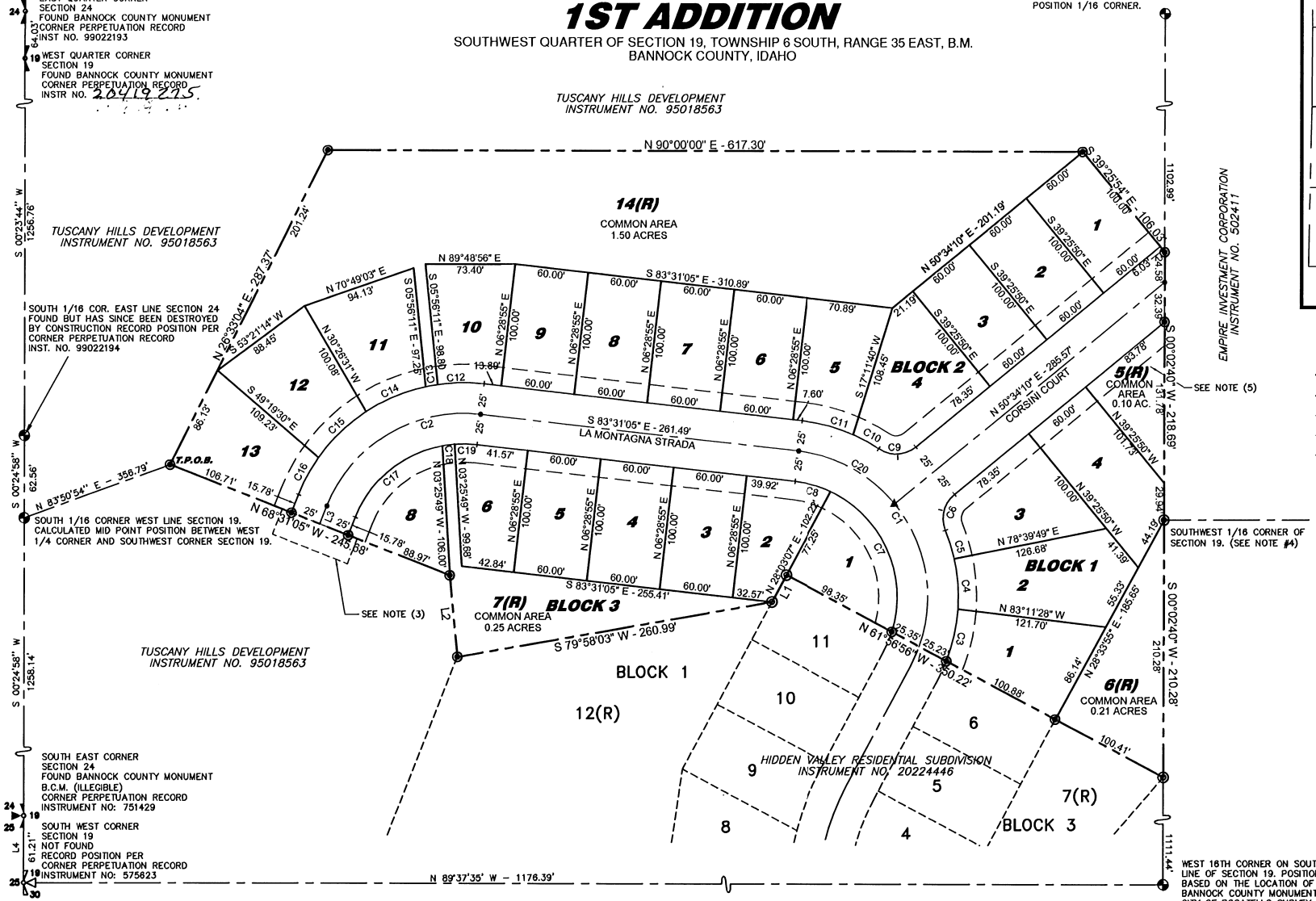
HIDDEN VALLEY SUBDIVISION 1ST ADDITION

SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

EAST QUARTER CORNER
SECTION 24
FOUND BANNOCK COUNTY MONUMENT
CORNER PERPETUATION RECORD
INST NO. 99022193

WEST QUARTER CORNER
SECTION 19
FOUND BANNOCK COUNTY MONUMENT
CORNER PERPETUATION RECORD
INSTR NO. 20418225

CALCULATED WEST 1/16 CORNER ON THE LATITUDINAL CENTERLINE OF SECTION 19 BETWEEN WEST 1/4 CORNER AND CENTER 1/4 CORNER AT PRORATED POSITION USING A BASIS OF PRORATION G.L.O. MEASUREMENTS TO POSITION 1/16 CORNER.



SOUTH 1/16 COR. EAST LINE SECTION 24
FOUND BUT HAS SINCE BEEN DESTROYED
BY CONSTRUCTION RECORD POSITION PER
CORNER PERPETUATION RECORD
INST. NO. 99022194

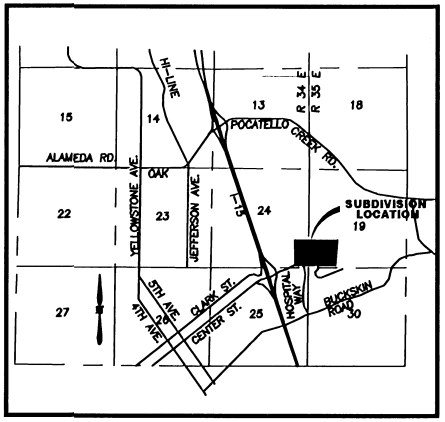
SOUTH 1/16 CORNER WEST LINE SECTION 19.
CALCULATED MID POINT POSITION BETWEEN WEST
1/4 CORNER AND SOUTHWEST CORNER SECTION 19.

SOUTHWEST 1/16 CORNER OF
SECTION 19. (SEE NOTE #4)

SOUTH EAST CORNER
SECTION 24
FOUND BANNOCK COUNTY MONUMENT
B.C.M. (ILLEGIBLE)
CORNER PERPETUATION RECORD
INSTRUMENT NO: 751429

SOUTH WEST CORNER
SECTION 19
NOT FOUND
RECORD POSITION PER
CORNER PERPETUATION RECORD
INSTRUMENT NO: 575623

WEST 16TH CORNER ON SOUTH
LINE OF SECTION 19. POSITION IS
BASED ON THE LOCATION OF A
BANNOCK COUNTY MONUMENT PER
CITY OF POCATELLO SURVEY DATA.
PRESENT STATUS OF MONUMENT
UNKNOWN.



VICINITY MAP

LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EASEMENT SIDELINE (SEE NOTE #1)
- STREET CENTERLINE / SECTION LINE
- BOUNDARY/LOT LINES OF ADJACENT PROPERTY
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341" (LOT CORNERS AND END OF CURVES)
- SET 5/8" REBAR W/2" ALUM CAP STAMPED "RMES, PLS 2341"
- FOUND 2" ALUM CAP AFFIXED TO A A 5/8" REBAR MARKED PLS 2341
- SET CITY STANDARD VAULT TYPE MONUMENT TO BE SET WITHIN SIX MONTHS AFTER DATE OF RECORDING PLAT.
- CALCULATED POSITION NO MONUMENT SET
- QUARTER CORNER AS NOTED
- SECTION CORNER AS NOTED
- SECTION CORNER NOT FOUND AS NOTED
- 1 — SUBDIVISION LOT NUMBER
- (R) — RESTRICTED LOT (SEE NOTE 2)
- 6 — EXISTING SUBDIVISION LOT NUMBER

