

78/37

WARRANTY DEED

THIS INDENTURE, Made this 10th day of July in the year of our Lord One Thousand Nine Hundred and thirty one, between

ROY L. BLACK and STELLA BLACK, his wife, of Pocatello, County of Bannock, State of Idaho, the parties of the first part, and STATE BOARD OF EDUCATION OF THE STATE OF IDAHO

of _____, County of _____, State of _____, the party of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and other valuable consideration DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged do by these presents, Grant, Bargain, Sell and Convey and Confirm unto said party of the second part, and to its successors and assigns forever: All those certain lots, pieces or parcels of land situate, lying and being in the County of BANNOCK, State of Idaho, bounded and more particularly described as follows, to-wit:

- ✓ Lots 1 to 20, inclusive, Block 65, Pocatello Townsite,
- ✓ Lots 1 to 20, inclusive, Block 93, Pocatello Townsite,
- ✓ Lots 1 to 15, inclusive, Block 142, Pocatello Townsite

All in Bannock County, State of Idaho according to the official plat of the survey of said lands returned to the General Land Office by the Surveyor General.

This deed is given and accepted subject to all outstanding taxes and assessments.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereunto incident unto the said party of the second part, and to its successors, forever and the said parties of the first part, and their heirs and assigns warrant the said premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns against the said parties of the first part, and heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

_____	}	<i>R. L. Black</i>	[SEAL]
_____		<i>Stella Black</i>	[SEAL]
_____			[SEAL]
_____			[SEAL]

STATE OF IDAHO,

County of BANNOCK

} ss:

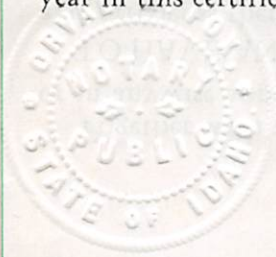
On this 10th day of July, in the year 19 31, before me
Orval M Leaf, a Notary Public in and for said County and
State, personally appeared ROY L. BLACK, and STELLA BLACK, his wife,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and
year in this certificate first above written.

Orval M Leaf
Notary Public.

Residence Pocatello, Idaho



(2)

157876

WARRANTY DEED

TO

Dated _____, 19____

STATE OF IDAHO,
County of Bannock } ss:

I hereby certify that this instrument
was filed for record at the request of
Community of Stella

at 06 minutes past 1
o'clock P.M., this 10 day of

July A. D. 1931
at my office and duly recorded in Book

65 of Deeds at page 266
Greene Pocatello

Ex-Officio Recorder.

