



NOTES:  
 1. This plat is being recorded subject to an instrument previously recorded, which is styled "Declaration of Covenants, Conditions & Restrictions of Emigration Oaks, A Planned Unit Development" (hereafter referred to as the "Declaration"). Terms used in this plan which are defined in the Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown hereon are governed by the Declaration and are referred to in the Declaration as if they were referred to in this Declaration. The status of title and certain reservations and rights in favor of Declarant (the Owner shown on this plat) and this is made subject to such status, such reservations and rights, and all other terms and provisions of the Declaration. As more fully described in the Declaration, the Common Areas are to be conveyed to and maintained by the Pioneer Fork Home Owners Association, a Utah nonprofit corporation (hereafter, "Association").  
 2. All areas designed on this plat as "Private Streets", all portions of a lot located either within fifteen (15) feet of the front or within ten (10) feet of either side of each lot, and such portion of the Common Area shown hereon as is reasonably necessary are reserved for utility easement for the installation, maintenance, and repair of all pipes, lines, cable, conduits, and other facilities or installations (whether owned or installed by the Declarant, the Association, or a public or private utility company) for the provisions of water, sewage disposal, electricity, telephone, cable television, and other services for the Project.  
 3. The areas designated "Private Streets" hereon are to be developed with a 34 foot wide road and 22 foot asphalt section within a 50 foot wide easement.  
 4. A sewerage drain field and septic tank will be required for each lot.  
 5. Grading and Drainage Plans shall be approved by Salt Lake County Planning Department prior to obtaining a building permit.  
 6. Approval from the Salt Lake County Health Department for a waste water disposal system must be obtained before a building permit for each lot will be issued.

SCALE: 1"=100'  
 CENTER EAST 1/16, SEC. 32, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND  
 75' DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.)  
 FIRE HYDRANT  
 REBAR AND CAP TO BE SET

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	525.000'	249.197'	126.992'	246.864'	N 60°21'19" E	27°11'58"
C2	525.000'	45.002'	22.515'	44.988'	N 76°24'53" E	0°45'41"
C3	525.000'	294.199'	151.074'	290.365'	N 62°48'40" E	32°06'27"
C4	500.000'	237.331'	120.945'	235.109'	N 60°21'19" E	27°11'58"
C5	500.000'	42.859'	21.443'	42.848'	N 76°24'53" E	0°45'41"
C6	500.000'	280.190'	143.880'	276.538'	N 62°48'40" E	32°06'27"
C7	475.000'	266.180'	136.686'	262.711'	N 62°48'40" E	32°06'27"
C8	350.000'	63.451'	31.813'	63.367'	N 73°04'16" E	10°23'13"
C9	350.000'	145.647'	73.893'	144.598'	N 56°53'23" E	23°50'34"
C10	350.000'	209.098'	107.774'	206.002'	N 61°44'59" E	34°13'47"
C11	375.000'	63.466'	31.809'	63.391'	N 74°00'58" E	09°41'49"
C12	375.000'	160.567'	81.533'	159.343'	N 56°54'05" E	24°31'58"
C13	375.000'	324.033'	115.472'	320.716'	N 61°44'59" E	34°13'47"
C14	375.000'	157.551'	79.955'	156.395'	N 66°49'43" E	24°04'18"
C15	375.000'	66.483'	33.329'	66.396'	N 49°42'50" E	10°19'28"
C16	400.000'	238.969'	123.170'	235.431'	N 61°44'59" E	34°13'47"

