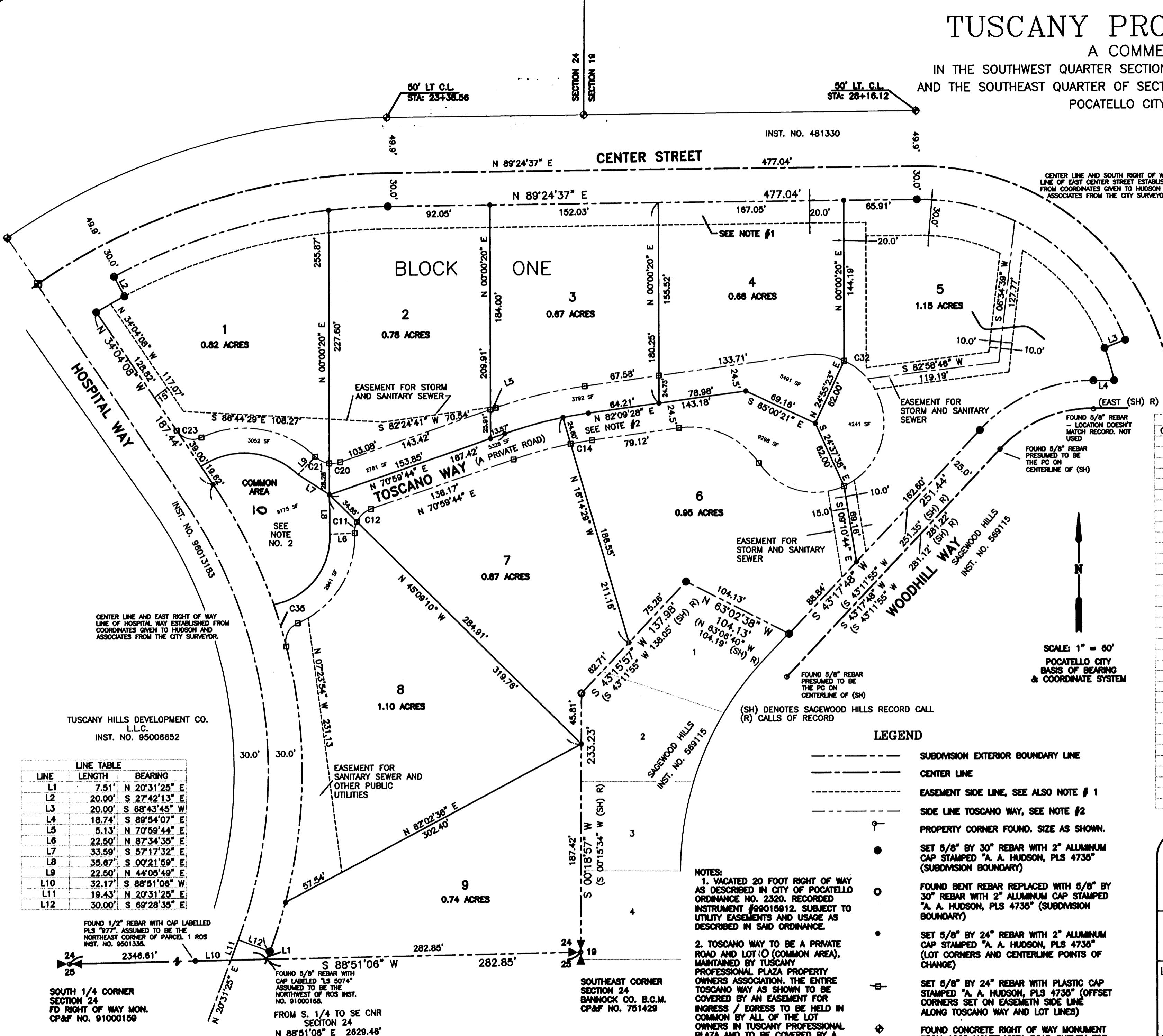
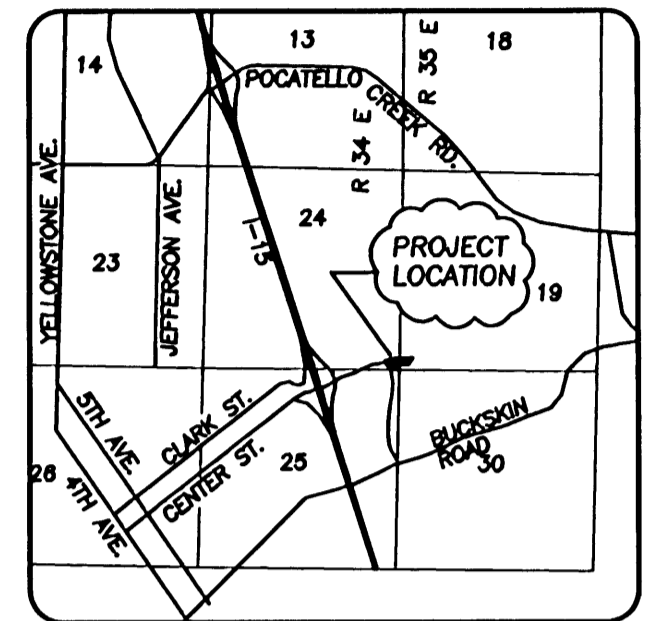


