLS 13259, PC STA 108+18.63, Anno Domini 2019;

Thence, northeasterly along a curve to the right, concave to the southeast, having a radius of 1273.24 feet, through a central angle of $28^{\circ}11'08''$, for an arc length of 626.35 feet, having a chord bearing and distance of North $38^{\circ}13'52''$ East, 620.05 feet, to Centerline PT Equation Station 114+44.98 Back equals Station 114+45.09 Ahead;

Thence, North $52^{\circ}19'26''$ East, a distance of 477.75 feet, to Centerline PC Station 119+22.84;

Thence, northeasterly along a curve to the left, concave to the west, having a radius of 2864.79 feet, through a central angle of $23^{\circ}57'47''$, for an arc length of 1198.15 feet, having a chord bearing and distance of North $40^{\circ}20'33''$ East, 1189.44 feet, to Centerline PT Station 131+20.99;

Thence, North $28^{\circ}21'39''$ East, a distance of 417.94 feet, to Centerline PI Station 135+38.93;

Thence, North $26^{\circ}50'51''$ East, a distance of 49.84 feet, to Centerline PI Equation Station 135+88.77 Back equals Station 135+78.00 Ahead;

132 Feet Wide

Thence, North $26^{\circ}50'51''$ East, a distance of 651.96 feet, to Centerline PS Station 142+29.96;

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Thence, northeasterly along a 400.00 feet Spiral Curve right, concave to the southeast, through a delta of $3^{\circ}00'00''$, having a chord bearing and distance of North $27^{\circ}50'51''$ East, 399.95 feet, to Centerline PSC Station 146+29.96, said spiral curve having a Y distance of 399.89 feet along the main tangent, and an X distance of 6.98 feet offset from the main tangent;

Thence, northeasterly along a curve to the right, concave to the southeast, having a radius of 3819.72 feet, through a central angle of $25^{\circ}27'00''$, for an arc length of 1696.67 feet, having a chord bearing and distance of North $42^{\circ}34'21''$ East, 1682.75 feet, to Centerline PCS Station 163+26.63;

Thence, northeasterly along a 400.00 feet Spiral Curve right, concave to the southeast, through a delta of $3^{\circ}00'00''$, having a chord bearing and distance of North $57^{\circ}17'51''$ East, 399.95 feet, to Centerline PT Station 167+26.63, said spiral curve having a Y distance of 399.89 feet along the main tangent, and an X distance of 6.98 feet offset from the main tangent;

Thence, North $58^{\circ}17'51''$ East, a distance of 475.31 feet, to Centerline PC Station 172+01.93;

Thence, northeasterly along a curve to the left, concave to the northwest, having a radius of 5729.58 feet, through a central angle of $11^{\circ}29'00''$, for an arc length of 1148.33 feet, having a chord bearing and distance of North $52^{\circ}33'21''$ East, 1146.41 feet, to Centerline PT Station 183+50.26;

Thence, North $46^{\circ}48'51''$ East, a distance of 585.19 feet, to the National Forest Boundary and a point in the east line of Section 32, Township 5 North, Range 18 East, Boise Meridian, coincident with Station 189+35.46 and the **END POINT OF DESCRIBED CENTERLINE**.

The sidelines to be lengthened or shortened to conform to said Ketchum/Sun Valley boundary, and said east line of Section 32, and also sidelines at spiral curves being straight lines from the PS Station to the PSC Station and from the PCS Station to the PT Station.

TOGETHER WITH an additional strip of land adjacent and contiguous to the southeasterly side of the above described strip of land being 0.00 feet wide at Station 172+00, widening to 44.00 feet at Station 173+00, continuing 44.00 feet wide to Station 175+00, tapering to 24.00 feet wide at Station 176+00, continuing 24.00

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feet wide to Station 183+50 and tapering to 0.00 feet at Station 184+50, total parcel containing 39.133 acres, more or less.

ALSO TOGETHER WITH a Corporation Easement as described in Instrument Number 324443 for traffic signal poles, loop detectors, junction boxes, conduits, curb and gutter, storm sewer, and grading.

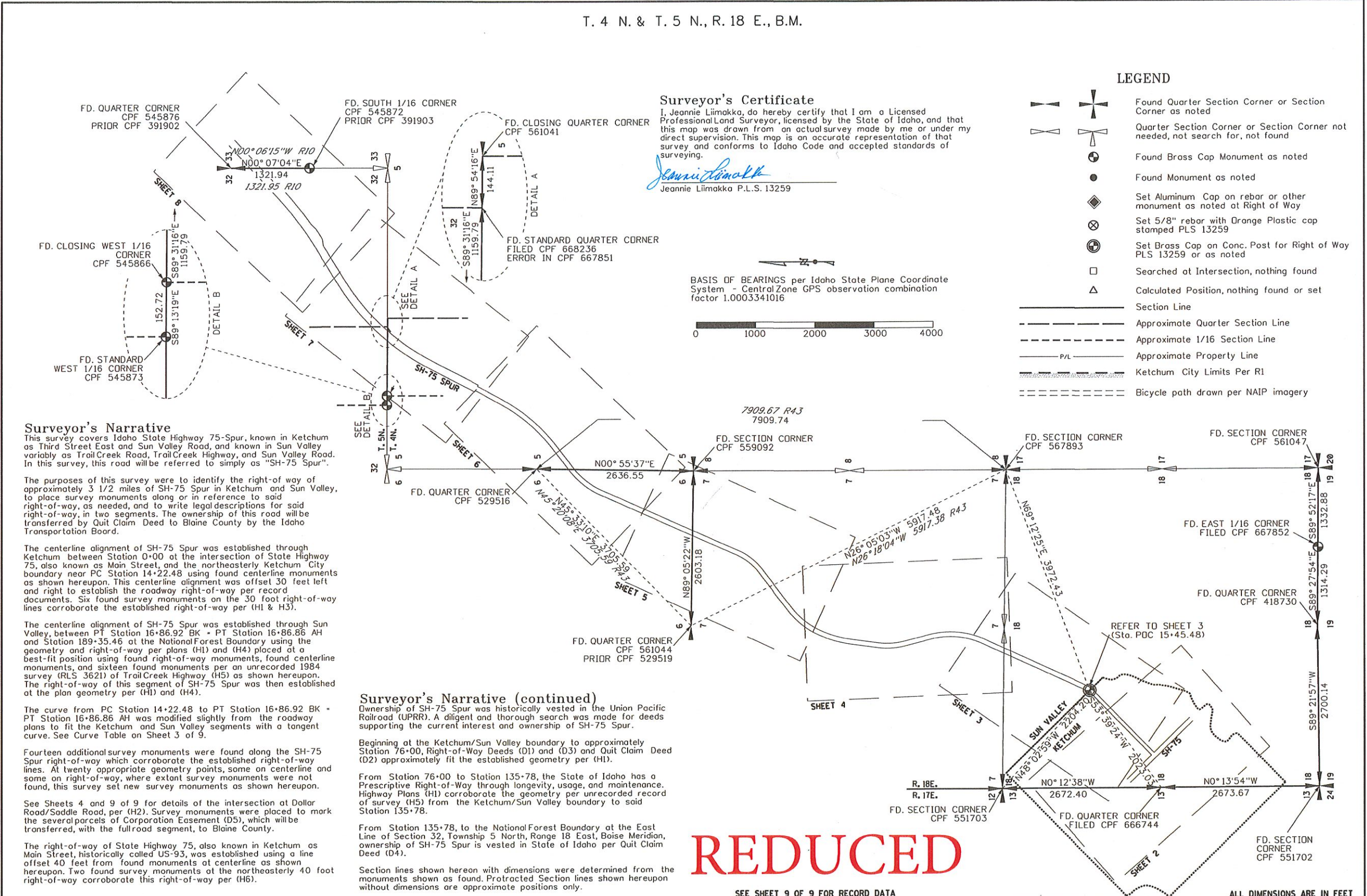
ALSO TOGETHER WITH two points of access as described in Quit Claim Deed Instrument Number 470942, as filed in Blaine County Courthouse.