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	400.000'	168.054'	85.285'	166.821'	N 66°49'43" E	24°04'18"
C18	400.000'	70.915'	35.551'	70.822'	N 49°42'50" E	10°09'28"
C19	400.000'	30.391'	15.203'	30.384'	N 76°41'17" E	0°42'11"
C20	400.000'	137.653'	69.519'	136.984'	N 64°39'07" E	19°43'07"
C21	15.000'	23.988'	15.433'	21.513'	N 89°13'02" W	91°37'45"
C22	134.326'	117.305'	62.688'	113.612'	N 18°43'06" W	50°02'07"
C23	159.326'	140.194'	75.000'	135.715'	N 18°54'31" W	50°24'57"
C24	184.326'	161.999'	86.650'	156.835'	N 18°52'43" W	50°21'21"
C25	15.000'	24.109'	15.527'	21.598'	S 01°59'17" W	92°08'19"
C26	275.000'	110.093'	55.047'	109.026'	S 06°29'01" W	30°22'26"
C27	275.000'	61.921'	31.092'	61.790'	S 12°15'00" W	12°54'04"
C28	275.000'	51.921'	26.092'	51.790'	S 12°15'00" E	12°54'04"
C29	300.000'	11.989'	5.995'	11.988'	N 07°26'39" E	02°17'23"
C30	300.000'	57.850'	28.904'	57.800'	N 14°07'06" E	10°19'52"
C31	300.000'	53.033'	26.588'	52.970'	N 14°08'08" E	10°07'47"
C32	300.000'	27.860'	13.930'	27.820'	N 13°53'41" E	10°36'41"
C33	325.000'	14.511'	7.257'	14.509'	N 07°41'06" E	02°46'17"
C34	325.000'	15.523'	7.763'	15.522'	N 07°40'04" E	02°44'12"
C35	325.000'	57.850'	28.904'	57.800'	N 14°07'06" E	10°19'52"
C36	325.000'	73.179'	36.745'	73.025'	N 12°45'00" E	12°54'04"
C37	200.000'	31.809'	16.165'	31.800'	N 13°53'41" E	25°58'44"
C38	225.000'	86.723'	43.366'	86.187'	N 34°09'15" E	22°05'02"
C39	225.000'	15.361'	7.680'	15.358'	N 21°09'23" E	03°54'42"
C40	250.000'	61.722'	31.179'	61.379'	N 44°44'18" E	15°03'07"
C41	250.000'	23.664'	12.187'	23.664'	N 34°27'48" E	21°27'58"
C42	250.000'	19.783'	9.887'	19.758'	N 21°27'55" E	04°31'46"
C43	250.000'	113.476'	57.707'	112.456'	N 32°11'54" E	25°59'44"

