



CONVEYANCE OF COMMON AREAS TO ASSOCIATION

S2-HM CORPORATION AND HIDDEN MEADOWS DEVELOPMENT COMPANY, IN RECORDING THIS PLAT OF STAGE 2 (PLAT "B") OF CANYON MEADOWS HAS DESIGNATED CERTAIN AREAS OF LANDS AS ROADS, EQUESTRIAN PATHS, AND OPEN SPACE, ALL OF WHICH ARE INTENDED FOR USE BY THE OWNERS OF LOTS OR DWELLING UNITS IN THE CANYON MEADOWS DEVELOPMENT FOR RECREATION AND OTHER USES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE CONVEYED AND ENTERED ON THE RECORDS OF THE WASATCH COUNTY RECORDER, TO THE CANYON MEADOWS HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLING UNITS IN THE CANYON MEADOWS DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND MANAGEMENT POLICIES APPLICABLE TO CANYON MEADOWS DATED January 26, A.D. 19 81, ENTERED ON THE RECORDS OF THE WASATCH COUNTY RECORDER AS ENTRY NO. 122077 IN BOOK 138, PAGES 80 THROUGH 116. SAID DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND MANAGEMENT POLICIES, AS AMENDED, IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAT.

SIGNED: S2 - HM CORPORATION
 By: *John R. Hansen, Jr.* President
 Attest: JOHN H. GARDNER, Secretary
 HIDDEN MEADOWS DEVELOPMENT COMPANY
 By: *John H. Gardner* President
 Attest: WILLARD GARDNER, Secretary

NOTE: See ACKNOWLEDGEMENTS elsewhere on this plat. (See sheet 1 of 2 for acknowledgements and Notary's seal)

CURVE DATA (SEE SHEET 1)

LOT NO.	CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	TANGENT LENGTH	CHORD LENGTH	CHORD BEARING	REMARKS
25	A	311.46'	29°30'	160.36'	82.00'	158.60'	N. 12°45' E.	
1	B	371.46'	11°10'35"	72.46'	36.34'	72.34'	S. 3°35'18" W.	
2	C	371.46'	18°19'25"	118.79'	59.91'	118.29'	S. 18°20'18" W.	
	D	371.46'	29°30'	191.25'	97.80'	189.15'	S. 12°45' W.	SUM OF B & C
23	E	522.76'	22°08'32"	202.02'	102.29'	200.77'	N. 38°34'16" E.	
22	F	522.76'	15°51'28"	144.68'	72.81'	144.22'	N. 57°34'16" E.	
	G	522.76'	38°00'	346.71'	180.00'	340.39'	N. 46°30' E.	SUM OF E & F
20	H	144.85'	45°00'	113.77'	60.00'	110.87'	N. 88°00' E.	
19	I	159.64'	75°06'12"	209.26'	122.72'	194.59'	S. 31°56'54" E.	
	J	159.64'	7°27'48"	20.61'	10.32'	20.59'	S. 9°18'06" W.	COMMON AREA ACCESS
	K	159.64'	82°30'	229.86'	140.00'	210.52'	S. 28°15' E.	SUM OF I & J
5	L	582.76'	6°32'07"	67.15'	33.61'	67.11'	S. 30°48'04" W.	
6	M	582.76'	11°44'22"	119.40'	59.91'	119.19'	S. 39°58'15" W.	
6	N	10.00'	69°52'29"	12.20'	6.99'	11.45'	S. 10°54'14" W.	
7	P	50.00'	81°35'24"	71.20'	43.15'	65.34'	S. 36°22'06" E.	
8	Q	50.00'	65°19'20"	57.00'	32.05'	53.97'	S. 37°05'16" W.	
	R	50.00'	23°22'58"	20.40'	10.35'	20.26'	N. 8°26'25" E.	COMMON AREA - R-OF-W
9	S	50.00'	89°34'16"	78.17'	49.63'	70.45'	N. 42°04'58" W.	
10	T	50.00'	26°23'39"	23.03'	11.72'	22.83'	N. 15°53'59" E.	
10	U	10.00'	102°04'13"	17.81'	12.36'	15.55'	N. 75°04'07" W.	
10	V	582.76'	11°36'13"	118.02'	59.21'	117.82'	S. 59°41'53" W.	
11	W	10.00'	86°00'	15.01'	9.33'	13.64'	S. 22°30' W.	
11	X	50.00'	95°21'55"	83.22'	54.92'	73.94'	S. 26°03'07" E.	
12	Y	50.00'	45°45'02"	39.92'	21.10'	38.87'	S. 44°30'21" W.	
13	Z	50.00'	74°38'23"	65.14'	38.11'	60.62'	N. 75°17'57" W.	
13	AA	50.00'	70°30'16"	61.53'	35.34'	57.72'	N. 2°43'37" W.	
14	BB	10.00'	74°58'18"	13.09'	7.67'	12.17'	N. 57°59'09" W.	
14	CC	20.485'	25°58'18"	92.86'	47.24'	92.07'	N. 82°29'09" W.	
15	DD	29.46'	73°30'	37.79'	22.00'	35.26'	S. 73°45' W.	
15	EE	120.00'	24°30'58"	51.35'	26.07'	50.96'	S. 49°15'29" W.	
	FF	120.00'	65°29'02"	137.15'	77.16'	129.81'	S. 85°44'31" E.	BOUNDARY
16	GG	60.00'	90°00'	94.25'	60.00'	84.85'	N. 82°00' E.	
16	HH	10.00'	82°49'02"	14.45'	8.82'	13.23'	N. 4°24'31" W.	
16	II	219.64'	29°19'05"	112.39'	57.45'	111.17'	N. 31°09'29" W.	
18	JJ	219.64'	29°23'57"	113.08'	57.82'	111.84'	N. 1°44'58" W.	
	KK	360.00'	29°00'	182.21'	93.10'	180.27'	S. 38°30' E.	BOUNDARY
17	LL	300.00'	29°00'	151.84'	77.59'	150.23'	S. 38°30' E.	
	MM	341.46'	29°30'	175.81'	89.90'	173.87'	N. 12°45' E.	STREET CENTERLINE
NN	552.76'	21°12'45"	204.65'	103.51'	203.48'	N. 38°06'23" E.	" " "	
OO	552.76'	16°47'15"	161.96'	81.56'	161.38'	N. 57°06'23" E.	" " "	
PP	552.76'	38°00'	366.60'	190.33'	359.92'	N. 46°30' E.	" " "	SUM OF NN & OO
QQ	174.85'	9°09'18"	27.94'	14.00'	27.91'	N. 70°04'39" E.	" " "	
RR	174.85'	35°50'42"	109.39'	56.55'	107.62'	S. 87°25'21" E.	" " "	
SS	174.85'	45°00'	137.33'	72.43'	133.83'	N. 88°00' E.	" " "	SUM OF QQ & RR
TT	189.64'	13°05'16"	43.32'	21.75'	43.22'	S. 62°57'22" E.	" " "	
UU	189.64'	69°24'44"	229.74'	131.34'	215.95'	S. 21°42'22" E.	" " "	
VV	189.64'	82°30'	273.06'	166.31'	250.08'	S. 28°15' E.	" " "	SUM OF TT & UU
WW	90.00'	90°00'	141.37'	90.00'	127.28'	N. 82°00' E.	" " "	
XX	330.00'	29°00'	167.03'	85.34'	165.25'	S. 38°30' E.	" " "	
YY	219.64'	58°49'02"	225.47'	123.80'	215.70'	N. 16°24'31" W.	" " "	SUM OF II & JJ
ZZ	120.00'	90°00'	188.50'	120.00'	169.71'	N. 82°00' E.	" " "	SUM OF EE & FF

