

TRAVERSE CHATEAUX PHASE A AMENDED

AMENDING PHASE A OF TRAVERSE CHATEAUX - A TOWN HOME PROJECT
 DRAPER CITY, UTAH

TRAVERSE CHATEAUX PLAT A
 ENTRY NO. 9310552
 BOOK 2005P PAGE 51

MILDRED D. & VIRGINIA RYAN
 TAX: 34-07-328-003

$$D = 451'41''$$

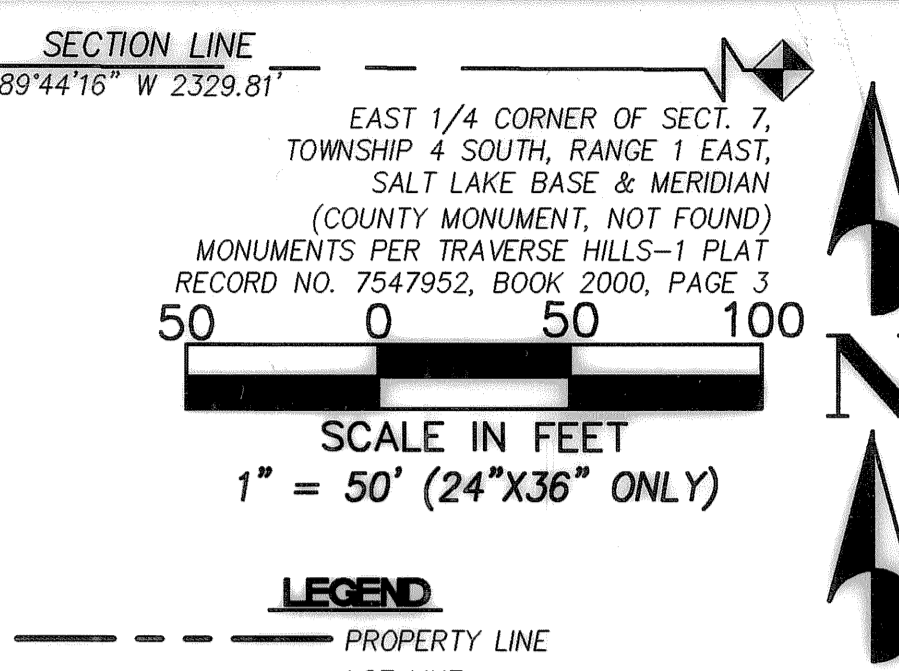
$$R = 996.93'$$

$$L = 787.10'$$

$$T = 415.35'$$

$$CB = S 84'49'17'' E$$

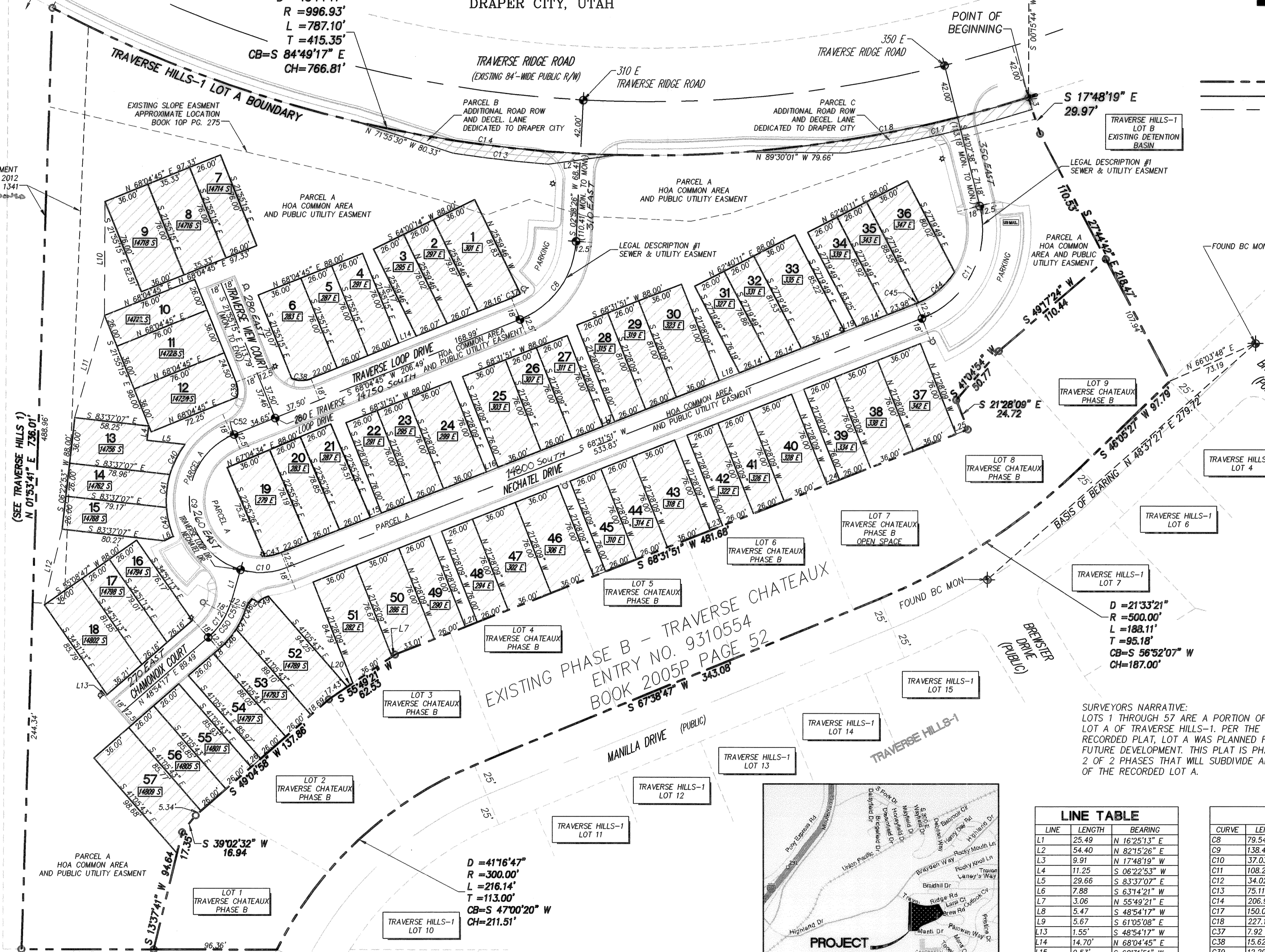
$$CH = 766.81'$$



NOTICE TO PURCHASERS

- ALL PUBLIC UTILITY EASEMENTS ARE 9' SET BACK FROM THE FRONT LOT LINES, 4.5' SET BACK FROM THE REAR LOT LINES, AND 0' ON THE SIDE YARD UNLESS OTHERWISE NOTED.
- ALL REAR PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP MARKED P.E.P.G. LS#259961
- ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB & GUTTER AS AN EXTENSION OF THE LOT LINE.
- ALL PARCEL A HOA COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS.
- CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL.
