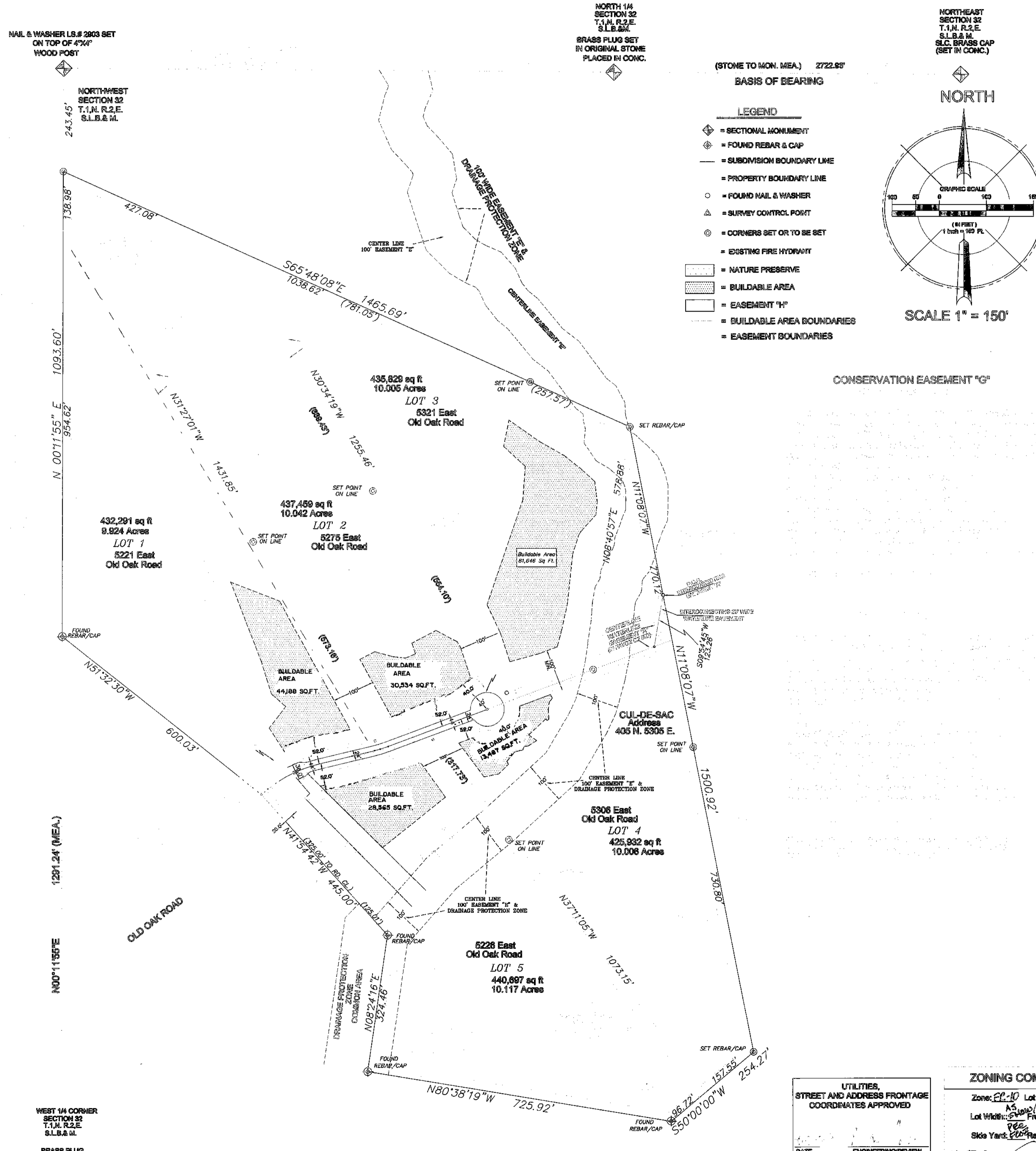


UNIFIED FIRE AUTHORITY

NAME: *[Signature]* DATE: 8/27/09

SNOWBERRY CANYON PUD SUBDIVISION
 PART OF THE NORTHWEST 1/4 SECTION 32
 TOWNSHIP 1 NORTH RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN
 SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I, RICHARD K. JOHANSON, do hereby certify that I am a Professional Civil Engineer, and or Land Surveyor, and that I hold certificate No. 152956, 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 SNOWBERRY CANYON PUD SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat. A Record of Survey has been filed as RSC No. 52008-01-0041 in the Salt Lake County Surveyor's office.

