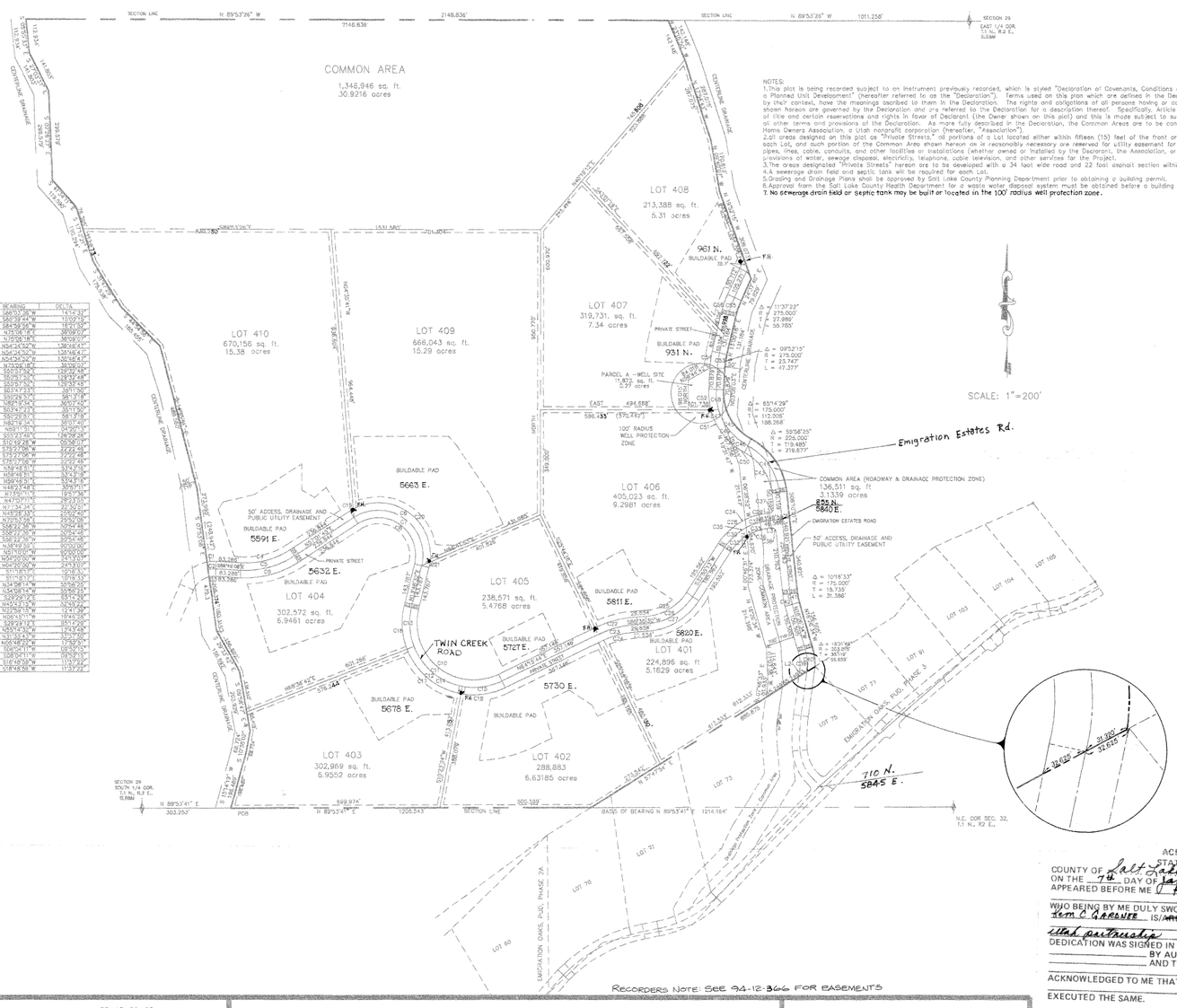
THE ESTATES AT EMIGRATION OAKS
EMIGRATION OAKS PHASE 4
A PLANNED UNIT DEVELOPMENT



