1020 Lincoln Road
Idaho Falls, Idaho 83401 (208) 524-6175

SUNNYSIDE CROSSROADS REGIONAL CENTER
DIVISION NO. 1
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE N.E. 1/4 OF SECTION 34, T.2N. R.37E. B.M.

Mountain River Engineering

N SCALE 1" = 50'

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the SUNNYSIDE CROSSROADS REGIONAL CENTER, DIVISION NO. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 20 day of April 2010 at 8:42 AM and recorded under Instrument Number 1362063

Ronald Longmore
Bonneville County Recorder

FOUND ALUMINUM CAP
N. 1/4 COR. SECTION 34
T.2N. R.37E. B.M.
C.P.&F. BY LS 3842
INSTR. No. 928052

SECTION LINE (BASIS OF BEARING)
CITY OF IDAHO FALLS DATUM 2004
N 89°37'12" E 2604.74

R=9817.50
Δ=02°13'38"
L=381.65
CH=381.63
CH BEARING=S 89°18'57" E

33RD SOUTH

700.00 | 1904.74

S 00°32'53" W 26.75 POINT OF BEGINNING

N 89°34'13" E 4.57

FOUND ALUMINUM CAP
N.E. COR. SECTION 34
T.2N. R.37E. B.M.
C.P.&F. BY LS 3435
INSTR. No. 1251199

BOUNDARY DESCRIPTION

Beginning at a point that is N.89°37'12"E. 700.00 feet along the section line and S.0°32'53"W. 26.75 feet from the North 1/4 Corner of Section 34, Township 2 North, Range 37 East of the Boise Meridian; said point being on the Southerly right-of-way line of 33rd South; thence N.89°34'13"E. 4.57 feet to a point of curve in said right-of-way line having a radius of 9817.50 feet and a 381.63 foot long chord bearing S.89°18'57"E; thence Easterly along said curve to the right, 381.65 feet, through a central angle of 2°13'38"; thence S.0°15'01"W. along said right-of-way line, 75.01 feet to a point on a non-tangent curve in said right-of-way line having a radius of 9811.27 feet and a 348.09 foot long chord bearing S.87°10'15"E.; thence Easterly to the right along said curve in the right-of-way 348.11 feet through a central angle of 2°04'31" to a point on the Westerly right-of-way line of Interstate Highway No. 15; thence S.15°23'05"W. along said right-of-way line 267.95 feet to a point of curve in said right-of-way line with a radius of 856.17 feet and a 26.49 foot long chord bearing S.16°32'26"W.; thence Southerly along said curve to the right 26.49 feet through a central angle of 2°16'46"; thence N.88°07'23"W. 81.99 feet; thence S.74°06'59"W. 96.05 feet; thence S.70°16'44"W. 156.65 feet; thence S.63°31'14"W. 196.55 feet; thence S.71°10'30"W. 85.57 feet; thence N.88°12'36"W. 78.92 feet; thence N.0°32'53"E. 570.18 feet to the POINT OF BEGINNING.
CONTAINING: 6.811 acres.

IRRIGATION WATER RIGHTS

The property included in this plat is within the New Sweden Irrigation District, suitable water delivery system have not been provided. The assessments will be levied by the irrigation company, are a lien on the property and are the responsibility of the lot owner. The owner-developer is obligated to comply with the disclosure provisions of Section 31-3805, subsection (2)(b), Idaho Code or may be liable to the purchaser and irrigation entity as defined in Section 31-3804 Idaho Code.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are the lawful owners of the tract of land included within the Boundary Description shown hereon and have caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as SUNNYSIDE CROSSROADS REGIONAL CENTER, DIVISION NO. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby dedicate to the public, all streets and rights-of-way shown hereon, that we also grant and convey to the City of Idaho Falls all easements shown on the plat and that we hereby warrant and shall defend the estate subject to such dedication and conveyances in the quiet and peaceful possession of the public or the City, as the case may be, against said owners and their heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

Owners, and their heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City and its successors, assigns or permittees shall also have the right, at Owners' or their heirs' successors' or assigns' expense, to remove, cut or trim any tree, bush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes.

We also certify that the lots shown on this plat are eligible to receive water from the City of Idaho Falls Municipal Water System and said City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signatures this 20th day of April 2010.

Sunnyside Crossroads Regional Center Investments, LLC

Larry Rainhart, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 20th day of April 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Larry Rainhart, known or identified to me to be a managing member in the limited liability company of Sunnyside Crossroads Regional Center Investments, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expires Date: Jan 17, 2014

NOTARY PUBLIC

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1305 of the Idaho Code.

Date: 4/20/10

Bonneville County Surveyor PLS 12649

SURVEYOR'S CERTIFICATE

I, Robert Joe Mellen, depose and say that I am a Professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract was staked on the ground according to State Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 8795

8795

UNPLATTED

N 0°32'53" E 570.18

1
6.796 AC
BLOCK 1

EXISTING ACCESS EASEMENT INST. NO. 1171695

INTERSTATE HIGHWAY NO. 15

S 15°23'05" W 267.95

R=856.17
Δ=02°16'46"
L=26.49
CH=26.49
CH BEARING=S 16°32'26" W

N 88°07'23" W 81.99

S 74°06'59" W 96.05

S 70°16'44" W 156.65

S 63°31'14" W 196.55

S 71°10'30" W 85.57

N 88°12'36" W 78.92

LEGEND & NOTES

- 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
- △ Found I.T.D. aluminum cap
- Public Utility Easements are fifteen feet wide unless noted.

Instrument # 1362063
IDAHO FALLS, BONNEVILLE, IDAHO
4-20-2010 10:42:50 No. of Pages: 1
Recorded for : CITY OF IF/SUNNYSIDE CROSSROADS
RONALD LONGMORE Fee: 41.00
Ex-Officio Recorder Deputy
Instrument # PLAT

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 4-20-2010

Bonneville County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Idaho Falls, Idaho by resolution adopted this 12th day of June, 2008

Mayor

City Clerk

City Engineer

City Surveyor

HEALTH DEPARTMENT CERTIFICATE

I hereby certify the " sanitary restrictions required by Idaho Code Title 50, Chapter 13, Section 50-1326 have been satisfied and the plat is hereby approved for recording by filing of this certificate herewith.

EASTERN IDAHO PUBLIC HEALTH DISTRICT
DISTRICT 7 STATE BOARD OF HEALTH

Date: 4-20-2010

Environmental Health Specialist

8730PL D.M.

SUNNYSIDE CROSSROADS REGIONAL CENTER, DIVISION NO. 1