

CORPORATE ACKNOWLEDGMENT

SURVEYOR'S CERTIFICATE

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curves C1 through C16 with their respective measurements.

ENSGN DOWNS PLAT J

A SUBDIVISION LOCATED IN SALT LAKE CITY IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, 1 EAST, S.L.B. & M.

STATE OF UTAH COUNTY OF SALT LAKE S.S. On the 23rd day of October, A.D., 1990, personally appeared before me ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON, the signers, who being by me duly sworn did say, each for himself, that he, the said ALEXANDER J. ROBINSON is PRESIDENT and the said CHRISTOPHER F. ROBINSON is SECRETARY of ENSGN DOWNS, INC., and that the within instrument was signed in behalf of said corporation by authority of a resolution of its BOARD OF DIRECTORS, and said ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON each acknowledge to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

MY COMMISSION EXPIRES 4-17-94 Notary Public Residing at Salt Lake

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 that 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 ENSGN DOWNS, PLAT "J", and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WITH THE STATE PLANE RECTANGULAR COORDINATES OF X=1,893,909.246, Y=895,808.833 BASED ON LAMBERT CONFORMAL PROJECTION, UTAH CENTRAL ZONE, SAID POINT IS FURTHER DESCRIBED AS BEING WEST 594.532 FEET AND SOUTH 2360.109 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE ALONG A LINE COMMON WITH ENSGN DOWNS PLAT "H", SOUTH 04°40'00" WEST 154.581 FEET; THENCE SOUTH 21°45'00" EAST 208.424 FEET; THENCE DEPARTING FROM SAID PLAT "H", SOUTH 21°45'00" EAST 1.124 FEET; THENCE NORTH 73°38'00" WEST 159.839 FEET, TO THE CORNER OF A 4 FOOT CHAIN LINK FENCE; THENCE ALONG SAID FENCE, NORTH 73°52'20" WEST 137.178 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 86°06'42" WEST 96.410 FEET, TO THE CORNER OF A SIX FOOT WOOD FENCE; THENCE ALONG SAID FENCE, NORTH 86°06'58" WEST 90.268 FEET; THENCE CONTINUING ALONG SAID FENCE, NORTH 78°25'45" WEST 81.214 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 77°43'45" WEST 21.854 FEET, TO A BRICK WALL; THENCE ALONG SAID WALL, NORTH 76°07'22" WEST 78.926 FEET; THENCE NORTH 72°40'27" WEST 45.894 FEET; THENCE DEPARTING FROM SAID WALL, NORTH 33°49'44" EAST 157.061 FEET; THENCE NORTH 22°54'14" EAST 56.000 FEET; THENCE NORTH 36°52'40" EAST 210.967 FEET; THENCE SOUTH 53°43'45" EAST 119.688 FEET; THENCE SOUTH 7°44'45" EAST 306.149 FEET TO THE POINT OF BEGINNING. CONTAINS AREA OF 4.287 ACRES OR 7 LOTS.

