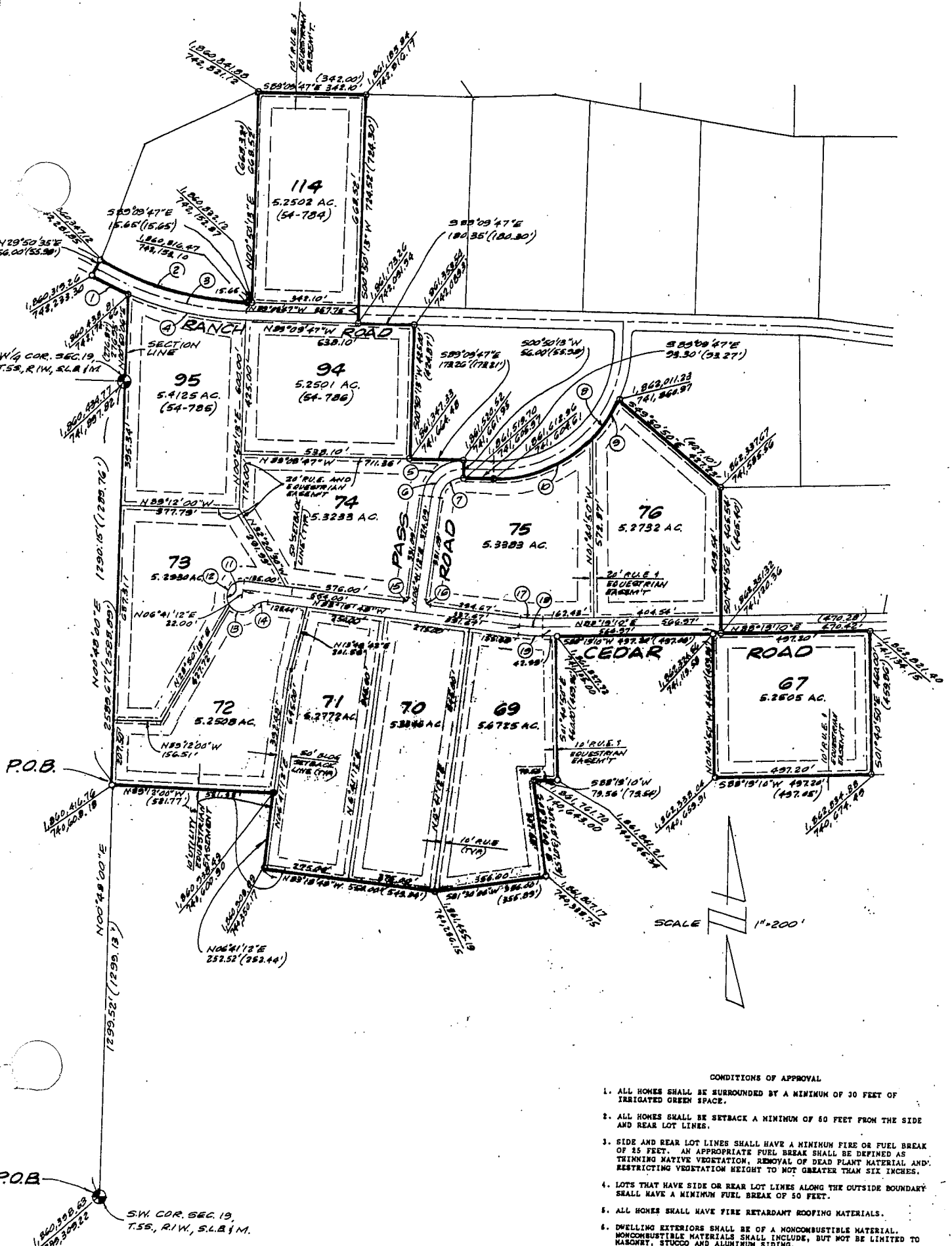
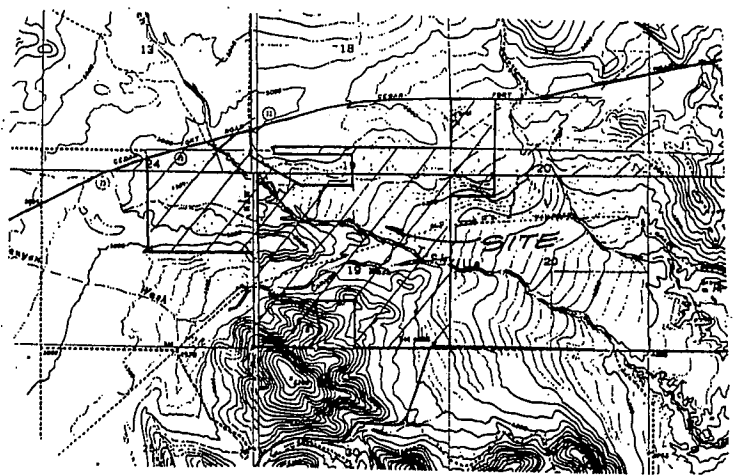


BOUNDARY DESCRIPTION CONTINUED

COURSE	DISTANCE	REMARKS
S88°19'10"W	497.20	FEET; THENCE
N01°40'50"W	460.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
N03°18'48"W	550.00	" "
N06°41'12"E	252.52	" "
N88°12'00"W	521.93	" "

FEET TO THE POINT OF BEGINNING

CONTAINS 67.7740 ACRES (12 LOTS)