BOUNDARY DESCRIPTION

Beginning at a point that is $5^{\circ}01'15.55''$ W 243.45 feet from the Northwest Corner of Section 32, (Brass washer set in a 4"x4" wood post), Township 1 North, Range 2 East, Salt Lake Base and Meridian; said point of beginning being on the West line of Section 32, and running thence the following 6 courses:
 South $60^{\circ}48'08''$ East, a distance of 1,465.69 feet; thence South $11^{\circ}08'07''$ East, a distance of 770.12 feet; thence continue Southerly along said line, a distance of 730.80 feet, to the North boundary line of Emigration Oaks Phase 1A P.U.D. Subdivision, as recorded in the Salt Lake County Recorder's Office; thence along said subdivision boundary, South $50^{\circ}00'00''$ West, a distance of 254.27 feet and North $80^{\circ}38'19''$ West, a distance of 725.92 feet, to the East line of Emigration Oaks Phase 2B P.U.D. Subdivision, as recorded in the Salt Lake County Recorder's Office; thence along said subdivision boundary the following 3 courses:
 North $05^{\circ}24'16''$ East, a distance of 324.48 feet; thence North $41^{\circ}54'42''$ West, a distance of 445.00 feet; thence North $51^{\circ}32'30''$ West, a distance of 600.03 feet; thence along section line North $00^{\circ}11'55''$ East, a distance of 1,093.60 feet to the Point of Beginning.

Containing 50.093 acres, more or less and 5 Lots.

DATE: Aug. 26, 2009
 SURVEYOR'S SIGNATURE: *[Signature]*

ROAD EASEMENT

Beginning at a point that is $8^{\circ}59'35.34''$ E along Section line, 465.09 feet and South 1706.80' from the Northwest Corner of Section 32, (Brass washer set in a 4"x4" wood post), Township 1 North, Range 2 East, Salt Lake Base and Meridian; said point of beginning being the North corner lot 67 of Emigration Oaks Phase 2B P.U.D. Subdivision, and being on the South line of Snowberry Canyon PUD Subdivision, and running thence along the centerline of a 44' wide Perpetual Easement for the placement of utilities, and the maintenance thereof and for ingress and egress, extending 22' each side of the aforementioned centerline, the following courses:
 North $51^{\circ}01'54''$ East, a distance of 19.46 feet to a point of curve to the right having a radius of 300.00 feet and a central angle of $25^{\circ}35'30''$; thence northeasterly along the arc a distance of 134.00 feet; thence North $78^{\circ}37'25''$ East, a distance of 132.77 feet to a point of curve to the left having a radius of 300.00 feet and a central angle of $07^{\circ}06'30''$; thence easterly along the arc a distance of 37.22 feet; thence North $08^{\circ}30'55''$ East, a distance of 250.57 feet to the along said centerline to the center of a 60' radius Cul-de-sac, (point of tangency), including entrance road hammerhead and support embankments.

OWNER'S DEDICATION

Known 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 SNOWBERRY CANYON PUD SUBDIVISION, do hereby dedicate for perpetual use of the public all parcels of land shown on the plat as intended for public use.