RECORDING INSTRUMENT NO. 20419287

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	103°07'33"	N 31°57'18" W	187.99'	151.20'	120.00'	215.99'
C2	75°00'00"	S 58°58'55" W	146.10'	92.08'	120.00'	157.08'
C3	17°19'08"	S 12°24'39" W	43.66'	22.08'	145.00'	43.83'
C4	16°23'54"	S 04°26'53" E	41.36'	20.89'	145.00'	41.50'
C5	09°33'16"	S 17°25'28" E	24.15'	12.12'	145.00'	24.18'
C6	72°46'16"	S 14°11'02" W	30.25'	18.79'	25.50'	32.39'
C7	82°19'32"	S 23°48'09" E	125.06'	83.06'	95.00'	136.50'
C8	18°33'10"	S 74°14'30" E	30.63'	15.52'	95.00'	30.76'
C9	72°46'16"	S 86°57'18" W	30.25'	18.79'	25.50'	32.39'
C10	09°33'16"	S 61°26'14" E	24.15'	12.12'	145.00'	24.18'
C11	17°18'11"	S 74°51'59" E	43.62'	22.06'	145.00'	43.79'
C12	15°05'47"	S 88°56'01" W	38.09'	19.21'	145.00'	38.20'
C13	03°57'55"	N 79°24'10" E	10.03'	5.02'	145.00'	10.04'
C14	20°49'38"	S 67°00'24" W	52.42'	26.65'	145.00'	52.71'
C15	21°30'40"	N 45°50'15" E	54.12'	27.54'	145.00'	54.44'
C16	13°36'00"	S 28°16'55" W	34.34'	17.29'	145.00'	34.42'
C17	57°45'44"	N 50°21'47" E	91.77'	52.40'	95.00'	95.77'
C18	06°03'04"	N 82°16'11" E	10.03'	5.02'	95.00'	10.03'
C19	11°11'12"	N 89°06'42" W	18.52'	9.30'	95.00'	18.55'
C20	44°05'15"	S 61°28'27" E	90.08'	48.59'	120.00'	92.34'

GRAPHIC SCALE

50 0 30 60

(IN FEET)
1 inch = 60 ft.

BASIS OF BEARING PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM

LINE TABLE

NUMBER	BEARING	LENGTH
L1	S 28°03'07" W	24.97'
L2	N 05°26'05" W	66.94'
L3	S 21°28'55" W	15.78'
L4	N 00°32'20" E	61.21'

NOTES

(1) THE FRONT OF ALL LOTS ARE COVERED BY A 15 FOOT WIDE PUBLIC UTILITY, DRAINAGE AND ROADWAY SLOPE EASEMENT. ALL COMMON AREAS ARE COVERED IN THEIR ENTIRETY WITH AN EASEMENT FOR PUBLIC UTILITIES AND STORM WATER DETENTION.

(2) "R" (INDICATES A RESTRICTION) – DEVELOPMENT PROHIBITED. THE PROPERTY IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION. USE IS RESTRICTED BY THE COVENANTS. (SEE PAGE 2.)

(3) TEMPORARY EASEMENT FOR VEHICLE TURNAROUND. EASEMENT IS TO TERMINATE WHEN THE LAND ADJOINING THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION IS PLATTED, RECORDED AND LA MONTAGNA STRADA IS CONSTRUCTED BEYOND THE TEMPORARY EASEMENT SHOWN AND ACCEPTED FOR MAINTENANCE BY THE CITY OF POCATELLO. (SEE INSTRUMENT NO: 20417923)

(4) SOUTHWEST 1/16 CORNER. POSITION SET AT INTERSECTION OF SOUTH 1/16 LINE WITH WEST 1/16 LINE UTILIZING 1/16 CORNER POSITIONS SHOWN AND SOUTH 1/16 CORNER (2" DIA. ALUM. CAP) ON MERIDIONAL CENTERLINE OF SECTION 19, SET BY TIM SHURTLIFF (NOT SHOWN) WHICH LIES SOUTH 89°44'30" EAST A DISTANCE OF 1314.47 FEET FROM THIS POSITION.

(5) TEMPORARY EASEMENT FOR VEHICLE TURNAROUND. LOT 5 BLOCK 1 IS A TEMERARY EASEMENT IS TO TERMINATE WHEN THE LAND ADJOINING THE WEST BOUNDARY LINE OF THIS SUBDIVISION ARE PLATTED, RECORDED AND CORSINI COURT IS CONSTRUCTED BEYOND THE SUBDIVISION LIMITS AS SHOWN AND IS ACCEPTED FOR MAINTENANCE BY THE CITY OF POCATELLO.

PROFESSIONAL ENGINEER AND LAND SURVEYOR
REGISTERED
2341
6-13-05
STATE OF IDAHO
JAY L. CORNELISON

HIDDEN VALLEY SUBDIVISION 1ST ADDITION

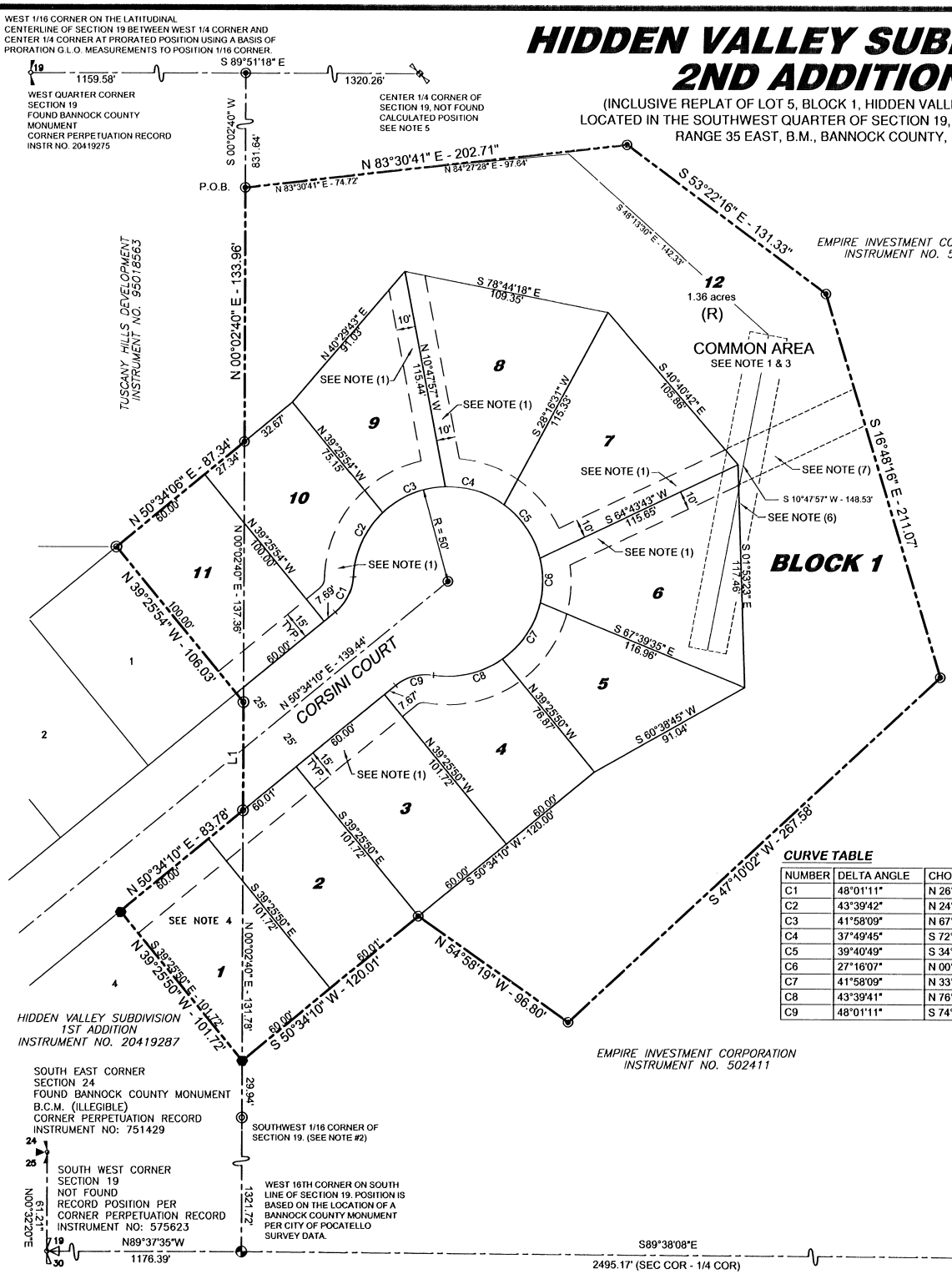
SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