NOTES:
1. This plat is being recorded subject to an instrument previously recorded, which is styled "Declaration of Covenants, Conditions and Restrictions of Emigration Oaks, a Planned Unit Development" (hereafter referred to as the "Declaration"). Terms used on this plat 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 for a description thereof. Specifically, Article II of the Declaration describes 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 Park 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 rear 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 by 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 septic tank disposal system must be obtained before a building permit (for each lot) will be issued.
7. **No sewerage drain field or septic tank may be built or located in the 100' radius well protection zone.**

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N37°23'57" E	32.625'
L2	N01°49'33" E	32.382'
L3	N81°49'59" E	8.598'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.000'	31.072'	13.615'	31.002'	S85°05'36" W	14°14'10"
C2	150.000'	26.245'	13.156'	26.212'	S69°19'44" W	10°01'29"
C3	175.000'	21.421'	10.784'	21.368'	S84°59'56" W	16°21'30"
C4	275.000'	173.51'	89.786'	170.63'	N75°38'18" E	36°08'00"
C5	300.000'	189.291'	97.918'	186.166'	N75°08'18" E	36°08'00"
C6	175.000'	417.77'	461.771'	325.388'	N54°34'52" W	136°46'47"
C7	150.000'	358.082'	378.661'	278.913'	N54°34'52" W	136°46'47"
C8	125.000'	298.407'	315.551'	232.428'	N54°34'52" W	136°46'47"
C9	325.000'	200.085'	106.079'	197.185'	S75°06'18" E	35°16'02"
C10	150.874'	430.21'	433.885'	244.255'	S50°57'50" E	132°32'48"
C11	215.274'	488.738'	456.532'	388.487'	S50°57'50" E	129°32'48"
C12	240.274'	543.255'	509.992'	434.718'	S50°57'50" E	129°32'48"
C13	215.274'	132.243'	68.183'	130.175'	S03°47'33" E	35°11'50"
C14	215.274'	218.753'	115.313'	209.460'	S50°24'37" W	58°13'18"
C15	215.274'	135.741'	70.213'	133.504'	S89°21'44" W	36°07'00"
C16	240.274'	147.820'	76.493'	145.592'	S89°21'44" W	35°11'50"
C17	240.274'	344.157'	213.784'	313.787'	S50°24'37" W	82°03'18"
C18	240.274'	151.505'	78.368'	149.000'	N87°12'41" W	36°07'00"
C19	175.000'	13.248'	6.626'	13.245'	N69°11'31" E	04°20'29"
C20	175.000'	386.294'	347.000'	317.920'	S03°37'40" E	126°26'26"