By Angus Peely
Deputy

Fee, \$ 1

P168

24489

BLOCK 92

BLOCK 65

BLOCK 93

BLOCK 64

BLOCK 103

BLOCK 94

VACATED

VACATED

VACATED ORD. 1379

VACATED ORD. 1379

VACATED ORD. 1475

VACATED ORD. 1379

VACATED ORD. 1913

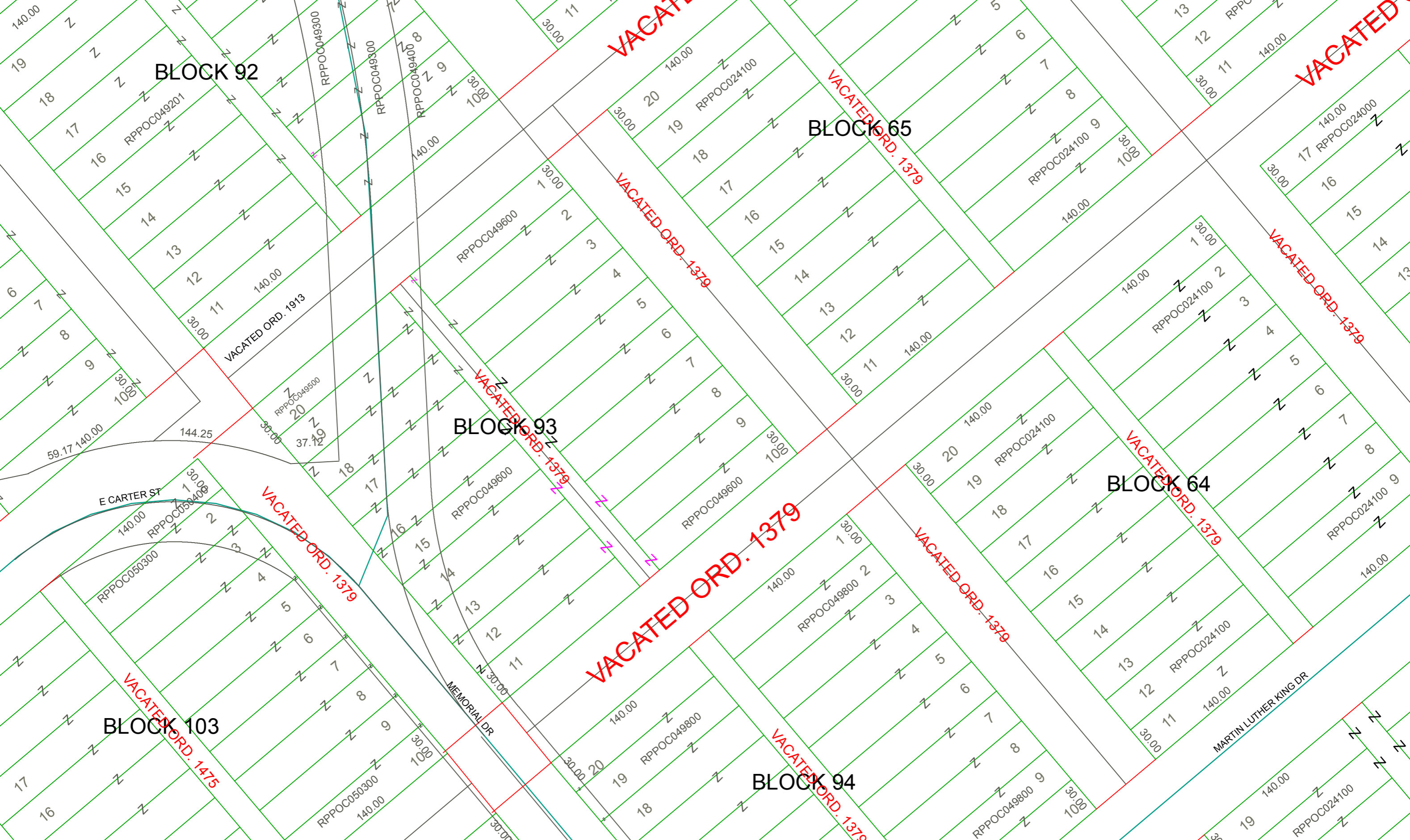
VACATED ORD. 1379

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VACATED ORD. 1379

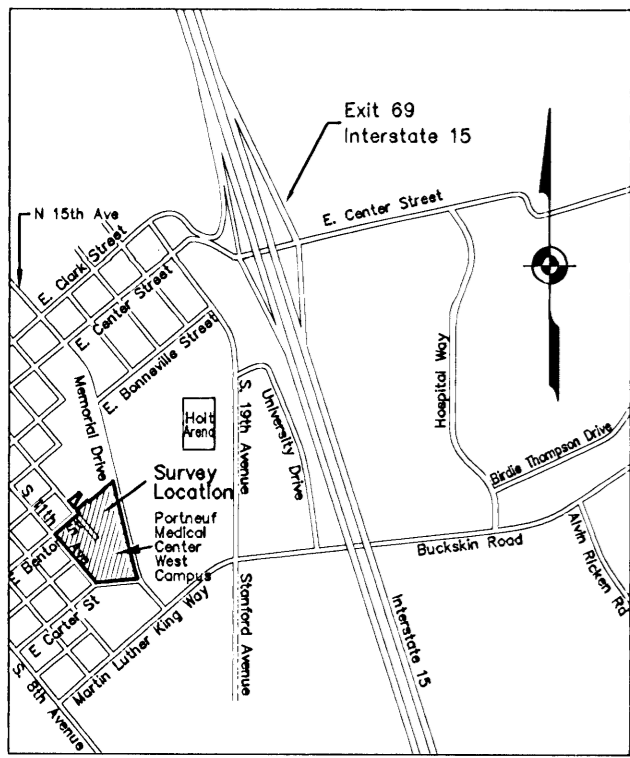


RECORD OF SURVEY

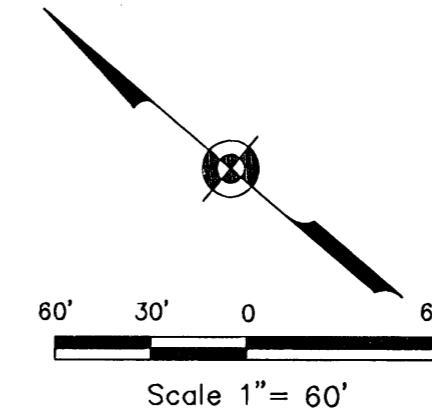
**PARCELS OF LAND IN PORTIONS OF BLOCKS 67, 90 THRU 93, 104 & 105,
VACATED BENTON, HALLIDAY & CARTER STREETS, VACATED 12TH & 13TH AVENUES,
POCATELLO TOWNSITE, ALL IN THE N1/2 SW1/4 SECTION 25, T6S, R34E, B.M.**

*BASIS OF BEARINGS

City of Pocatello grid bearing of N 49°44'20" E along the centerline of Benton Street between the found 1/2-inch diameter rebar marking the intersection of Benton Street and 9th Avenue and the found City of Pocatello aluminum cap monument marking the intersection of Benton Street and 12th Avenue as shown on this map.