This parcel is described from centerline POC Station 15+45.48 to Station PI Equation Station 135+88.77 Back equals Station 135+78.00 Ahead, referenced along Trail Creek Road/Highway also known as, SH-75 Spur, more commonly known as Sun Valley Road, per Project No ST-2820(504) and centerline Station PI Equation Station 135+88.77 Back equals Station 135+78.00 Ahead to Station 189+45.35, referenced along Trail Creek Road/Highway also known as, SH-75 Spur, more commonly known as Sun Valley Road, per Project No F.H. 51-A.

Also subject to any easements, covenants, conditions, rights, reservations, restrictions or encumbrances of record or in view.

Refer to Record of Survey Instrument Number 668885, to be made a part here-in.





Surveyor's Certificate
 I, Jeannie Liimakka, do hereby certify that I am a Licensed Professional Land Surveyor, licensed by the State of Idaho, and that this map was drawn from an actual survey made by me or under my direct supervision. This map is an accurate representation of that survey and conforms to Idaho Code and accepted standards of surveying.
Jeannie Liimakka
 Jeannie Liimakka P.L.S. 13259

Surveyor's Narrative
 This survey covers Idaho State Highway 75-Spur, known in Ketchum as Third Street East and Sun Valley Road, and known in Sun Valley variably as Trail Creek Road, Trail Creek Highway, and Sun Valley Road. In this survey, this road will be referred to simply as "SH-75 Spur".
 The purposes of this survey were to identify the right-of-way of approximately 3 1/2 miles of SH-75 Spur in Ketchum and Sun Valley, to place survey monuments along or in reference to said right-of-way, as needed, and to write legal descriptions for said right-of-way, in two segments. The ownership of this road will be transferred by Quit Claim Deed to Blaine County by the Idaho Transportation Board.
 The centerline alignment of SH-75 Spur was established through Ketchum between Station 0+00 at the intersection of State Highway 75, also known as Main Street, and the northeasterly Ketchum City boundary near PC Station 14+22.48 using found centerline monuments as shown hereupon. This centerline alignment was offset 30 feet left and right to establish the roadway right-of-way per record documents. Six found survey monuments on the 30 foot right-of-way lines corroborate the established right-of-way per (H1 & H3).
 The centerline alignment of SH-75 Spur was established through Sun Valley, between PT Station 16+86.92 BK - PT Station 16+86.86 AH and Station 189+35.46 at the National Forest Boundary using the geometry and right-of-way per plans (H1) and (H4) placed at a best-fit position using found right-of-way monuments, found centerline monuments, and sixteen found monuments per an unrecorded 1984 survey (RLS 3621) of Trail Creek Highway (H5) as shown hereupon. The right-of-way of this segment of SH-75 Spur was then established at the plan geometry per (H1) and (H4).
 The curve from PC Station 14+22.48 to PT Station 16+86.92 BK - PT Station 16+86.86 AH was modified slightly from the roadway plans to fit the Ketchum and Sun Valley segments with a tangent curve. See Curve Table on Sheet 3 of 9.
 Fourteen additional survey monuments were found along the SH-75 Spur right-of-way which corroborate the established right-of-way lines. At twenty appropriate geometry points, some on centerline and some on right-of-way, where extant survey monuments were not found, this survey set new survey monuments as shown hereupon.
 See Sheets 4 and 9 of 9 for details of the intersection at Dollar Road/Saddle Road, per (H2). Survey monuments were placed to mark the several parcels of Corporation Easement (D5), which will be transferred, with the full road segment, to Blaine County.
 The right-of-way of State Highway 75, also known in Ketchum as Main Street, historically called US-93, was established using a line offset 40 feet from found monuments at centerline as shown hereupon. Two found survey monuments at the northeasterly 40 foot right-of-way corroborate this right-of-way per (H6).

Surveyor's Narrative (continued)
 Ownership of SH-75 Spur was historically vested in the Union Pacific Railroad (UPRR). A diligent and thorough search was made for deeds supporting the current interest and ownership of SH-75 Spur.
 Beginning at the Ketchum/Sun Valley boundary to approximately Station 76+00, Right-of-Way Deeds (D1) and (D3) and Quit Claim Deed (D2) approximately fit the established geometry per (H1).
 From Station 76+00 to Station 135+78, the State of Idaho has a Prescriptive Right-of-Way through longevity, usage, and maintenance. Highway Plans (H1) corroborate the geometry per unrecorded record of survey (H5) from the Ketchum/Sun Valley boundary to said Station 135+78.
 From Station 135+78, to the National Forest Boundary at the East Line of Section 32, Township 5 North, Range 18 East, Boise Meridian, ownership of SH-75 Spur is vested in State of Idaho per Quit Claim Deed (D4).
 Section lines shown hereon with dimensions were determined from the monuments shown as found. Protracted Section lines shown hereupon without dimensions are approximate positions only.

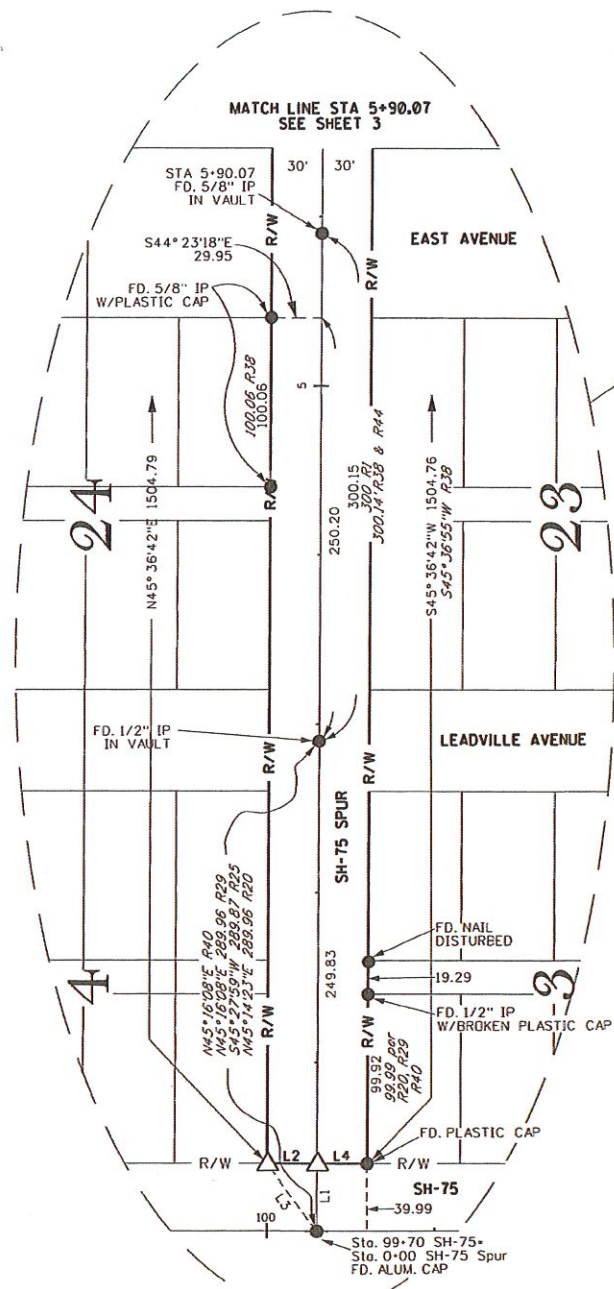
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SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