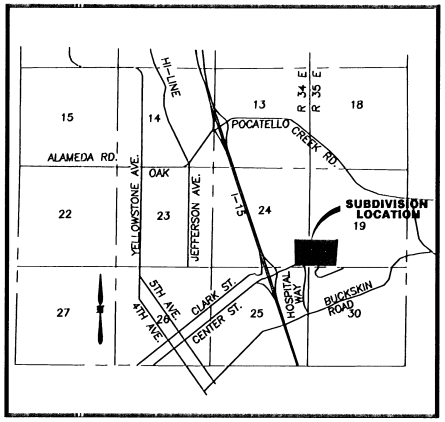
RMES™
Rocky Mountain Engineering & Surveying
154 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE (208) 234-0118 ◆ FAX (208) 234-0111 ◆ EMAIL rme@rockymountain.com

REVISIONS	SURVEYED BY: BMS CDC
1	OFFICE WORK BY: BMS JLC
2	FIELD BOOK NO. 02-26
PROJECT NO. 21301-B	DATE 7/15/04
DRAWING: R\RME\2004\HV-RES-2ND\HVSUBP2.DWG	
SCALE: 1" = 60'	SHEET 1 OF 2

HIDDEN VALLEY SUBDIVISION 2ND ADDITION

(INCLUSIVE REPLAT OF LOT 5, BLOCK 1, HIDDEN VALLEY 1ST ADDITION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH,
RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO





VICINITY MAP

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

BASIS OF BEARING PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM

NOTES

(1) ALL EASEMENTS AS SHOWN ARE FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SLOPE EASEMENT. ALL COMMON AREAS ARE COVERED IN THEIR ENTIRETY WITH AN EASEMENT FOR PUBLIC UTILITIES AND STORM WATER DETENTION.

(2) SOUTHWEST 1/16 CORNER. POSITION SET AT INTERSECTION OF SOUTH 1/16 LINE WITH WEST 1/16 LINE UTILIZING 1/16 CORNER POSITIONS SHOWN AND SOUTH 1/16 CORNER (2" DIA. ALUM. CAP) ON MERIDIONAL CENTERLINE OF SECTION 19, SET BY TIM SHURTLIFF WHICH LIES SOUTH 89°44'30" EAST A DISTANCE OF 1314.47 FEET FROM THIS POSITION. SEE ALSO HIDDEN VALLEY 1ST ADDITION.

(3) "R" (INDICATES A RESTRICTION FOR LOT 12) - DEVELOPMENT IS PROHIBITED. THIS PROPERTY IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION. USE IS RESTRICTED BY THE COVENANTS. (SEE PAGE 2.)

(4) THE OWNERSHIP OF LOT 5 BLOCK 1, HIDDEN VALLEY SUBDIVISION 1ST ADDITION WAS TRANSFERRED TO TUSCANY HILLS DEVELOPMENT COMPANY, L.L.C. PER THE QUITCLAIM DEED RECORDED IN THE RECORDS OF BANNOCK COUNTY AS INSTRUMENT 20511247. PURSUANT TO IDAHO CODE 50-1306A, UPON COMPLIANCE WITH PARAGRAPH (5) OF SAID CODE AND THE RECORDATION OF THIS SUBDIVISION PLAT THE EXISTING STORM WATER DETENTION EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED PER THE RECORDED PLAT OF HIDDEN VALLY SUBDIVISION 1ST ADDITION ON SAID LOT 5 WILL BECOME VOID.

(5) CENTER 1/4 CORNER OF SECTION 19 IS A CALCULATED POSITION BASED ON THE 1/4 CORNERS OF SECTION 19 AT THE INTERSECTION OF THE LATITUDINAL CENTERLINE WITH THE MERIDINAL CENTERLINE. A DEFACTO BANNOCK COUNTY MONUMENT BEARS SOUTH 89°59'09" EAST A DISTANCE OF 16.59' FROM THE CALCULATED POSITION.

LEGEND:

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- EASEMENT SIDELINE (SEE NOTE #1)
- STREET CENTERLINE / SECTION LINE
- BOUNDARY/LOT LINES OF ADJACENT PROPERTY
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341" (LOT CORNERS AND END OF CURVES)
- SET 5/8" BY 30" REBAR W/2" ALUM CAP STAMPED "RMES, PLS 2341"
- FOUND 2" ALUM CAP AFFIXED TO A 5/8" REBAR MARKED PLS 2341 PER 1ST ADDITION TO HIDDEN VALLEY SUBD.
- 1/16 MONUMENT AS NOTED
- 1 SUBDIVISION LOT NUMBER
- 6 EXISTING SUBDIVISION LOT NUMBER
- 19 QUARTER CORNER AS NOTED
- (R) RESTRICTED LOT (SEE NOTE 3)
- 19 30 MONUMENT NOT FOUND
- FOUND 1/2 REBAR WITH PLASTIC CAP MARKED RMES PLS 2341 (PER HIDDEN VALLEY 1ST) REPLACED WITH 5/8" BY 30" REBAR WITH 2" ALUM CAP MARKED RMES PLS 2341

LINE TABLE

NUMBER	BEARING	LENGTH
L1	N 00°02'40" E	56.97'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	48°01'11"	N 26°33'35" E	11.36	25.50	21.37	20.75
C2	43°39'42"	N 24°22'50" E	20.03	50.00	38.10	37.19
C3	41°58'09"	N 67°11'46" E	19.18	50.00	36.62	35.81
C4	37°49'45"	S 72°54'17" E	17.13	50.00	33.01	32.42
C5	39°40'49"	S 34°09'00" E	18.04	50.00	34.63	33.94
C6	27°16'07"	N 00°40'32" W	12.13	50.00	23.80	23.57
C7	41°58'09"	N 33°56'36" E	19.18	50.00	36.62	35.81
C8	43°39'41"	N 76°45'31" E	20.03	50.00	38.10	37.19
C9	48°01'11"	S 74°34'46" W	11.36	25.50	21.37	20.75

(6) THIS WAS MADE A PART OF INSTRUMENT NO. 20418183 AS EASEMENT NO. 1.

(7) THIS WAS MADE A PART OF INSTRUMENT NO. 20418183 AS EASEMENT NO. 2 WHICH EXTENDS FROM THE EAST BOUNDARY LINE TO CORSINI COURT.

(8) EASEMENTS NOT DEPICTED, ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SEVEN FOOT WIDE DRAINAGE EASEMENTS. SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT LINES, AND ADJOIN THE SUBDIVISION BOUNDRY LINE. SAID EASEMENT AREAS AND LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