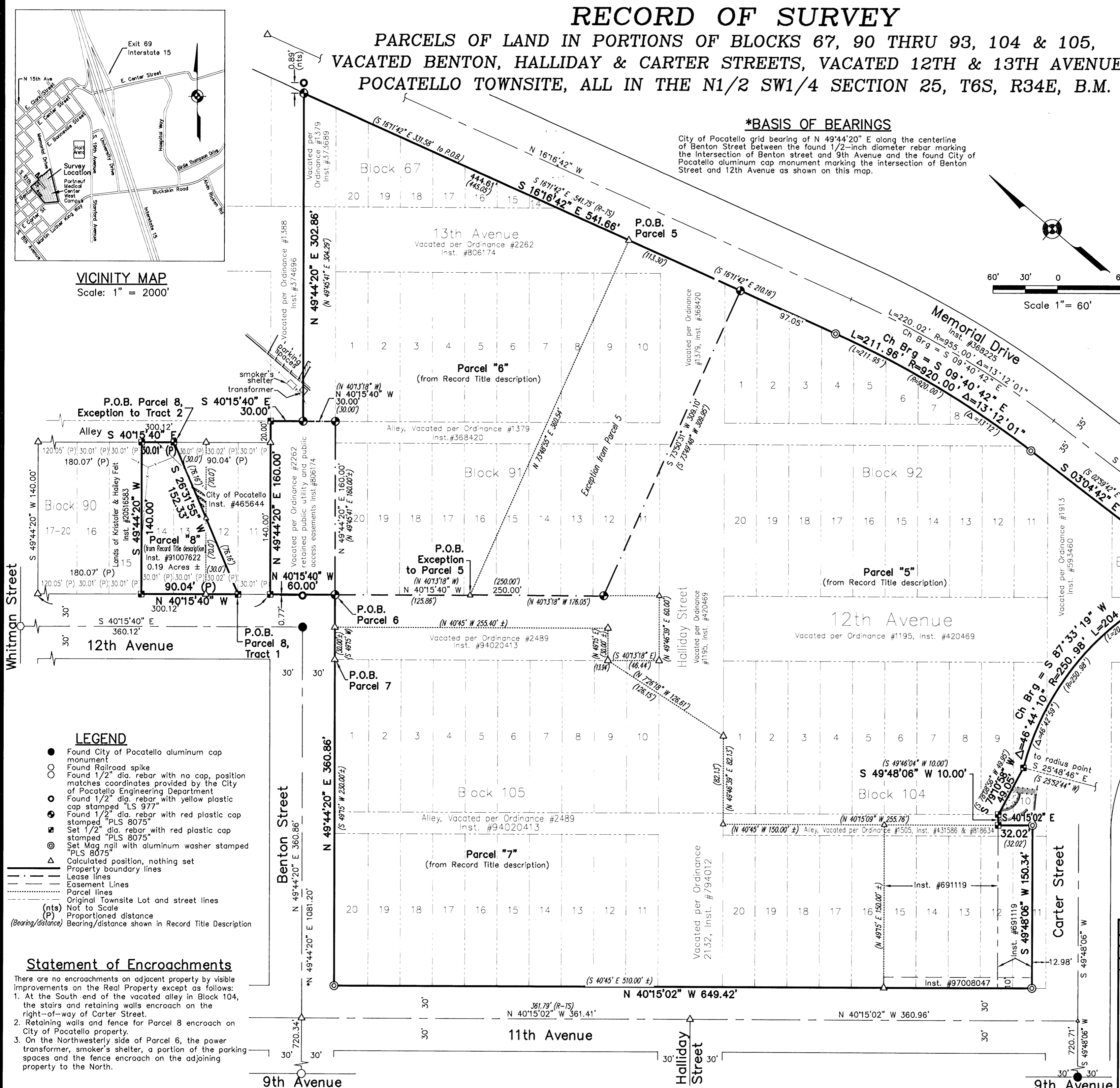


VICINITY MAP
Scale: 1" = 2000'



NOTES

1. REFERENCE DOCUMENTS
 - Deed instrument numbers recorded at the Bannock County Recorder's office: 284030, 293169, 368225, 368420, 369701, 373689, 374696, 375002, 420469, 431586, 465644, 583597, 593460, 689463, 691119, 806174, 91007622, 94020413, 97008047, 20505933, 20505934, 20516583, 20705106
 - USGLO Plat Map of the Pocatello Townsite, dated March 8, 1990
 - Unrecorded survey map titled "Bannock Memorial Hospital and Access Roads", dated May 1952, (2 sheets) on file at the City of Pocatello Engineer's office
 - Unrecorded survey map titled "Bannock Memorial Hospital Access Roads", dated November 20, 1952, on file at the City of Pocatello Engineer's office
 - Unrecorded map showing "Alignment - Carter Street and Memorial Drive" drawn by R.G. Green, dated 7/22/77, on file at the City of Pocatello Engineer's office
 - Record of Survey Map of "Bannock Memorial Hospital", prepared by H&V Engineering, (R-75) Job No. 11067, dated June 22, 1981, recorded as instrument No. 680175 and unrecorded revision dated 2/17/82
 - ALTA Survey Map of "Lease Parcel in Blocks 67, 91 & 92 ... Pocatello Townsite", drawing no. 380, Job No. 2006-057, by A&E Engineering, Inc., dated 9/28/06
 - ALTA Survey Map of "Portneuf Medical Center, West Campus", drawing no. 444, Rev. C, Job No. 2008-058, by A&E Engineering, Inc., dated 2/11/09.
 - Coordinate positions provided by the City of Pocatello Engineering Department
2. All bearings and distances are measured unless noted otherwise.
3. The City of Pocatello retains public utility easements within the vacated portions of Halliday Street, Benton Street, Carter Street, 12th Avenue, 13th Avenue and the alleys lying between 12th and 13th Avenues for existing sewer and water lines. (See vacation ordinances)