DRAWN BY: J.P. LIIMAKKA DWG. CHECKED: R.L. JOHNSON SCALE: 1" = 1000' CADD FILE NO.: D4 ROS SHT 1		SURVEYED BY: R.L.J. JPL. DRAWING DATE: DECEMBER 2020 SCALE: 1" = 1000'		IDAHO TRANSPORTATION DEPARTMENT 		PROJECT SH-75 SPUR BLAINE COUNTY		RECORD OF SURVEY A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO		Instrument # 668885 HAILEY, BLAINE, IDAHO 5-7-2020 02:57:47 PM No. of Pages: 9 Recorded for: IDAHO TRANSPORTATION DEPARTMENT JOLYNN DRAGE Fee: 48.00 Ex-Officio Recorder Deputy Index to: SURVEYS			
RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301				KETCHUM/SUN VALLEY		SHEET 1 OF 9							

BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016



LINE TABLE



LINE	LENGTH	BEARING
L1	40.09	N45°36'42\"/>
L2	30.00	N44°23'18\"/>
L3	50.08	S08°48'19\"/>
L4	30.00	N44°23'18\"/>

REDUCED

Notes:
 1) R37 shows calculated corners and record information only. The data shown in parentheses is record per R37.

SEE SHEET 1 OF 9 FOR LEGEND
 SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

DRAWN BY: J.P. LIMAKKA DWG. CHECKED: R.L. JOHNSON DWG. CHECKED: SCALE 1" = 150' CADD FILE NO.: D4 ROS SHT 2	SURVEYED BY: R.L. J.P.L. DRAWING DATE: DECEMBER 2019 SCALE 1" = 150'	IDAHO TRANSPORTATION DEPARTMENT  RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301	PROJECT SH-75 SPUR BLAINE COUNTY	RECORD OF SURVEY A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO	KETCHUM/SUN VALLEY SHEET 2 OF 9	
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T. 4 N., R. 18 E., B.M.

LINE TABLE

LINE	LENGTH	BEARING
L6	60.00	S44°22'01"E

BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016

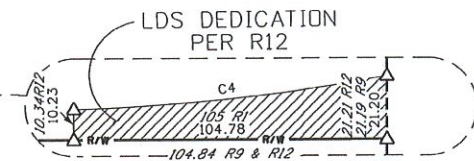


Notes:

- 1) The boundary line between Ketchum and Sun Valley was determined between found O.T. Hansen original pipes as shown hereupon. Five monuments corroborate this line, as shown. The 1/2" IP at the northeasterly Block corner 102 was on a steep slope and was found 0.95 east of boundary line. Record data for Ketchum Townsite refer to R1.
- 2) Survey for St. Thomas Episcopal Church R15 shows the boundary between Ketchum and Sun Valley. O.T. Hansen pipe was found per that survey, and other monuments along boundary. Various bearings were shown, creating breaks along the boundary. This survey held the bearing between found O.T. Hansen pipes, and calls monuments either on the line, or off the line as shown hereupon.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	126.58	676.20	10°43'32"	N29°49'10"E	126.40
C2	264.44	716.20	21°09'18"	N35°02'03"E	262.94
C3	156.29	756.20	11°50'30"	S30°22'39"W	156.01
C4	105.47	676.20	08°56'12"	N39°39'02"E	105.36



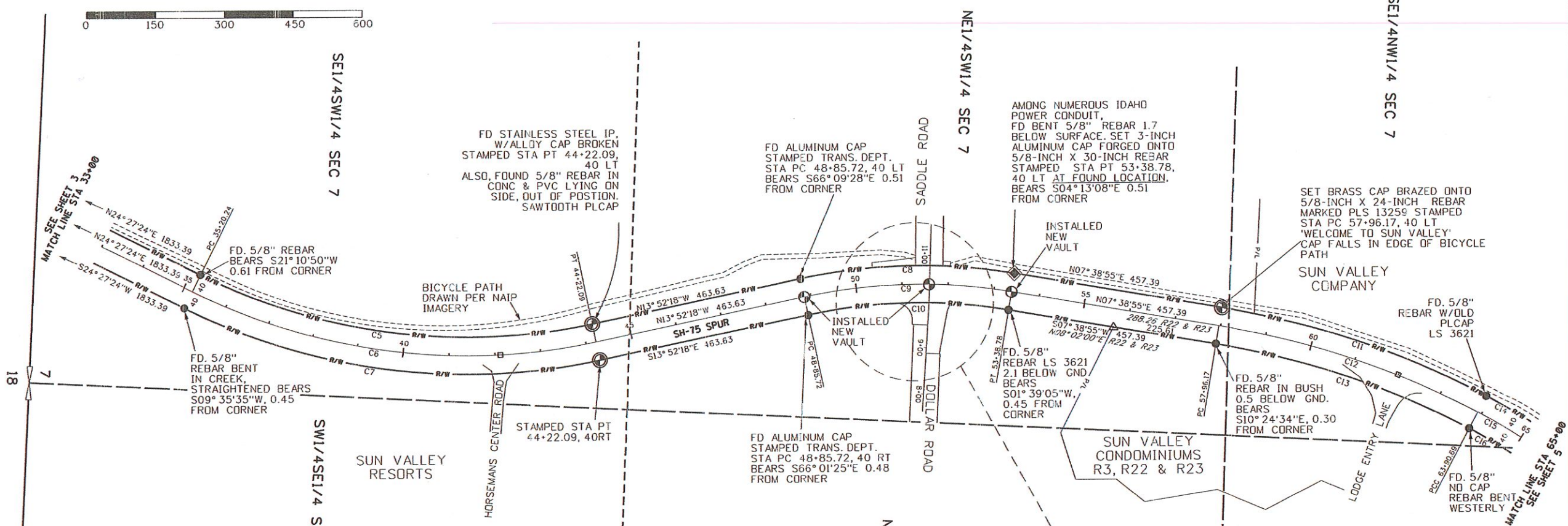
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SEE SHEET 1 OF 9 FOR LEGEND
SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