SOUTH 1/4 CORNER
SECTION 19
FOUND BANNOCK COUNTY MON.
RECORDED INST. NO. 90015501

PROFESSIONAL ENGINEER REGISTERED JAY L. CORNELISON STATE OF IDAHO 2341 SURVEYOR 9-15-05

RECORDING INSTRUMENT NO. 20522178

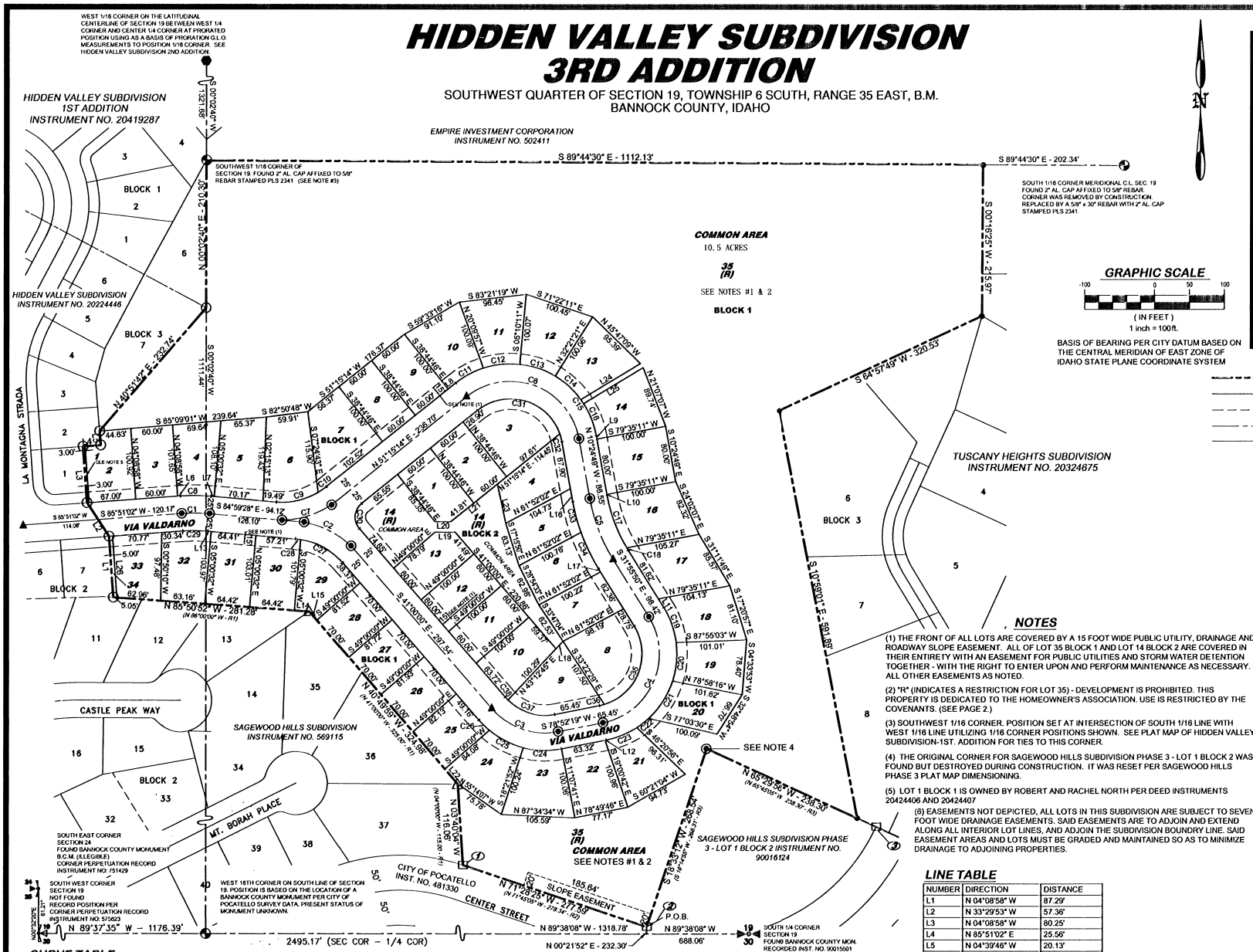
HIDDEN VALLEY SUBDIVISION 2ND ADDITION
(INCLUSIVE REPLAT OF LOT 5, BLOCK 1, HIDDEN VALLEY 1ST ADDITION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M. BANNOCK COUNTY, IDAHO

RMES™
Rocky Mountain Engineering & Surveying
155 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE: (208) 234-0110 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS	SURVEYED BY: BMS CDC
1 06/01/05	OFFICE WORK BY: BMS JLC
2	FIELD BOOK NO. 02-26
PROJECT NO. 21301-B	DATE 11/08/04
DRAWING: R\RME\2004\HV-RES-2ND\HVSUBP3.DWG	
SCALE: 1" = 40'	SHEET 1 OF 2

HIDDEN VALLEY SUBDIVISION 3RD ADDITION

SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

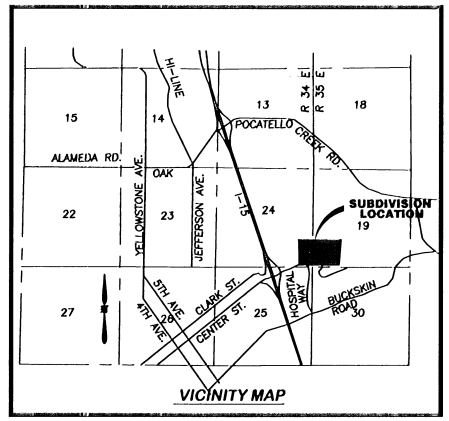


GRAPHIC SCALE

-100 0 50 100

(IN FEET)
1 inch = 100ft.

BASIS OF BEARING PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM



VICINITY MAP

LEGEND:

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINES
- EASEMENT SIDELINE (SEE NOTE #1)
- STREET CENTERLINE / SECTION LINE
- BOUNDARY/LOT LINES OF ADJACENT PROPERTY
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341" (LOT CORNERS AND END OF CURVES)
- FOUND 2"ALUM CAP AFFIXED TO A 5/8" REBAR MARKED PLS 2341
- SET 5/8" BY 30" REBAR WITH 2" ALUM CAP STAMPED "RMES, PLS 2341"
- FOUND 2" ALUM CAP AFFIXED TO A 5/8" REBAR MARKED PLS 2341
- SET CITY STANDARD VAULT TYPE MONUMENT TO BE SET WITHIN SIX MONTHS AFTER DATE OF RECORDING PLAT.
- 1/16 CORNER AS NOTED
- FOUND 2" ALUM CAP AFFIXED TO A A 5/8" REBAR MARKED PLS 977
- FOUND A 5/8" REBAR NO CAP ASSUMED PER SAGEWOOD HILLS SURVEY
- 19/30 QUARTER CORNER AS NOTED
- 25/19/30 SECTION CORNER NOT FOUND AS NOTED
- FOUND A CONC. R-O-W MON. SET PER THE 1968 EAST BENCH ROAD SURVEY
  - (1) 50' LT. OF STA. 52+09.95 PER 1968 ROAD PLANS
  - (2) 50' LT. OF STA. 54+85.64 PER 1968 ROAD PLANS
  - (3) 50' LT. OF STA. 59+52.31 PER 1968 ROAD PLANS
- 1 SUBDIVISION LOT NUMBER
- (R) RESTRICTED LOT (SEE NOTE 2)
- 6 RECORD SUBDIVISION LOT NUMBER
- (---R1) RECORD MEASUREMENTS PER SAGEWOOD HILLS PHASE 1
- (---R2) RECORD MEASUREMENTS PER 1968 EAST BENCH ROADS SURVEY
- (---R3) RECORD MEASUREMENTS PER SAGEWOOD HILLS PHASE 3

NOTES

(1) THE FRONT OF ALL LOTS ARE COVERED BY A 15 FOOT WIDE PUBLIC UTILITY, DRAINAGE AND ROADWAY SLOPE EASEMENT. ALL OF LOT 35 BLOCK 1 AND LOT 14 BLOCK 2 ARE COVERED IN THEIR ENTIRETY WITH AN EASEMENT FOR PUBLIC UTILITIES AND STORM WATER DETENTION TOGETHER - WITH THE RIGHT TO ENTER UPON AND PERFORM MAINTENANCE AS NECESSARY. ALL OTHER EASEMENTS AS NOTED.

(2) "R" (INDICATES A RESTRICTION FOR LOT 35) - DEVELOPMENT IS PROHIBITED. THIS PROPERTY IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION. USE IS RESTRICTED BY THE COVENANTS. (SEE PAGE 2.)

(3) SOUTHWEST 1/16 CORNER. POSITION SET AT INTERSECTION OF SOUTH 1/16 LINE WITH WEST 1/16 LINE UTILIZING 1/16 CORNER POSITIONS SHOWN. SEE PLAT MAP OF HIDDEN VALLEY SUBDIVISION-1ST. ADDITION FOR TIES TO THIS CORNER.

(4) THE ORIGINAL CORNER FOR SAGEWOOD HILLS SUBDIVISION PHASE 3 - LOT 1 BLOCK 2 WAS FOUND BUT DESTROYED DURING CONSTRUCTION. IT WAS RESET PER SAGEWOOD HILLS PHASE 3 PLAT MAP DIMENSIONING.

