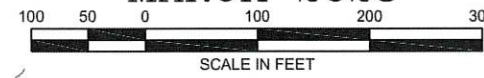
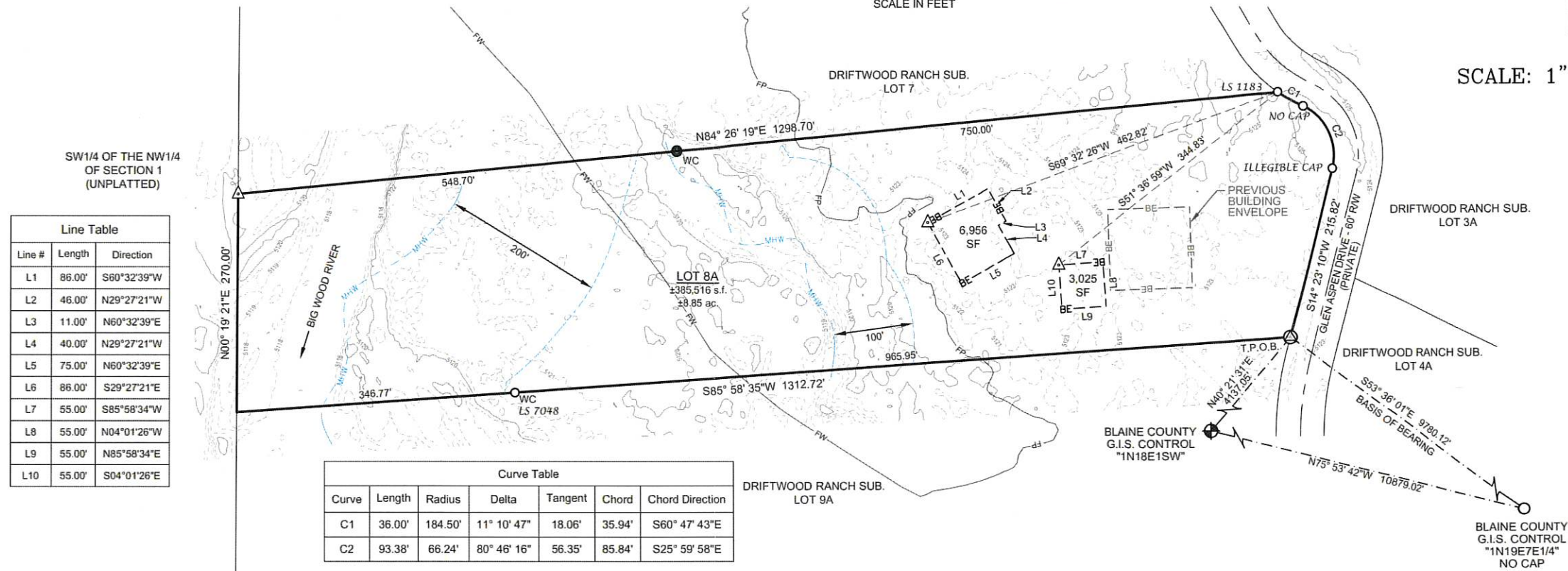


A PLAT SHOWING
LOT 8A, DRIFTWOOD RANCH SUBDIVISION
 WHEREIN THE BUILDING ENVELOPE IS MODIFIED AS SHOWN HEREON
 LOCATED WITHIN SECTION 1, T.1N., R.18E., B.M., BLAINE COUNTY, IDAHO
MARCH 2023



SCALE: 1" = 100'



SW1/4 OF THE NW1/4
 OF SECTION 1
 (UNPLATTED)

Line #	Length	Direction
L1	86.00'	S60°32'39"W
L2	46.00'	N29°27'21"W
L3	11.00'	N60°32'39"E
L4	40.00'	N29°27'21"W
L5	75.00'	N60°32'39"E
L6	86.00'	S29°27'21"E
L7	55.00'	S85°58'34"W
L8	55.00'	N04°01'26"W
L9	55.00'	N85°58'34"E
L10	55.00'	S04°01'26"E

Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	36.00'	184.50'	11° 10' 47"	18.06'	35.94'	S60° 47' 43"E
C2	93.38'	66.24'	80° 46' 16"	56.35'	85.84'	S25° 59' 58"E

SURVEY NARRATIVE & NOTES

- The purpose of this map is to show the monuments found and set during the boundary retracement of Lot 8, Driftwood Ranch Subdivision, and modify the original platted building envelope as shown hereon. The boundary shown is based on found monuments and the plat of Driftwood Ranch Subdivision, Instrument Number 204429, records of Blaine County, Idaho. All found monuments have been accepted. The Northwest corner was calculated by proportioning record bearings and distances between found monuments, then a witness corner will be set along the line between said calculated Northwest corner and the found Northeast corner. An additional document used in the course of this survey was the plat of Lots 9A and 10A, Driftwood Ranch Subdivision, Instrument Number 440309, records of Blaine County, Idaho.
- The distances shown are measured. Refer to the above referenced survey for previous record data.
- This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- Current Zoning District is R-5.
- Flood information is based on the Flood Insurance Study for: Blaine County, Idaho, Community Number 16013C, Panel No. 16013C 0859E, dated November 26, 2010.
- There shall be a 5' Utility Easement along all Road Right of Ways.
- There shall be a 10' Utility Easement centered on all Lot Lines.
- There shall be an easement for fishing rights at any location within 15 feet of the Big Wood River.
- Per the Original Plat of Driftwood Ranch Subdivision, if and when the property to the south (meaning south of the original Driftwood Ranch Subdivision boundary) is developed, that development may have access to the private Road, being Glen Aspen Drive. Said property is currently described as Tax Lot 1403, the SE1/4 of the SW1/4 of Section 1, and the S1/2 of the NE1/4 of the SW1/4 of Section. Tax Lot 6029 contains a portion of the private platted road as shown on the plat of Driftwood Ranch, Instrument Number 204429, records of Blaine County, Idaho.
- All Dog owners shall have dog kennels.
- No method of flood control except at building pads, however existing dikes may be maintained.
- All residential structures shall have a foundation stem wall 2 feet above the elevation of the Base Flood Elevation.
- Drainfields shall be located out of the floodplain and meet approval of the South Central Public Health Department.
- There shall be no further subdivision of the lot.

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline of Right-of-way
- - - - - Blaine County GIS Tie
- - - - - Building Envelope Tie
- - - - - Previous Building Envelope
- - - - - Proposed Building Envelope
- FP — Floodplain
- FW — Floodway
- MHW — Mean High Water
- - - - - Setback from Mean High Water (As Indicated)
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found Aluminum Cap on 5/8" Rebar
- Found Brass Cap on 2 1/2" Galvanized Pipe
- Set 5/8" Rebar, PLS 16670
- △ Calculated Point (Nothing Set)
- T.P.O.B. = True Point of Beginning
- WC = Witness Corner
- 5' Contour Interval
- 1' Contour Interval

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

RECEIVED
 MAR 31 2023
 BLAINE COUNTY
 LAND USE & BUILDING SERVICES

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



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



LOT 8A, DRIFTWOOD RANCH SUBDIVISION

GALENA ENGINEERING, INC.
 HAILEY, IDAHO

1 OF 2
 Job No. 8339