

ALTA / ACSM EXCEPTIONS REFERENCE

EXCEPTIONS LISTED IN SCHEDULE B SECTION II - TITLE COMMITMENT NO. 553088
DATE: JUNE 2, 2014 AT 7:30 A.M. ISSUED BY - FIRST AMERICAN TITLE COMPANY

ITEMS 1-8 ARE STANDARD TITLE EXCEPTIONS HAVE NO RECORD, ARE NOT PLOTTABLE, OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- 9. LEVIES AND ASSESSMENTS OF FORT HALL IRRIGATION PROJECT AND ANY RIGHT OR EASEMENTS THEREOF AS PROVIDED BY LAW. DISTRICT: FORT HALL WATER IRRIGATION
- 10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED: DECEMBER 23, 2004 EXECUTED BY: TREVISION LLC AND HAWKINS-SMITH RECORDED: DECEMBER 23, 2004 INSTRUMENT NO.: 20427220 DELETING OR OMITTING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- 11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED: AUGUST 30, 2005 EXECUTED BY: HAWKINS-SMITH, GRH POCATELLO SQUARE LLC, JASON HAWKINS HOLDINGS LLC AND GKBJA POCATELLO SQUARE LLC RECORDED: SEPTEMBER 2, 2005 INSTRUMENT NO.: 20518519 DELETING OR OMITTING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- 12. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON THE FACE OF THE PLAT.

- 13. AN EASEMENT CONTAINING CERTAIN TERMS, CONDITIONS AND PROVISIONS AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN FOR: POWER LINES IN FAVOR OF: IDAHO POWER COMPANY RECORDED: JULY 23, 1958 INSTRUMENT NO.: 334555 AFFECTS: THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, OF WHICH SUBJECT PROPERTY WAS PLATTED FROM, THE EXACT LOCATION IS NOT DISCLOSED.
- 14. AN EASEMENT CONTAINING CERTAIN TERMS, CONDITIONS AND PROVISIONS AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN FOR: POWER LINES IN FAVOR OF: IDAHO POWER COMPANY RECORDED: JULY 23, 1958 INSTRUMENT NO.: 334556 AFFECTS: THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, OF WHICH SUBJECT PROPERTY WAS PLATTED FROM, THE EXACT LOCATION IS NOT DISCLOSED.
- 15. AN EASEMENT CONTAINING CERTAIN TERMS, CONDITIONS AND PROVISIONS AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN FOR: RIGHT-OF-WAY AND EASEMENT IN FAVOR OF: INTERMOUNTAIN GAS COMPANY RECORDED: DECEMBER 21, 1989 INSTRUMENT NO.: 89015639 AFFECTS: LOTS 3 AND 4, BLOCK 2, POCATELLO SQUARE SUBDIVISION

- 16. AN EASEMENT CONTAINING CERTAIN TERMS, CONDITIONS AND PROVISIONS AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN FOR: CONSTRUCTION AND MAINTENANCE OF A SEWER PIPELINE AND OTHER APPURTENANT FACILITIES IN FAVOR OF: THE CITY OF POCATELLO RECORDED: MARCH 3, 1999 INSTRUMENT NO.: 99004244 AFFECTS: THIS AND OTHER PROPERTY
- 17. AN EASEMENT CONTAINING CERTAIN TERMS, CONDITIONS AND PROVISIONS AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN FOR: SIGN IN FAVOR OF: LOWE'S HW, INC. RECORDED: DECEMBER 23, 2004 INSTRUMENT NO.: 20427230 AFFECTS: THIS AND OTHER PROPERTY

- 18. RESTRICTIVE USE AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: BETWEEN: HAWKINS-SMITH AND TREVISION DEVELOPMENT, LLC AND LOWE'S HW, INC. DATED: DECEMBER 23, 2004 RECORDED: DECEMBER 23, 2004 INSTRUMENT NO.: 20427228
- 19. COMMON AREA MAINTENANCE AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: BETWEEN: HAWKINS-SMITH, GRH POCATELLO SQUARE LLC, GKBJA POCATELLO SQUARE LLC AND JASON HAWKINS HOLDINGS LLC DATED: AUGUST 30, 2005 RECORDED: SEPTEMBER 2, 2005 INSTRUMENT NO.: 20518520