# TUSCANY PROFESSIONAL PLAZA

A COMMERCIAL SUBDIVISION

IN THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.  
AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.  
POCATELLO CITY, BANNOCK COUNTY, IDAHO

VICINITY MAP



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	440.80'	482.41'	54°35'33"	238.63'	424.12'	N 08°48'22" W
C2	29.14'	522.96'	03°11'32"	14.57'	29.13'	S 60°42'01" W
C3	258.84'	542.98'	27°08'50"	130.92'	254.55'	S 75°51'12" W
C4	240.98'	199.18'	69°19'08"	137.71'	228.55'	N 55°55'49" W
C5	30.37'	179.18'	09°42'39"	15.22'	30.33'	N 16°24'55" W
C6	114.80'	140.54'	46°48'05"	60.82'	111.83'	S 66°41'51" W
C7	48.49'	482.41'	05°45'38"	23.28'	48.47'	N 17°38'37" E
C8	233.06'	482.41'	28°52'40"	119.06'	230.60'	N 00°19'29" E
C9	25.53'	18.00'	81°16'45"	15.45'	23.45'	S 28°31'32" W
C10	102.02'	84.00'	89°35'20"	58.37'	95.87'	N 32°22'15" E
C11	10.43'	22.00'	27°10'34"	5.32'	10.34'	S 11°09'52" W
C12	17.78'	22.00'	46°14'35"	9.39'	17.28'	S 47°52'27" W
C13	53.34'	375.00'	08°08'58"	26.71'	53.29'	S 75°04'13" W
C14	19.72'	375.00'	03°00'46"	9.88'	19.72'	S 80°39'05" W
C15	82.59'	75.00'	63°05'32"	46.04'	78.48'	N 66°17'46" W
C16	86.44'	82.00'	79°52'38"	51.91'	79.80'	S 74°41'19" E
C17	141.16'	82.00'	130°28'59"	134.33'	112.59'	N 00°08'53" E
C18	35.46'	82.00'	32°45'55"	18.23'	34.97'	N 81°27'34" W
C19	82.80'	424.00'	11°09'44"	41.43'	82.47'	S 76°34'38" W
C20	10.00'	22.00'	26°02'47"	5.09'	9.92'	N 84°01'08" E
C21	14.23'	22.00'	37°03'18"	7.37'	13.98'	S 64°25'50" E
C22	110.31'	92.00'	68°41'58"	62.88'	103.82'	N 80°15'10" W
C23	25.30'	18.00'	80°32'01"	15.25'	23.27'	S 74°20'09" E
C24	121.54'	482.41'	15°03'32"	61.12'	121.19'	N 28°32'22" W
C25	94.72'	69.50'	78°05'25"	56.37'	87.56'	N 84°56'54" W
C26	203.41'	542.98'	21°27'53"	102.91'	202.22'	S 73°01'44" W
C27	53.53'	542.98'	05°38'57"	26.79'	53.51'	S 86°35'09" W
C28	54.51'	389.50'	07°49'08"	27.30'	54.47'	S 74°54'17" W
C29	23.32'	399.50'	03°20'39"	11.66'	23.31'	S 80°29'09" W
C30	91.22'	199.18'	26°14'26"	48.42'	90.43'	N 77°28'10" W
C31	149.78'	199.18'	43°04'43"	78.82'	146.25'	N 42°48'38" W
C32	26.97'	82.00'	24°55'17"	13.70'	26.78'	N 52°38'58" W
C33	114.19'	82.00'	105°31'42"	81.58'	98.72'	N 12°38'31" E
C34	88.28'	61.50'	82°14'46"	53.69'	80.89'	N 38°41'58" E
C35	39.51'	482.41'	04°53'48"	19.77'	39.50'	N 16°33'43" W

