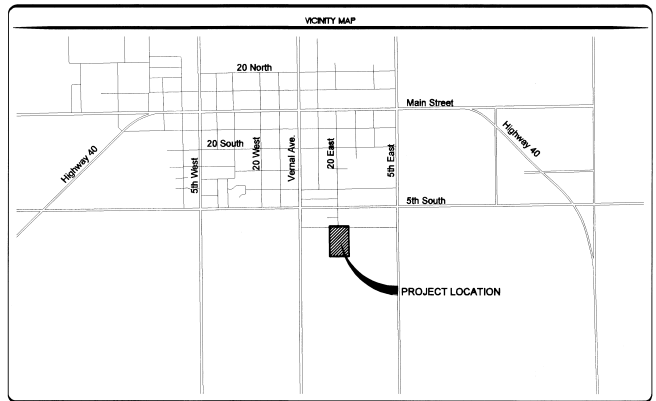


ASHLEY CREEK VILLAGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST SALT LAKE BASE AND MERIDIAN.

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.

INDEX COVER SHEET SUBDIVISION PLAT SHEET 2




SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 2 DAY OF November, 2010

Dan E. Knowlden Jr.
DAN E. KNOWLDEN JR., 7173588



OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE FOREGOING DESCRIBED TRACTS OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT THEREOF, WHICH IS HEREBY MADE PART HEREOF, AND ASSIGN TO THE LAND INCLUDED IN SAID PLAT THE NAME OF: ASHLEY CREEK VILLAGE

THE UNDERSIGNED OWNER FURTHER HEREBY DEDICATES, GRANTS AND CONVEYS TO VERNAL CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED ON SAID PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, FOREVER AND GRANT AND DEDICATE A PERPETUAL RIGHT OF EASEMENT OVER AND UNDER THE LAND DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY VERNAL CITY.

EXECUTED THIS 9 DAY OF November, 2010

BY: _____


ACKNOWLEDGMENT

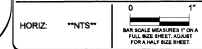
State of Utah }
County of Utah }

ON THE 9 DAY OF November, 2010, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF ASHLEY CREEK VILLAGE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF SAID CORPORATION AND DID ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Robert M. Fetzer
ROBERT M. FETZER
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 882845
COMM. EXP. 06-18-2014

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Ogden, UTAH
MY COMMISSION EXPIRES: 6-18-2014



DRAWN: JCR	PROJECT #
DESIGNER: AP	08P0002.02
REVIEWED: DEK	DATE: 7/12/2010
SCALES	
HORIZ: **NTS**	
 <small>SCALE BAR: 0 TO 1" (AS SHOWN) SCALE BAR: 0 TO 1" (AS SHOWN) SCALE BAR: 0 TO 1" (AS SHOWN)</small>	

UTAH COUNTY RECORDER

Entry: 201009946
Book: 1213 Page: 604
72-100-10
RONDY SIMONS, COUNTY CLERK
RECORDER, UTAH
ADVANCED TITLE, COUNTY CLERK
71 N. 100 W. VERNAL, UT 84078
330710830, DEPUTY

PROJECT NAME:
ASHLEY CREEK VILLAGE

PROJECT LOCATION:
NE 1/4 SEC.26 T.4S., R. 21E., S.L.B.&M.

