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

SECOND AMENDED PLAT OF
SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH
PHASE I

PURSUANT TO IDAHO CODE, TITLE 55, CHAPTER 15
BEING A REPLAT OF A PORTION OF UNITS 4 AND 5,
SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, PHASE 1
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

Instrument # 1366589
IDAHO FALLS, BONNEVILLE, IDAHO
6-23-2010 04:17:32 No. of Pages: 1
Recorded for : MOUNTAIN WEST
RONALD LONGMORE
Ex-Officio Recorder Deputy
Index to PLAT

Mountain River Engineering

SCALE 1" = 60'

ORIGINAL

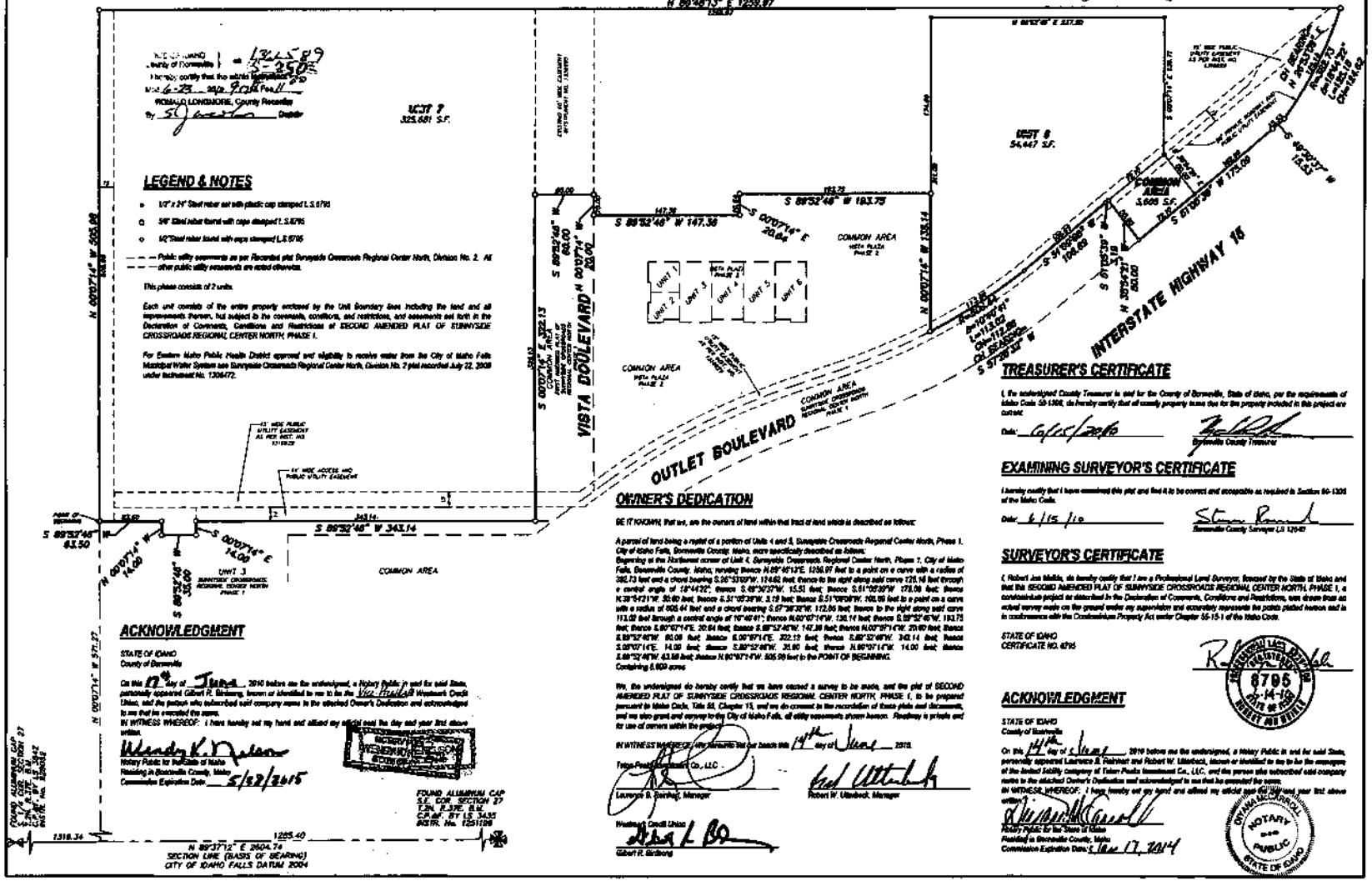
SUNNYSIDE CROSSROADS REG CTR N
PHASE 1
INST 1366589 6/23/10

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of SECOND AMENDED PLAT OF SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, PHASE I, City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on the 23 day of June 2010 at 4:17 PM and recorded under Instrument Number 1366589

Bonneville County Recorder

STATE OF IDAHO
County of Bonneville
I hereby certify that the within instrument is in 5-250
Date 6-23 at 9:00 AM
RONALD LONGMORE, County Recorder
By Deputy



LEGEND & NOTES

- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.6795
- 5/8" Steel rebar found with caps stamped L.S.6795
- 1/2" Steel rebar found with caps stamped L.S.6795

Public utility easements as per Recorded plat Sunnyside Crossroads Regional Center North, Division No. 2. All other public utility easements are noted otherwise.