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- EACH INDIVIDUAL HOME OWNER RESPONSIBLE FOR MAINTENANCE OF PARK STRIP IN FRONT OF THEIR LOT ALONG MANILLA DRIVE.
- LOTS SUBJECT TO GEOTECH REPORT RECOMMENDATIONS.
- INDIVIDUAL LOTS AND PARCEL OWNERS SUBJECT TO MAINTENANCE OF DRAINAGE SWELLS/DITCHES THAT ARE WITHIN THEIR LOT/PARCEL.
- THE DRAPER CITY APPROVED MINIMUM MAIN BUILDING SETBACK LINES FOR THIS SUBDIVISION HAVE BEEN SHOWN HEREON. WHERE NOT SPECIFICALLY LABELED, ALL MAIN BUILDING SETBACKS MUST CONFORM TO DRAPER CITY ZONE R3 SETBACK STANDARDS: LOTS FRONT HOUSE - 15 FEET TBC (MIN.) IF ADJACENT TO A SIDEWALK FRONT HOUSE - 10 FEET TBC (MIN.) IF NO ADJACENT SIDEWALK REAR-9.5 FEET (MIN.) SIDE-5 FEET (MIN.) FOR OUTSIDE BUILDING PERIMETER
- ALL WALKWAYS ARE FOR PUBLIC USE.
- ITEMS NOT SPECIFICALLY ANNOTATED ARE TO BE MEASURED BY SCALE SHOWN ABOVE.
- ALL PUBLIC UTILITY & SEWER EASEMENTS IN FAVOR OF THE H.O.A. ARE FROM THE FRONT OF THE BUILDING TO THE FRONT PROPERTY LINE, 4.5' SET BACK FROM THE REAR LOT LINES, AND 0' ON THE SIDE YARD UNLESS NOTED OTHERWISE.