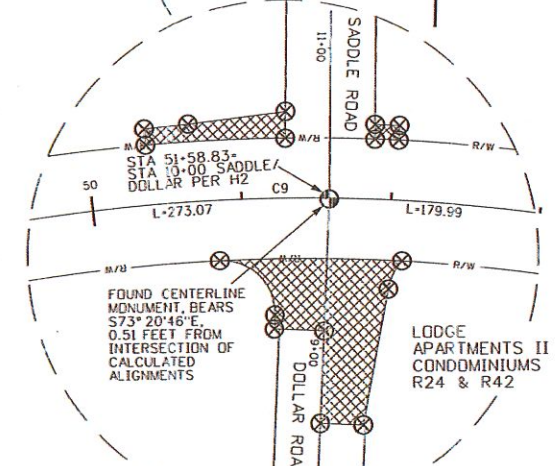
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BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016



CURVE TABLE


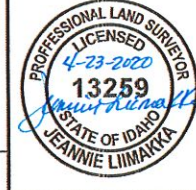
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	875.09	1308.14	38°19'42"	N05°17'33"E	858.86
C6	901.84	1348.14	38°19'42"	N05°17'33"E	885.12
C7	928.60	1388.14	38°19'42"	S05°17'33"W	911.39
C8	468.08	1246.23	21°31'13"	N03°06'41"W	465.34
C9	453.06	1206.23	21°31'13"	N03°06'41"W	450.40
C10	438.04	1166.23	21°31'13"	S03°06'41"E	435.47
C11	607.25	1908.34	18°13'55"	N16°45'53"E	604.69
C11	607.26	1908.34	18°13'56"	----	----
C12	594.52	1868.34	18°13'55"	N16°45'53"E	592.01
C13	581.79	1828.34	18°13'55"	S16°45'53"W	579.34
C14	578.58	1313.19	25°14'38"	N38°30'09"E	573.92
C14	578.59	1313.24	25°14'37"	S38°30'09"W	573.92
C15	560.95	1273.19	25°14'38"	N38°30'09"E	556.43
C16	543.33	1233.19	25°14'38"	S38°30'09"W	538.95



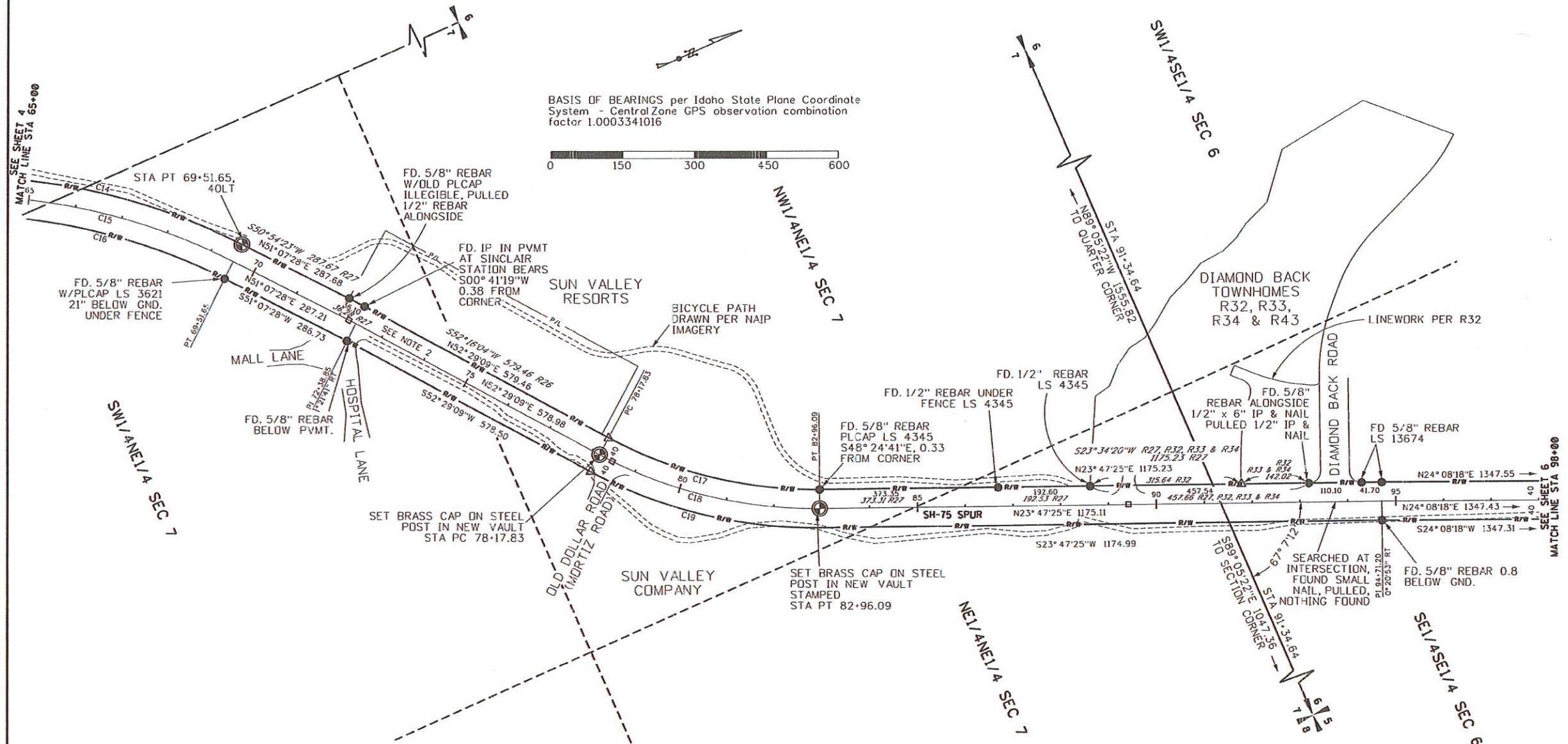
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SEE SHEET 1 OF 9 FOR LEGEND
SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

DRAWN BY: J.P. LIMAKKA DWG. CHECKED: R.L. JOHNSON DWG. CHECKED: SCALE 1" = 150' CADD FILE NO.: DA ROS SHT 4	SURVEYED BY: R.L.I. JPL DRAWING DATE: DECEMBER 2019 SCALE 1" = 150'	IDAHO TRANSPORTATION DEPARTMENT  RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301	PROJECT SH-75 SPUR BLAINE COUNTY	RECORD OF SURVEY A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO	KETCHUM/SUN VALLEY SHEET 4 OF 9	
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T. 4 N., R.18 E., B.M.



BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C14	578.58	1313.19	25°14'38"	N38°30'08"E	573.92
C14	578.59	1313.24	25°14'37"	S38°17'04"W	573.92
C15	560.95	1273.19	25°14'38"	N38°30'09"E	556.43
C16	543.33	1233.19	25°14'38"	S38°30'09"W	538.95
C17	458.23	914.93	28°41'44"	N38°08'17"E	453.45
C17	458.23	914.93	28°41'45"	S37°55'11"W	453.46
C18	478.25	954.93	28°41'44"	N38°08'17"E	473.28
C19	498.29	994.93	28°41'44"	S38°08'17"W	493.10

Notes:
 1) Record dimensions for R26 were omitted per superceded plot R27.
 2) Searched Centerline from Station 71+50 to Station 79+00 for Centerline Survey monuments. Nothing Found.