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, LYNN P. GOTTFREDSON do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 3495, as prescribed below, and 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 CANYON MEADOWS - A COMBINED LARGE SCALE DEVELOPMENT

DESCRIPTION OF COMMON AREA ONLY: BEGINNING N. 2°00' W. 289.00' FROM THE N.W. CORNER OF LOT 15, PLAT "A", CANYON MEADOWS, WHICH BEGINNING POINT IS NORTH 429.19 FT AND WEST 1230.67 FT FROM THE WEST 1/4 CORNER OF SECTION 7, T. 5 S., R. 4 E., S. 1 & 2 M;

COURSE	DIST.	REMARKS
S. 52°33'34" W.	40.05'	MORE OR LESS TO THE PRIVATE LAND CLAIM CORNER IN PLACE (JWH 46)
N. 1°27'02" W.	1349.85'	ALONG THE PRIVATE LAND CLAIM BOUNDARY TO THE PRIVATE LAND CLAIM CORNER IN PLACE (JWH 47)
S. 88°01'13" E.	1289.95'	ALONG THE PRIVATE LAND CLAIM BOUNDARY
S. 0°15' E.	154.79'	
S. 75°30' W.	573.60'	
S. 68°45' W.	314.35'	
S. 74°00' W.	222.00'	
S. 21°00' E.	305.44'	
S. 27°30' W.	588.30'	TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.355 ACRES PLUS 2.853 ACRES OF COMMON AREA INCLUDED IN THE PLAT OF CANYON MEADOWS, PLAT "B", SHOWN ON SHEET 1, FOR A TOTAL COMMON AREA OF 17.208 ACRES.

BASIS FOR BEARING SEE SHEET 1
 DATE 13th April 1983
 LYNN P. GOTTFREDSON

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 _____ 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 _____ have hereunto set our hands this _____ day of _____ A.D. 19 _____

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
 County of _____)
 On this _____ day of _____ A.D. 19 _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ 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 _____ Notary Public Residing in _____ County

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
 County of _____)
 On this _____ day of _____ A.D. 19 _____, personally appeared before me, the undersigned notary public in and for said State and County _____ who after being duly sworn, acknowledged to me that _____ a _____ corporation, that _____ signed the owners dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed the same. My Commission expires _____ Notary Public Residing in _____ County

CANYON MEADOWS

PLAT "B"
 Sheet 2 of 2
 SALT LAKE BASE & MERIDIAN

PREPARED BY:
 GOTTFREDSON & JUESCHKE, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 PROVO, UTAH 84601
 TELEPHONE (801) 374-2939

PLANNING COMMISSION
 APPROVED THIS 14th DAY OF May A.D. 19 83
 BY THE COUNTY PLANNING COMMISSION.
 CHAIRMAN, CO. PLANNING COMM.

COUNTY SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 DATE 6-13-83 COUNTY SURVEYOR

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 18th DAY OF July A.D. 19 82
 COUNTY ATTORNEY

COUNTY COMMISSION
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 18th DAY OF May A.D. 19 83, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 ATTEST: CO. CLERK CHAIRMAN, BD. OF CO. COMM

RECORDED # 129733
 STATE OF UTAH, COUNTY OF WASATCH COUNTY
 RECORDED AND FILED AT THE REQUEST OF SEEDBURY TITLE
 DATE 7-14-83 TIME 10:54 BOOK 157 PAGE 323-332
 FEE \$ 14.00
 CANYON MEADOWS SUBDIVISION B (Section 7, T. 5 S., R. 4 E., S12)
 JOE DEAN HUBER COUNTY RECORDER