- 20. MATTERS, IF ANY, DISCLOSED BY RECORD OF SURVEY SURVEY NO.: 02020 RECORDED: JULY 6, 2005 INSTRUMENT NO.: 20513437

- FIRST AMENDMENT TO SIGN AGREEMENT RECORDED: MARCH 30, 2006 INSTRUMENT NO.: 20609816
- SECOND AMENDMENT TO SIGN AGREEMENT RECORDED: MAY 11, 2006 INSTRUMENT NO.: 20609816

- 18. RESTRICTIVE USE AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: BETWEEN: HAWKINS-SMITH AND TREVISION DEVELOPMENT, LLC AND LOWE'S HW, INC. DATED: DECEMBER 23, 2004 RECORDED: DECEMBER 23, 2004 INSTRUMENT NO.: 20427228

- 19. COMMON AREA MAINTENANCE AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: BETWEEN: HAWKINS-SMITH, GRH POCATELLO SQUARE LLC, GKBJA POCATELLO SQUARE LLC AND JASON HAWKINS HOLDINGS LLC DATED: AUGUST 30, 2005 RECORDED: SEPTEMBER 2, 2005 INSTRUMENT NO.: 20518520

- 20. MATTERS, IF ANY, DISCLOSED BY RECORD OF SURVEY SURVEY NO.: 02020 RECORDED: JULY 6, 2005 INSTRUMENT NO.: 20513437

ZONING NOTES
ZONED: COMMERCIAL GENERAL (CG) PER THE CITY OF POCATELLO ZONING ORDINANCE.
CITY OF POCATELLO PLANNING AND ZONING. THERE ARE NO FLOOR SPACE RESTRICTIONS
CITY PLANNER - DAVE FOSTER - 208-234-6278

FLOOD ZONE NOTES
SUBJECT PROPERTY IS IN ZONE "X" AS SHOWN ON PANEL NUMBER 16005C 0237 D OF THE FEMA FLOOD ZONE MAP EFFECTIVE DATE JULY 7, 2009.

SETBACK STANDARDS (FOR BUILDING & PARKING LOT)
MAXIMUM HEIGHT - 60 FEET
STREET FRONTAGE - 10 FEET MIN.
REAR AND SIDE LOT - 0 FEET

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AS OF FEBRUARY 6, 2015, DIG LINE TICKET NO. 2015060663.

BOUNDARY DESCRIPTION - COMMITMENT NO. : 553088

A PARCEL OF LAND LOCATED IN LOTS 3 AND 4, BLOCK 2, POCATELLO SQUARE SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BEING MARKED BY A 3" DIAMETER BRASS CAP AS DESCRIBED IN CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 20282834; THENCE SOUTH 89°17'39" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 868.09 FEET; THENCE NORTH 1°40'49" WEST A DISTANCE OF 92.56 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE AND THE SOUTH LOT CORNER OF LOTS 3 AND 4 OF POCATELLO SQUARE SUBDIVISION, RECORDED UNDER INSTRUMENT NO. 20427225, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FOLLOWING THE BOUNDARY LINE OF LOT 4, BLOCK 2 FOR THE NEXT 5 COURSES: (1) SOUTH 86°31'19" WEST A DISTANCE OF 150.33 FEET; (2) NORTH 89°37'44" WEST A DISTANCE OF 32.98 FEET; (3) NORTH 89°37'47" WEST A DISTANCE OF 70.33 FEET; (4) NORTH 44°45'03" WEST A DISTANCE OF 28.33 FEET, TO A POINT 42.50 FEET EAST OF HURLEY DRIVE CENTERLINE; (5) NORTH 0°07'37" EAST, RUNNING PARALLEL TO SAID CENTERLINE, A DISTANCE OF 94.58 FEET TO A POINT OF TANGENCY WITH A 256.21 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 89°55'09" EAST; THENCE FOLLOWING SAID CURVE IN A NORTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 14°54'41" WITH AN ARC LENGTH OF 66.88 FEET, (THE CHORD OF SAID CURVE BEARS NORTH 7°32'11" EAST A DISTANCE OF 66.49 FEET); THENCE SOUTH 7°32'09" EAST ALONG A NON-TANGENT LINE TO THE LAST DESCRIBED CURVE A DISTANCE OF 32.41 FEET; THENCE EAST A DISTANCE OF 134.06 FEET; THENCE SOUTH 0°23'17" WEST A DISTANCE OF 113.58 FEET; THENCE EAST A DISTANCE OF 106.44 FEET; THENCE SOUTH 0°31'45" WEST A DISTANCE OF 49.08 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF POCATELLO SQUARE SUBDIVISION; THENCE SOUTH 85°24'40" WEST ALONG SAID SUBDIVISION BOUNDARY LINE A DISTANCE OF 6.04 FEET TO THE TRUE POINT OF BEGINNING.