LEGEND

(7" PUE) PUBLIC UTILITY, SEWER & STORM DRAIN EASEMENT

FIRE HYDRANT

MON. TO BE SET

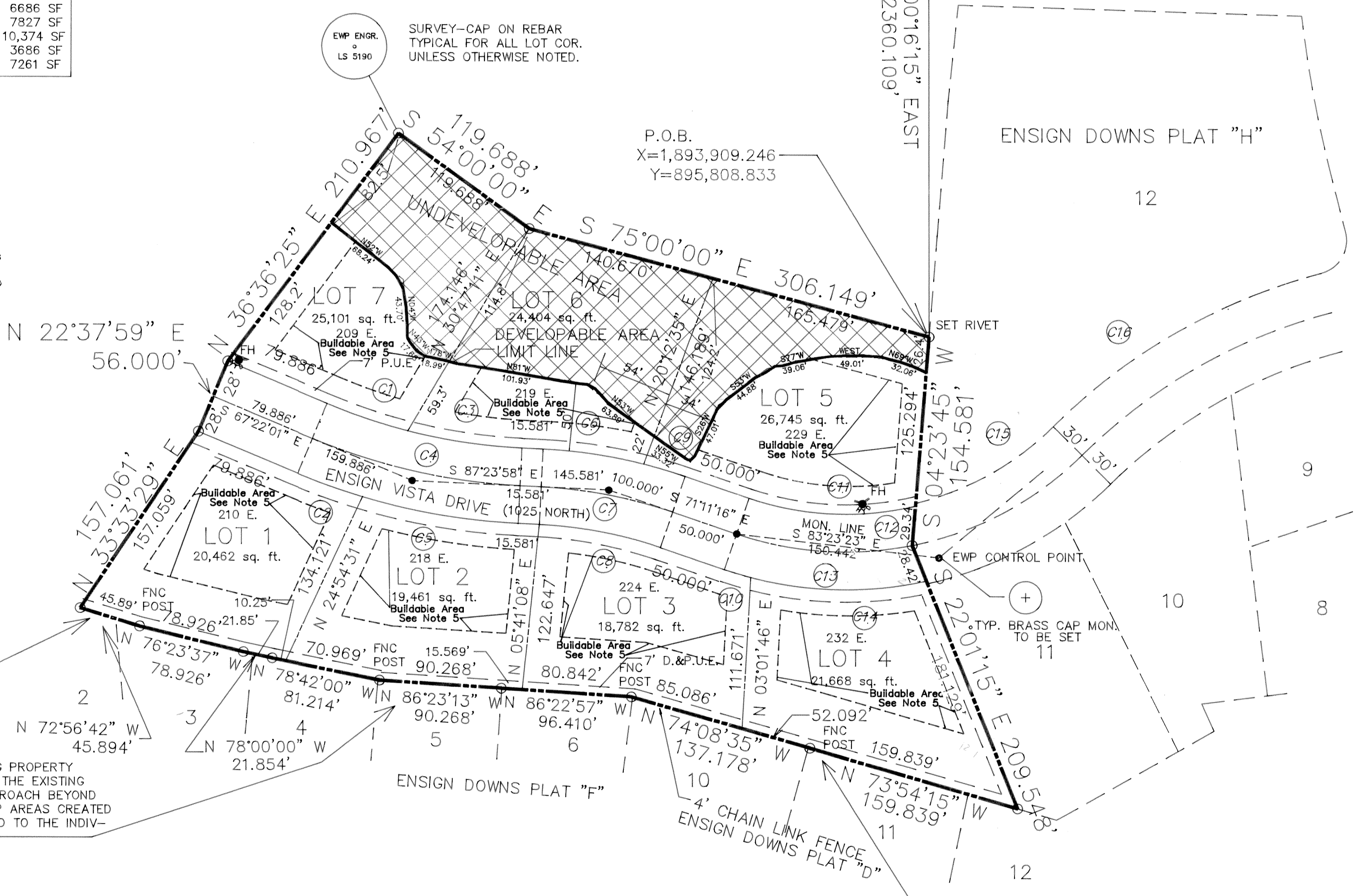
SET REBAR AND CAP WITH LS NO 5190 UNLESS OTHERWISE NOTED ON DRWG.

BUILDABLE AREAS LOT NO. SQ.FT. LOT 1 8305 SF, LOT 2 7251 SF, LOT 3 6686 SF, LOT 4 7827 SF, LOT 5 10,374 SF, LOT 6 3686 SF, LOT 7 7261 SF

SCALE: 1" = 60'

SOUTH 89°43'45" WEST 594.532' FOUND NORTH 1/4 CORNER T. 1 N., R. 1 E., SEC 30 S.L.B. & M. X=1894,503.660 Y= 698,168.464 (SEE ALSO R.S.P. No.10031) TYP. BRASS CAP MON.