In witness whereof I have hereunto set my hand this 17 day of September, A.D., 2009

SNOWBERRY CANYON, LLC By: [Signature] Title: Manager

ACKNOWLEDGEMENT

STATE OF UTAH : S.S.
 County of Salt Lake :
 On the 17 day of September, A.D., 2009, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

STATE OF UTAH : S.S.
 County of Salt Lake :
 The undersigned lien holder _____ hereby consents to the recordation of the plat.
 By: _____ Authorized Official

The foregoing consent to record was acknowledged before me this _____ day of _____ 2009 by: _____

MY COMMISSION EXPIRES: _____
 RESIDING IN _____

UTILITIES, STREET AND ADDRESS FRONTAGE COORDINATES APPROVED

DATE: _____ ENGINEERING REVIEW SPECIALIST: _____

ZONING COMPLIANCE

Zone: EU-10 Lot Area: 10,000 sq ft
 Lot Width: 100 Front Yard: 40 Rear Yard: 40
 Side Yard: 5 Near Yard: 5

DATE: _____ SIGNATURE: _____

SNOWBERRY CANYON PUD SUBDIVISION
 PART OF THE NORTH 1/2 SECTION 32
 TOWNSHIP 1 NORTH RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN
 SHEET 1 OF 2

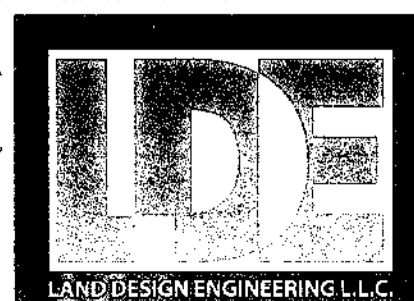
APPROVAL AS TO FORM: 2/5
 DATE: September 29, 2009

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 26 DAY OF August, A.D., 2009 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR, OR DESIGNEE: _____

COUNTY RECORDER: 10802234

LAND DESIGN ENGINEERING
 7412 SOUTH STATE STREET
 SUITE 201
 MIDVALE CITY, UTAH 84047
 OFFICE: (801) 495-2541
 FAX: (801) 495-2547



* PLANNING
 * ENGINEERING
 * SURVEYING

PLANNING COMMISSION APPROVED THIS <u>16th</u> DAY OF <u>August</u> , A.D., 20 <u>09</u> BY THE SALT LAKE COUNTY PLANNING COMMISSION CHAIR, SALT LAKE CO. EMIGRATION TOWNSHIP PLANNING COMMISSION	SURVEY Record of Survey RSC NO.: _____ Date: _____ Signature: _____	HEALTH DEPT. APPROVED THIS <u>27th</u> DAY OF <u>August</u> , A.D., 20 <u>09</u> SALT LAKE VALLEY HEALTH DEPT.	PLANNING & 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. DATE: <u>9/16/09</u> SIGNATURE: <u>[Signature]</u>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>2/5</u> DAY OF <u>September</u> , A.D., 20 <u>09</u> SALT LAKE COUNTY DISTRICT ATTORNEY	MAYOR PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS <u>26</u> DAY OF <u>August</u> , A.D., 20 <u>09</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR, OR DESIGNEE: _____	COUNTY RECORDER #10802234 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF <u>Richard L. Johnson</u> DATE: <u>9/22/09</u> TIME: <u>12:33 PM</u> BOOK: <u>2008</u> PAGE: <u>139</u> FEE \$ <u>65</u> SALT LAKE COUNTY RECORDER
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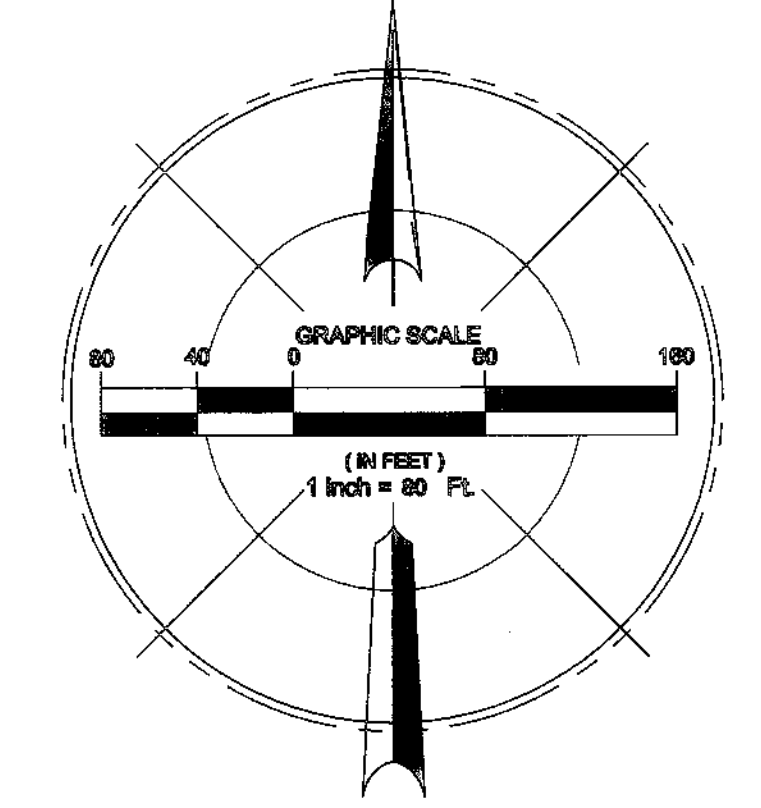
STATE OF UTAH)
 County of Salt Lake)
 On this 17 day of September, 2009, personally appeared before me, Notary Public, Richard L. Johnson, in person, who duly acknowledged to me that the above described tract of land and the uses and purposes therein mentioned, My Commission Expires: _____