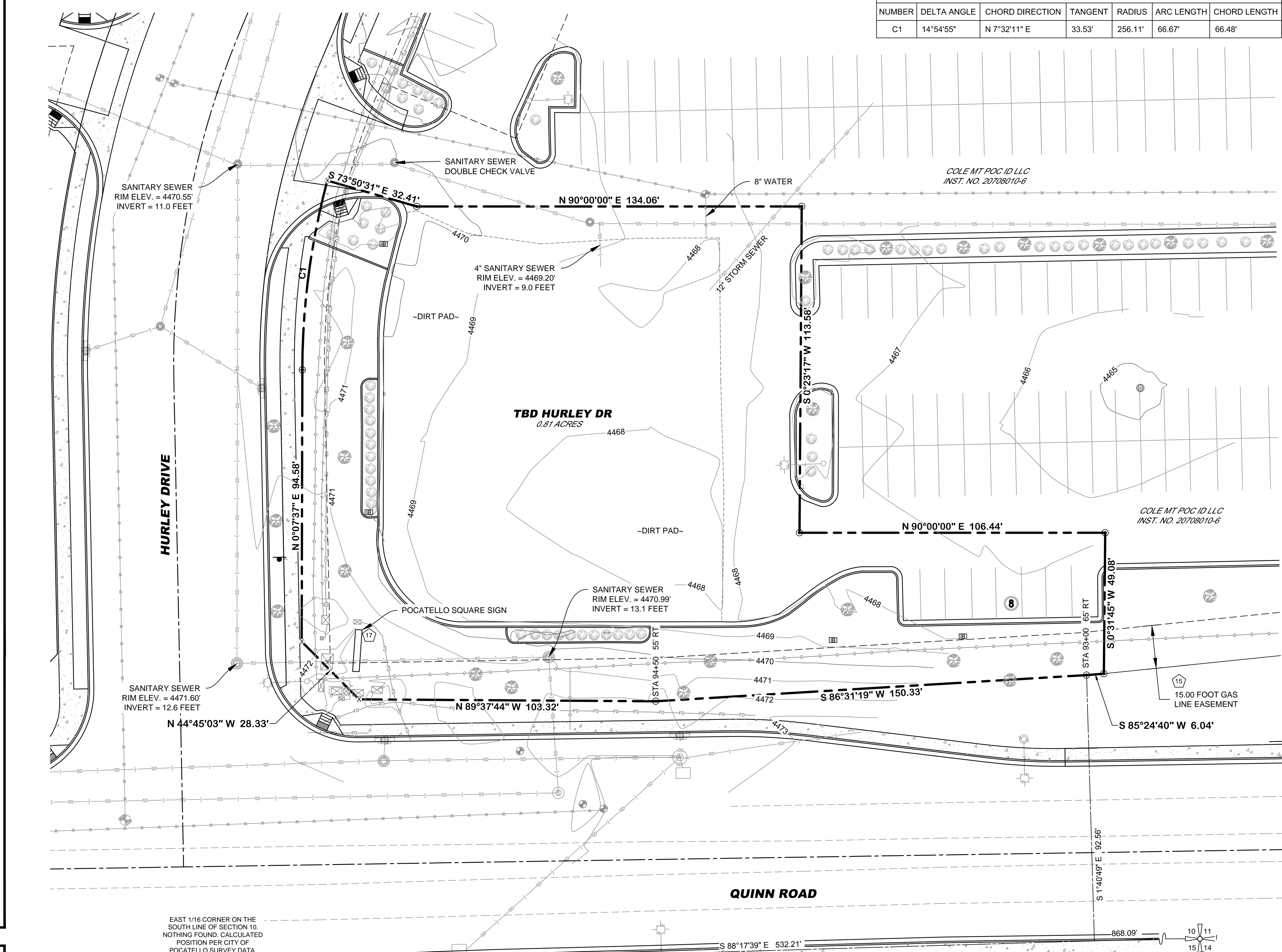
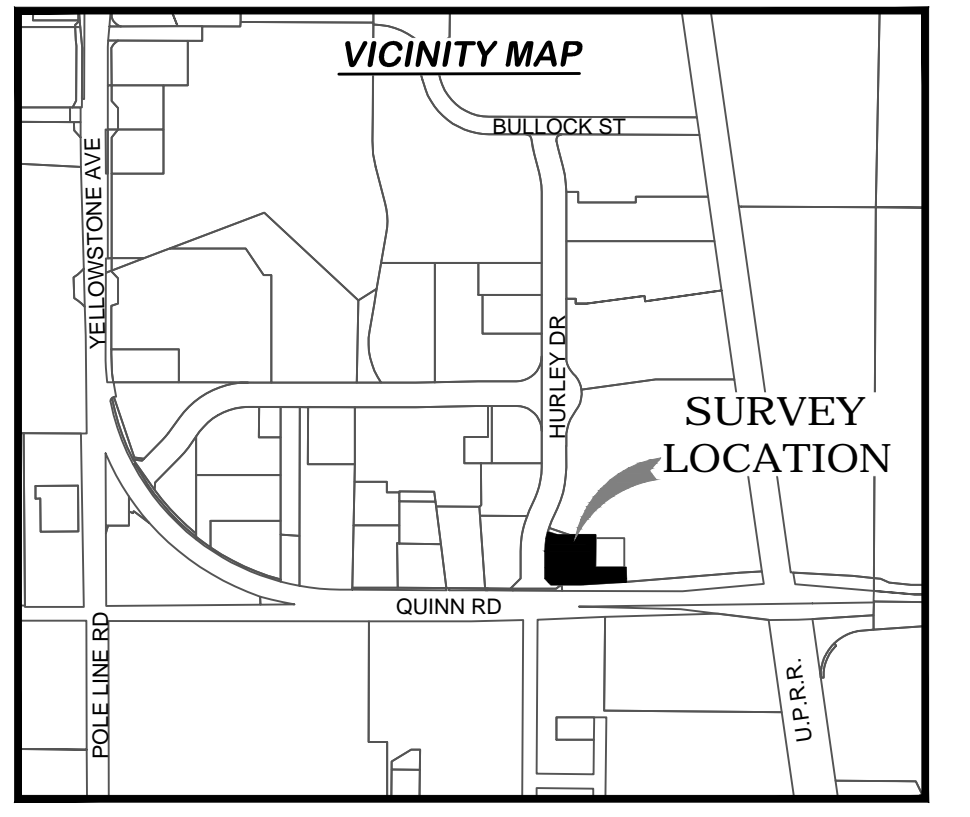
BEING FURTHER DESCRIBED AS:
LOT 4 OF RECORD OF SURVEY RECORDED IN BOOK 869 AS INSTRUMENT NO. 20513437 ON JULY 6, 2005.

