

7610408

7610408
04/04/2000 10:51 AM 65.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
THE BOYER CO
ATT: RICHARD KOFFAT
127 S 500 E STE.100
SEC UT 84102
BY: RDJ, DEPUTY - WI 2 p.

Name: THE ESTATES AT EMIGRATION OA
KS
PHASE 4A
A PLANNED UNIT
DEVELOPMENT

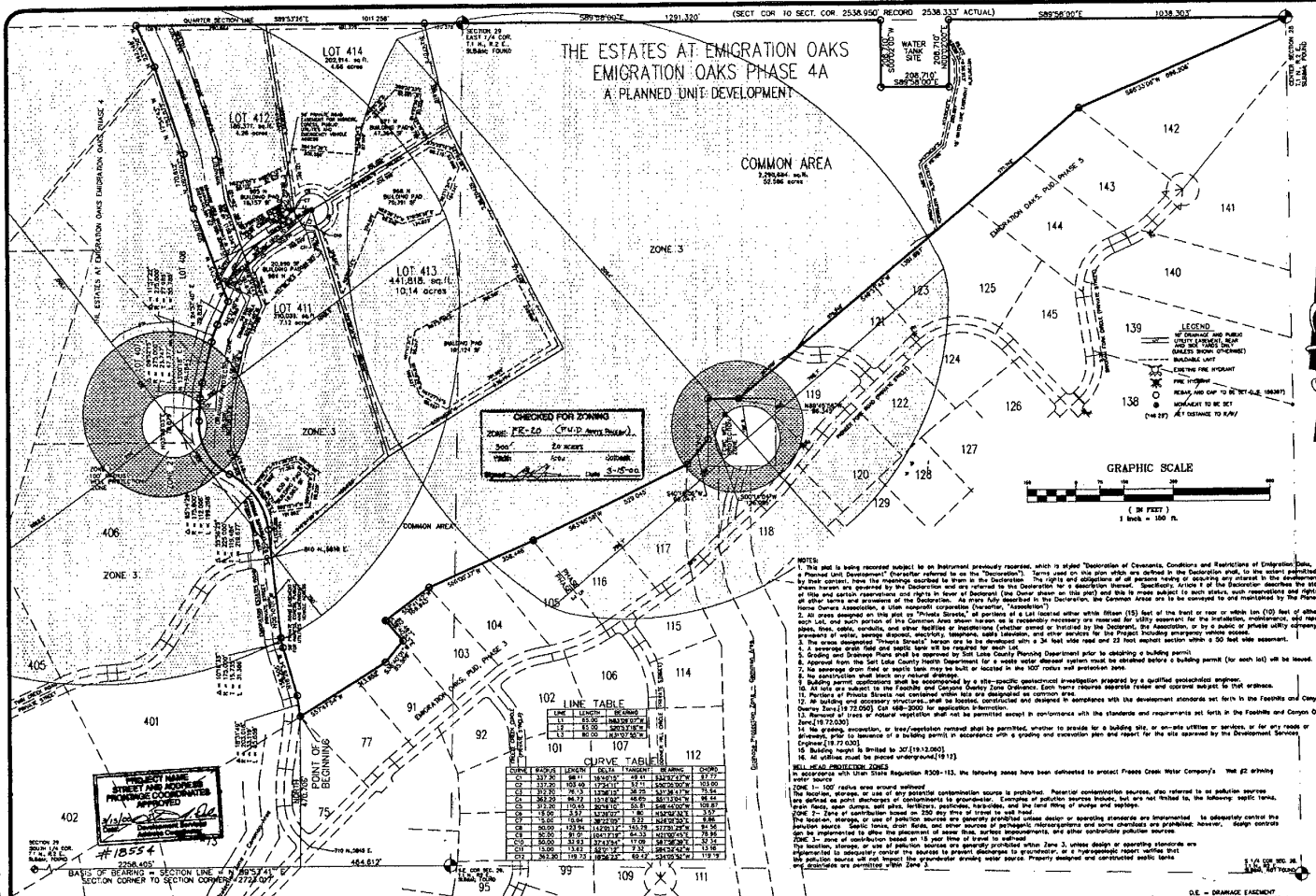
Desc: 10-29-42-28-31,-32

Fee: \$65.00

of Pages: TWO

PLAT

(SEE 35MM ROLL FILM)



SURVEYOR'S CERTIFICATE

I, Michael Dalton, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 17407, as prescribed under the laws of the State of Utah. I further certify that I have personally surveyed and reduced the bearings and distances shown on this plan, and described below, and that the same are correct in accordance with the laws of the State of Utah. I further certify that all lots meet the area, frontage and width requirements of the applicable zoning ordinance.