(5) LOT 1 BLOCK 1 IS OWNED BY ROBERT AND RACHEL NORTH PER DEED INSTRUMENTS 20424406 AND 20424407

(6) EASEMENTS NOT DEPICTED, ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SEVEN FOOT WIDE DRAINAGE EASEMENTS. SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT LINES, AND ADJOIN THE SUBDIVISION BOUNDRY LINE. SAID EASEMENT AREAS AND LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 04°08'58" W	87.29'
L2	N 33°29'53" W	57.36'
L3	N 04°08'58" W	80.25'
L4	N 85°51'02" E	25.56'
L5	N 04°39'46" W	20.13'
L6	N 85°51'02" E	4.22'
L7	N 84°59'28" W	4.47'
L8	S 51°15'14" W	14.17'
L9	N 10°24'49" W	5.00'
L10	S 10°24'49" E	1.55'
L11	N 31°55'50" W	14.80'
L12	N 78°52'19" E	2.13'
L13	N 84°59'28" W	4.48'
L14	N 85°50'52" W	21.27'
L15	N 40°49'59" W	16.69'
L16	S 10°24'49" E	18.65'
L17	S 31°55'50" E	5.31'
L18	S 43°12'45" W	14.70'
L19	N 89°53'32" W	28.15'
L20	N 89°53'32" W	23.36'
L21	N 51°15'14" E	84.97'
L22	N 40°49'59" W	28.29'
L23	S 12°17'44" E	57.04'
L24	S 58°55'33" W	99.52'
L25	S 58°55'33" W	99.36'
L26	N 04°08'58" W	88.02'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	09°09'30"	N 89°34'13" W	39.92'	20.02'	250.00'	39.96'
C2	43°59'28"	S 62°59'44" E	93.63'	50.49'	125.00'	95.97'
C3	60°07'41"	N 71°03'51" W	100.19'	57.88'	100.00'	104.94'
C4	110°48'09"	S 23°28'14" W	164.63'	144.97'	100.00'	193.39'
C5	21°31'01"	N 21°10'20" W	93.34'	47.50'	250.00'	93.89'
C6	118°19'57"	N 69°34'48" W	171.73'	187.53'	100.00'	206.53'
C7	43°45'18"	S 73°07'53" W	93.16'	40.04'	125.00'	95.46'
C8	09°09'30"	N 89°34'13" W	43.91'	22.03'	275.00'	43.96'
C9	35°38'13"	S 77°11'26" W	61.20'	32.14'	100.00'	62.20'
C10	08°07'05"	S 55°18'47" W	14.16'	7.10'	100.00'	14.17'
C11	20°38'47"	S 61°34'37" W	44.80'	22.77'	125.00'	45.04'
C12	24°16'26"	N 84°02'14" E	52.56'	26.88'	125.00'	52.96'
C13	24°40'30"	S 71°29'18" E	53.42'	27.34'	125.00'	53.83'
C14	22°52'41"	N 47°42'43" W	49.58'	25.29'	125.00'	49.91'
C15	03°12'55"	S 34°39'55" E	7.01'	3.51'	125.00'	7.02'
C16	22°38'38"	S 21°44'09" E	49.08'	25.03'	125.00'	49.40'
C17	20°24'24"	S 20°37'01" E	79.71'	40.50'	225.00'	80.14'
C18	01°06'37"	S 31°22'32" E	4.36'	2.18'	225.00'	4.36'
C19	24°23'15"	N 19°44'13" W	52.80'	27.01'	125.00'	53.21'

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C20	25°32'48"	S 05°13'48" W	55.27'	28.34'	125.00'	55.73'
C21	29°11'43"	S 32°36'04" W	63.01'	32.55'	125.00'	63.69'
C22	10°04'56"	S 52°14'23" W	21.97'	11.03'	125.00'	22.00'
C23	21°35'27"	S 68°04'35" W	46.83'	23.83'	125.00'	47.10'
C24	25°14'25"	N 88°30'29" W	54.62'	27.99'	125.00'	55.07'
C25	25°17'21"	N 63°14'36" W	54.73'	28.04'	125.00'	55.17'
C26	09°35'55"	N 45°47'58" W	20.92'	10.50'	125.00'	20.94'
C27	39°51'46"	N 60°55'53" W	68.18'	36.26'	100.00'	69.57'
C28	04°07'42"	N 82°55'37" W	7.20'	3.60'	100.00'	7.21'
C29	09°09'30"	N 89°34'13" W	35.93'	18.02'	225.00'	35.97'
C30	92°15'14"	S 05°07'37" W	36.04'	26.00'	25.00'	40.25'
C31	109°28'16"	S 74°00'38" E	122.47'	106.07'	75.00'	143.30'
C32	08°51'41"	S 14°50'39" E	11.59'	5.81'	75.00'	11.60'
C33	09°28'09"	S 15°08'54" E	45.40'	22.78'	275.00'	45.45'
C34	12°02'52"	S 25°54'24" E	57.72'	29.02'	275.00'	57.83'
C35	105°40'35"	S 20°54'27" W	119.54	98.95'	75.00'	138.33'
C36	05°07'34"	S 76°18'32" W	6.71'	3.36'	75.00'	6.71'
C37	55°43'26"	N 73°15'58" W	70.10'	39.65'	75.00'	72.94'
C38	04°24'15"	N 43°12'07" W	5.76'	2.88'	75.00'	5.77'

RECORDING INSTRUMENT NO. 20532130

PROFESSIONAL ENGINEER & LAND SURVEYOR REGISTERED 2341 STATE OF IDAHO JAY L. CORNELISON
9-15-06

HIDDEN VALLEY SUBDIVISION 3RD ADDITION
SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

RMES™
Rocky Mountain Engineering & Surveying
155 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE: (208) 234-0110 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS	SURVEYED BY: BMS MSB
1	OFFICE WORK BY: BMS JLC
2	FIELD BOOK NO. 02-26
PROJECT NO. 21301-B	DATE 11/20/04
DRAWING: R\RME\2004\HV-RES-3RD\HVSUBP4.DWG	
SCALE: 1" = 100'	SHEET 1 OF 2

HIDDEN VALLEY SUBDIVISION 4TH ADDITION

(INCLUSIVE REPLAT OF A PORTION OF LOT 17, BLOCK 2, HIDDEN VALLEY TOWNHOUSE 1ST ADDITION SUBDIVISION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
AND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 05°26'05" E	66.94'
L2	S 00°35'23" E	20.00'
L3	S 53°20'12" E	20.27'
L4	N 36°39'48" E	50.00'
L5	N 03°20'12" W	18.27'
L6	N 36°39'48" E	31.06'
L7	S 53°20'12" E	20.27'
L8	N 36°39'48" E	15.34'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	86°34'56"	N 64°46'23" E	113.05	120.00	181.34	164.57
C2	97°12'13"	N 23°20'03" W	136.12	120.00	203.58	180.04
C3	78°36'16"	N 14°02'04" W	98.23	120.00	164.64	152.02
C4	00°44'17"	N 21°51'04" E	0.61	95.00	1.22	1.22
C5	85°50'39"	S 65°08'31" W	88.34	95.00	142.33	129.39
C6	94°59'23"	N 24°26'28" W	103.66	95.00	157.50	140.07
C7	02°12'50"	S 24°09'39" W	1.83	95.00	3.68	3.67
C8	13°42'32"	N 18°24'48" E	17.43	145.00	34.69	34.61
C9	10°20'33"	N 20°05'48" E	13.13	145.00	26.17	26.15
C10	23°48'01"	N 03°01'31" E	30.56	145.00	60.24	59.80
C11	16°39'46"	S 17°12'23" E	21.23	145.00	42.18	42.02
C12	27°47'56"	N 39°26'14" W	35.88	145.00	70.35	69.66
C13	21°20'37"	N 00°53'14" E	27.32	145.00	54.02	53.70
C14	21°21'56"	S 20°28'03" E	27.35	145.00	54.07	53.76
C15	21°23'43"	S 41°50'52" E	27.39	145.00	54.15	53.83
C16	02°46'01"	N 53°55'44" W	3.50	145.00	7.00	7.00
C17	16°37'24"	S 63°37'27" E	21.18	145.00	42.07	41.92
C18	00°36'21"	N 72°14'20" W	0.77	145.00	1.53	1.53
C19	21°12'01"	S 83°08'31" E	27.14	145.00	53.65	53.35
C20	21°26'52"	S 75°32'02" W	27.46	145.00	54.28	53.96
C21	21°26'52"	N 54°05'10" E	27.46	145.00	54.28	53.96
C22	21°23'48"	N 32°39'50" E	27.39	145.00	54.15	53.84
C23	00°29'02"	N 21°43'26" E	0.61	145.00	1.22	1.22
C24	62°29'50"	N 05°58'51" W	57.64	95.00	103.62	98.56
C25	16°06'26"	N 45°16'46" W	13.44	95.00	26.71	26.62

