County

ORIGINAL

SUNNYSIDE CROSSROADS REG. N.
DIVISION #3
T2658B0 S-248 06/15/2010

Instrument # 1368999
IDAHO FALLS, BONNEVILLE, IDAHO
4/1/2010 03:15:00 PM No. of Pages: 1
Recorded for: TETON PEAKS INVESTMENT CORP
MARCIA T. BOWEN Fee: 11.00
Ex-Officio Recorder Deputy

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

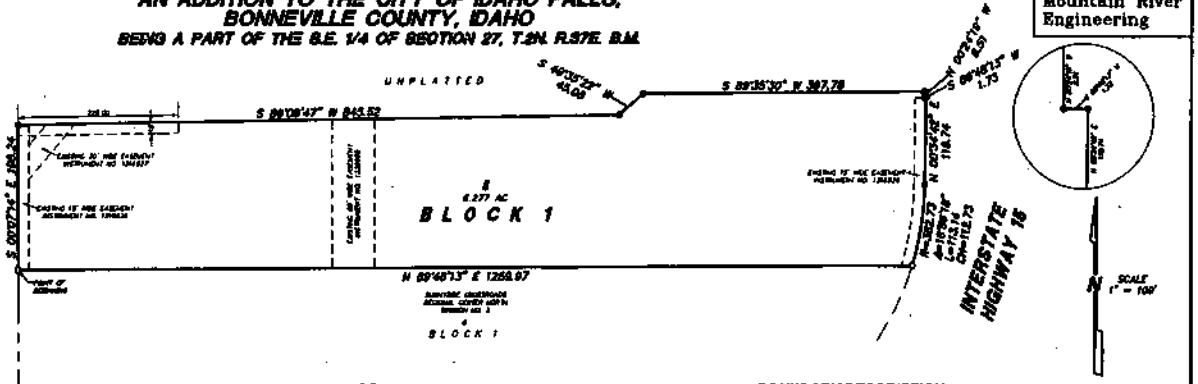
Mountain River Engineering

SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH

DIVISION NO. 3

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

BEING A PART OF THE S.E. 1/4 OF SECTION 27, T.2N. R.37E. B.M.



RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, DIVISION NO. 3, 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 _____ day of _____, 2010 at _____ and instructed under Instrument Number _____

Bonneville County Recorder

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: 6/11/2010

Bonneville County Treasurer

CITY'S ACCEPTANCE

This foregoing plat was duly accepted and approved by the City of Idaho Falls, Idaho by resolution adopted this 18th day of May, 2010.

Mayor

City Clerk

City Engineer

City Surveyor

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: June 11, 2010

Environmental Health Specialist

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: 6/9/10

Bonneville County Surveyor PLS 12640

SURVEYOR'S CERTIFICATE

I, Robert Joe Mallie, 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 platted on the second accretion to State Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 8705

8705 — 9-10 — STATE OF IDAHO — ROBERT JOE MALLIE

FOUND ALUMINUM CAP
S. 1/4 COR. SECTION 27
T.2N. R.37E. B.M.
C.P.&F. BY LS 3642
BCSR. No. 928052

1319.34

WATER RIGHTS DISCLOSURE

Notice is hereby given that all lots or property included within this plat are within the New Sweden Irrigation District and that a suitable surface water delivery system has not been provided for such lots. All lots will remain subject to assessments levied by such irrigation entity and each individual purchaser/owner will be responsible to pay such assessments. All assessments are a lien upon the land of lot unless the purchaser/owner files a petition requesting exclusion from the district. The purchaser/owner may file such petition at any future date. The owner/developer is obligated to comply with the provisions of Section 31-3805 Idaho Code.

LEGEND & NOTES

- 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8705
- 5/8" Steel rebar found with cap stamped L.S.8705
- Public Utility Easements are as shown

STATE OF IDAHO
County of Bonneville
Filed for record at the request of Robert Mallie
Fee: $11.00
Deputy

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 9th day of June, 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Lawrence S. Rudnick and Robert W. Utterbeck, known or identified to me to be the individuals who executed the limited liability company of Teton Peaks Investment Co., LLC, and acknowledged to me that he executed the same in the attached Owner's Dedication and acknowledged to me that he executed the same.

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

DIANA McCARROLL — NOTARY PUBLIC — STATE OF IDAHO

BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Sunnyside Crossroads Regional Center North, Division No. 3, an Addition to the City of Idaho Falls, Bonneville County, Idaho, said point also being the Northwest corner of Sunnyside Crossroads Regional Center North, Phase 1, City of Idaho Falls, Bonneville County, Idaho; running thence N.89°48'13"E. along the Boundary line 1258.97 feet to the Northeast corner of said Division No. 3, said point being on the Westerly Right-of-Way line of Interstate Highway No. 15 and also a point on a curve with a radius of 382.73 feet and a chord bearing S.09°08'49"E. 132.73 feet; thence along the Westerly Right-of-Way line of Interstate Highway No. 15 [redacted] the following four (4) courses: in the left along said curve 133.14 feet through a central angle of 19°56'16"; thence N.89°34'42"E. 116.74 feet to the North line of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 2 North, Range 37 East of the Boise Meridian; thence S.89°48'13"W. along said North line 1.79 feet; thence N.00°54'19"W. 8.61 feet; thence S.89°35'30"W. 367.78 feet; thence S.40°57'22"W. 42.66 feet; thence S.89°08'47"W. 845.52 feet; thence S.00°07'14"E. 168.34 feet to the POINT OF BEGINNING.
Containing 6.277 acres.

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 NORTH, DIVISION NO. 3, 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 [illegible] shall defend the estate subject to such dedication and conveyance to 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 had 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 of Owners' or their heirs' successors' or assigns' expense, to remove, cut or like any trees, brush, unauthorized structures or plant which may injure or interfere with the use thereof for its intended purpose.

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 the City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this 9th day of June, 2010.

Teton Peaks Investment Co., LLC

Lawrence S. Rudnick, Manager

Robert W. Utterbeck, Manager

FOUND ALUMINUM CAP
S.E. COR. SECTION 27
T.2N. R.37E. B.M.
C.P.&F. BY LS 3639
BCSR. No. 1251199

1285.40

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

9536-SPS D.M.

9536-SPS D.M.

C:\Land Projects 2008\9536 SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH\Plat\9536-SPS.jpg, 07/20/10 1:36:10 PM, D.M.