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C43	15.000'	13.619'	7.319'	13.156'	S 71°12'22" W	52°01'12"
C44	50.000'	72.983'	44.731'	66.674'	S 55°23'59" W	81°37'57"
C45	50.000'	46.359'	24.997'	44.716'	S 12°58'42" E	53°07'25"
C46	50.000'	82.759'	54.407'	73.833'	S 85°37'27" E	94°50'00"
C47	50.000'	45.771'	24.630'	44.189'	S 19°24'02" E	32°28'58"
C48	15.000'	13.619'	7.319'	13.156'	S 19°11'09" E	52°01'12"
C49	725.000'	55.060'	27.540'	55.047'	S 46°48'38" E	04°21'05"
C50	700.000'	20.760'	10.380'	20.760'	S 46°48'38" E	04°21'05"
C51	700.000'	69.441'	34.749'	69.413'	S 42°28'51" W	02°54'02"
C52	700.000'	69.441'	34.749'	69.413'	S 42°28'51" W	02°54'02"
C53	725.000'	71.921'	35.990'	71.882'	S 47°28'37" W	05°41'02"
C54	700.000'	27.934'	13.966'	27.932'	S 49°10'32" E	02°17'11"
C55	675.000'	13.331'	6.665'	13.331'	S 49°10'32" E	02°17'11"
C56	175.000'	125.309'	65.645'	122.649'	S 24°51'06" E	41°01'36"
C57	150.000'	107.408'	56.123'	105.128'	S 24°51'06" E	41°01'36"
C58	125.000'	89.505'	46.769'	87.606'	S 24°51'06" E	41°01'36"
C59	575.000'	121.575'	61.015'	121.348'	S 01°43'08" W	12°06'51"
C60	550.000'	116.289'	58.362'	116.072'	S 01°43'08" W	12°06'51"
C61	525.000'	111.093'	55.709'	110.786'	S 01°43'08" W	12°06'51"
C62	15.000'	23.562'	15.000'	21.213'	S 02°11'54" W	90°00'00"
C63	15.000'	23.562'	15.000'	21.213'	S 02°11'54" W	90°00'00"
C64	15.000'	15.000'	15.000'	21.213'	S 02°11'54" W	90°00'00"
C65	15.000'	23.562'	15.000'	21.213'	S 02°11'54" W	90°00'00"
C66	275.000'	131.889'	67.132'	130.435'	S 64°12'09" W	27°26'14"
C67	300.000'	144.526'	73.694'	143.132'	S 64°07'12" W	27°36'09"
C68	325.000'	156.369'	79.835'	155.060'	S 64°07'12" W	27°36'09"
C69	300.000'	111.916'	55.958'	111.916'	S 64°07'12" W	27°36'09"
C70	300.000'	121.904'	61.805'	121.067'	S 66°18'48" E	23°16'55"
C71	325.000'	24.507'	12.254'	24.501'	S 52°28'44" E	04°19'13"
C72	325.000'	132.063'	66.955'	131.156'	S 66°18'48" E	23°16'55"
C73	150.000'	100.862'	52.442'	98.917'	S 20°25'05" W	38°31'35"
C74	175.000'	117.672'	61.158'	115.488'	S 20°25'05" W	38°31'35"
C75	200.000'	134.482'	69.895'	131.963'	S 20°25'05" W	38°31'35"
C76	100.000'	48.766'	24.878'	48.284'	S 12°48'56" E	27°56'27"
C77	125.000'	60.958'	31.098'	60.351'	S 12°48'56" E	27°56'27"
C78	150.000'	73.145'	37.317'	72.426'	S 12°48'56" E	27°56'27"
C79	125.000'	17.902'	8.951'	17.886'	S 22°41'00" E	08°12'00"
C80	125.000'	43.056'	21.743'	42.843'	S 08°42'46" E	19°44'07"
C81	150.000'	21.487'	10.759'	21.484'	S 22°41'00" E	08°12'00"
C82	150.000'	91.667'	26.092'	91.617'	S 08°42'46" E	19°44'07"
C83	15.000'	13.619'	7.319'	13.156'	S 52°47'46" W	52°01'12"
C84	50.000'	63.755'	37.319'	59.523'	S 42°16'37" W	73°03'30"
C85	50.000'	84.874'	56.772'	75.045'	S 42°52'52" E	97°15'29"
C86	50.000'	50.000'	23.362'	48.005'	S 69°49'04" E	57°29'40"
C87	50.000'	49.171'	26.780'	47.214'	S 02°26'00" E	56°20'47"
C88	15.000'	13.619'	7.319'	13.156'	S 00°46'33" E	52°01'12"
C89	50.000'	66.289'	39.036'	61.538'	S 83°12'50" E	75°57'35"
C90	475.000'	61.418'	30.709'	61.418'	S 67°29'36" E	70°51'21"
C91	500.000'	182.000'	92.018'	180.997'	S 67°29'36" E	70°51'21"
C92	500.000'	37.205'	18.611'	37.197'	S 75°47'22" E	04°15'48"
C93	500.000'	144.795'	72.908'	144.290'	S 67°29'36" E	70°51'21"
C94	525.000'	191.100'	96.619'	190.047'	S 67°29'36" E	70°51'21"
C95	50.000'	247.872'	39.036'	247.872'	S 44°48'15" E	284°02'25"
C96	300.000'	143.661'	73.235'	142.292'	S 64°12'09" E	27°26'14"

AREA WITHIN ROADWAY EASEMENT TO BE DEEDED TO FUTURE LOT FRONTING ROADWAY IN THIS AREA. 3,686 sq. ft.

NOTE: SQUARE FOOTAGES SHOWN INCLUDES ROADWAYS.

LOT	STREET ADDRESS	AREA
70	5729 E.	88 676 N.
71	5771 E.	89 698 N.
72	5784 E.	90 712 N.
73	5817 E.	90 5888 E.
74	733 N.	91 5907 E.
75	5808 E.	92 5920 E.
76	5857 E.	92 771 N.
77	730 N.	93 737 N.
78	5832 E.	94 715 N.
79	5879 E.	95 691 N.
80	5862 E.	96 671 N.
81	705 N.	97 672 N.
82	673 N.	98 684 N.
83	642 N.	99 696 N.
84	619 N.	100 724 N.
85	605 N.	101 746 N.
86	597 N.	102 768 N.
87	594 N.	102 5952 E.
88	606 N.	103 5931 E.
89	626 N.	104 5949 E.
90	652 N.	105 5977 E.