LINE	LENGTH	BEARING
L1	7.51'	N 20°31'25" E
L2	20.00'	S 27°42'13" E
L3	20.00'	S 68°43'45" W
L4	18.74'	S 89°54'07" E
L5	5.13'	N 70°59'44" E
L6	22.50'	N 87°34'35" E
L7	33.59'	S 57°17'32" E
L8	39.87'	S 00°21'59" E
L9	22.50'	N 44°05'49" E
L10	32.17'	S 88°51'08" W
L11	19.43'	N 20°31'25" E
L12	30.00'	S 69°28'35" E

FOUND 1/2" REBAR WITH CAP LABELLED PLS 7977 ASSUMED TO BE THE NORTHWEST CORNER OF PARCEL 1 ROS INST. NO. 9601335.

FOUND 5/8" REBAR WITH CAP LABELLED "LS 5074" ASSUMED TO BE THE NORTHWEST OF ROS INST. NO. 91000168.

FROM S. 1/4 TO SE CNR SECTION 24 N 88°51'06" E 2629.46'

SOUTH 1/4 CORNER SECTION 24 FD RIGHT OF WAY MON. CP&F NO. 91000159

(SH) DENOTES SAGEWOOD HILLS RECORD CALL  
(R) CALLS OF RECORD

LEGEND

- SUBDIVISION EXTERIOR BOUNDARY LINE
- CENTER LINE
- - - EASEMENT SIDE LINE, SEE ALSO NOTE # 1
- - - SIDE LINE TOSCANO WAY, SEE NOTE # 2
- PROPERTY CORNER FOUND. SIZE AS SHOWN.
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP STAMPED "A. A. HUDSON, PLS 4736" (SUBDIVISION BOUNDARY)
- FOUND BENT REBAR REPLACED WITH 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP STAMPED "A. A. HUDSON, PLS 4736" (SUBDIVISION BOUNDARY)
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED "A. A. HUDSON, PLS 4736" (LOT CORNERS AND CENTERLINE POINTS OF CHANGE)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP STAMPED "A. A. HUDSON, PLS 4736" (OFFSET CORNERS SET ON EASEMENT SIDE LINE ALONG TOSCANO WAY AND LOT LINES)
- ⊕ FOUND CONCRETE RIGHT OF WAY MONUMENT FROM 1968 MONTE VISTA ROAD SURVEY FOR CITY OF POCATELLO. STATIONING SHOWN FROM SAID SURVEY.
- ⊞ FOUND PK NAIL
- (SH) R RECORD DATA MEASUREMENTS FROM SAGEWOOD HILLS SUBDIVISION.