CURVE DATA

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	1028.00'	7°25'43"	133.28'	66.71'	133.19'
C2	972.00'	29°00'21"	492.07'	251.43'	486.84'
C3	1000.00'	29°00'21"	606.25'	258.67'	500.86'
C4	1028.00'	21°34'38"	387.14'	195.89'	384.66'
C5	128.00'	84°09'01"	187.99'	115.55'	171.55'
C6	100.00'	84°09'01"	146.87'	90.28'	134.02'
C7	72.00'	84°09'01"	105.75'	65.90'	96.50'
C8	428.00'	67°12'45"	502.08'	284.43'	473.78'
C9	428.00'	20°03'32"	149.84'	75.69'	149.09'
C10	428.00'	47°09'13"	362.24'	186.78'	342.38'
C11	50.00'	235°56'39"	205.90'	.00'	88.32'
C12	50.00'	131°54'43"	115.11'	112.07'	91.32'
C13	50.00'	104°01'56"	90.79'	64.03'	76.82'
C14	50.00'	55°56'39"	48.82'	26.55'	46.90'
C15	15.00'	90°00'00"	23.56'	15.00'	21.21'
C16	15.00'	90°00'00"	23.56'	15.00'	21.21'
C17	472.00'	8°22'02"	68.93'	34.53'	68.87'
C18	500.00'	8°22'02"	73.02'	36.57'	72.95'
C19	528.00'	8°22'02"	77.11'	38.62'	77.04'

CONDITIONS OF APPROVAL

- ALL HOMES SHALL BE SURROUNDED BY A MINIMUM OF 30 FEET OF IRRIGATED GREEN SPACE.
- ALL HOMES SHALL BE SETBACK A MINIMUM OF 60 FEET FROM THE SIDE AND REAR LOT LINES.
- SIDE AND REAR LOT LINES SHALL HAVE A MINIMUM FIRE OR FUEL BREAK OF 25 FEET. AN APPROPRIATE FUEL BREAK SHALL BE DEFINED AS TRIMMING NATIVE VEGETATION, REMOVAL OF DEAD PLANT MATERIAL AND RESTRICTING VEGETATION HEIGHT TO NOT GREATER THAN SIX INCHES.
- LOTS THAT HAVE SIDE OR REAR LOT LINES ALONG THE OUTSIDE BOUNDARY SHALL HAVE A MINIMUM FUEL BREAK OF 50 FEET.
- ALL HOMES SHALL HAVE FIRE RETARDANT ROOFING MATERIALS.
- DWELLING EXTERIORS SHALL BE OF A NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO MASONRY, STUCCO AND ALUMINUM SIDING.
- There Shall Be A 4 000 Gallon Water Tank Meeting Utah County Standards For Design And Location On Each Lot Prior To Occupancy Of The Lot.
- Any Release Taxes Must Be Paid By The Developer Prior To Recording This And All Subsequent Plans.

NOTES:

- ALL DRAINAGE GENERATED BY SUBDIVISION TO BE HANDLED ON SITE OR THROUGH EXISTING NATURAL DRAINAGE PATTERNS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR OWN TRASH REMOVAL.
- EACH LOT HAS A 50' FRONT YARD SETBACK AND A 50' SETBACK FOR SIDE AND REAR YARDS THOSE LOTS THAT BACK UP TO TICKVILLE GULCH WILL HAVE A 50' SETBACK FROM TOP OF GULCH
- EACH LOT WILL HAVE ITS OWN WATER WELL AND WILL BE DRILLED UNDER APPROVED CHANGE APPLICATION NO. AS SHOWN ON EACH LOT.
- NO BUILDING PERMIT FOR A DWELLING OR OTHER OCCUPIED BUILDING WILL BE ISSUED UNTIL THE WELL IS DRILLED AND FOUND TO PRODUCE THE REQUIRED FLOW OF WATER.
- APPROVED WATER RIGHTS CANNOT BE TRANSFERRED APART FROM THE LOTS OF THE PROPOSED SUBDIVISION.
- PERCENTAGE OF SUBDIVISION IN ROADWAYS = 3%
- NO BUILDING PERMIT FOR A DWELLING OR OTHER OCCUPIED BUILDING WILL BE ISSUED UNTIL THE WELL IS DRILLED AND FOUND TO PRODUCE THE REQUIRED FLOW OF WATER.

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE # 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT N00°49'00"E 1299.52' ALONG SECTION LINE FROM THE SW COR. SEC. 19, T.5S., R.1W., S.L.B.1M. SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

COURSE	DISTANCE	REMARKS
N00°49'00"E	1299.52	FEET ALONG SECTION LINE; THENCE
N01°52'26"E	276.95	" "
ALONG THE ARC OF A CURVE		
A=7°25'43"	R=1028.00'	28'(CO. N63°53'17"W-123.12'); THENCE
N88°50'35"E	56.00	FEET; THENCE ALONG THE ARC
A=29°00'21"	R=1000.00'	60'(CO. S74°39'35"E-466.84'); THENCE
S01°40'50"E	460.00	FEET; THENCE
S88°19'10"W	497.20	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
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S01°40'50"E	460.00	" "
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S81°30'00"W	356.00	" "
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S81°30'00"W	356.00	" "
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S81°30'00"W	356.00	" "
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S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
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S81°30'00"W	356.00	" "
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S88°19'10"W	497.20	" "
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S81°30'00"W	356.00	" "
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S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.68	" "
S81°30'00"W	356.00	" "
S88°19'10"W	497.20	" "
S01°40'50"E	460.00	" "
S88°19'10"W	79.56	" "
S08°30'00"E	307.6	