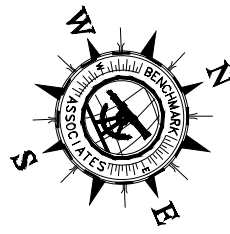


# WHITE CLOUDS ESTATE LOTS 32-43

LOCATED WITHIN:  
TOWNSHIP 4 NORTH, RANGE 18 EAST, SECTION 6, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN PARCELS C AND D, OF WHITE CLOUDS, CORRECTED SUBDIVISION  
(INST. NO. 571308), ARE REPLATTED, CREATING LOTS 32-43.

## APRIL 2021



### LEGEND

- PROPOSED PROPERTY LINE
- BE — BE — BUILDING ENVELOPE
- PROPOSED CL 20' WIDE DRAINAGE EASEMENT
- CENTERLINE EXISTING 30' WIDE DRAINAGE EASEMENT
- CENTERLINE DRAINAGE EASEMENT TO BE VACATED
- CENTERLINE SEWER LINE EASEMENT TO BE VACATED
- EXISTING CENTERLINE 15' WIDE SEWER LINE EASEMENT
- EXISTING 10' WIDE SNOW STORAGE & UTILITY EASEMENT
- PROPOSED 10' WIDE SNOW STORAGE & UTILITY EASEMENT (SUN PEAK CIRCLE)
- EXISTING CENTERLINE CULVERT EASEMENT
- EASEMENT (AS NOTED)
- WL — WL — WETLANDS DELINEATION (SEE NOTE 11.)
- WETLANDS
- EXISTING SCENIC EASEMENT
- 15 TO 25 PERCENT SLOPE
- > THAN 25 PERCENT SLOPE
- FOUND 5/8" REBAR
- SET 5/8" REBAR, PLS #9561
- FOUND 1/2" REBAR

### SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCELS C & D OF WHITE CLOUDS, CORRECTED PLAT.
2. 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.
3. DIMENSIONS AND MONUMENTS SHOWN HEREON ARE PER ORIGINAL PLAT.
4. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
  - A. ORIGINAL PLAT OF "WHITE CLOUDS, CORRECTED", INST. NO. 571308.

### NOTES:

1. REFER TO THE PLAT OF "WHITE CLOUDS, CORRECTED P.U.D.", (INST. NO. 571308 AND TO THE CCR'S FOR "WHITE CLOUDS, A PLANNED UNIT DEVELOPMENT" (INST. NO. 571309 AND AS AMENDED) FOR PLAT NOTES, EASEMENTS, CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. A 20 FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE REROUTED DRAINAGE DITCH IS GRANTED AS SHOWN HEREON.
3. THERE SHALL BE A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
4. THE 15 FOOT WIDE SEWER LINE EASEMENT, CENTERED ON THE EXISTING SEWER LINE SHALL BE VACATED WITHIN LOTS 33, 37 AND 42, AS SHOWN HEREON.
5. A 20 FOOT WIDE UTILITY EASEMENT IS GRANTED WITHIN LOTS 32, 33, 36, 37, 42 & 43 AS SHOWN HEREON.
6. A SCENIC EASEMENT LIMITING BUILDING HEIGHTS WAS RECORDED AS INST. NO. 588424 BENEFITTING LOT 19A, BLOCK 1 OF THE WHITE CLOUDS, CORRECTED WITHIN LOTS 38, 39 & 40, AS SHOWN HEREON.
7. SUN PEAK CIRCLE SHALL BE DEDICATED TO THE CITY OF SUN VALLEY FOR PUBLIC USE UPON COMPLETION, INSPECTION & APPROVAL BY THE CITY.
8. PARCEL R IS RESERVED FOR NORDIC TRAIL, DRAINAGE STRUCTURES AND PUBLIC UTILITIES.
9. PARCEL S IS AN ACCESS, PUBLIC UTILITY & SNOW STORAGE EASEMENT TO BENEFIT LOTS 36 & 43.
10. REFER TO SHEETS C1, C2 & E1 FOR GRADING & DRAINAGE, UTILITIES & TOPOGRAPHY.
11. WETLANDS DELINEATION BY SAWTOOTH ENVIRONMENTAL, APRIL 2021.
12. ZONING IS RS-1.
13. TOTAL LAND AREA OF PARCELS C & D IS 11.78 ACRES.
14. BUILDING ENVELOPES MAY BE ROTATED AROUND CENTER POINT OF BUILDING ENVELOPE AS PERMITTED IN 9-2A-3, AND AS MAY BE AMENDED.
15. LOTS 36-39 & 43 SHALL BE ACCESSED FROM SUN PEAK CIRCLE.

### CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.68	25.00	93°13'16"	S88°31'07"W	36.34
C2	170.90	885.00	11°03'50"	N39°20'20"W	170.63
C3	110.62	130.00	48°45'21"	N76°48'11"E	107.32
C4	60.80	25.00	139°21'16"	S57°53'51"E	46.89
C5	99.57	180.00	31°41'43"	S04°04'04"E	98.31
C6	89.83	170.00	30°16'36"	S04°46'38"E	88.79
C7	59.32	370.00	9°11'10"	S14°57'15"W	59.26
C8	144.40	370.00	22°21'39"	S30°43'40"W	143.49
C9	41.06	25.00	94°06'46"	N05°08'54"W	36.60
C10	155.68	430.00	20°44'35"	N31°32'11"E	154.83
C11	81.08	430.00	10°48'13"	N15°45'47"E	80.96
C12	121.54	230.00	30°16'36"	N04°46'38"W	120.13
C13	115.86	120.00	55°19'00"	N07°44'34"E	111.41
C14	36.78	120.00	17°33'48"	N44°10'58"E	36.64
C15	220.68	408.85	30°55'31"	N37°20'48"W	218.01
C16	9.34	885.00	0°36'17"	N52°30'25"W	9.34
C17	29.03	20.00	83°10'41"	S61°30'17"E	26.55
C18	188.82	180.00	60°06'17"	S73°02'29"E	180.29
C19	108.12	180.00	34°24'56"	S25°46'52"E	106.50
C20	76.05	230.00	18°56'45"	S00°52'21"W	75.71
C21	17.31	20.00	49°35'23"	S14°26'58"E	16.77
C22	126.34	57.13	126°42'06"	S24°06'24"W	102.12
C23	41.08	57.13	41°12'04"	N71°56'31"W	40.20
C24	110.95	57.13	111°16'36"	N04°17'49"E	94.32
C25	17.31	20.00	49°35'23"	N35°08'25"E	16.77
C26	56.21	170.00	18°56'45"	N00°52'21"E	55.96
C27	192.42	120.00	91°52'27"	N54°32'15"W	172.46
C28	34.42	20.00	98°35'42"	S30°13'41"W	30.32
C29	91.30	57.00	91°46'21"	N86°48'46"E	81.85
C30	78.66	297.42	15°09'09"	S39°43'29"E	78.43

### LINE DATA

LINE	BEARING	DISTANCE
L1	S41°54'29"W	25.76
L2	N41°54'29"E	24.91
L3	S16°12'38"E	15.01
L4	S36°46'38"W	23.50
L5	S76°54'23"W	7.38
L6	S08°36'01"E	28.49
L7	N08°36'01"W	28.58
L8	N40°55'36"E	2.92
L9	S47°18'03"E	30.12
L10	S47°18'03"E	18.55

### HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using premises until sanitary restriction requirements are satisfied.

Dated: \_\_\_\_\_

South Central Public Health District, REHS

# P-1 PRELIMINARY PLAT



**WHITE CLOUDS ESTATE LOTS 32-43**

LOCATED WITHIN  
TOWNSHIP 4 NORTH, RANGE 18 EAST, SEC. 6, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY RESORT

PROJECT NO. 20172	DWG BY: PLJ/CPL	FILE: 20172PRE.DWG
PRELIMINARY PLAT	DATE: 04/23/2021	SHEET: 1 OF 1

PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340  
PHONE (208) 726-9512 FAX (208) 726-9514 EMAIL: mail@bma5b.com

C:\BMA\WHITECLOUDS\PARCELS A-B-C-D\WHITE CLOUDS LOTS 31-44\2020 RE-PLAT\20172PRE.DWG 4/26/2021 9:15:03 AM, DWG To PDF.pc3