LEGAL DESCRIPTION - EMIGRATION OAKS PHASE 4A

RECOMMEND AT A POINT THAT IS N 89°57'41" E 228.403 feet along the South line of Section 28 and North 47°25'00" East, 100 feet being the bearing of the boundary of Emigration Oaks, Emigration Oaks Phase 4, (referred to as Entry No. 270022), in Block 40-02, at Page 31 in the Official Records of Salt Lake County, Utah, to a point on the South line of Section 28, Township 3 North, Range 2 East, Salt Lake Base and Meridian, and running (knowing the following bearing course and distance define the boundary of the Emigration Oaks, Emigration Oaks Phase 4, (1) through a 203.015' radius curve to the left with 80.828 feet through a delta of 187°04' (Chord bears N 72°07'00" E 86.773 feet); (2) to 80°02'30" E 108.502 feet to a point on a 175.000' radius curve to the right; (3) along the arc of said curve 10.288 feet through a delta of 107°15'37" (Chord bears N 42°08'14" E 21.026 feet); (4) to 21°02'00" E 70.879 feet to a point on a 275.000' radius curve to the right; (5) along the arc of said curve 21.877 feet through a delta of 56°54'25" (Chord bears N 27°07'00" E 41.218 feet); (6) to 27°07'00" E 131.584 feet to a point on a 275.000' radius curve to the right; (7) along the arc of said curve 47.377 feet through a delta of 69°52'05" (Chord bears N 18°48'30" E 50.800 feet); (8) to 27°07'00" E 72.828 feet; (9) to 19°25'15" W 309.072 feet; (10) to 04°48'07" W 170.812 feet; (11) N 17°54'07" W 287.078 feet; (12) to 02°02'00" E 142.118 feet to the northeast of the Southwest corner of Section 28, thence along said line N 89°57'41" E 101.258 feet to the East Quarter corner of said Section 28, thence S 89°57'41" E 129.220 feet along the boundary of the Southwest corner of Section 28, thence S 02°02'00" E 206.710 feet, thence S 89°57'41" E 206.710 feet, to the northeast corner of Section 28, thence S 02°02'00" E 100.710 feet, to the northeast corner of the Southwest corner of Section 28, thence S 02°02'00" E 100.710 feet to the center of Section 28, and along said line being the boundary of Emigration Oaks Phase 4 (referred to as Entry No. 1987303), in Block 40-01, at Page 30 in the Official Records of Salt Lake County, Utah, to a point on the boundary of Emigration Oaks Phase 3 (referred to as Entry No. 1820446), in Block 40-01, at Page 30 in the Official Records of Salt Lake County, Utah, thence the following bearing course and distance along the boundary of said Emigration Oaks Phase 3: (1) S 89°57'41" E 206.644 feet; (2) S 02°02'00" E 100.710 feet; (3) S 89°57'41" E 82.187 feet; (4) S 38°42'00" W 50.588 feet; (5) S 38°42'00" W 313.952 feet to the point of BEGINNING.

For or contains 82.011 acres = 4 lots.

Michael Dalton
REG. LAND SURVEYOR #17407

OWNER'S DEDICATION

I, the undersigned, do hereby dedicate to the public of the State of Utah, the several described tract of land, having severed same, to be dedicated to the use and service to be used for public use.

THE ESTATES AT EMIGRATION OAKS, EMIGRATION OAKS, PHASE 4A, P.U.D.

do hereby dedicate for perpetual use of the public of said State of Utah on this site as intended for public use.

In witness whereof, I have hereunto set my hand and the seal of said corporation, at Salt Lake City, Utah, this 27th day of March, 2000.

Michael Dalton
REG. LAND SURVEYOR #17407

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
On this 27th day of March, A.D. 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, the following named persons, who being duly sworn, acknowledged to me that they executed the foregoing instrument as their free and voluntary act and deed.

Michael Dalton, Surveyor, who being duly sworn, acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed.

STATE OF UTAH
COUNTY OF SALT LAKE
On this 27th day of March, A.D. 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, the following named persons, who being duly sworn, acknowledged to me that they executed the foregoing instrument as their free and voluntary act and deed.

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

LOCATED IN THE SE 1/4 OF SECTION 28 AND THE NW 1/4 OF SECTION 28 TOWNSHIP 3 NORTH, RANGE 2 EAST, S.L.B. & M.

RECORDED # 7610408
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
The Boyer Co.