STATE OF UTAH)
 County of Salt Lake)
 On this 17 day of September, 2009, personally appeared before me, Notary Public, Richard L. Johnson, in person, who duly acknowledged to me that the above described tract of land and the uses and purposes therein mentioned, My Commission Expires: _____

SNOWBERRY CANYON PUD SUBDIVISION

PART OF THE NORTH 1/2 SECTION 32
TOWNSHIP 1 NORTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 2
NORTH



HEALTH DEPT. & CONSTRUCTION NOTES:

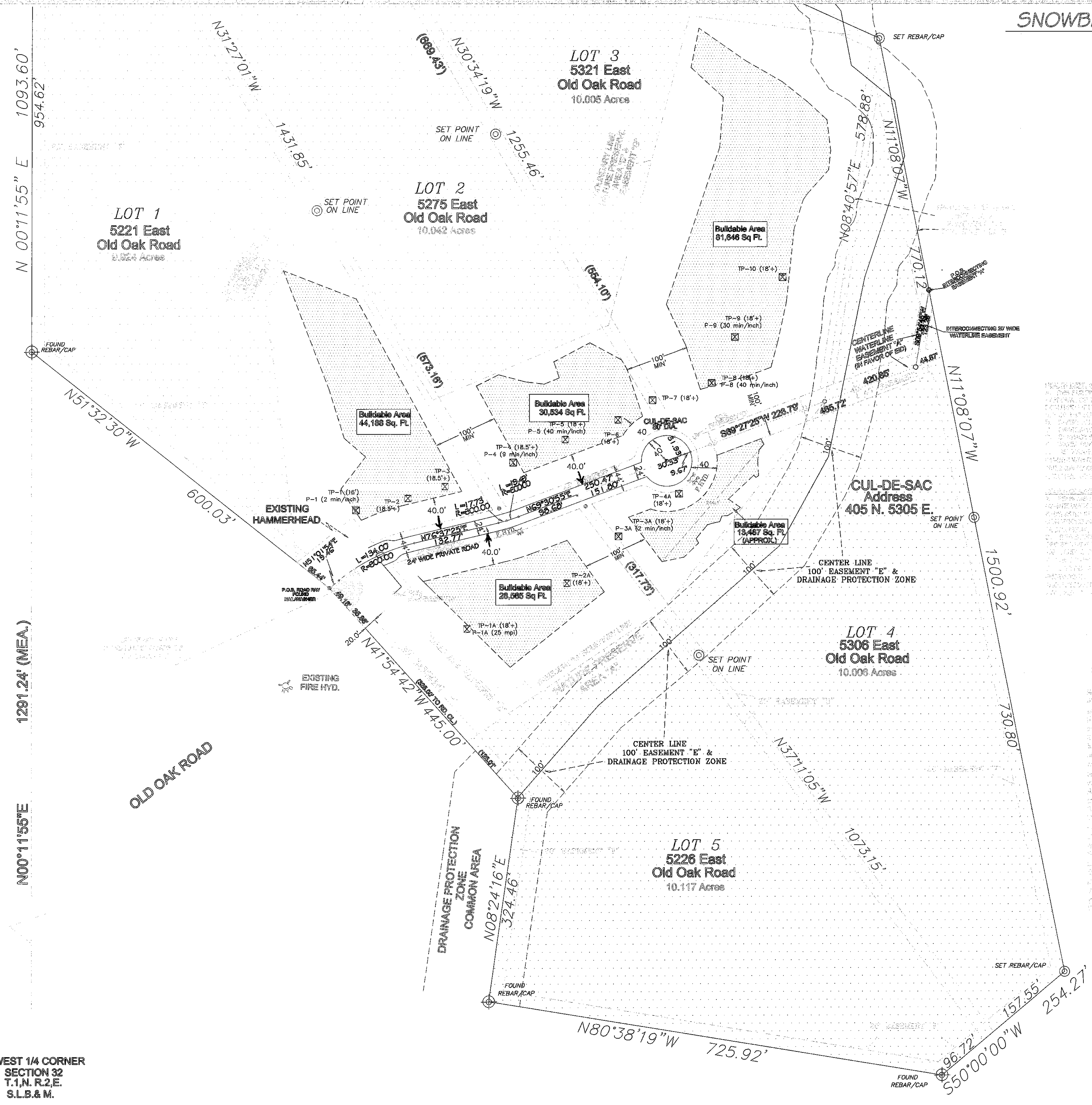
DESCRIPTION WATERLINE EASEMENT "A"
Through Snowberry Canyon PUD Subdivision and in favor of EID (Emigration Improvement District)

The following is a description of the waterline easement "A" shown on the attached plan. The easement is 100 feet wide and is located along the center line of the 24' wide private road. The easement is to be used for the installation and maintenance of a waterline. The easement is to be in favor of the Emigration Improvement District (EID). The easement is to be subject to the following conditions:

- The easement is to be used for the installation and maintenance of a waterline.
- The easement is to be in favor of the Emigration Improvement District (EID).
- The easement is to be subject to the following conditions:

- LEGEND**
- ◆ = SECTIONAL MONUMENT
 - ⊕ = FOUND REBAR & CAP
 - = SUBDIVISION BOUNDARY LINE
 - = PROPERTY BOUNDARY LINE
 - = FOUND NAIL & WASHER
 - △ = SURVEY CONTROL POINT
 - ⊙ = CORNERS SET OR TO BE SET
 - = EXISTING FIRE HYDRANT
 - ▨ = NATURE PRESERVE
 - ▨ = BUILDABLE AREA
 - = EASEMENT "H"
 - - - = BUILDABLE AREA BOUNDARIES
 - - - = EASEMENT BOUNDARIES

SUBDIVISION NOTES:



DEVELOPER
LAKE FOREST PROPERTIES, LLC
OWNER/SUBDIVIDER
SNOWBERRY CANYON PUD
C/O DON SCHAUB
1355 NORMANDIE CIR
SLC, UT, 84105

WEST 1/4 CORNER
SECTION 32
T.1.N. R.2.E.
S.L.B. & M.

SNOWBERRY CANYON PUD SUBDIVISION
PART OF THE NORTH 1/2 SECTION 32
TOWNSHIP 1 NORTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
SHEET 2 OF 2
ROAD DETAIL