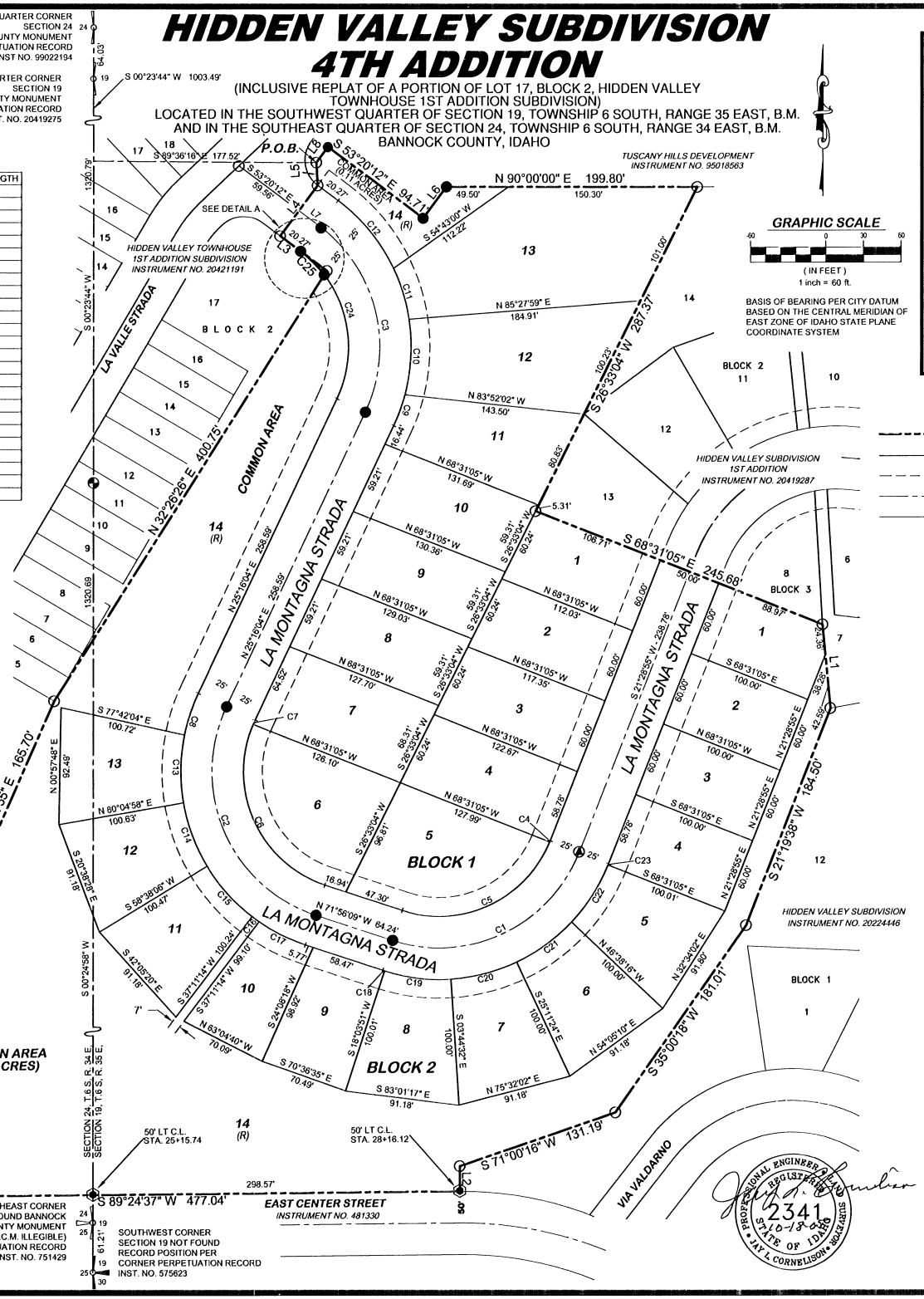
NOTES

(1) THE FRONT OF ALL LOTS ARE COVERED BY A 15 FOOT WIDE PUBLIC UTILITY, DRAINAGE AND ROADWAY SLOPE EASEMENT. ALL OF LOT 14 BLOCK 1 AND LOT 14 BLOCK 2 ARE COVERED IN THEIR ENTIRETY WITH AN EASEMENT FOR PUBLIC UTILITIES AND STORM WATER DETENTION TOGETHER - WITH THE RIGHT TO ENTER UPON AND PERFORM MAINTENANCE AS NECESSARY. ALL OTHER EASEMENTS AS NOTED.

(2) "R" (INDICATES A RESTRICTION FOR LOT 14 IN BLOCK 1 AND LOT 14 BLOCK 2 WHICH ARE NON BUILDABLE LOTS) - AND ARE TO BE COMMON AREAS OWNED IN COMMON BY THE LOT OWNERS OF THIS SUBDIVISION AND ADMINISTERED BY THE HOMEOWNERS' ASSOCIATION PER THE RECORDED DECLARATIONS AND COVENANTS (SEE PAGE 2). THE CITY OF POCATELLO IS HEREBY GRANTED A STORM WATER RETENTION EASEMENT OVER THE ENTIRETY OF THE ABOVE NAMED LOTS. NO OTHER ALTERATION MAY BE MADE TO SAID LOTS AFTER FINAL GRADING HAS BEEN COMPLETED BY THE DEVELOPER.

(3) THE OWNERSHIP OF A PORTION OF LOT 17 BLOCK 2, HIDDEN VALLEY TOWNHOUSE 1ST ADDITION SUBDIVISION WAS TRANSFERRED TO TUSCANY HILLS DEVELOPMENT COMPANY, L.L.C. PER THE QUITCLAIM DEED RECORDED IN THE RECORDS OF BANNOCK COUNTY AS INSTRUMENT 20522707 AND 20523493. PURSUANT TO IDAHO CODE 50-1306A, UPON COMPLIANCE WITH PARAGRAPH (5) OF SAID CODE AND THE RECORDATION OF THIS SUBDIVISION PLAT THE EXISTING STORM WATER DETENTION EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED PER THE RECORDED PLAT OF HIDDEN VALLEY TOWNHOUSE SUBDIVISION 1ST ADDITION ON SAID PORTION OF LOT 17 WILL BECOME VOID.

(4) EASEMENTS NOT DEPICTED, ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SEVEN FOOT WIDE DRAINAGE EASEMENTS. SAID EASEMENTS ARE TO ADJOIN AND EXTEND ALONG ALL INTERIOR LOT LINES, AND ADJOIN THE SUBDIVISION BOUNDRY LINE. SAID EASEMENT AREAS AND LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

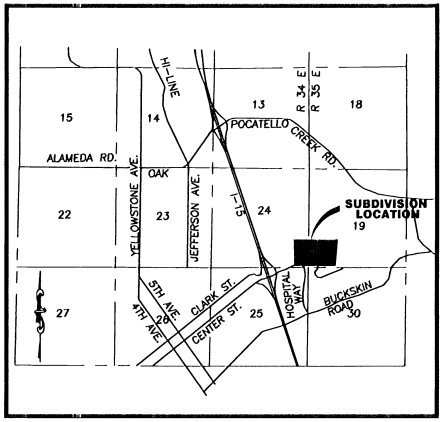


GRAPHIC SCALE

-60 0 30 60

(IN FEET)
1 inch = 60 ft.