DATE: 3-27-00 TIME: 10:24 AM BOOK: 2000P PAGE: 86
FEE: \$65.00
SALT LAKE COUNTY RECORDER

2	Dev. Services Redlines	ROE	3/7/00	Project Number	EM-18-38-15
1	Dev. Services Redlines	JMO	2/24/00	Designed By	ROE
	Revisions	By	Date	Drawn By	SMUC
				Checked By	JMO
				Date	3/7/00

EWP ENGINEERING, INC.
3995 SOUTH 700 EAST, SUITE 300, S.L.C., UTAH (801) 261-0090
ENGINEERS PLANNERS SURVEYORS SALT LAKE CITY

THE BOYER COMPANY
127 SOUTH 500 EAST, SUITE 100
SALT LAKE CITY, UTAH 821-4781

APPROVAL AS TO FORM	SHEET NUMBER
APPROVED THIS 27th DAY OF March, A.D. 2000	1 / 2
<i>Michael Dalton</i> SALT LAKE COUNTY DISTRICT ATTORNEY	624 / 73

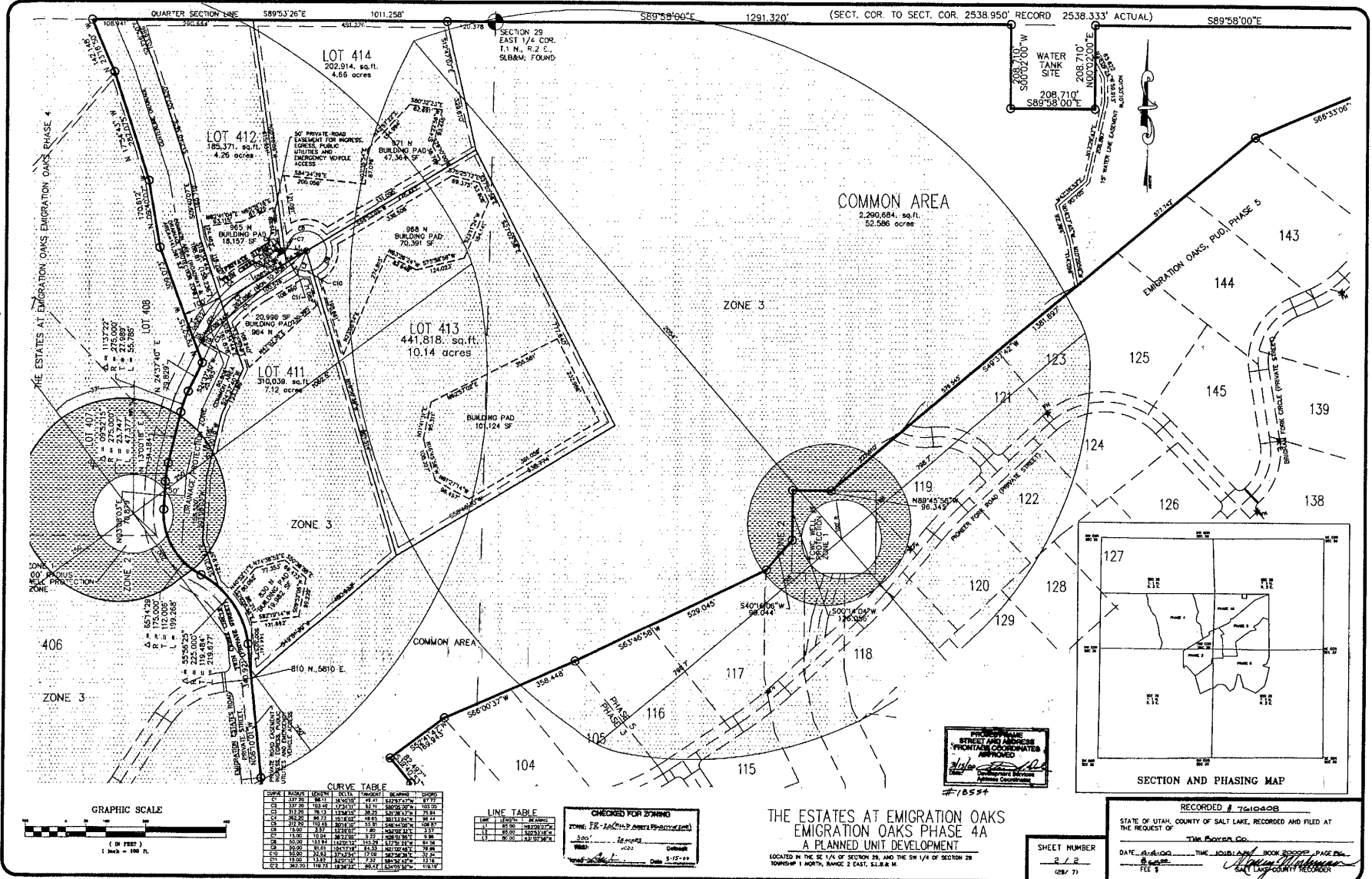
PLANNING COMMISSION
APPROVED THIS 17th DAY OF March, A.D. 2000 BY THE SALT LAKE COUNTY PLANNING AND ZONING COMMISSION
Sharon B. Crispin
CHAIRMAN, SALT LAKE COUNTY PLANNING AND ZONING

BOARD OF HEALTH
APPROVED THIS 16th DAY OF March, A.D. 2000
Sharon B. Crispin
DIRECTOR SALT LAKE COUNTY BOARD OF HEALTH

PLANNING AND DEVELOPMENT SERVICES DIVISION
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT BY ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
3-21-00
Christina
DIRECTOR

SALT LAKE COUNTY COMMISSION
PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 28th DAY OF March, A.D. 2000, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.
Philip
ATTORNEY AT LAW, CLERK (CHAIRMAN, BO. OF CO. CLERK)

RECORDED # 7610408
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
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FEE: \$65.00
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THE ESTATES AT EMIGRATION OAKS PHASE 4

QUARTER SECTION LINE S89°53'26"E 1011.258' SECTION 29 EAST 1/4 COR. 1.1 N., R.2 E., S.88°58'00"E 1291.320' (SECT. COR. TO SECT. COR. 2538.950' RECORD 2538.333' ACTUAL) S89°58'00"E

LOT 414
202,914 sq. ft.
4.66 acres

LOT 412
185,371 sq. ft.
4.26 acres

LOT 413
441,818 sq. ft.
10.14 acres

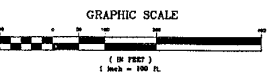
LOT 411
310,038 sq. ft.
7.12 acres

COMMON AREA
2,290,684 sq. ft.
52.566 acres

WATER TANK SITE
208,710' S89°58'00" E
3600' x 100'

CURVE TABLE

STATION	BEARING	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
118+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
119+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
120+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
121+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
122+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
123+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
124+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
125+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
126+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
127+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
128+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
129+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
130+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
131+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
132+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
133+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
134+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
135+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
136+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
137+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
138+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
139+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
140+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
141+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
142+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
143+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
144+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
145+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
146+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
147+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
148+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
149+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"
150+00	S89°53'26"	1011.258	1011.258	0	1011.258	S89°53'26"

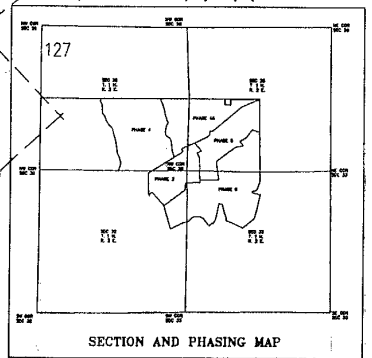


LINE TABLE

LINE	TYPE	BEARING	LENGTH
1	AL	S89°53'26"	1011.258
2	AL	S89°53'26"	1011.258
3	AL	S89°53'26"	1011.258
4	AL	S89°53'26"	1011.258
5	AL	S89°53'26"	1011.258
6	AL	S89°53'26"	1011.258
7	AL	S89°53'26"	1011.258
8	AL	S89°53'26"	1011.258
9	AL	S89°53'26"	1011.258
10	AL	S89°53'26"	1011.258

CHECKED FOR DRAWING
DRAWN BY: *[Signature]*
DATE: 8-15-00

**THE ESTATES AT EMIGRATION OAKS
EMIGRATION OAKS PHASE 4A
A PLANNED UNIT DEVELOPMENT**
LOCATED IN THE SE 1/4 OF SECTION 29, AND THE SW 1/4 OF SECTION 28
TOWNSHIP 1 NORTH, RANGE 2 EAST, S.1.R.2.E.



RECORDED # 7610408
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
TIME: [Blank]
DATE: 8-15-00
SHEET NUMBER: 2/2
JOB NO. 10181411
BOOK 2000P-86
PAGE 136
SCALE: 1" = 100 FT.

SHEET NUMBER
2/2
(25x 71)

MUST BE OPENED BY THE ORIGINAL GRANTEE OR HIS SUCCESSORS OR BY THE RECORDING OFFICE.

2000P-86