- 1 - A DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS AND CONDITIONS HAS BEEN RECORDED WITH THIS SUBDIVISION SPECIFYING THE MANNER IN WHICH APPROVAL FOR CONSTRUCTION OF HOMES IN THIS SUBDIVISION WILL OCCUR. NO BUILDING PERMITS WILL BE APPLIED FOR UNTIL THE ARCHITECTURAL AND STRUCTURAL CONTROL COMMITTEE HAS REVIEWED AND GIVEN WRITTEN APPROVAL TO THE BUILDING PLANS AND THE SITE PLAN, STATING THAT THE PLANS COMPLY WITH THE APPLICABLE REQUIREMENTS OF SAID DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS, AND CONDITIONS. 2 - UNDEVELOPABLE AREAS - WITHIN THE UNDEVELOPABLE AREAS IDENTIFIED ON THIS PLAT, NO DEVELOPMENT OR CONSTRUCTION OF ANY KIND SHALL BE PERMITTED. THE UNDEVELOPABLE AREAS HAVE BEEN DEDICATED TO SALT LAKE CITY AS PERPETUAL OPEN SPACE AND VEGETATION AND PRESERVATION EASEMENTS. 3 - BUILDING PERMIT - NO VEGETATION REMOVAL, EXCAVATION, OR CONSTRUCTION OF ANY KIND WILL BE PERMITTED UPON ANY LOT IN THIS SUBDIVISION UNTIL A BUILDING PERMIT AUTHORIZING SAID ACTIVITY OR CONSTRUCTION SHALL HAVE BEEN FIRST OBTAINED FROM SALT LAKE CITY CORPORATION. 4 - ONE SINGLE FAMILY DWELLING ONLY MAY BE CONSTRUCTED AND MAINTAINED ON EACH LOT IN THIS SUBDIVISION. 5 - BUILDING FRONT YARD SETBACKS ARE ESTABLISHED AT 20 FEET FOR ALL LOTS IN THIS SUBDIVISION. BUILDING SIDE YARD SETBACKS ARE ESTABLISHED AT 20 FEET FOR ALL LOT IN THIS SUBDIVISION. BUILDING REAR YARD SETBACKS ARE ESTABLISHED AS 40 FEET FOR ALL LOTS IN THIS SUBDIVISION. 6 - NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY JAMES AND MOORE/SFRONT, HAUSKINS AND BECKWITH AND HAS BEEN FILED WITH THE SALT LAKE CITY PLANNING COMMISSION. THE REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO CONSTRUCTION, SOIL STABILITY, AND EARTHQUAKE FAULTS ARE STATED THEREIN. IN ADDITION TO COMPLYING WITH THE DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS OF RECORD, EACH LOT OWNER SHALL BE REQUIRED TO HAVE A PROFESSIONAL SOILS ENGINEER OR ARCHITECT, REGISTERED AS SUCH IN THE STATE OF UTAH, CERTIFY THAT THE DESIGN AND PLACEMENT OF THE FOOTINGS AND FOUNDATIONS MEETS THE REQUIREMENTS AND RECOMMENDATIONS OF THE JAMES AND MOORE/SFRONT, HAUSKINS AND BECKWITH GEOTECHNICAL REPORT BEFORE A BUILDING PERMIT SHALL BE ISSUED. THEREAFTER, SAID ENGINEER OR ARCHITECT SHALL CERTIFY TO THE SATISFACTORY ACTUAL CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS. 7 - LOTS 1, 2, 3 AND 4 MAY REQUIRE INDIVIDUAL SEWER PUMPS, WHICH SHALL BE THE OWNER'S RESPONSIBILITY. 8 - ALL ROOF COVERINGS ARE RESTRICTED TO CLASS "A" OR "B" FIRE RETARDANT MATERIALS. 9 - AS TO LOTS 6 AND 7 AS SHOWN ON THIS PLAT, NO VARIANCE FROM THE REQUIREMENTS OF APPLICABLE SALT LAKE CITY SITE DEVELOPMENT AND/OR ZONING REGULATIONS WHICH WOULD REQUIRE BOARD OF ADJUSTMENT APPROVAL MAY BE REQUESTED BY ANY PROPERTY OWNER OR GRANTED BY SALT LAKE CITY.



NOTE: BEARING AND DISTANCE ALONG PROPERTY LINE HAS BEEN ADJUSTED TO FOLLOW THE EXISTING FENCE LINE WHERE PLAT "F" LOTS ENCRACH BEYOND PLAT "F" SUBDIVISION BOUNDARY. GAP AREAS CREATED BY NEW ALIGNMENT ARE TO BE DEEDED TO THE INDIVIDUAL LOT OWNERS OF PLAT "F".

NOTE: ALL DESCRIPTION TERMS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSGN DOWNS SUBDIVISION PLATS "A" THROUGH "F".