C21	175.000'	18.220'	9.123'	18.222'	S12°19'28" W	05°58'07"
C22	375.000'	146.479'	74.167'	145.542'	S75°37'08" W	22°22'46"
C23	350.000'	136.708'	69.218'	135.840'	S75°37'08" W	22°22'46"
C24	150.000'	121.815'	64.241'	118.413'	S78°29'09" W	46°31'49"
C25	175.000'	164.002'	88.631'	158.127'	N58°48'31" W	53°41'19"
C26	225.000'	147.833'	77.181'	145.148'	N58°48'31" W	37°38'06"
C27	225.000'	270.082'	153.224'	253.719'	N29°48'31" W	68°47'13"
C28	225.000'	121.582'	62.288'	119.977'	S48°21'48" E	30°57'13"
C29	225.000'	270.082'	153.224'	253.719'	S29°48'31" E	68°47'13"
C30	200.000'	99.132'	50.605'	98.118'	N47°57'11" E	28°23'01"
C31	175.000'	91.589'	46.918'	90.589'	N71°39'11" E	29°59'07"
C32	175.000'	76.494'	38.856'	75.887'	N43°28'33" E	25°02'40"
C33	175.000'	78.070'	39.691'	77.341'	S70°01'13" E	25°32'49"
C34	225.000'	189.874'	107.109'	183.421'	S58°22'36" W	50°54'48"
C35	225.000'	177.510'	93.826'	172.921'	S58°22'36" W	45°24'00"
C36	175.000'	155.504'	83.307'	150.436'	S58°22'36" W	50°54'48"
C37	15.000'	23.562'	15.000'	21.213'	S89°00'00" W	90°00'00"
C38	15.000'	23.562'	15.000'	21.213'	N01°00'00" W	90°00'00"
C39	175.000'	274.890'	174.824'	247.487'	N00°00'00" W	90°00'00"
C40	175.000'	75.247'	38.184'	74.688'	N64°20'00" W	24°37'07"
C41	200.000'	53.870'	27.111'	53.722'	S11°18'17" E	15°26'11"
C42	225.000'	40.353'	20.231'	40.299'	S11°18'17" E	10°16'33"
C43	175.000'	170.860'	92.932'	164.154'	N34°08'14" W	55°56'25"
C44	200.000'	183.269'	106.009'	187.600'	N34°08'14" W	52°30'23"
C45	150.000'	277.736'	197.000'	215.820'	S39°29'13" W	106°04'46"
C46	200.000'	114.399'	58.612'	112.845'	N42°43'13" W	32°46'24"
C47	200.000'	44.311'	22.266'	44.227'	N12°59'13" W	12°41'39"
C48	200.000'	59.022'	29.691'	58.816'	N06°10'11" W	16°41'28"
C49	225.000'	206.203'	144.000'	199.024'	S39°29'13" E	51°12'00"
C50	225.000'	53.919'	27.089'	53.789'	N35°43'41" W	13°43'48"
C51	225.000'	33.087'	16.569'	33.057'	N53°31'43" W	08°25'00"
C52	225.000'	70.218'	35.397'	69.933'	N69°48'22" W	17°52'51"
C53	225.000'	57.883'	29.099'	57.811'	N86°04'16" W	09°52'15"
C54	225.000'	53.990'	28.204'	53.871'	S38°04'11" W	09°29'15"
C55	325.000'	80.809'	40.663'	80.639'	N38°49'39" W	14°15'22"
C56	325.000'	95.928'	33.376'	95.611'	S18°49'59" W	11°37'22"