4. The westerly right-of-way line of Memorial Drive was established by measuring the centerline between the existing curbs and offsetting this line 35 feet. This position is the same as that being used by the City of Pocatello for its Geographical Information System, and agrees well with the deed description for Memorial Drive. This position varies slightly from the survey position established by Hamilton and Voeller Engineering (H&V) in 1982. According to the H&V survey plat, the "right-of-way line (of Memorial Drive) was established per Instruments of Record". H&V is no longer in business, so there is no one left to clarify what this statement meant at the time. Therefore, I do not use the monument recovered from the H&V survey to establish this right-of-way line. Accordingly, the dimensions I calculate along the centerline of Benton Street and along the right-of-way line of Memorial Drive are different from those shown on the H&V survey plat.
5. The centerline of Carter Street was established by using the found aluminum cap monument at the intersection of 9th Ave. and Carter and splitting the improvements (back of sidewalk) on the north side of Carter west of 11th and on the south side of Carter east of 11th. This alignment is the same as the projection of the line from the found monument at the intersection of 5th Ave. and Carter through the found aluminum cap monument at the intersection of 9th and Carter on eastward past 11th Ave.
6. The northerly right-of-way line of Carter Street east of the alley in Block 104 of the Pocatello Townsite was established by retracing the 1982 survey by Hamilton and Voeller and reestablishing the boundary as shown on that survey.
7. The gross area included in parcels 5, 6 and 7 combined is 10.66 acres, more or less. The gross area included in parcel 8 is 0.19 acres, more or less.
8. The vesting deed for Parcel 7 (Inst. #20505934) has a discrepancy in the first call of ... 230.00 feet, more or less, to the Northwesterly corner of Lot 20 ... The measured distance is 360.86 feet, not 230 feet as called for, but since the call is "more or less" and is bounded by "the Northwesterly corner of Lot 20", the called for dimension of 230 feet must yield to the call for the lot corner.



