

SUNNYSIDE INDUSTRIAL AND PROFESSIONAL PARK

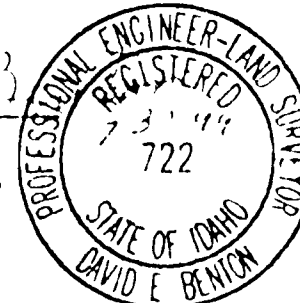
DIVISION NO. 1
BONNEVILLE COUNTY, IDAHO
PART OF THE N.W. 1/4 OF SECTION 36, T. 2 N., R. 37 E.B.M.



SURVEYOR'S CERTIFICATE

I, David E. Benton, a Professional Land Surveyor, do hereby certify that at the request of the owners I have surveyed the tract of land shown on this plat and described hereon to be known as SUNNYSIDE INDUSTRIAL AND PROFESSIONAL PARK DIVISION NO. 1, Bonneville County, Idaho.

Date 7-30-99
David E. Benton
P.E., L.S.
Idaho License No. 722



SURVEYOR'S APPROVAL

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

Date 8-3-99
Dennis L. Jones
Professional Land Surveyor
Idaho License No. 760

RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BONNEVILLE }
Recorded and filed at the request of Benton
INSTRUMENT NO. 1003568
Date 8-4-99 Time: 3:50 PM Fee 110

COUNTY APPROVAL

Presented to the Bonneville County Board of Commissioners this 4 day of August A.D. 1999, at which time this subdivision was approved and accepted.
Chairman _____ County Engineer _____

TREASURER'S CERTIFICATE

I, Mark Hansen, County Treasurer in and for the County of Bonneville per the requirements of Section 50-1308 Idaho Code, do hereby certify that all County property taxes for the property included in this subdivision are current.

Date 7-30-99
Mark R. Hansen
County Treasurer

ACKNOWLEDGEMENT

STATE OF IDAHO }
County of Bonneville }
On this 30th day of July, 1999, before me the undersigned, a Notary Public for said State, personally appeared Kirk Wolf, known to me to be a member of Sunnyside Industrial and Professional Park L.L.C., an Idaho Limited Liability Company, and the member who subscribed said limited liability companies name to the foregoing instrument on behalf of said company, and acknowledged to me such company executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.
Mark R. Hansen
Notary Public for State of Idaho
Residing at Idaho Falls, Idaho.
My commission expires June 14th, 2003

ACKNOWLEDGEMENT

STATE OF IDAHO }
County of Bonneville }
On this 30 day of July, 1999, before me the undersigned, a Notary Public for said State, personally appeared Doyle H. Beck known to me to be the partner in the partnership of DHB Investments and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.
Doyle H. Beck
Notary Public for State of Idaho
Residing at Idaho Falls, Idaho.
My commission expires June 14th, 2003

CENTER 1/4 COR. SEC. 36
T. 2 N., R. 37 E.B.M.
INST. NO. 499930

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 36, Township 2 North, Range 37 East of the Boise Meridian described as follows:

Beginning at a point that is S00°04'08"W 150.98 feet along the City Monumented center line from the North Quarter Corner of said Section 36, and running thence S00°04'08"W 2495.14 feet along said City Monumented center line to the Center of said Section 36, thence N89°42'56"W 2032.57 feet along the South line of the Northwest Quarter of said Section 36 to the East right-of-way line of the Union Pacific Railroad, thence N29°16'29"E 2975.52 feet along said East right-of-way line to a point on a curve with a radius of 2807.79 feet and a tangent that bears N87°40'31"E, said point being 57.00 feet perpendicular from the center line of Sunnyside Road, thence to the right along said curve and parallel with said center line 112.18 feet through a central angle of 2°17'21", thence N01°17'52"E 15.05 feet, thence S89°43'36"E 225.27 feet, thence S00°08'08"W 124.65 feet, thence S89°18'08"E 242.60 feet to the point of beginning, containing 77.5 acres.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are all of the owners of the tract of land included in the boundary description shown hereon and have caused the same to be plotted and divided into blocks, lots, and streets to be hereafter known as SUNNYSIDE INDUSTRIAL AND PROFESSIONAL PARK DIVISION NO. 1, Bonneville County, Idaho, and do hereby dedicate to the Public all streets and rights-of-way shown hereon. We the undersigned further perpetually grant and convey to Bonneville County, Idaho, the public utility and road way easements shown on this plat. We further certify that, in accordance with the signed Development Agreement, these lots will not be served by any water system, but will be served by individual wells and well agreements.