D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
= SET IRON ROD, L.S.#5190
(313.12') = DIST. FROM CENTER RD. TO BACK LOT CORNER.
NOTE: ALL EASEMENTS ARE 10' D.E. & PUE, UNLESS OTHERWISE NOTED.
PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THIS PROPERTY INTO A PLANNED UNIT DEVELOPMENT.

LEGEND

- 10' DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.) REAR AND FRONT YARDS ONLY
- 8' DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.) SIDE YARD ONLY
- FIRE HYDRANT
- REBAR AND CAP TO BE SET
- FENCE OR WALL TO BE INSTALLED
- 4'x4' POSTAL EASEMENT (PE)
- YARD LIGHTS REQUIRED ON EACH LOT
- NO DRIVE APPROACHES ALLOWED ON 4400 WEST ST. OR 4100 SOUTH ST.

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. 4300/5190, 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 plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as THE ESTATES AT EMIGRATION OAKS SUBDIVISION, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°53'41" EAST 303.253 FEET ALONG THE THE SOUTH SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29, THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, NORTH 89°53'41" EAST 1205.543 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 57°47'54" EAST 885.875 FEET TO THE POINT OF A 203.018 FOOT RADIUS CURVE TO THE LEFT, BEARING TO THE RADIUS POINT BEAR NORTH 67°54'45" WEST; THENCE ALONG THE ARC OF SAID CURVE 85.636 FEET THROUGH A CENTRAL ANGLE OF 18°31'49"; THENCE FROM CURVE NORTH 16°26'34" WEST 156.505 FEET TO THE POINT OF A 175.000 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS NORTH 73°33'26" EAST; THENCE ALONG THE ARC OF SAID CURVE 31.386 FEET THROUGH A CENTRAL ANGLE OF 10°16'33"; THENCE DEPARTING SAID CURVE NORTH 06°10'01" WEST 340.921 FEET TO THE POINT OF A 225.000 FOOT RADIUS CURVE TO THE LEFT; BEARING TO THE RADIUS POINT BEARS SOUTH 83°49'59" WEST; THENCE ALONG THE ARC OF SAID CURVE 219.677 FEET THROUGH A CENTRAL ANGLE OF 55°56'25" TO THE POINT OF A 175.000 FOOT REVERSE CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS NORTH 27°53'34" EAST; THENCE ALONG THE ARC OF SAID CURVE 189.268 FEET THROUGH A CENTRAL ANGLE OF 62°14'29" TO A POINT ON THE WEST SIDE OF A 100 FOOT DRAINAGE PROTECTION ZONE. THENCE ALONG THE WEST LINE OF SAID DRAINAGE ZONE THE FOLLOWING 9 COURSES: 1. NORTH 03°08'03" EAST 70.879 FEET; 2. 275.00 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS SOUTH 86°51'57" EAST; THENCE ALONG ARC OF SAID CURVE 47.377 FEET THROUGH A CENTRAL ANGLE OF 09°52'15". 3. NORTH 13°00'18" EAST 131.184 FEET; 4. 275.000 FOOT RADIUS CURVE TO THE RIGHT, BEARING TO THE RADIUS POINT BEARS SOUTH 76°59'42" EAST; THENCE ALONG ARC OF SAID CURVE 55.785 FEET THROUGH A CENTRAL ANGLE OF 11°37'22"; THENCE FROM SAID CURVE 5. NORTH 24°37'40" EAST 79.629 FEET; 6. NORTH 19°52'15" WEST 309.073 FEET; 7. NORTH 09°40'07" WEST 170.612 FEET; 8. NORTH 17°54'43" WEST 287.075 FEET; 9. NORTH 23°16'50" WEST 142.148 FEET TO THE NORTH LINE OF THE SOUTH ONE HALF OF SAID SECTION 29; THENCE **ALONG** NORTH LINE NORTH 89°53'26" WEST 2148.836 FEET TO THE EAST LINE OF A 100 FOOT DRAINAGE PROTECTION ZONE; THENCE ALONG THE EAST LINE OF SAID DRAINAGE PROTECTION ZONE THE FOLLOWING 13 COURSES: 1. SOUTH 06°56'33" EAST 112.934 FEET; 2. SOUTH 27°03'37" EAST 141.903 FEET; 3. SOUTH 02°26'27" EAST 299.579 FEET; 4. SOUTH 41°34'11" EAST 119.590 FEET; 5. SOUTH 17°12'21" EAST 190.294 FEET; 6. SOUTH 31°47'29" EAST 176.536 FEET; 7. SOUTH 44°54'56" EAST 185.455 FEET; 8. SOUTH 14°35'51" EAST 489.560 FEET; 9. SOUTH 07°53'08" EAST 479.355 FEET; 10. SOUTH 29°33'42" EAST 156.892 FEET; 11. SOUTH 09°58'47" EAST 203.929 FEET; 12. SOUTH 10°38'02" WEST 68.724 FEET; 13. SOUTH 15°14'19" WEST 196.489 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF BEGINNING. CONTAINS AN AREA OF 5,145,594 SQUARE FEET OF 118.12 ACRES MORE OR LESS AND 10 LOTS.

BASIS OF BEARING BEING FROM THE SOUTH 1/4 CORNER TO THE SOUTHEAST CORNER OF SECTION 29, 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.