**ALTA/ACSM LAND TITLE SURVEY
TBD HURLEY DR - QUATTRO DEVELOPMENT, LLC**

BEING A PORTION OF LOT 3 & 4, BLOCK 2 OF THE POCATELLO SQUARE SUBDIVISION
LOCATED IN SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

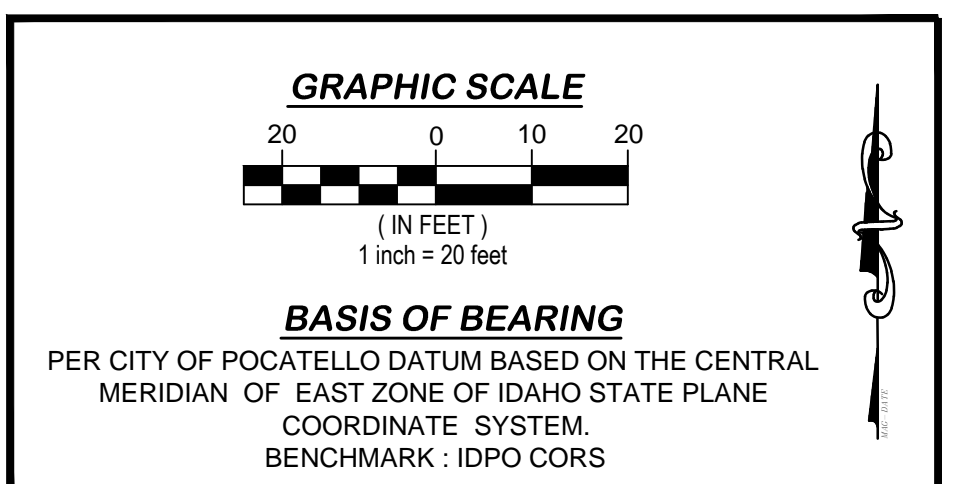
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°54'55"	N 7°32'11" E	33.53'	256.11'	66.67'	66.48'