IN WITNESS WHEREOF We have hereunto set our signatures this 30th day of July, 1999.
SUNNYSIDE INDUSTRIAL AND PROFESSIONAL PARK L.L.C. DHB INVESTMENTS
Kirk Wolf Member Doyle H. Beck Partner

MARK MISKIN WORKS, INC. AN IDAHO CORPORATION
Mark Miskin President
INTERMOUNTAIN SELF STORAGE IDAHO LIMITED LIABILITY COMPANY
Gary G. Ratliff Member Jennie Ratliff Member
Gary G. Ratliff Individual Jennie Ratliff Individual

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF BONNEVILLE }
On this 30 day of July, 1999, before me the undersigned, a Notary Public for said State, personally appeared Gary G. Ratliff and Jennie Ratliff known and identified 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 first above written.
Doyle H. Beck
Notary Public for State of Idaho
Residing at Idaho Falls, Idaho.
My commission expires June 14th, 2003

ACKNOWLEDGEMENT

STATE OF IDAHO }
County of Bonneville }
On this 30 day of July, 1999, before me the undersigned, a Notary Public for said State, personally appeared Gary G. Ratliff and Jennie Ratliff known to me to be a member of Intermountain Self Storage, L.L.C., an Idaho Limited Liability Company, and the members who subscribed said limited liability companies name to the foregoing instrument on behalf of said company, and acknowledged to me such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.
Doyle H. Beck
Notary Public for State of Idaho
Residing at Idaho Falls, Idaho.
My commission expires June 14th, 2003

ACKNOWLEDGEMENT

STATE OF IDAHO }
County of Bonneville }
On this 30 day of July, 1999, before me the undersigned, a Notary Public for said State, personally appeared Mark Miskin, known to me to be the President of Miskin Scrapper Works, Inc. that executed the above Deed of Dedication and duly acknowledged to me that such corporation executed the same for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.
Doyle H. Beck
Notary Public for State of Idaho
Residing at Idaho Falls, Idaho.
My commission expires June 14th, 2003

IRRIGATION CERTIFICATE

Property included in this plat is within the Idaho Irrigation and suitable water delivery system have not been provided. Measurements will be taken by the irrigation company on or before the property and use the responsibility of the lot owner. Section 31-1405 and 31-1406 of the Idaho Code.

HEALTH CERTIFICATE

Sanitary restrictions are removed under Title 50 Chapter 11, Idaho Code.

7-30-99 C. Johnson, CHS
District Seven Health Department

SCALE 1" = 200'

NOTES

Indicates a 5/8" x 30" iron rod placed with a yellow plastic cap marked L.S. 722 or 7390.
Indicates a 1/2" x 2" rod placed with a yellow plastic cap marked L.S. 722 or 7390.
a 16" wide utility easement is reserved along the street side of all lots.
Indicates lot area in acres.
The County will not maintain roads until constructed to County standards. Initially accepted.
Private driveway easements shall be constructed and drainage easements shall be shown on the approved instrument. All easements shall be shown on the plat in the office of the County Engineer.

CURVE DATA

NO.	DELTA	C	T
1	144.52	2807.79	42.64
2	144.52	2807.79	42.64
3	144.52	2807.79	42.64
4	144.52	2807.79	42.64
5	144.52	2807.79	42.64
6	144.52	2807.79	42.64
7	144.52	2807.79	42.64
8	144.52	2807.79	42.64
9	144.52	2807.79	42.64
10	144.52	2807.79	42.64
11	144.52	2807.79	42.64
12	144.52	2807.79	42.64
13	144.52	2807.79	42.64
14	144.52	2807.79	42.64
15	144.52	2807.79	42.64
16	144.52	2807.79	42.64
17	144.52	2807.79	42.64
18	144.52	2807.79	42.64
19	144.52	2807.79	42.64
20	144.52	2807.79	42.64
21	144.52	2807.79	42.64
22	144.52	2807.79	42.64
23	144.52	2807.79	42.64
24	144.52	2807.79	42.64
25	144.52	2807.79	42.64
26	144.52	2807.79	42.64
27	144.52	2807.79	42.64
28	144.52	2807.79	42.64
29	144.52	2807.79	42.64
30	144.52	2807.79	42.64
31	144.52	2807.79	42.64

DETAIL NOT TO SCALE