10-29-93
DATE

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_____ 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

THE ESTATES AT EMIGRATION OAKS

do hereby dedicated for perpetual use of the public all parcels of land shown of this plat as intended for Public use.
In witness whereof we have hereunto set this 7th day of JANUARY A.D., 1994

CITY DEVELOPMENT, INC. a Utah Corporation
dba: Walter J. Plumb III Associates
THE BOYER COMPANY, A Utah Partnership
BY: Kem C. Gardner
Kem C. Gardner, General Partner

CROSSLAND SAVINGS FSB, the holder of a Trust Deed lien that includes the subject property hereby consents to the above dedication
BY: Donald V. Walk
DONALD V. WALK
ITS: Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake S.S.
On the 7th day of January A.D., 1994 personally appeared before me, the undersigned Notary Public in and for said County of in said State of Utah Walter J Plumb III who being duly sworn, acknowledged to me that he is the President of 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 8-20-94
Reiko Tateoka
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE S.S.
On the 12th day of January A.D., 1994 personally appeared before me, the undersigned Notary Public in and for said County of SALT LAKE In said State of Utah PAT WESTLAKE who after being duly sworn, acknowledged to me that Donald V. Walk Vice President of Crossland Savings 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 4/30/95
Pat Westlake
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF Salt Lake
ON THE 7th DAY OF January 1994 PERSONALLY APPEARED BEFORE ME Kem C. Gardner
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Kem C Gardner IS/~~ARE~~ THE General partner OF The Boyer Company a Utah partnership AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID ____ BY AUTHORITY OF ____ AND THE SAID ____
ACKNOWLEDGED TO ME THAT SAID ____
EXECUTED THE SAME.
MY COMMISSION EXPIRES 1-28-97
NOTARY PUBLIC Denise D. Ballif
RESIDING IN Salt Lake

NOTARY PUBLIC
DENISE D. BALLIF
127 South 500 East #310
Salt Lake, UT 84102
Expires April 28, 1997
State of Utah

THE ESTATES AT EMIGRATION OAKS
EMIGRATION OAKS PHASE 4
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 2 EAST, S.L.B.& M.

No.	Revision	By	Date

Project Number EB-18-20-92
Designed By ROE
Drawn By ROE
Checked By ROE Date 6-24-93

ECKHOFF WATSON AND PREATOR ENGINEERING
1121 EAST 3900 SOUTH, SUITE C-100, S.L.C., UTAH (801) 261-0090
ENGINEERS PLANNERS SURVEYORS SALT LAKE CITY

THE BOYER COMPANY
127 SOUTH 500 EAST, SUITE 310
SALT LAKE CITY, UTAH

PLANNING COMMISSION
APPROVED THIS 12th DAY OF Jan. A.D., 93 BY THE SALT LAKE COUNTY PLANNING AND ZONING COMMISSION
Paul Brown 2-22-93
CHAIRMAN, SALT LAKE COUNTY PLANNING AND ZONING

BOARD OF HEALTH
APPROVED THIS 30th DAY OF July A.D., 1993
Brent W. Bennion
SALT LAKE COUNTY BOARD OF HEALTH

DEVELOPMENT SERVICES DIVISION
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
28 DEC. 93
DATE
DIRECTOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 18th DAY OF January A.D., 1994
SALT LAKE COUNTY ATTORNEY

SALT LAKE COUNTY COMMISSION
PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS ___ DAY OF ___ A.D., 19__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: COUNTY CLERK CHAIRMAN, BD. OF CO. COMM.

RECORDED # 5730921
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
THE BOYER COMPANY
DATE 2-3-94 TIME 1:06 P.M. BOOK 94-2 PAGE 34
#42.00
FEE $
DEPUTY SALT LAKE COUNTY RECORDER

PL93-1098 Ref PL90-3002

10-29-800-002

$42.00
10-29-41642

94-2-34

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER STAMP

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER STAMP

DRAWING NUMBER
94-2P-34
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER STAMP

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER STAMP