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 5/8 INCH REBAR WITH 2" ALUM CAP MARKED RIMS "PLS 2341"
- ETCHED 'X' IN CONCRETE
- ALTA BOUNDARY LINE
- STREET CENTERLINE/SECTION LINE
- EXISTING DEED LINES
- EXISTING EASEMENTS AS NOTED
- EXISTING CURB
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING POWER
- EXISTING FIBER OPTIC / CABLE / TV
- DIRT PAD EXTENTS
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING LIGHT/ UTILITY POLE / SIGNAL POLE
- EXISTING SIGN
- EXISTING CATCH BASIN
- GAS METER
- EXISTING TRANSFORMER BOX
- TITLE EXCEPTION NUMBER
- BUSH / TREE
- 13 PARKING COUNTS
- IRRIGATION BOX



NOTES

- CONTOURS SHOWN AT 1 FOOT INTERVALS.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE SITE, SUMP OR SANITARY LANDFILL.
- ACCESS TO THIS PARCEL IS OBTAINED FROM HURLEY DRIVE, A PUBLIC RIGHT-OF-WAY, ADJACENT TO THE WEST PROPERTY LINE.

REFERENCE DOCUMENTS
POCATELLO SQUARE SUBDIVISION INSTRUMENT NUMBER 20427225
RECORD OF SURVEY INSTRUMENT NUMBER 20513437

UTILITY CONTACT INFORMATION

UTILITY COMPANY SERVICES STORM SEWER CITY OF POCATELLO (HANNAH SANGER) 911 N 7TH AVE. POCATELLO, IDAHO 83201 (208) 234-6518	POWER IDAHO POWER 301 EAST BENTON POCATELLO, IDAHO 83201 (800) 488-6151	WATER CITY OF POCATELLO 911 N 7TH AVE. POCATELLO, IDAHO 83201 (800) 488-6151
CABLE TV CABLE ONE 204 WEST ALAMEDA RD POCATELLO, IDAHO 83201 (208) 232-1784	TELEPHONE CENTURY LINK 930 W. CEDAR POCATELLO, IDAHO 83201 (208) 234-3401	SANITARY SEWER INTERMOUNTAIN GAS COMPANY 12584 WEST TYHEE RD. POCATELLO, IDAHO 83202 (208) 397-7170
GAS INTERMOUNTAIN GAS COMPANY 12584 WEST TYHEE RD. POCATELLO, IDAHO 83202 (208) 397-7170	SYRINGA NETWORKS SYRINGA NETWORKS 460 PARK AVE. IDAHO FALLS, ID 83402 (208) 229-6100	CITY OF POCATELLO 10733 N RIO VISTA RD. POCATELLO, IDAHO 83201 (208) 234-6254

ALTA / ACSM LAND TITLE SURVEY

TO PIONEER TITLE COMPANY, QUATTRO DEVELOPMENT AND IDAHO CENTRAL CREDIT UNION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 6(A), 7(A), 8, 9, 11(A), 11(B), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2015.

DATE OF PLAT OR MAP: MARCH 3, 2015.

JAY CORNELISON
REGISTERED IN THE STATE OF IDAHO, (PELS 2341)

ALTA/ACSM LAND TITLE SURVEY - TBD HURLEY DR - QUATTRO DEVELOPMENT LLC

BEING A PORTION OF LOT 4, BLOCK 2 OF THE POCATELLO SQUARE SUBDIVISION BANNOCK COUNTY, IDAHO LOCATED IN SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

2910 17th Ave. West, #307 Williston, ND 58801 (701) 572-5110
2043 E Center St. Pocatello, ID 83201 (208) 234-0110
www.rmcs.biz

REVISIONS SURVEYED BY: J. ELLIOTT
1 OFFICE WORK BY: J. CORNELISON, S. O'BRIEN
2 FIELD BOOK NO: N/A
PROJECT NO: 15012 DATE: MARCH 2015
DRAWING: R:15012Quattro Development, LLC/Pocatelto Square ALTA - 15012SUR/CAD
SCALE: 1 INCH = 20 FEET AT 24" X 36" SHEET 1 OF 1