NOTES:

- VACATED 20 FOOT RIGHT OF WAY AS DESCRIBED IN CITY OF POCATELLO ORDINANCE NO. 2320. RECORDED INSTRUMENT #99015912. SUBJECT TO UTILITY EASEMENTS AND USAGE AS DESCRIBED IN SAID ORDINANCE.
- TOSCANO WAY TO BE A PRIVATE ROAD AND LOT (O) (COMMON AREA), MAINTAINED BY TUSCANY PROFESSIONAL PLAZA PROPERTY OWNERS ASSOCIATION. THE ENTIRE TOSCANO WAY AS SHOWN TO BE COVERED BY AN EASEMENT FOR INGRESS / EGRESS TO BE HELD IN COMMON BY ALL OF THE LOT OWNERS IN TUSCANY PROFESSIONAL PLAZA AND TO BE COVERED BY A PUBLIC UTILITIES EASEMENT.
- ACCESS TO ALL LOTS SHALL BE FROM TOSCANO WAY. ACCESS FROM HOSPITAL WAY OR CENTER STREET IS RESTRICTED EXCEPT LOT 8 AS APPROVED BY THE CITY COUNCIL.

CURVE LABELS ARE MISSING FROM THIS PLAT. FOR COMPLETE CURVE INFORMATION SEE RECORD-OF-SURVEY # 20400531

**TUSCANY PROFESSIONAL PLAZA**  
A COMMERCIAL SUBDIVISION

IN THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.  
AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.  
POCATELLO CITY, BANNOCK COUNTY, IDAHO

155 SOUTH SECOND AVE. POCATELLO, ID. 83201  
PH: (208)234-0110  
FAX: (208)234-0111  
E-Mail: rma@rmengr.com

LAND SURVEYORS CONSULTING CIVIL ENGINEERS

**A. A. HUDSON**  
AND  
**ASSOCIATES**

34 WEST ONEIDA PRESTON, IDAHO 83263 (208)852-1155  
180 EAST 2ND SOUTH SODA SPRINGS, IDAHO 83276 (208)547-4141

REVISIONS	SURVEYED BY: AAH CRW
2 11/09/99 city eng. review	OFFICE WORK BY: CRW MS
3 11/11/99 city eng. review	FIELD BOOK NO. 98-10
PROJECT NO. 98213	COMPLETION DATE 02/09/00

# TUSCANY PROFESSIONAL PLAZA

A COMMERCIAL SUBDIVISION

IN THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.  
AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.  
POCATELLO CITY, BANNOCK COUNTY, IDAHO