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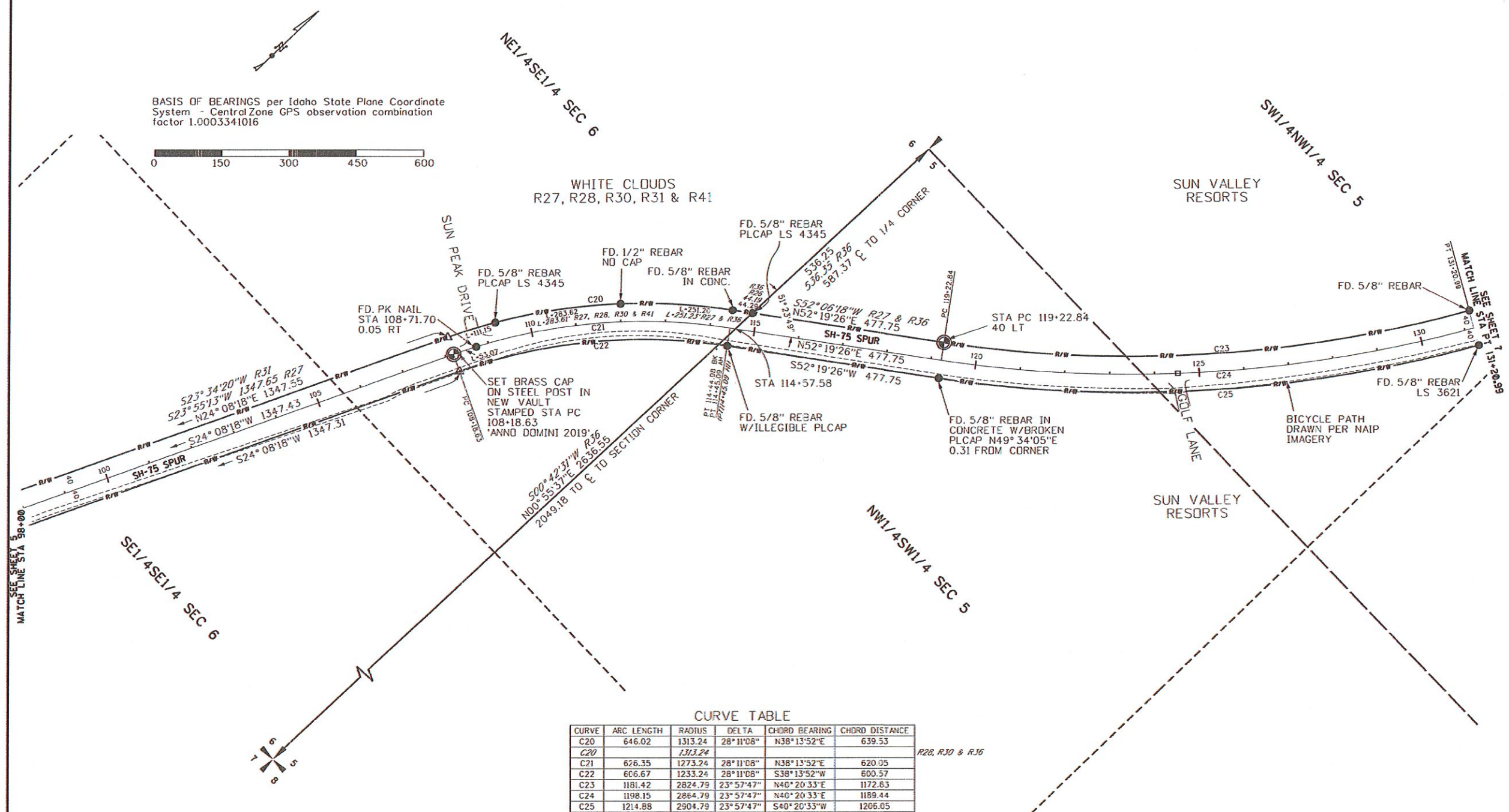
SEE SHEET 1 OF 9 FOR LEGEND
 SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

DRAWN BY: J.P. LIIMAKKA DWS CHECKED: R.L. JOHNSON DWS CHECKED: SCALE 1" = 150' CADD FILE NO.: D4 ROS SH 5	SURVEYED BY: R.L.J.P.L. DRAWING DATE: DECEMBER 2019 SCALE 1" = 150'	IDAHO TRANSPORTATION DEPARTMENT RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301	PROJECT SH-75 SPUR BLAINE COUNTY	RECORD OF SURVEY A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY. LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO	KETCHUM/SUN VALLEY SHEET 5 OF 9	
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T. 4 N., R.18 E., B.M.

BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016



CURVE TABLE



CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C20	646.02	1313.24	28° 11' 08"	N38° 13' 52" E	639.53
C21	626.35	1273.24	28° 11' 08"	N38° 13' 52" E	620.05
C22	606.67	1233.24	28° 11' 08"	S38° 13' 52" W	600.57
C23	1181.42	2824.79	23° 57' 47"	N40° 20' 33" E	1172.63
C24	1198.15	2864.79	23° 57' 47"	N40° 20' 33" E	1189.44
C25	1214.88	2904.79	23° 57' 47"	S40° 20' 33" W	1206.05

