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

SUNNYSIDE CROSSROADS REGIONAL CENTER SOUTH
PHASE 1
PURSUANT TO IDAHO CODE, TITLE 55, CHAPTER 15
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

Instrument # 1370654
IDAHO FALLS, BONNEVILLE, IDAHO
8-12-2010 03:16:53 No. of Pages: 1
Recorded for : MWT
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the SUNNYSIDE CROSSROADS REGIONAL CENTER SOUTH, PHASE 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 12 day of August 2010 at 8 m and recorded under Instrument Number 1370654

Bonneville County Recorder

OWNER'S DEDICATION

BE IT KNOWN, that New Sweden Land, LLC, an Idaho Limited Liability Company, are the owners of land within that tract of land which is described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, Sunnyside Crossroads Regional Center, Division No. 1, an Addition to the City of Idaho Falls, Bonneville County, Idaho; running thence along the Boundary of said Division No. 1 the following five (5) courses: S.15°23'05"W. 267.95 feet to a point of curve with a radius of 656.17 feet and a chord bearing S.18°32'29"W. 26.49 feet; thence to the right along said curve 26.49 feet through a central angle of 02°18'49"; thence N.88°07'23"W. 81.99 feet; thence S.74°06'59"W. 98.05 feet; thence S.70°18'44"W. 31.30 feet to a point on a curve with a radius of 120.00 feet and a chord bearing N.28°00'43"W. 44.05 feet; thence to the left along said curve 44.30 feet through a central angle of 21°09'10" to a reverse curve with a radius of 210.00 feet and a chord bearing N.19°01'13"W. 140.67 feet; thence to the right along said curve 143.44 feet through a central angle of 39°08'11"; thence N.00°32'53"E. 163.76 feet to the North line of said Lot 1, Block 1, Sunnyside Crossroads Regional Center, Division No. 1; thence along said North line the following two (2) courses: S.89°27'07"E. 1.65 feet to a point on a non-tangent curve with a radius of 9611.27 feet and a chord bearing S.87°10'15"E. 348.08 feet; thence to the right along said curve 348.08 feet through a central angle of 02°04'30" to the POINT OF BEGINNING.
Containing 2.105 acres

We, the undersigned do hereby certify that we have caused a survey to be made, and the plat of SUNNYSIDE CROSSROADS REGIONAL CENTER SOUTH, PHASE 1, 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. We also certify that the units within this plat will be served by the City of Idaho Falls Municipal Water System

IN WITNESS WHEREOF, We hereunto set our hands this 27th day of July 2010

New Sweden Land, LLC

Larry Reinhart, Manager

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 27th day of July 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Larry Reinhart known or identified to me to be the manager in the limited liability company of New Sweden Land, 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: Jan 17, 2014

DIANA McCARROLL NOTARY PUBLIC STATE OF IDAHO

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: 7/27/10

Bonneville County Surveyor PLS 12640

SURVEYOR'S CERTIFICATE

I, Robert Jon Meikle, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho and that this SUNNYSIDE CROSSROADS REGIONAL CENTER SOUTH PHASE 1, 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 plotted hereon and is in conformance with the Condominium Property Act under Chapter 55-15-1 of the Idaho Code.