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, AND SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, POCATELLO CITY, BANNOCK COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24 LOCATED NORTH 88° 51' 06" EAST 2629.46 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION, THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 88° 51' 06" WEST 282.85 FEET ALONG THE SOUTH LINE OF SAID SECTION 24 TO A REBAR ON THE EAST RIGHT OF WAY LINE OF HOSPITAL WAY;  
FOLLOWING SAID EAST RIGHT OF WAY LINE THE NEXT 3 COURSES:  
THENCE NORTH 20° 31' 25" EAST 7.51 FEET TO THE BEGINNING OF A 462.41 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 35' 33" A DISTANCE OF 440.60 FEET TO THE POINT OF TANGENCY (CHORD BEARS N 06° 46' 22" W 424.12 FEET);  
THENCE NORTH 34° 04' 08" WEST 187.44 FEET TO A POINT ON A 522.96 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 30° 53' 45" EAST;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 11' 32", A DISTANCE OF 29.14 FEET, (CHORD BEARS N 60° 42' 01" E 29.13 FEET);  
THENCE NORTH 27° 42' 13" WEST 20.00 FEET ALONG THE RADIAL LINE OF THE LAST DESCRIBED CURVE TO A POINT ON A 542.96 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 27° 42' 13" EAST;  
FOLLOWING THE SOUTH RIGHT OF WAY LINE OF EAST CENTER STREET AS DEFINED BY CITY ORDINANCE NO. 2634 THE NEXT 3 COURSES:  
THENCE NORTHEASTERLY FOLLOWING THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 27° 06' 50", A DISTANCE OF 256.94 FEET TO THE POINT OF TANGENCY, (CHORD BEARS N 75° 51' 12" E 254.55 FEET);  
THENCE NORTH 89° 24' 37" EAST 477.04 FEET TO THE BEGINNING OF A 199.18 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 19' 08" A DISTANCE OF 240.98 FEET, (CHORD BEARS S 55° 55' 49" E 226.55 FEET);  
THENCE SOUTH 68° 43' 45" WEST 20.00 FEET ALONG THE RADIAL LINE OF THE LAST DESCRIBED CURVE TO A POINT ON A 179.18 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 68° 43' 45" WEST;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 42' 39", A DISTANCE OF 30.37 FEET, (CHORD BEARS S 16° 24' 55" E 30.33 FEET) TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAGEWOOD HILLS AS RECORDED UNDER INSTRUMENT NUMBER 569115 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;  
FOLLOWING THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID SAGEWOOD HILLS THE NEXT 5 COURSES:  
THENCE NORTH 89° 54' 07" WEST 18.74 FEET (WEST BY RECORD) TO THE BEGINNING OF A 140.54 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 48' 05" A DISTANCE OF 114.80 FEET (CHORD BEARS S 66° 41' 51" W 111.63 FEET) TO THE POINT OF TANGENCY;  
THENCE SOUTH 43° 17' 48" WEST 251.44 FEET TO A 5/8" REBAR WITH CAP; (SOUTH 43° 11' 55" WEST 251.35 FEET BY RECORD)  
THENCE NORTH 63° 02' 38" WEST 104.13 FEET TO A 5/8" REBAR WITH CAP; (NORTH 63° 06' 40" WEST 104.19 FEET BY RECORD)  
THENCE SOUTH 43° 15' 57" WEST 137.98 FEET TO A 5/8" REBAR WITH CAP; (SOUTH 43° 11' 55" WEST 138.05 FEET BY RECORD)  
THENCE SOUTH 00° 18' 57" WEST 233.23 FEET (SOUTH 00° 15' 34" WEST BY RECORD) TO THE TRUE POINT OF BEGINNING.  
CONTAINING 8.0 ACRES.

## CULINARY WATER

Culinary water to all lots will be provided by the City of Pocatello.

## CITY SURVEYOR

This is to certify that I, Richard Green, a registered Land Surveyor, registered by the State of Idaho, have checked this plat and find no disagreements with the laws relating thereto.

*Richard Green* 2/17/2000  
Richard Green LS 942

## CITY OF POCATELLO

The plat on which this certification appears is hereby approved by the City of Pocatello, Idaho, this 20th day of August, 2000.

*Gregory K. Johnson* Mayor  
*Shonda L. Johnson* City Clerk  
*Jay L. Kormanian* City Engineer

## SANITARY RESTRICTIONS

A sanitary restriction is in force per Idaho Code 50-1326 to 50-1329 on this plat. No building, dwelling, or shelter shall be erected until sanitary restriction requirements are lifted.

Sanitary restrictions satisfied and lifted this 09th day of March, 2000.

*Mark R. Gabe*  
Southeast District Health Department

## RESTRICTIVE COVENANTS

SEE INSTRUMENT NUMBER 2011431

## SURVEYOR'S CERTIFICATE

I, ALEXANDER A. HUDSON, a registered Land Surveyor of the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of the land as marked upon the ground, that the monumentation shown conforms with that set or found upon the ground, and that the pertinent provisions of the statutes of the State of Idaho together with all local ordinances pertaining thereto have been complied with.