R28, R30 & R36

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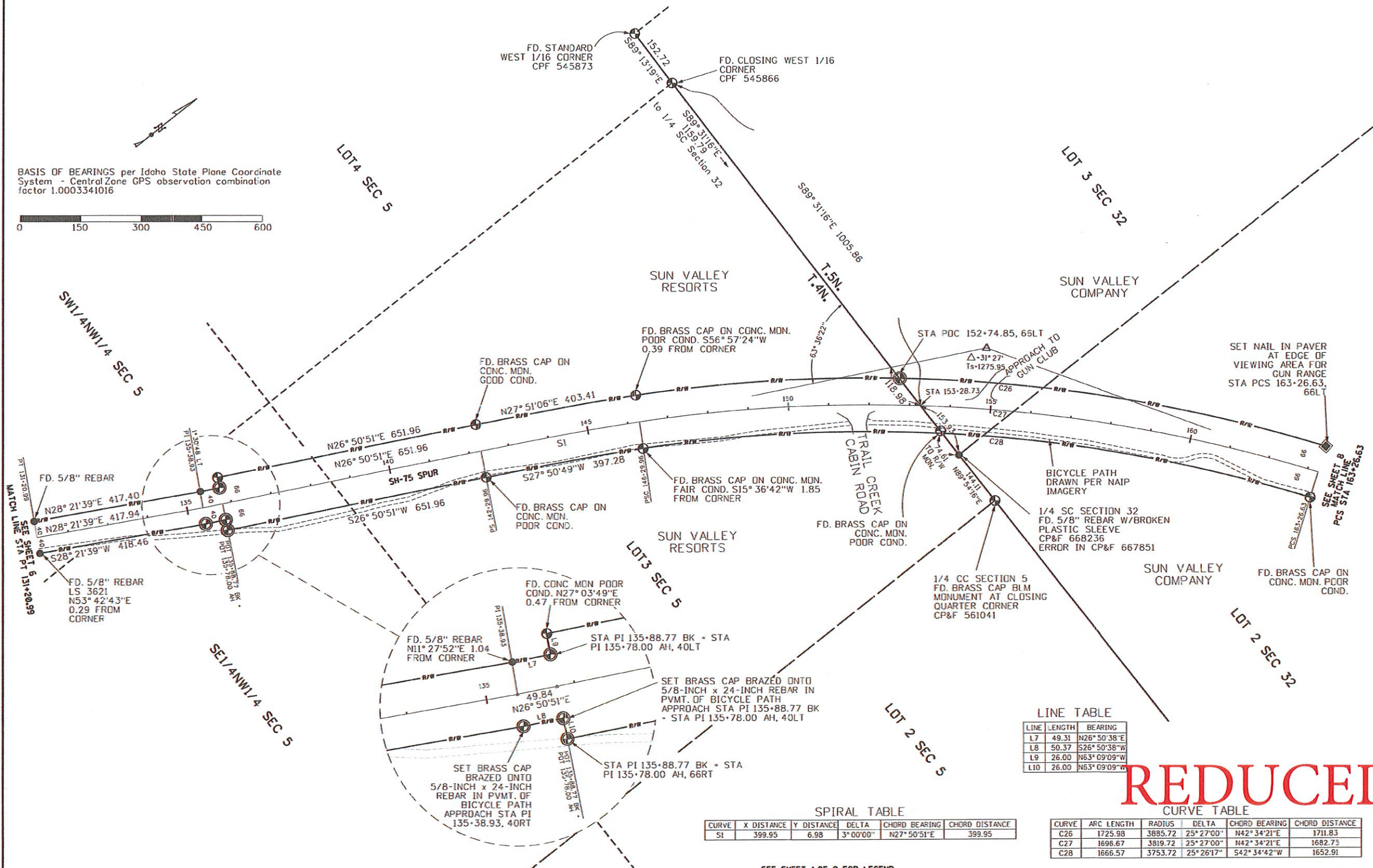
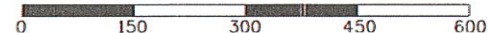
SEE SHEET 1 OF 9 FOR LEGEND
SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

DRAWN BY: J.P. LIMAKKA DWG. CHECKED: R.L. JOHNSON DATE CHECKED: CADD FILE NO: D4 ROS SHT 6	SURVEYED BY: R.L.J. JPL DRAWING DATE: DECEMBER 2019 SCALE: 1" = 150'	IDAHO TRANSPORTATION DEPARTMENT  RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301	PROJECT SH-75 SPUR BLAINE COUNTY	RECORD OF SURVEY A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO	KETCHUM/SUN VALLEY SHEET 6 OF 9	
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T. 4 N. & T. 5N., R.18 E., B.M.

BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016



LINE TABLE

LINE	LENGTH	BEARING
L7	49.31	N26° 50' 38" E
L8	50.37	S26° 50' 38" W
L9	26.00	N63° 09' 09" W
L10	26.00	N63° 09' 09" W

SPIRAL TABLE

CURVE	X DISTANCE	Y DISTANCE	DELTA	CHORD BEARING	CHORD DISTANCE
SI	399.95	6.98	3° 00' 00"	N27° 50' 51" E	399.95

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C26	1725.98	3885.72	25° 27' 00"	N42° 34' 21" E	1711.83
C27	1696.67	3819.72	25° 27' 00"	N42° 34' 21" E	1682.75
C28	1666.57	3753.72	25° 26' 17"	S42° 34' 42" W	1652.91

SEE SHEET 1 OF 9 FOR LEGEND
SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

REDUCED

DRAWN BY: J.P. LIMAKKA	SURVEYED BY: R.L. JPL
CHK. CHECKED: R.L. JOHNSON	DRAWING DATE: DECEMBER 2019
DWG. CHECKED:	SCALE: 1" = 150'
CADD FILE NO.: D4_R05_SHT 7	

**IDAHO
TRANSPORTATION
DEPARTMENT**



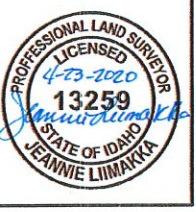
RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301

PROJECT
**SH-75 SPUR
BLAINE COUNTY**

RECORD OF SURVEY

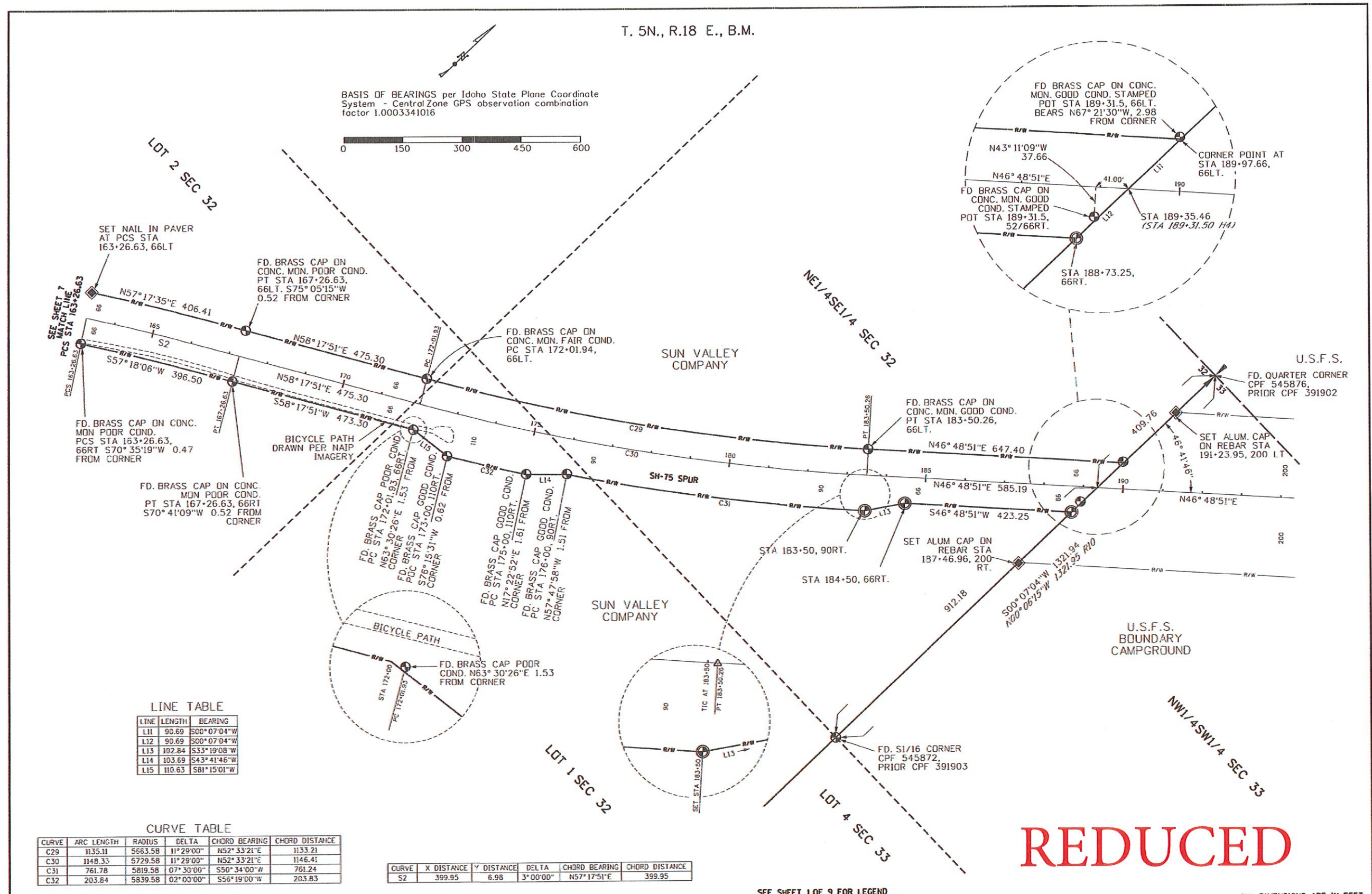
A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO

KETCHUM/SUN VALLEY	SHEET 7 OF 9
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T. 5N., R.18 E., B.M.

BASIS OF BEARINGS per Idaho State Plane Coordinate System - Central Zone GPS observation combination factor 1.0003341016



LINE TABLE

LINE	LENGTH	BEARING
L11	90.69	S00°07'04"W
L12	90.69	S00°07'04"W
L13	102.84	S33°19'08"W
L14	103.69	S43°41'46"W
L15	110.63	S81°15'01"W

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C29	1135.31	5663.58	11°29'00"	N52°33'21"E	1133.21
C30	1148.33	5729.58	11°29'00"	N52°33'21"E	1146.41
C31	761.78	5819.58	07°30'00"	S50°34'00"W	761.24
C32	203.84	5839.58	02°00'00"	S56°19'00"W	203.83

CURVE	X DISTANCE	Y DISTANCE	DELTA	CHORD BEARING	CHORD DISTANCE
S2	399.95	6.98	3°00'00"	N57°17'51"E	399.95

REDUCED

SEE SHEET 1 OF 9 FOR LEGEND
SEE SHEET 9 OF 9 FOR RECORD DATA

ALL DIMENSIONS ARE IN FEET

DRAWN BY: J.P. LIMAKKA DWG. CHECKED: R.L. JOHNSON DWG. CHECKED: CADD FILE NO.: D4 ROS SHT 8	SURVEYED BY: R.L. JPL DRAWING DATE: DECEMBER 2019 SCALE: 1" = 150'	IDAHO TRANSPORTATION DEPARTMENT RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301	PROJECT SH-75 SPUR BLAINE COUNTY	RECORD OF SURVEY A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO	KETCHUM/SUN VALLEY SHEET 8 OF 9	 PROFESSIONAL LAND SURVEYOR LICENSED 4-23-2020 13259 JEANNIE LIMAKKA
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RECORDED SURVEYS

- R1 Ketchum Townsite Plat Instrument Number 302967 recorded 1989, signed by OT Hansen 1948
- R2 Trail Creek Highway (MISC661)
- R3 Sun Valley Condominiums Instrument Number 123920
- R4 Resubdivision of Lot 34 Trail Creek Subdivision Instrument Number 135957
- R5 Lots 2 & 3, Block 44, Record of Survey for Dolsot Instrument Number 189553
- R6 Lot 8, Block 44, Record of Survey for Steve Copson Instrument Number 200412
- R7 Resubdivision of Block 87, Record of Survey for Walnut Avenue Mall Instrument Number 252216
- R8 Block 82, Record of Survey for Ketchum Medical Clinic Instrument Number 315647
- R9 Record of Survey for L.D.S. Church Instrument Number 357290
- R10 Section 33, Dependent Resurvey for National Forest Boundaries Instrument Number 391885
- R11 Record of Survey for Catholic Church Instrument Number 397446
- R12 L.D.S. Church Subdivision Instrument Number 401725
- R13 Lot 1A Block 88, Lot Line Shift Instrument Number 415427
- R14 Portion of Lot 22, Block 82 & Tax Lot 6072 Instrument Number 421738
- R15 St. Thomas Episcopal Church Instrument Number 423789
- R16 Residences at Colonnade Condominiums Instrument Number 430075
- R17 Lot 5A, Block 88, Lot Line Shift Instrument Number 440366
- R18 A Resubdivision of Block 87, Walnut Avenue Mall, Instrument Number 462692
- R19 Lot 5A, Block 88, Christiania Condominiums, Instrument Number 466020
- R20 Lot 8, Block 3, Plat 360 SVR Condominiums, Instrument Number 477739
- R21 Bitter Route Subdivision, Instrument Number 479552
- R22 Building 1, Unit 6A, Sun Valley Condominiums, Instrument Number 498028
- R23 Building 3, Unit 24A, Sun Valley Condominiums, Instrument Number 502154
- R24 Unit 880A, Replat of Lodge Apartments II Condominiums, Instrument Number 530762
- R25 Lot 5A, Block 4, Plaza 331 Condominiums, Instrument Number 563287
- R26 White Clouds Subdivision, Instrument Number 569143
- R27 White Clouds Subdivision Corrected, Instrument Number 571308
- R28 White Clouds Townhomes Phase I, Instrument Number 599744
- R29 Lots 2A & 3A, Block 3, Ketchum Townsite, Instrument Number 611189
- R30 White Clouds Townhomes Phase IV, Instrument Number 615434
- R31 White Clouds Corrected: Parcels A, B, & J Amended, Instrument Number 620423
- R32 Diamond Back Townhomes: Sublots 1-4 and Tract A, Instrument Number 629827
- R33 Diamond Back Townhomes: Sublots 5-8, and Tract C, Instrument Number 630261
- R34 Diamond Back Townhomes: Sublots 13-14, 17-18, and Tract D, Instrument Number 631596
- R35 Lot 1A, Block 20, at 151 South Main Hotel & Residences, Instrument Number 641301
- R36 White Clouds Corrected: Lots 15A, 19A, and Parcel G Amended, Instrument Number 643966
- R37 Record of Survey for American National, Instrument Number 644830
- R38 Lot 5A & 8A, Block 24, Ketchum Townsite, Instrument Number 646686
- R39 Lot 4A, Block 1, Ketchum Townsite, Instrument Number 647516
- R40 Lots 2AA & 3AA, Block 3, Ketchum Townsite, Instrument Number 647524
- R41 White Clouds Corrected: Lots 27B, 28C, and Townhomes Amended, Instrument Number 648890
- R42 2017 Replat of Lodge Apartments II Condominiums, Instrument Number 653102
- R43 Diamond Back Townhomes: Sublot 24 and Tract I, Instrument Number 653316
- R44 Lot 2, Block 24, of 320 Leadville Condominiums, Instrument Number 658761