This phase consists of 2 units.

Each unit consists of the entire property enclosed by the Unit Boundary lines including the land and all improvements thereon, but subject to the covenants, conditions, and restrictions, and easements set forth in the Declaration of Covenants, Conditions and Restrictions of SECOND AMENDED PLAT OF SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, PHASE I.

For Eastern Idaho Public Health District approval and eligibility to receive water from the City of Idaho Falls Municipal Water System see Sunnyside Crossroads Regional Center North, Division No. 2 plat recorded July 22, 2008 under Instrument No. 1306472.

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 17th day of June, 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Gilbert R. Birdsong, known or identified to me to be the Vice President of Westpark Credit Union, 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 hereby set my hand and affixed my official seal the day and year first above written.

Wendy K. Nelson
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date 5/22/2015

OWNER'S DEDICATION

BE IT KNOWN, that we, are the owners of land within that tract of land which is described as follows:

A parcel of land being a replat of a portion of Units 4 and 5, Sunnyside Crossroads Regional Center North, Phase 1, City of Idaho Falls, Bonneville County, Idaho, more specifically described as follows:
Beginning at the Northwest corner of Unit 4, Sunnyside Crossroads Regional Center North, Phase 1, City of Idaho Falls, Bonneville County, Idaho, running thence N 89°46'13"E, 1259.97 feet to a point on a curve with a radius of 382.73 feet and a chord bearing S 26°53'09"W, 174.62 feet; thence to the right along said curve 175.16 feet through a central angle of 18°14'22"; thence S 49°30'27"W, 15.53 feet; thence S 61°05'39"W 173.09 feet; thence N 38°54'21"W, 30.00 feet; thence S 51°05'39"W, 3.18 feet; thence S 51°05'39"W, 105.99 feet to a point on a curve with a radius of 605.44 feet and a chord bearing S 67°36'32"W, 112.05 feet; thence to the right along said curve 112.02 feet through a central angle of 10°40'41"; thence N 00°07'14"W, 136.14 feet; thence S 89°52'46"W, 193.75 feet; thence S 00°07'14"E, 20.64 feet; thence S 89°52'46"W, 147.36 feet; thence N 00°07'14"W, 20.00 feet; thence S 89°52'46"W, 60.00 feet; thence S 00°07'14"E, 202.13 feet; thence S 89°52'46"W, 343.14 feet; thence S 00°07'14"E, 14.00 feet; thence S 89°52'46"W, 30.00 feet; thence N 00°07'14"W, 14.00 feet; thence S 89°52'46"W, 63.50 feet; thence N 00°07'14"W, 505.99 feet to the POINT OF BEGINNING.
Containing 6.609 acres

We, the undersigned do hereby certify that we have caused a survey to be made, and the plat of SECOND AMENDED PLAT OF SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, PHASE I, to be prepared pursuant to Idaho Code, Title 55, Chapter 15, and we do consent to the recordation of these plats and documents, and we also grant and convey to the City of Idaho Falls, all utility easements shown hereon. Roadway is private and for use of owners within the project.

IN WITNESS WHEREOF, we have hereunto set our hands this 14th day of June 2010.

Tyler Peak Investment Co., LLC

Laurence B. Reinhart, Manager

Robert W. Utterbeck, Manager

Westpark Credit Union

Gilbert R. Birdsong

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 55-1306, do hereby certify that all county property taxes due for the property included in this plat are current.

Date: 6/15/2010

Bonneville County Treasurer

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: 6/15/10

Bonneville County Surveyor LS 12040

SURVEYOR'S CERTIFICATE

I, Robert Joe Mellin, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho and that this SECOND AMENDED PLAT OF SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, PHASE I, a condominium project as described in the Declaration of Covenants, Conditions and Restrictions, was drawn from an actual survey made on the ground under my supervision and accurately represents the points platted hereon and is in conformance with the Condominium Property Act under Chapter 55-15-1 of the Idaho Code.

STATE OF IDAHO
CERTIFICATE NO. 6795

PROFESSIONAL LAND SURVEYOR 6795 06-14-10 ROBERT JOE MELLIN

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 14th day of June, 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Laurence B. Reinhart and Robert W. Utterbeck, known or identified to me to be the managers of the limited liability company of Tyler Peak Investment Co., LLC, 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 hereby 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 Expiration Date: June 17, 2014

NOTARY PUBLIC STATE OF IDAHO

1636-3C D.M.

C:\Land Projects 2008\536 SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH\Work\536-3C.dwg, 6/11/2010 11:22:32 AM, D.M.

SECOND AMENDED RIDGEVIEW CROSSROADS REGIONAL CENTER NORTH, PHASE 1