BASIS OF BEARING PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM



VICINITY MAP

LEGEND:

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINES
- EASEMENT SIDELINE (SEE NOTE #1)
- STREET CENTERLINE / SECTION LINE
- BOUNDARY/LOT LINES OF ADJACENT PROPERTY
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341" (LOT CORNERS AND END OF CURVES)
- SET 5/8" BY 30" REBAR WITH 2" ALUM CAP STAMPED "RMES, PLS 2341"
- FOUND 2" ALUM CAP AFFIXED TO A 5/8" REBAR MARKED RMES PLS 2341
- SET CITY STANDARD VAULT TYPE MONUMENT TO BE SET WITHIN SIX MONTHS AFTER DATE OF RECORDING PLAT.
- SOUTH 1/16 COR. EAST LINE SECTION 24 FOUND BUT HAS SINCE BEEN DESTROYED BY CONSTRUCTION RECORD POSITION PER CORNER PERPETUATION RECORD INST. NO. 99022194
- SET 2" DIA. ALUM AFFIXED TO A 5/8" BY 30" REBAR MARKED RMES PLS 2341, REPLACING DESTROYED CONCRETE MONUMENT SET IN 1968 EAST BENCH ROADS SURVEY
- 24 19 FOUND QUARTER CORNER AS NOTED
- 24 19 25 FOUND SECTION CORNER AS NOTED
- 19 25 30 SECTION CORNER NOT FOUND AS NOTED
- 1 SUBDIVISION LOT NUMBER
- (R) RESTRICTED LOT (COMMON AREA) SEE NOTE 2
- 6 RECORD SUBDIVISION LOT NUMBER

RECORDING INSTRUMENT NO. _____

PROFESSIONAL ENGINEER REGISTERED LAND SURVEYOR 2341 STATE OF IDAHO JAY L. CORNELISON

HIDDEN VALLEY SUBDIVISION 4TH ADDITION

(INCLUSIVE REPLAT OF A PORTION OF LOT 17, BLOCK 2, HIDDEN VALLEY TOWNHOUSE 1ST ADDITION SUBDIVISION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
AND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

RMES™
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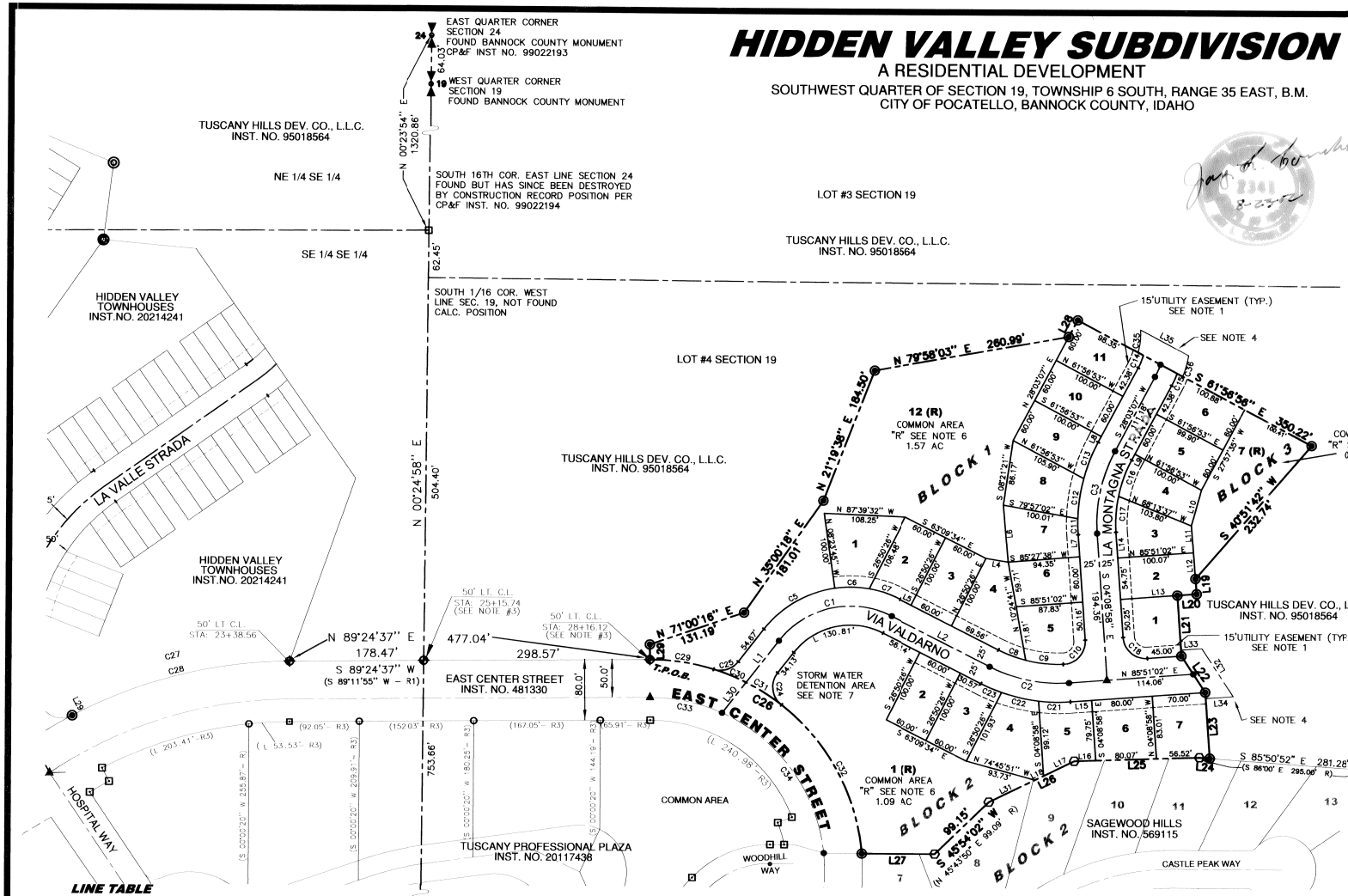
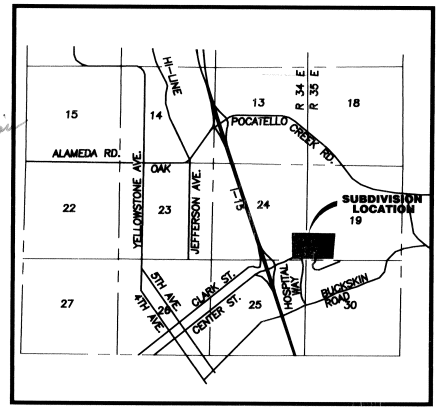
REVISIONS	SURVEYED BY: BMS MSB
1	OFFICE WORK BY: BMS JLC
2	FIELD BOOK NO. 02-26
PROJECT NO. 21301-B	DATE 10/11/05
DRAWING: R:\RME\2004\HV-RES-4THADD\SURVEY\HVSUBP5.dwg	
SCALE: 1" = 60'	SHEET 1 OF 2

HIDDEN VALLEY SUBDIVISION

A RESIDENTIAL DEVELOPMENT

SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO





VICINITY MAP

LEGEND:

- SECTION CORNER NOT FOUND AS INDICATED
- 1/4 CORNER FOUND AS INDICATED
- SECTION CORNER FOUND AS INDICATED
- SUBDIVISION EXTERIOR BOUNDARY LINE
- STREET CENTERLINE AND SECTION LINES
- EASEMENT SIDELINE (SEE PLAT NOTE #1)
- BOUNDARY LINES OF ADJACENT PROPERTIES
- FOUND 1/2" REBAR WITH CAP PER TUSCANY PROFESSIONAL PLAZA (STAMPED PLS 4735)
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES, PLS 2341"
- SET 5/8" BY 30" REBAR WITH 2" DIA. ALUMINUM CAP STAMPED "RMES, PLS 2341" (SUBDIVISION BOUNDARY)
- FOUND 5/8" DIA. REBAR AS PER SAGEWOOD HILLS SUBDIVISION, TAGGED CORNERS WITH 2" DIA. ALUM. CAP STAMPED "RMES" PLS 2341.
- SET 5/8" BY 24" REBAR WITH 2" DIA. ALUMINUM CAP STAMPED "RMES, PLS 2341" ON CENTERLINE POINTS TO BE SET WITHIN SIX MONTHS AFTER DATE OF RECORDING OF PLAT.
- FOUND 5/8" REBAR WITH 2" ALUM. DIA. CAP TUSCANY PROFESSIONAL PLAZA (STAMPED PLS 4735)
- FOUND 5/8" REBAR WITH 2" DIA. ALUM. CAP (STAMPED PLS 977)
- SET CITY STANDARD VAULT TYPE MONUMENT TO BE SET WITHIN SIX MONTHS AFTER DATE OF RECORDING PLAT.
- (- ---R) RECORD MEASUREMENTS PER SAGEWOOD HILLS
- (- ---R1) RECORD MEASUREMENTS PER DEED INST. # 481330
- (- ---R3) PER TUSCANY PROFESSIONAL PLAZA INST. # 20117438
- FOUND CONCRETE RIGHT-OF-WAY MONUMENT FROM 1968 EAST BENCH ROADS SURVEY FOR THE CITY OF POCATELLO. STATIONING SHOWN FROM SAID SURVEY.
- 1 LOT NUMBER