NOTE: BEARING AND DISTANCE ALONG PROPERTY LINE HAS BEEN ADJUSTED TO FOLLOW THE NORTH SIDE OF THE EXISTING FENCE OR WALL WHERE PLAT "F" LOTS ENCRACH BEYOND PLAT "F" SUBDIVISION BOUNDARY. GAP AREAS CREATED BY NEW ALIGNMENT ARE TO BE DEEDED TO THE INDIVIDUAL LOT OWNERS OF PLAT "F".

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000

THE FOLLOWING DESCRIPTION IS THE MATHEMATICAL EQUIVALENT TO THE PROCEEDING DESCRIPTION WITH ALL DESCRIPTION TERMS ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSGN DOWNS SUBDIVISION PLATS "A" THROUGH "F".

BEGINNING AT A POINT THAT IS SOUTH 89°43'45" WEST 594.532 FEET AND SOUTH 00°16'15" EAST 2360.109 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE ALONG A LINE COMMON WITH ENSGN DOWNS PLAT "H", SOUTH 04°23'45" WEST 154.581 FEET; THENCE SOUTH 22°01'15" EAST 208.424 FEET; THENCE DEPARTING FROM SAID PLAT "H", SOUTH 22°01'15" EAST 1.124 FEET; THENCE NORTH 73°54'15" WEST 159.839 FEET, TO THE CORNER OF A 4 FOOT CHAIN LINK FENCE; THENCE ALONG SAID FENCE, NORTH 74°08'35" WEST 137.178 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 86°22'57" WEST 96.410 FEET, TO THE CORNER OF A SIX FOOT WOOD FENCE; THENCE ALONG SAID FENCE, NORTH 86°23'13" WEST 90.268 FEET; THENCE CONTINUING ALONG SAID FENCE, NORTH 78°42'00" WEST 81.214 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 78°00'00" WEST 21.854 FEET, TO A BRICK WALL; THENCE ALONG SAID WALL, NORTH 76°23'37" WEST 78.926 FEET; THENCE NORTH 72°58'42" WEST 45.894 FEET; THENCE DEPARTING FROM SAID WALL, NORTH 33°33'28" EAST 157.061 FEET; THENCE NORTH 22°37'59" EAST 56.000 FEET; THENCE NORTH 36°38'28" EAST 210.967 FEET; THENCE SOUTH 54°00'00" EAST 119.688 FEET; THENCE SOUTH 75°00'00" EAST 306.149 FEET TO THE POINT OF BEGINNING. CONTAINS AREA OF 4.287 ACRES OR 7 LOTS.

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

8-27-90 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 owners of the above described tract of land, having caused the same to be subdivided into lots, streets, and easements, to be known as ENSGN DOWNS, PLAT "J" do hereby dedicate all streets and easements to Salt Lake City Corporation. Also dedicated hereby shall be a perpetual open space and vegetation preservation easement to Salt Lake City over all undevelopable areas as shown on this plat. The undersigned hereby warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets and easements. In witness whereof, we have hereunto set our hands this 23rd day of October, 1990.

ENSGN DOWNS, INC. BY: Alexander J. Robinson, ALEXANDER J. ROBINSON, PRESIDENT ATTEST: Christopher F. Robinson, CHRISTOPHER F. ROBINSON, SECRETARY ENSGN DOWNS PLAT J LOCATED IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, 1 EAST, S.L.B. & M.

ECKHOFF WATSON AND PREATOR ENGINEERING (801)-261-0090 1121 E. 3900 S. BLDG C, SUITE 100 S.L.C. UT 84124

CITY PLANNING DIRECTOR APPROVED THIS 24th DAY OF May A.D., 1991 BY THE SALT LAKE CITY PLANNING COMMISSION

CITY DEPARTMENT OF PUBLIC WORKS I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. DATE 2/1/91

CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF Nov, 27 A.D., 1990

CITY ATTORNEY APPROVED AS TO FORM THIS 28th DAY OF May A.D., 1991

CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 24th DAY OF May A.D., 1991 AND IS HEREBY APPROVED SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER

RECORDED # 5074815 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF METRO NATIONAL TITLE DATE 5-31-91 TIME 2:21PM BOOK 91-5 PAGE 72 FEES \$23.50

NUMBER ACCOUNT

DRAWING NUMBER 91-5-p-72 PLAN HOLD CORPORATION - IRVINE, CALIFORNIA REPRODUCED BY NUMBER 07548