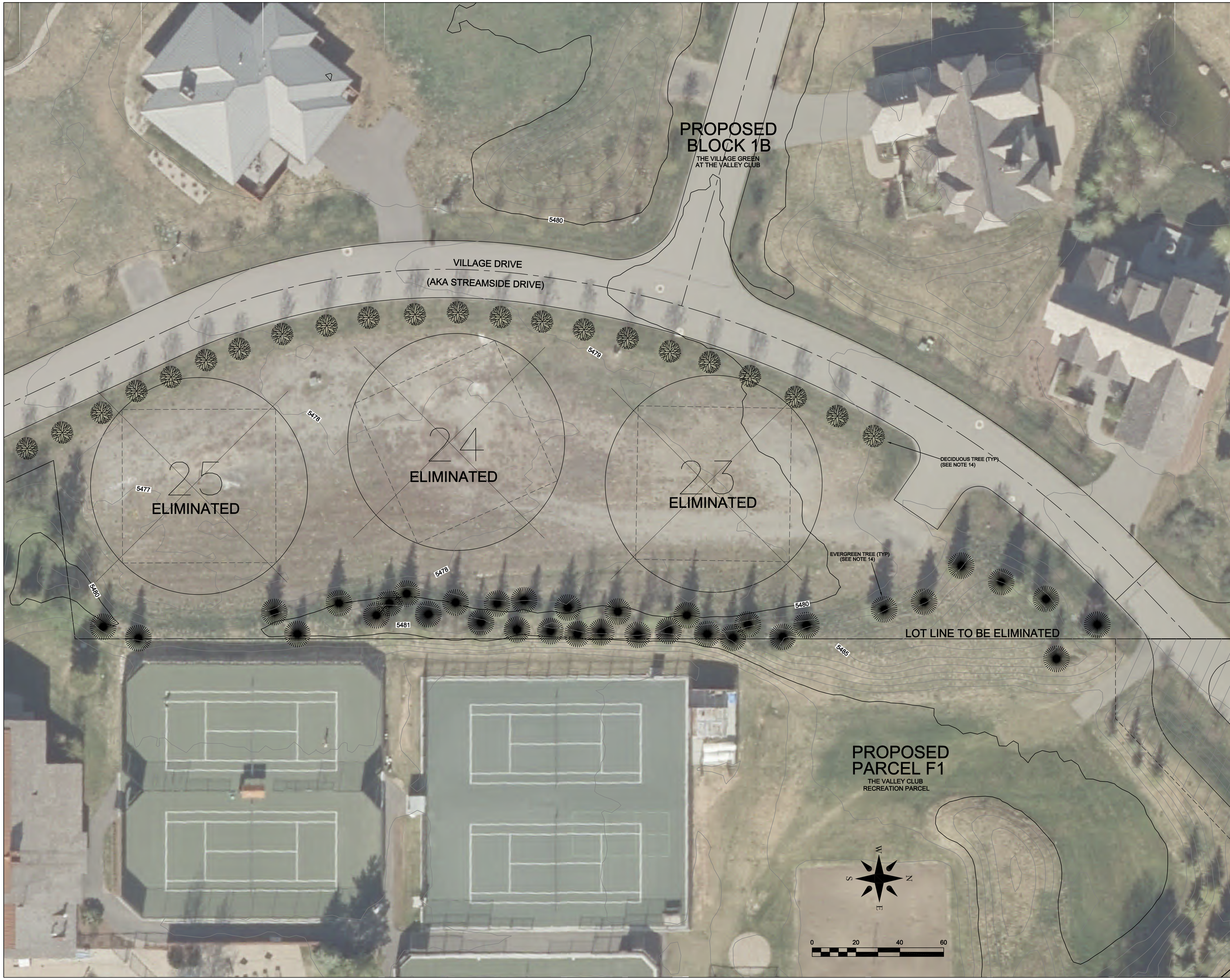

GENERAL RESTRICTIONS & TITLE INFORMATION:

1. THE PURPOSE OF THIS MAP IS TO SHOW AERIEL PHOTO FROM 2017. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. UTILITIES WERE NOT MARKED AND ARE NOT SHOWN HEREON.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS.
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

5. REFER TO THE ORIGINAL PLATS OF VILLAGE GREEN AT THE VALLEY CLUB FOR CONDITIONS, RESTRICTIONS AND PLAT NOTES GOVERNING THIS PROPERTY.
6. BUILDING AREA: BUILDING ENVELOPES AS SHOWN, ARE PER PLAT. OR THE PLAT DOES NOT SHOW BUILDING ENVELOPES. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
7. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
8. CERTAIN ITEMS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE, INCLUDING, BUT NOT LIMITED TO: FLOODPLAIN INFORMATION, ORDINARY HIGH WATER, RIPARIAN SETBACK, SCENIC EASEMENT, FISHERMAN'S/SPORTSMAN'S/NATURE STUDY EASEMENT. REFER TO CURRENT INFORMATION PROVIDED BY THE DESIGNATED AGENCIES/JURISDICTIONS FOR POSSIBLE UPDATES REGARDING THIS PROPERTY.

SURVEY AND SITE FEATURES:

9. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
10. ELEVATIONS BASED ON ASSUMED DATUM.
11. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
12. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
13. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
14. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE FROM AERIAL PHOTO AND ARE APPROXIMATE.
15. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.,) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: MAY 2017
16. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
17. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
18. FEATURES OBSCURED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

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UNSURVEYED
WORKSHEET
EXHIBIT MAP

BENCHMARK ASSOCIATES

THE VILLAGE GREEN AT THE
VALLEY CLUB:
BLOCK 1B & PARCEL F1

LOCATED WITHIN
SECTION 29, TOWNSHIP 3 NORTH, RANGE 18 EAST, B.M.,
BLAINE COUNTY, IDAHO

PREPARED FOR: THE VALLEY CLUB, INC.

PROJECT NO. 20144	DWG BY: DWS/CPL	FILE: 20144 TOPO EXHIBIT.DWG
A TOPO EXHIBIT MAP	DATE: 10/07/2020	SHEET: 1 OF 1