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 37°56'58" W	69.77'
L2	S 63°09'34" E	146.71'
L3	N 85°51'02" E	50.00'
L4	S 80°41'46" E	29.72'
L5	S 63°09'34" E	17.15'
L6	N 05°22'05" W	75.51'
L7	N 04°08'58" W	29.11'
L8	N 28°03'07" E	8.80'
L9	N 28°03'07" E	8.80'
L10	N 15°35'12" E	48.80'
L11	N 04°39'46" W	35.84'
L12	N 04°39'46" W	54.75'
L13	N 85°51'02" E	100.56'
L14	S 04°08'58" E	34.36'
L15	S 85°51'02" W	28.11'
L16	S 88°11'07" W	28.28'
L17	S 64°10'58" W	44.92'
L18	S 64°10'58" W	12.70'
L19	S 04°39'46" E	20.13'
L20	S 85°51'02" W	25.56'
L21	S 04°08'58" E	80.25'
L22	S 33°29'53" E	57.36'
L23	S 04°08'58" E	87.29'
L24	N 85°50'52" E	13.67'
L25	S 88°11'07" W	164.87'
L26	N 64°10'58" E	124.94'
L27	N 89°49'59" W	97.20'
L28	N 28°03'07" E	24.97'
L29	N 00°35'23" W	20.00'
L30	S 37°56'58" W	51.26'
L31	S 64°10'58" W	64.72'
L32	S 33°29'53" E	75.72'
L33	S 85°51'02" W	27.62'
L34	S 85°51'02" W	36.62'
L35	N 61°56'56" W	71.96'

RECORD DATA

(S 86°00' E R)
(N 88°00' E 165.00' R)
(N 64°00' E 125.00' R)
(S 90°00' E 96.07' R)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARING PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	78°53'28"	120.00	165.23	98.73	N 77°23'42" E	152.48
C2	30°59'24"	200.00	108.18	55.45	S 78°39'16" E	106.86
C3	32°12'05"	200.00	112.40	57.73	S 11°57'04" W	110.93
C4	08°26'37"	120.00	17.69	8.858	N 23°49'48" E	17.70
C5	43°39'17"	145.00	110.48	58.08	N 59°46'36" E	107.83
C6	18°02'53"	145.00	45.67	23.03	N 89°22'19" W	45.49
C7	17°11'19"	145.00	43.50	21.91	N 71°45'13" W	43.34
C8	12°40'20"	175.00	38.71	19.43	S 69°29'44" E	38.63
C9	16°20'30"	175.00	49.91	25.13	S 84°00'09" E	49.74
C10	91°58'34"	30.00	48.16	31.05	N 41°50'19" E	43.15
C11	05°24'31"	225.00	21.24	10.63	N 01°26'43" W	21.23
C12	13°38'22"	225.00	53.56.	26.91	N 08°04'44" E	53.44
C13	13°09'12"	225.00	51.65	25.94	N 21°28'31" E	51.54
C14	10°41'30"	95.00	17.73	8.89	S 22°42'26" W	17.70
C15	06°58'48"	145.00	17.67	8.84	S 24°33'42" W	17.66
C16	16°40'15"	175.00	50.92	25.64	N 19°42'59" E	50.74
C17	15°31'49"	175.00	47.44	23.86	S 03°36'57" W	47.29
C18	90°00'00"	30.00	47.12	30.00	S 49°08'58" E	42.43
C21	10°43'43"	225.00	42.13	21.13	S 88°47'06" E	42.07
C22	12°44'40"	225.00	50.05	25.13	N 77°02'55" W	49.94
C23	07°31'01"	225.00	29.52	14.78	N 66°55'05" W	29.50
C24	90°09'01"	30.00	47.20	30.08	S 07°07'33" E	42.48
C25	69°00'00"	30.00	36.13	20.62	S 72°26'41" W	33.98
C26	85°32'15"	279.18	416.79	258.24	N 47°49'16" W	379.15
C27	NOT USED					
C28	NOT USED					
C29	17°32'20"	279.18	85.46	43.07	S 81°49'13" E	85.13
C30	09°28'14"	279.18	46.15	23.13	S 68°19'00" E	46.09
C31	11°22'52"	279.18	55.46	27.82	S 57°53'24" E	55.37
C32	47°08'49"	279.18	229.73	121.82	S 28°37'33" E	223.30
C33	24°26'48"	229.18	97.79	49.65	S 78°22'03" E	97.05
C34	59°56'52"	229.18	239.79	132.18	S 36°10'09" E	229.00
C35	19°56'27"	87.00	30.28	15.29	N 06°23'47" E	30.13
C36	10°44'05"	153.00	28.67	14.37	N 16°04'16" E	28.62

NOTES

(1) THE FRONT OF ALL LOTS ARE COVERED BY A 15 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL COMMON AREAS ARE COVERED IN THEIR ENTIRETY WITH A EASEMENT FOR PUBLIC UTILITIES AND STORM WATER DETENTIION.

(2) THE RIGHT OF WAY LINES OF EAST CENTER STREET DETERMINED FROM TUSCANY PROFESSIONAL PLAZA PLAT INSTRUMENT NUMBER 20117438.

(3) CALCULATED POSITION LYING 0.66' EAST OF A FOUND RIGHT OF WAY MONUMENT BEING 50' LT. C.L. STA. 25+15.74 PER 1968 EAST BENCH ROADS SURVEY. A SECOND RIGHT OF WAY MONUMENT BEING 50' LT. C.L. STA. 28+16.12 FROM THE SAME SURVEY LIES 0.34' EAST OF THE CALCULATED POINT (P.O.B. OF THIS SUBDIVISION) OF TANGENCY OF A 279.18 FOOT RADIUS CURVE (CURVE #26), WITH A LINE BEARING S 89°24'37" W.

(4) TEMPORARY EASEMENT FOR VEHICLE TURNAROUND. EASEMENT IS TO TERMINATE WHEN THE LAND ADJOINING THE NORTH AND EAST BOUNARY LINES OF THIS SUBDIVION ARE PLATTED, RECORDED AND VIA VALDARNO STREET AND LA MONTAGNA STREETS ARE CONSTRUTED EASTWARD AND NORTHWARD BEYONDTHE TEMPERARY EASEMENTS SHOWN HERE ON.
EASEMENTS RECORDED UNDER INST. NO. 20022998 & 20022999

(5) THE CENTERLINE MONUMENTS ALONG VIA VALDARNO STREET, LA MONTAGNA STEET AND EAST CENTER STREET SHALL BE SET WITHIN SIX MONTH AFTER THE DATE OF RECORDING OF THIS PLAT.

(6) "R" (INDICATES A RESTRICTION)– DEVELOPMENT PROHIBITED. THE PROPERTY IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION. USE IS RESTRICTED BY THE COVENANTS. (SEE INST. NO. 20022445 ON PAGE 2)

(7) COMMON AREA LOT 1(R) BLOCK 2 IS COVERED IN ITS ENTIRITY WITH A STORM WATER DETENTION EASEMENT GRANTED TO THE CITY OF POCATELLO FOR STORM WATER DETENTION AND CONTROL. THE AREA WITHIN THIS EASEMENT IS TO BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNER'S ASSOCATION AS PER RECORDED COVENANTS (INST. NO. 20022445 SEE PAGE 2). NO ALTERATION IS TO BE MADE TO THIS AREA AFTER FINAL GRADING IS COMPLETED.

HIDDEN VALLEY SUBDIVISION

A RESIDENTIAL DEVELOPMENT

SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M. CITY OF POCATELLO, BANNOCK COUNTY, IDAHO

RMES™
Rocky Mountain Engineering & Surveying
155 South 2nd Avenue ◆ Pocatello, ID 83201
VOICE: (208) 234-0110 ◆ FAX: (208) 234-0111 ◆ EMAIL: rme@rockymountain.com

REVISIONS			SURVEYED BY: RTB JBP MSB OKC
1	08/02/02	08/13/02 JLC	OFFICE WORK BY: DRL JMG JLC MSB
2	08/16/02 JLC		FIELD BOOK NO. 01–05
PROJECT NO. 21301			DATE 02/21/02
DRAWING: R\RME\Tuscany\Survey\HVSUBP1.DWG			
SCALE: 1" = 100'			SHEET 1 OF 2