*Alexander A. Hudson*  
ALEXANDER A. HUDSON 4735

## COUNTY SURVEYOR'S CERTIFICATE

I, Terry Bailey, Surveyor in and for Bannock County, Idaho, do hereby certify that I have checked this plat and computations shown hereon, and have determined that the requirement of Idaho Code 50-1305 and 55-1604 have been met, and I approve the same for filing this 30 day of March, 2000.

*Terry Bailey*  
Terry Bailey PE-LS 1821

## OWNERS CERTIFICATE

Know all men by these presents that TUSCANY HILLS DEV. CO., L.L.C. are the legal owners of the land described in the boundary description have caused the same to be subdivided into a block, lots and common areas and do hereby warrant and save the City of Pocatello and the County of Bannock harmless from any existing easements or encumbrances. It is the intention of we the owners to include all of the land described in the boundary description in this plat. The location and dimensions of the block and lots are to be as shown on the accompanying map of the property. The easements and common areas shown are not dedicated to the public but the right to use said easements and common areas is hereby perpetually reserved for public utilities, roadway slopes, drainage, landscaping and beautification facilities or for any other use designated on this plat, and no structures other than those for such utility purposes are to be erected within the lines of said easements. In witness whereof we owners do hereunto set our hands.

TUSCANY HILLS DEV. CO., L.L.C.

*Billy B. Isley* BILLY B. ISLEY, MEMBER  
*Brad Frasure* FRASURE CONSTRUCTION, MEMBER  
BRAD FRASURE, PARTNER

## COUNTY TREASURER'S CERTIFICATE

Pursuant to 50-1308, Idaho Code, I, *Shelley Shanna* do hereby certify that all county property taxes due on the property being subdivided, both delinquent and current, have been paid in full.  
Through December 31, 2000.  
Date

*Shelley Shanna*  
County Treasurer *by Shanna Shanna*

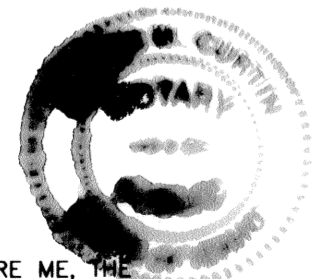
## COUNTY RECORDER'S CERTIFICATE

This is to certify that this plat was filed for record in the Office of the Recorder of the County of Bannock, Idaho on this 17th day of June, 2000 at 8:52 A.M. at the request of A.A. Hudson Assoc and was duly recorded in Record of Plats in Book 193 at Page.

Instrument No. 20117438  
*Larry W. Shanby* County Recorder  
*Sandra J. Hill*

## ACKNOWLEDGMENT

STATE OF IDAHO )  
 )ss  
County of Bannock )



ON THIS 30 DAY OF July 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED THE ABOVE NAMED OWNERS OF THE SUBDIVISION DESCRIBED HEREON, KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Jessie M. Carter*  
NOTARY PUBLIC for IDAHO  
Residing at: Bannock County  
My Commission Expires on 4/2/06

SCALE: 1" = 100'

SHEET 2 OF 2

## TUSCANY PROFESSIONAL PLAZA

A COMMERCIAL SUBDIVISION  
IN THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.  
AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.  
POCATELLO CITY, BANNOCK COUNTY, IDAHO

155 SOUTH SECOND AVE. POCATELLO, ID. 83201		PH: (208)234-0110 FAX: (208)234-0111 E-Mail: rme@rmengr.com		
LAND SURVEYORS		CONSULTING CIVIL ENGINEERS		
A. A. HUDSON		AND		180 EAST 2ND SOUTH SODA SPRINGS, IDAHO 83276 (208)547-4141
REVISIONS		SURVEYED BY: AAH CRW		
1 6/18/99		OFFICE WORK BY: CRW MS		
2 11/09/99		FIELD BOOK NO. 98-10		
PROJECT NO. 98213		COMPLETION DATE 02/09/00		