REFER TO LIST OF HIGHWAY PLAN SETS (THIS PAGE)
FOR UNRECORDED SURVEY OF TRAIL CREEK HIGHWAY
REFER TO LIST OF GLO/BLM SURVEYS (THIS PAGE)

HIGHWAY PLAN SETS

- H1 ST-2820(504) TRAIL CREEK ROAD
- H2 ST-2820(601) S.H.-75(SPUR) AT SADDLE/DOLLAR INTERSECTION
- H3 ST-2820(503) A PORTION OF SUN VALLEY ROAD IN KETCHUM
- H4 TRAIL CREEK ROAD, IDAHO FOREST HIGHWAY PROJECT NO. 51-A dated 1961
- H5 UNRECORDED SURVEY OF TRAIL CREEK HIGHWAY, SAWTOOTH ENGINEERS, RICHARD D. FOSBURY R.L.S. 3621 DATED 1984
- H6 ST-2392(517) MAIN STREET, CENTERLINE US-93

GLO/BLM SURVEYS

- S1 GLO PLAT OF T4N R18E DATED 1883
- S2 GLO PLAT OF PORTION T4N R17E DATED 1883
- S3 GLO PLAT OF T5N R18E DATED 1917
- S4 BLM PLAT DEPENDENT RESURVEY OF A PORTION OF T5N R18E DATED 1971
- S5 BLM PLAT DEPENDENT RESURVEY OF A PORTION OF T4N R17E DATED 1978
- S6 BLM PLAT DEPENDENT RESURVEY OF A PORTION OF T4N R18E DATED 1987

REFERENCE DEEDS

- D1 Right of Way Deed Inst. No. 74468
- D2 Quit Claim Deed Inst. No. 76051
- D3 Right of Way Deed Inst. No. 76248
- D4 Quit Claim Deed Inst. No. 115536
- D5 Corporation Easement Inst. No. 324443
- D6 Quit Claim Deed Inst. No. 470942

NOTES:

Deed Instrument Number 74468 dated 11-6-1936 (D1) and Deed Instrument Number 76051 dated 10-6-1937 (D2) convey portions of a realignment of Trail Creek Highway to the State of Idaho.

"Plat Misc 661" is referred to in Right-of-way Deed from the UPRR to the State of Idaho, Instrument Number 76248 dated 10-27-1937 (D3). A diligent search for the Plat of Trail Creek Misc 661 Highway Survey was made at the Idaho Transportation Department District 4 Office in Shoshone, Idaho. Said Plat was not found.

However, the geometry of a plat dated April 8, 1937, entitled "Sun Valley Lodge and Vicinity Ketchum" drawn by UPRR Company, Office of Chief Engineer, Omaha, Nebraska, CE Drawing No. 53136 (R2), on file with the Idaho Transportation Department District 4 Office in Shoshone, Idaho, found this survey, approximates the geometry per (D3).

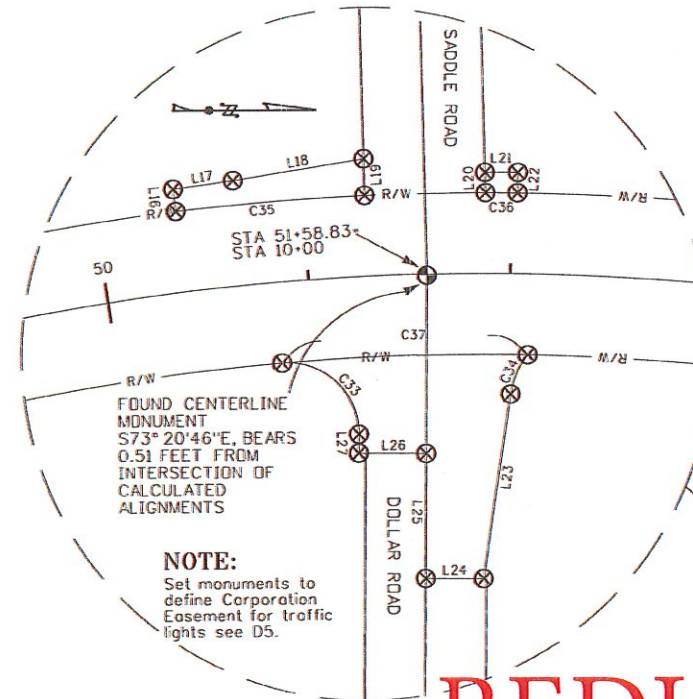
This survey shows Trail Creek Road centerline relocated per D1, D2, D3, and R2.

LINE TABLE

LINE	LENGTH	BEARING
L16	90.69	S00°07'04"W
L17	90.69	S00°07'04"W
L18	02.84	S33°19'08"W
L19	03.69	S43°41'46"W
L20	08.86	S81°38'45"W
L21	08.86	S81°38'45"W
L22	08.86	S81°38'45"W
L23	08.86	S81°38'45"W
L24	08.86	S81°38'45"W
L25	08.86	S81°38'45"W
L26	08.86	S81°38'45"W
L27	08.86	S81°38'45"W

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	1135.11	5663.58	11°29'00"	N52°33'21"E	1133.21
C34	1148.33	5729.58	11°29'00"	N52°33'21"E	1146.41
C35	93.88	1246.23	4°18'57"	N04°26'58"W	93.85
C36	15.87	1246.23	0°43'46"	N00°49'56"E	15.87
C37	128.24	1166.23	5°58'17"	N01°29'06"W	121.49



NOTE:
Set monuments to define Corporation Easement for traffic lights see D5.

SEE SHEET 4 OF 9 FOR POSITION OF DETAIL IN SURVEY.

REDUCED

SEE SHEET 1 OF 9 FOR LEGEND

ALL DIMENSIONS ARE IN FEET

<p>DRAWN BY: J.P. LIMAKKA</p> <p>ENG. CHECKED: R.L. JOHNSON</p> <p>DWG. CHECKED:</p> <p>CADD FILE NO.: D4 ROS SHIT 9</p>	<p>SURVEYED BY: R.L.J.P.L.</p> <p>DRAWING DATE: DECEMBER 2009</p> <p>SCALE: AS SHOWN</p>	<p>IDAHO TRANSPORTATION DEPARTMENT</p> <p>RECORD FOR STATE OF IDAHO FEE EXEMPT - I.C. 67-2301</p>	<p>PROJECT</p> <p>SH-75 SPUR BLAINE COUNTY</p>	<p>RECORD OF SURVEY</p> <p>A PARCEL OF LAND IN THE CITY OF KETCHUM, AND ALSO IN THE CITY OF SUN VALLEY, LOCATED IN THE W1/2 SECTION 5, SE1/4 SECTION 6, SECTION 7 AND THE NW1/4 SECTION 18 TOWNSHIP 4 NORTH, RANGE 18 EAST AND THE S1/2 SECTION 32 TOWNSHIP 5 NORTH, RANGE 18 EAST, BOISE MERIDIAN, IDAHO</p>	<p>KETCHUM/SUN VALLEY</p>	<p>SHEET 9 OF 9</p>	
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