SURVEYOR'S CERTIFICATE

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 4307/5190, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plan, and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as EMIGRATION OAKS, PHASE 3 SUBDIVISION, PLAT 1, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION  
 BEGINNING AT THE FURTHEST MOST NORTHEAST CORNER OF LOT 60, EMIGRATION OAKS BLDG., PHASE 2A AS RECORDED IN THE SALT LAKE CO. RECORDERS OFFICE, SAID P.O.B. ALSO BEING NORTH 89°53'41" EAST 1361.509 FEET, SOUTH 00°35'05" EAST 9.994 FEET FROM THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE FROM SAID POINT OF BEGINNING NORTH 57°47'54" EAST 1372.782 FEET; THENCE NORTH 38°40'01" EAST 85.569 FEET; THENCE NORTH 39°40'53" WEST 82.497 FEET; THENCE NORTH 52°41'17" EAST 169.943 FEET; THENCE NORTH 66°00'37" EAST 358.448 FEET; THENCE SOUTH 38°29'05" EAST 335.428 FEET; THENCE SOUTH 32°56'05" EAST 50.00 FEET TO THE POINT OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARING NORTH 32°56'05" WEST; THENCE ALONG ARC OF SAID CURVE 150.125 FEET THROUGH A CENTRAL ANGLE OF 162°3'02"; THENCE DEPARTING SAID CURVE SOUTH 20°42'38" EAST 205.404 FEET; THENCE SOUTH 01°09'18" EAST 890.803 FEET; THENCE SOUTH 88°50'42" WEST 499.667 FEET; THENCE SOUTH 08°37'12" WEST 273.820 FEET; THENCE SOUTH 52°00'26" WEST 915.172 FEET; THENCE NORTH 40°03'36" WEST 650.220 FEET; THENCE SOUTH 44°30'19" WEST 176.770 FEET; THENCE NORTH 00°35'05" WEST 814.473 FEET TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 54,896 ACRES OR 36 LOTS.

BASIS OF BEARING BEING FROM THE EAST 1/16TH CORNER TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WHICH HAS A BEARING OF NORTH 89°53'41" EAST.

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

5-4-92  
 DATE  
 Kenneth W. Watson  
 KENNETH W. WATSON, P.E., L.S.  
 REG. PROFESSIONAL ENGINEER (#4300)  
 REG. PROFESSIONAL LAND SURVEYOR (#5190)

OWNER'S DEDICATION  
 Know all men by these presents that I, the undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

EMIGRATION OAKS, PHASE 3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use.

In witness whereof, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_.

CITY DEVELOPMENT, a Utah Corporation  
 BY: *Walter P. Klueh*  
 THE BOYER COMPANY, a Utah General Partnership  
 BY: *Alvin C. Gardner*  
 ITS: GENERAL PARTNER

CROSSLAND SAVINGS F.S.B. THE MEMBER OF THE BOYER COMPANY THAT INCLUDES THE SUBJECT PROPERTY HEREBY AGREES TO THE ABOVE BY: *Nicholas M. M...*  
 ITS: EQUITY VICE-PRESIDENT

STATE OF UTAH  
 COUNTY OF SALT LAKE, S.S.

On the \_\_\_\_\_ day of July, A.D. 19\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, *Walter P. Klueh*, who is a *General Partner*, acknowledged to me that *City Development, Inc.*

a Utah Corporation ( ), that *he* signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 4-22-93  
*Walter P. Klueh*  
 NOTARY PUBLIC  
 RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
 COUNTY OF SALT LAKE, S.S.

On the 30th day of July, A.D. 1992, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, *Michael S. Marks*, who is a *General Partner*, acknowledged to me that *Crossland Savings*

a Utah Corporation ( ), that *he* signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes herein mentioned.

MY COMMISSION EXPIRES 4/30/95  
*Walter P. Klueh*  
 NOTARY PUBLIC  
 RESIDING IN Salt Lake County

ACKNOWLEDGMENT OF STATE OF UTAH  
 COUNTY OF SALT LAKE, S.S.

On the 23 day of July, 1992, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake,