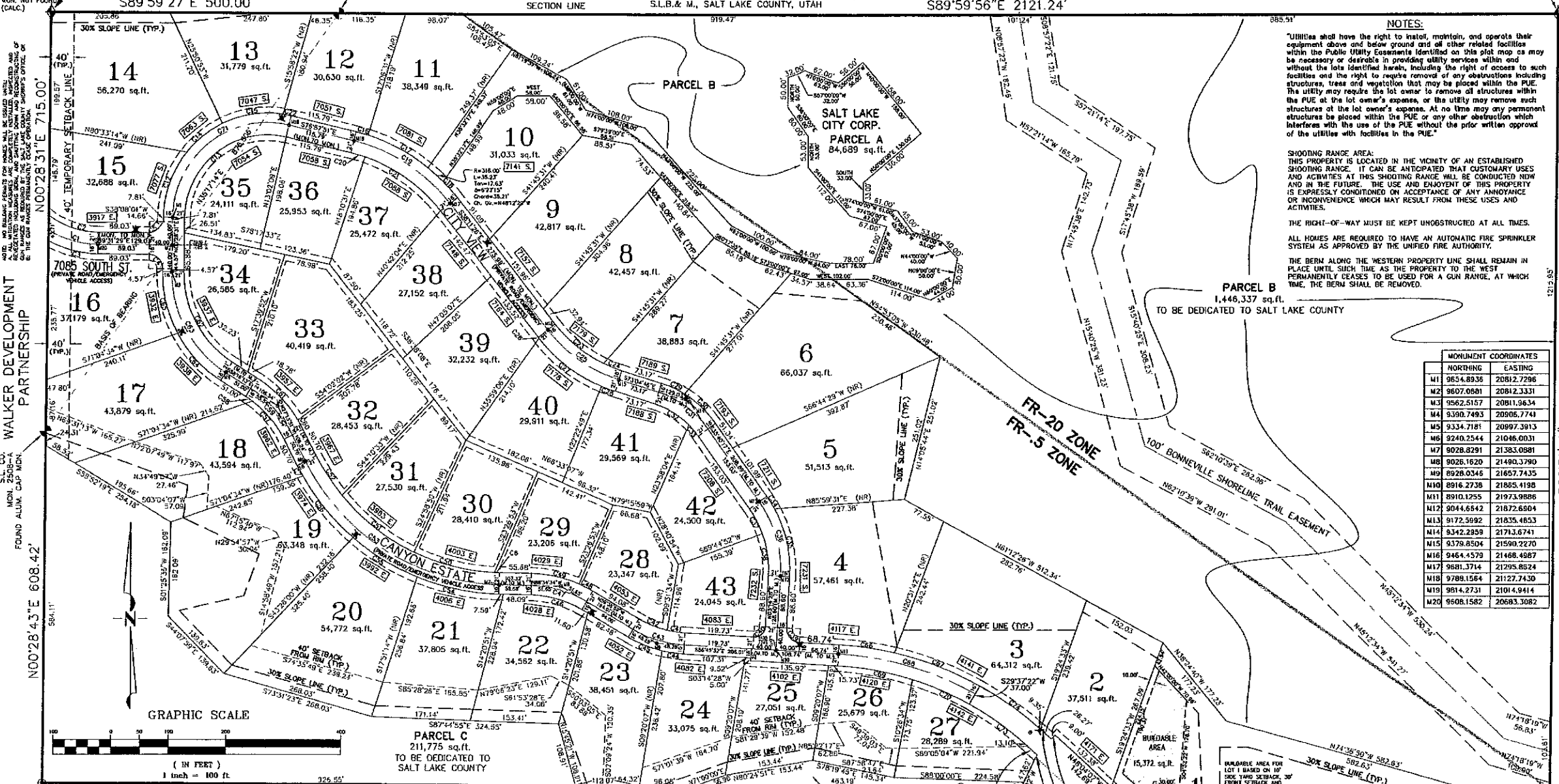


**COTTONWOOD CANYON ESTATES SUBDIVISION**  
 WALKER DEVELOPMENT PARTNERSHIP  
 LOCATED IN THE NORTHEAST 1/4 OF SECT. 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SECTION LINE S.L.B. & M., SALT LAKE COUNTY, UTAH



**NOTES:**  
 1. ALL BUILDINGS AND ACCESSORY STRUCTURES SHALL BE LOCATED, CONSTRUCTED AND DESIGNED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE FOOTHILLS AND CANYONS OVERLAY ZONE (19.72 ARC 19.73)  
 2. ALL HOMES SHALL HAVE FIRE SPRINKLERS INSTALLED.  
 3. 40' TEMPORARY SETBACK ALONG LOTS 14-17 TO REMAIN IN FORCE UNTIL ALLOWING GRAVEL MINING OPERATION HAS BEEN TERMINATED.  
 4. REMOVAL OF TREES OR NATURAL VEGETATION SHALL NOT BE PERMITTED EXCEPT IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE FOOTHILLS AND CANYONS OVERLAY ZONE. (19.72.030)  
 5. NO GRADING, EXCAVATION OR TREE/VEGETATION REMOVAL SHALL BE PERMITTED WITHOUT A BUILDING SITE, FOR ON-SITE UTILITIES OR SERVICES, OR FOR ANY ROADS OR DRIVEWAYS, PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH A GRADING AND EXCAVATION PLAN AND REPORT FOR THE SITE, APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES ENGINEER. (19.72.030)  
 6. BUILDING HEIGHT IS LIMITED TO 30 FEET. (19.12)  
 7. ALL UTILITIES MUST BE PLACED UNDERGROUND. (19.12)

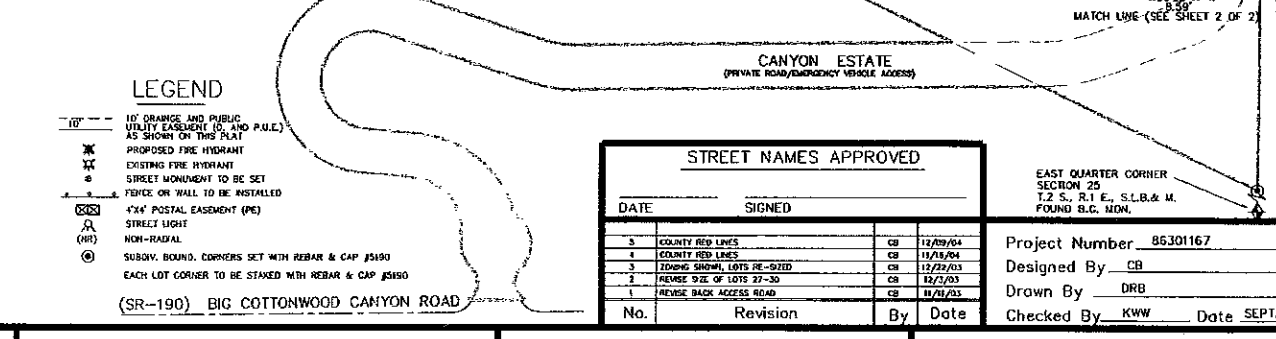
**PARCEL A** 84,689 sq.ft. SALT LAKE CITY CORP.  
**PARCEL B** 1,448,337 sq.ft. TO BE DEDICATED TO SALT LAKE COUNTY  
**PARCEL C** 211,775 sq.ft. TO BE DEDICATED TO SALT LAKE COUNTY  
**PARCEL D** 14,504 sq.ft. TO BE DEDICATED TO SALT LAKE COUNTY

UTAH POWER & LIGHT CO. TAX NO. 22-25-251-003  
 Stantec Consulting Inc. 3985 S. 700 E. Ste. 300 Salt Lake City, UT 84107-2540  
 DEVELOPER: COTTONWOOD ESTATES DEVELOPMENT LLC 4198 E. PROSPECTOR DR. SALT LAKE CITY, UT 84121 (801) 943-2877

CONSERVATION EASEMENT IN FAVOR OF SALT LAKE CITY CORP. ENTRY NO. 8543379 BOOK 8744, PAGE 3552

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CH. BRG.
C1	180.00	30.00	14.44	88.04	31.3022	33.732167
C2	150.00	22.50	10.83	66.03	23.4773	33.732167
C3	120.00	15.00	7.22	49.52	17.6080	33.732167
C4	90.00	7.50	3.61	24.76	11.7387	33.732167
C5	60.00	3.75	1.80	12.38	5.8694	33.732167
C6	30.00	1.88	0.90	6.19	2.9347	33.732167
C7	15.00	0.94	0.45	3.09	1.4673	33.732167
C8	7.50	0.47	0.23	1.55	0.7337	33.732167
C9	3.75	0.23	0.11	0.77	0.3668	33.732167
C10	1.88	0.12	0.05	0.38	0.1834	33.732167



**SURVEYORS CERTIFICATE**

I, KENNETH W. WATSON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 152300/158397 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS COTTONWOOD CANYON ESTATES SUBDIVISION, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

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

**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'27"E ALONG THE SECTION LINE 500.00 FEET TO AN ALUMINUM CAP MONUMENT; THENCE CONTINUING ALONG SAID SECTION LINE S89°59'56"E 2121.24 FEET TO THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S00°31'13"W ALONG THE SECTION LINE 1819.35 FEET TO THE NORTHEAST CORNER OF UTAH POWER & LIGHT CO. TRACT BEARING N84°15'58" 2711.5 FEET; THENCE S89°32'41"W 530.49 FEET TO A POINT OF TANGENCY ON A 155.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 50.92 FEET THROUGH A CENTRAL ANGLE OF 18°49'22" (CHORD BEARS N81°02'38"W 50.92 FEET); THENCE N71°37'57"W 172.84 FEET TO A POINT OF TANGENCY ON A 55.00 FOOT RADIUS CURVE TO THE LEFT; THENCE S89°59'27"E ALONG THE ARC OF SAID CURVE 185.33 FEET THROUGH A CENTRAL ANGLE OF 19°30'54" (CHORD BEARS S11°50'06"W 103.29 FEET) TO A POINT OF TANGENCY; THENCE S84°41'50"E 58.88 FEET TO A POINT OF TANGENCY ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 142.01 FEET THROUGH A CENTRAL ANGLE OF 18°49'22" (CHORD BEARS S81°00'16"W 138.68 FEET) TO A POINT OF REVERSE CURVATURE ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 9.05 FEET THROUGH A CENTRAL ANGLE OF 34°34'07" (CHORD BEARS S34°35'45"E 8.91 FEET) TO A POINT OF REVERSE CURVATURE ON A 38.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 68.83 FEET THROUGH A CENTRAL ANGLE OF 97°04'46" (CHORD BEARS S02°27'27"E 59.20 FEET) TO A POINT OF REVERSE CURVATURE ON A 22.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 41.50 FEET THROUGH A CENTRAL ANGLE OF 108°45'54" (CHORD BEARS S08°30'37"E 35.82 FEET) TO A POINT OF NON-TANGENCY ON THE NORTH RIGHT-OF-WAY LINE H89°48'30"W 64.39 FEET TO A POINT OF TANGENCY ON A 22.00 FOOT RADIUS CURVE TO THE LEFT (BEARING N31°45'41"W TO CENTER OF SAID CURVE); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 40.08 FEET THROUGH A CENTRAL ANGLE OF 104°19'57" (CHORD BEARS N06°04'46"E 34.75 FEET) TO A POINT OF REVERSE CURVATURE ON A 39.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 32.24 FEET THROUGH A CENTRAL ANGLE OF 16°46'12" (CHORD BEARS N22°41'40"W 31.38 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 40.08 FEET THROUGH A CENTRAL ANGLE OF 104°19'57" (CHORD BEARS N06°04'46"E 34.75 FEET) TO A POINT OF REVERSE CURVATURE ON A 39.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 18.49 FEET THROUGH A CENTRAL ANGLE OF 18°49'22" (CHORD BEARS S02°27'27"E 17.84 FEET) TO A POINT OF TANGENCY; THENCE N89°32'41"E 428.83 FEET TO A POINT ON THE BOUNDARY OF COTTONWOOD ESTATES INVESTMENT L.L.C. AS FOUND ON MAP NO. 854887, ENTRY NO. 854887, BOOK 8744, PAGE 074; THENCE N84°15'58"W 745.48 FEET; THENCE N89°48'18"W 1597.68 FEET TO THE SECTION LINE; THENCE N00°28'43"E ALONG SAID SECTION LINE 608.42 FEET TO AN ALUMINUM CAP MONUMENT; THENCE CONTINUING ALONG SAID SECTION LINE N00°28'31"E 715.00 FEET TO THE POINT OF BEGINNING. CONTAINS 43 LOTS ON 87.052 ACRES.

DATE: 12/23/04  
 KENNETH W. WATSON, P.E., S.L.S.  
 REG. PROFESSIONAL ENGINEER (#152300)  
 REG. PROFESSIONAL LAND SURVEYOR (#158397)

**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

**COTTONWOOD CANYON ESTATES SUBDIVISION**  
 do hereby dedicated for perpetual use of the public all parcels of land shown in this plan as intended for Public use.  
 In witness whereof, I have hereunto set my hands and the seal of the said Corporation, this 23rd day of December, A.D., 2004.

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH: 15.5  
 COUNTY OF: 15.5  
 On the 23rd day of December, A.D., 2004, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, \_\_\_\_\_ who after being duly sworn, acknowledged to me that \_\_\_\_\_ is Manager of Real Estate Services of Utah Power & Light Co., a Utah Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 12-03-07  
 Jodi Ormrod  
 NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH: 15.5  
 COUNTY OF: 15.5  
 On the 23rd day of December, A.D., 2004, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, \_\_\_\_\_ who after being duly sworn, acknowledged to me that \_\_\_\_\_ is a Member of Cottonwood Estates Development LLC, a Limited Liability Company, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES 12-03-07  
 Jodi Ormrod  
 NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY

**COTTONWOOD CANYON ESTATES SUBDIVISION**  
 SHEET 1 OF 2  
 LOCATED IN THE NORTHEAST 1/4 OF SECT. 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B. & M., SALT LAKE COUNTY, UTAH

RECORDED #9262383  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
 Cottonwood Canyon Estates  
 DATE 12-29-2004 TIME 4:23 PM BOOK 2044 PAGE 388  
 \$106.00  
 FEE \$ FEE \$  
 KENNETH W. WATSON  
 CIVIL ENGINEER SALT LAKE COUNTY RECORDER

<p><b>CHECKED FOR ZONING</b>                  ZONE FR-D.S. LOT AREA D.S. ac. FRONT YARD # REAR YARD #                  SIDE YARD # Case by Case off-lot review                  12/23/04                  SIGNATURE</p>	<p><b>PLANNING COMMISSION</b>                  APPROVED THIS 28th DAY OF Dec. A.D., 2004 BY THE SALT LAKE COUNTY PLANNING AND ZONING COMMISSION                  SIGNATURE                  CHAIRMAN, SALT LAKE COUNTY PLANNING AND ZONING</p>	<p><b>HEALTH</b>                  APPROVED THIS 28th DAY OF Dec. A.D., 2004                  SIGNATURE                  SALT LAKE VALLEY HEALTH DEPARTMENT</p>	<p><b>SALT LAKE COUNTY PLANNING &amp; DEVELOPMENT SERVICES</b>                  I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.                  SIGNATURE                  DATE SALT LAKE COUNTY DEVELOPMENT SERVICES</p>	<p><b>APPROVAL AS TO FORM</b>                  APPROVED AS TO FORM THIS 29th DAY OF Dec. A.D., 2004                  SIGNATURE                  SALT LAKE COUNTY DISTRICT ATTORNEY</p>	<p><b>MAYOR</b>                  PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 29th DAY OF Dec. A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.                  SIGNATURE                  MAYOR, OR DESIGNEE</p>	<p><b>RECORDED #9262383</b>                  STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF                  Cottonwood Canyon Estates                  DATE 12-29-2004 TIME 4:23 PM BOOK 2044 PAGE 388                  \$106.00                  FEE \$ FEE \$                  KENNETH W. WATSON                  CIVIL ENGINEER SALT LAKE COUNTY RECORDER</p>
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