PLANNING COMMISSION APPROVAL: APPROVED THIS <u>12th</u> DAY OF <u>August</u> , 20 <u>10</u> . BY THE PLANNING COMMISSION OF VERNAL <i>Elin C. Cole</i> CHAIRMAN	VERNAL CITY ENGINEERING APPROVAL: HEREBY CERTIFY THAT I HAVE REVIEWED THE LINES OF SURVEY AND LEGAL DESCRIPTION(S) SHOWN ON THIS PLAT FOR MATHEMATICAL CORRECTNESS AND CLOSURE AND FOUND THEM WITHIN ACCEPTABLE TOLERANCES. NO REVIEW HAS BEEN MADE OF THE CORRECTNESS OF SURVEY, NOR FOR AGREEMENT WITH PROPERTY RECORDS OF THE COUNTY SURVEYORS OFFICE. APPROVED THIS <u>24</u> DAY OF <u>November</u> , 20 <u>10</u> . SUBJECT TO THE FOLLOWING CONDITIONS: <i>Thomas M. Olson</i> VERNAL CITY DIRECTOR, ENGINEERING DEPARTMENT	VERNAL CITY WATER AND SEWER APPROVAL: APPROVED BY THE WATER AND SEWER DEPARTMENT OF VERNAL CITY, THIS <u>5</u> DAY OF <u>Nov</u> , AD 20 <u>10</u> . <i>T. Dale Davis</i> SUPERINTENDANT	VERNAL CITY COUNCIL APPROVAL: APPROVED BY THE VERNAL CITY COUNCIL THIS <u>16th</u> DAY OF <u>NOV</u> , AD 20 <u>10</u> . Meeting Date <u>15 August 2010</u> <i>Randy Simons</i> ATTEST: <i>Randy Simons</i> RECORDER	ROAD DEPARTMENT: APPROVED THIS <u>9</u> DAY OF <u>NOV</u> , AD 20 <u>10</u> . <i>Shane C. Allen</i> ROAD DEPARTMENT
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SHEET TITLE: COVER SHEET	SHEET 1 of 2
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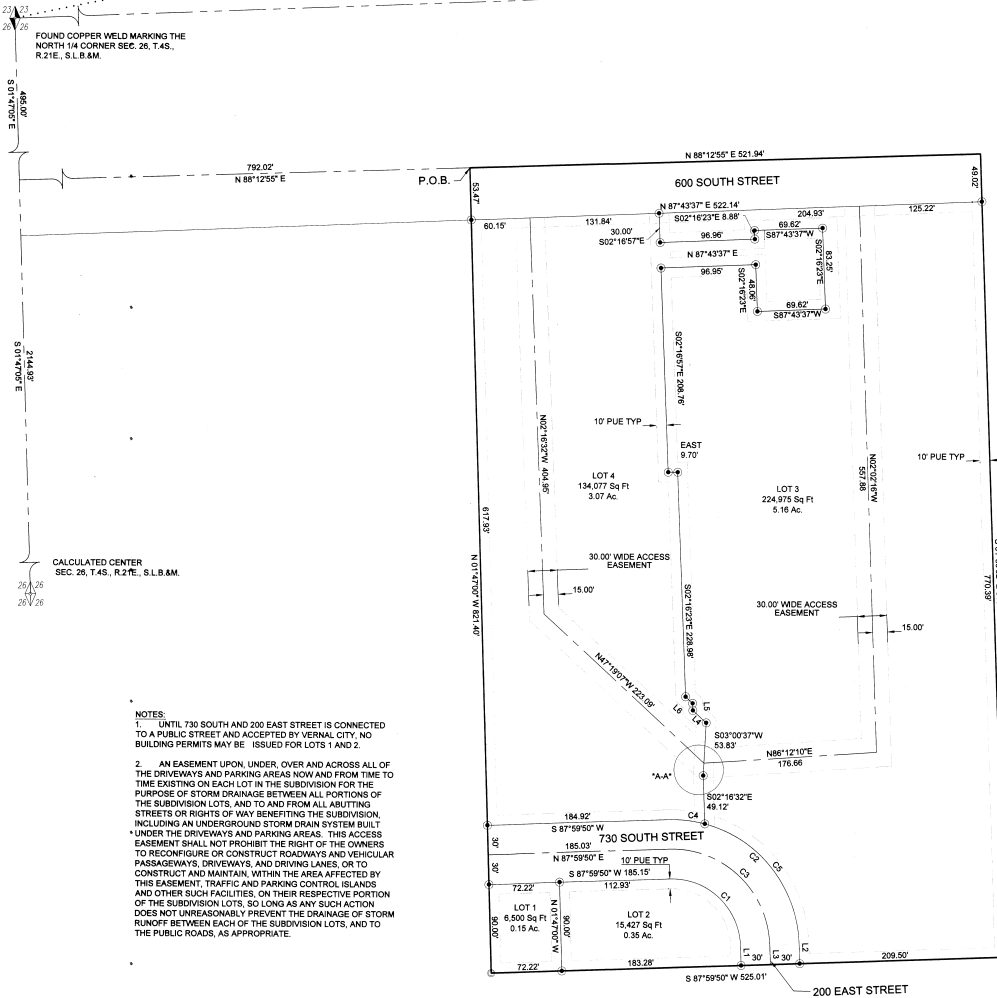
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ASHLEY CREEK VILLAGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST SALT LAKE BASE AND MERIDIAN.

FOUND COPPER WELD MARKING THE NORTH 1/4 CORNER SEC. 26, T.4S., R.21E., S.L.B.&M.

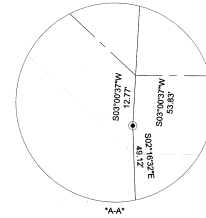
FOUND COPPER WELD MARKING THE NORTHEAST CORNER SEC. 26, T.4S., R.21E., S.L.B.&M.



CALCULATED CENTER SEC. 26, T.4S., R.21E., S.L.B.&M.