STATE OF IDAHO
CERTIFICATE NO. 8795

PROFESSIONAL LAND SURVEYOR 8795 7-27-10 STATE OF IDAHO ROBERT JON MEIKLE

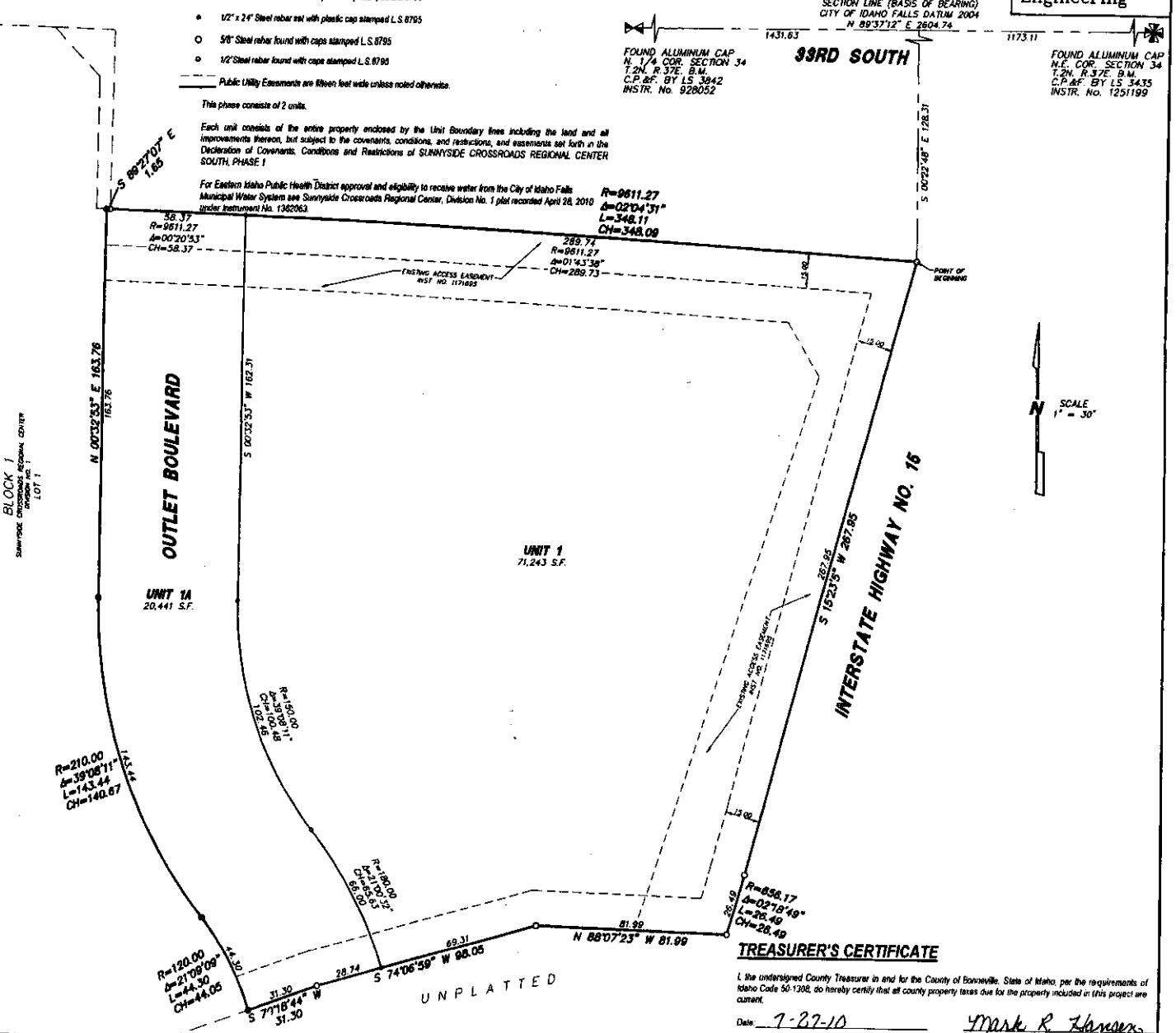
LEGEND & NOTES

- 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
- 5/8" Steel rebar found with caps stamped L.S.8795
- 1/2" Steel rebar found with caps stamped L.S.8795
- Public Utility Easements are fifteen feet wide unless 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 SUNNYSIDE CROSSROADS REGIONAL CENTER SOUTH, PHASE 1

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, Division No. 1 plat recorded April 28, 2010 under Instrument No. 1362063.



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: 7-27-10

Mark R. Hansen
Bonneville County Treasurer

SUNNYSIDE CROSSROADS REGIONAL CENTER, PHASE 1

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