LEGEND

- Found City of Pocatello aluminum cap monument
- Found Railroad spike
- Found 1/2" dia. rebar with no cap, position matches coordinates provided by the City of Pocatello Engineering Department
- Found 1/2" dia. rebar with yellow plastic cap stamped "LS 977"
- Found 1/2" dia. rebar with red plastic cap stamped "PLS 8075"
- Set 1/2" dia. rebar with red plastic cap stamped "PLS 8075"
- ⊙ Set Mag nail with aluminum washer stamped "PLS 8075"
- △ Calculated position, nothing set
- Property boundary lines
- Lease lines
- Easement Lines
- Parcel lines
- Original Townsite Lot and street lines
- (n/s) Not to Scale
- (P) Proportioned distance
- (Bearing/distance) Bearing/distance shown in Record Title Description

Statement of Encroachments

- There are no encroachments on adjacent property by visible improvements on the Real Property except as follows:
1. At the South end of the vacated alley in Block 104, the stairs and retaining walls encroach on the right-of-way of Carter Street.
 2. Retaining walls and fence for Parcel 8 encroach on City of Pocatello property.
 3. On the Northwesterly side of Parcel 6, the power transformer, smoker's shelter, a portion of the parking spaces and the fence encroach on the adjoining property to the North.

SURVEYOR'S CERTIFICATE

I, Michael L. Deuell, PLS 8075 Idaho, hereby certify that this map correctly represents a survey made by me, in conformance with law(s), Chapter 19, Title 55, Idaho Code, at the request of Legacy Hospital Partners, Inc..



COUNTY RECORDER

Instrument No. 2110214 Time 4:16 Date 7-14-11

Book 945 Page _____ Fee \$5.00

Dale Hatch by Mary Wright
County Recorder

Record of Survey for Legacy Hospital Partners, Inc, located in Blocks 67, 90-93, 104, 105, Vacated Benton, Halliday & Carter Streets, Vacated 12th & 13th Avenues, Pocatello Townsite, all in the N1/2 SW1/4, Section 25, T 6 S, R 34 E, B.M.

JOB No. 2008-058	PRINT DATE:	DWG. No.
DRAWN BY: MLD	DATE: 6/22/11	SHEET 1 OF 1 SHEETS
CHECKED BY:	DATE:	CALCULATED BY: MLD
PLOT SCALE: 1 = 60		DATE PLOTTED: 6/24/11 BY: mld

A & E ENGINEERING INC.

P.O. BOX 1327
POCATELLO, IDAHO 83204
PHONE: (208) 233-4226

From: [Jeremy Messick](#)
To: ["jacoada2@isu.edu"](mailto:jacoada2@isu.edu)
Cc: [Jared Stein](#)
Subject: RPPOC049600
Date: Monday, October 16, 2017 4:09:22 PM
Attachments: [21110214.pdf](#)
[POC BLOCK 93.pdf](#)

Adam,

Jared asked me to look into your request. It appears that our parcel viewer has a mistake and has two parcels labeled RPPOC049500. The first parcel is one that the Portneuf Health Trust does own in Block 93 in Pocatello Townsite, namely everything in Block 93 falling westerly of Memorial Dr., as depicted on record of survey instrument number 21110214, and recorded deed 21606393. The second parcel RPPOC049500 is a duplicate, having the same legal description and should have been labeled RPPOC049600 under Idaho State as shown on the attached Assessor's map. We apologize that for the error and we are currently working on resolving the situation. Parcel viewer is updated on a monthly basis so you should be able to see the fix within that time frame.

If you have any questions feel free to contact me.

Thank you

Jeremy Messick
208-236-7425