NOTES:

- UNTIL 730 SOUTH AND 200 EAST STREET IS CONNECTED TO A PUBLIC STREET AND ACCEPTED BY VERNAL CITY, NO BUILDING PERMITS MAY BE ISSUED FOR LOTS 1 AND 2.
- AN EASEMENT UPON, UNDER, OVER AND ACROSS ALL OF THE DRIVEWAYS AND PARKING AREAS NOW AND FROM TIME TO TIME EXISTING ON EACH LOT IN THE SUBDIVISION FOR THE PURPOSE OF STORM DRAINAGE BETWEEN ALL PORTIONS OF THE SUBDIVISION LOTS, AND TO AND FROM ALL ABUTTING STREETS OR RIGHTS OF WAY BENEFITING THE SUBDIVISION, INCLUDING AN UNDERGROUND STORM DRAIN SYSTEM BUILT UNDER THE DRIVEWAYS AND PARKING AREAS. THIS ACCESS EASEMENT SHALL NOT PROHIBIT THE RIGHT OF THE OWNERS TO RECONFIGURE OR CONSTRUCT ROADWAYS AND VEHICULAR PASSAGEWAYS, DRIVEWAYS, AND DRIVING LANES, OR TO CONSTRUCT AND MAINTAIN, WITHIN THE AREA AFFECTED BY THIS EASEMENT, TRAFFIC AND PARKING CONTROL ISLANDS AND OTHER SUCH FACILITIES, ON THEIR RESPECTIVE PORTION OF THE SUBDIVISION LOTS, SO LONG AS ANY SUCH ACTION DOES NOT UNREASONABLY PREVENT THE DRAINAGE OF STORM RUNOFF BETWEEN EACH OF THE SUBDIVISION LOTS, AND TO THE PUBLIC ROADS, AS APPROPRIATE.



RECORD BOUNDARY DESCRIPTION

BEGINNING AT A POINT 30 RODS SOUTH AND 48 RODS EAST OF THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 32 RODS, THENCE SOUTH 50 RODS, THENCE WEST 32 RODS, THENCE NORTH 50 RODS TO BEGINNING.

CONTAINING 9.86 ACRES

AS-SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT 495.00 FEET SOUTH 01°47'05" EAST ALONG THE QUARTER SECTION LINE AND 392.02 FEET NORTH 88°12'55" EAST FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°12'55" EAST 521.94 FEET, THENCE SOUTH 01°59'52" EAST 819.41 FEET, THENCE SOUTH 87°59'50" WEST 525.01 FEET, THENCE NORTH 01°47'05" WEST 821.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.86 ACRES

ADDRESS TABLE

LOT #	ADDRESS
LOT 1	150 EAST 730 SOUTH
LOT 2	180 EAST 730 SOUTH
LOT 3	210 EAST 600 SOUTH
LOT 4	178 EAST 600 SOUTH

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.05	N 02°02'25" W	L4	18.62	S 47°16'23" E
L2	20.05	N 02°02'25" W	L5	7.16	S 02°16'03" E
L3	20.07	N 02°02'25" W	L6	9.80	S 47°16'23" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	109.91	70.00	89°57'45"	N 47°01'17" W	98.99
C2	204.12	130.00	89°57'45"	N 47°01'17" W	183.79
C3	157.01	100.00	89°57'45"	N 47°01'17" W	141.38
C4	37.80	130.00	16°39'28"	N 83°40'26" W	37.66
C5	166.32	130.00	73°18'17"	N 38°41'33" W	155.21

- LEGEND**
- = BOUNDARY LINE
 - = RIGHT-OF-WAY LINE
 - - - = LOT LINES
 - = PUBLIC UTILITY EASEMENTS
 - = FOUND SECTION CORNER
 - = FOUND REBAR AND CAP
 - = SET REBAR AND CAP MARKED "EPIC ENG"
 - = CALCULATED SECTION CORNER
 - = FOUND SECTION CORNER

Epic Engineering

2612 26
2612 26
2612 26

SOIL LAKE CITY (801)858-5905
HEBER CITY (435)254-5600
VERMILION (435)781-2113
WEB: www.epiceng.com

DRAWN: JCR PROJECT #
DESIGNER: AP
REVIEWED: DEK DATE: 2/10/2009

SCALES

HORIZ: 1"=60'

0 1' 2'

1" = 60'

1" = 60'

UTAH COUNTY RECORDER

Entry 2010090962
BOOK 1213 PAGE 4
20-101-10
RANO STORMS
RECORDED: UTAH
ADVANCED TITLE CO
75 N 100 W 900N
SIC BY: SYLENE D
COUNTY: UTAH
DATE: 02/10/2009
BY: DEPUTY

PROJECT NAME: ASHLEY CREEK VILLAGE

PROJECT LOCATION: NE 1/4 SEC.26 T.4S., R. 21E., S.L.B.&M.

SHEET TITLE: SUBDIVISION PLAT

SHEET: 2 of 2