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.



EXISTING PHASE B - TRAVERSE CHATEAUX
 ENTRY NO. 9310554
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LINE TABLE

LINE	LENGTH	BEARING
L1	25.49	N 16°25'13" E
L2	54.40	N 82°15'26" E
L3	9.91	N 174°48'19" W
L4	11.25	S 06°22'53" W
L5	29.66	S 83°37'07" E
L6	7.88	S 63°14'21" W
L7	3.06	N 55°49'21" E
L8	5.47	S 48°54'17" W
L9	5.67	S 61°05'08" E
L10	1.85	S 48°54'17" W
L11	14.70	N 68°04'45" E
L12	9.53	S 68°31'51" W
L13	10.00	S 68°31'51" W
L14	10.00	S 68°31'51" W
L15	10.00	S 68°31'51" W
L16	10.00	S 68°31'51" W
L17	10.00	S 68°31'51" W
L18	16.78	S 68°31'51" W
L19	10.05	N 49°04'58" E
L20	5.13	N 55°49'21" E
L21	10.00	N 68°31'51" E
L22	10.00	N 68°31'51" E
L23	10.33	N 68°31'51" E
L24	10.33	N 68°31'51" E
L25	10.00	N 68°31'51" E
L26	10.00	N 68°31'51" E
L27	89.12	S 00°16'32" W
L10	83.12	S 16°18'29" W
L12	60.42	S 13°26'07" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C8	79.54	70.00	65°06'19"	44.69	N 35°31'36" E	75.33
C9	136.46	56.00	141°39'32"	161.08	S 02°45'01" E	105.79
C10	37.03	56.00	37°33'22"	19.22	N 82°28'32" E	36.36
C11	108.20	75.00	62°59'28"	65.96	N 27°12'06" E	89.20
C12	34.02	60.00	32°29'04"	17.48	N 32°39'45" E	33.56
C13	75.11	1006.93	4°16'26"	37.57	S 83°28'14" E	75.09
C14	206.90	996.93	11°53'28"	103.82	S 82°44'13" E	206.53
C17	150.04	1006.93	8°32'15"	75.16	N 76°49'28" E	149.90
C18	227.17	996.93	13°03'21"	114.08	N 79°05'18" E	226.67
C37	7.92	52.00	83°34'52"	3.97	N 63°42'52" E	7.92
C38	15.62	19.50	45°53'07"	8.25	S 88°58'41" E	15.20
C39	12.29	19.50	36°07'28"	6.36	N 03°51'31" W	12.09
C40	26.46	74.00	20°29'12"	13.37	S 26°15'47" W	26.32
C41	26.14	74.00	20°14'12"	13.21	S 05°54'05" W	26.00
C42	23.11	74.00	17°53'35"	11.85	S 13°09'49" E	23.02
C43	23.17	43.50	17°36'54"	11.74	N 77°20'18" E	23.02
C44	37.56	62.50	34°25'56"	19.37	N 49°20'13" E	37.00
C45	2.16	62.50	1°58'40"	1.08	N 67°32'31" E	2.16
C46	20.82	72.50	16°27'08"	10.48	N 40°40'43" E	20.75
C47	17.16	72.50	13°33'53"	8.62	N 25°40'13" E	17.12
C48	9.84	25.00	22°33'33"	4.99	S 30°10'03" W	9.78
C49	9.29	19.50	27°16'56"	4.73	S 58°42'29" W	9.20
C50	23.29	60.00	27°13'55"	11.79	N 37°47'00" E	23.15
C51	8.14	60.00	7°46'26"	4.08	N 22°46'29" E	8.13
C52	1.71	56.00	1°44'40"	0.85	S 67°12'25" W	1.71

SURVEYOR'S CERTIFICATE
 I, DERRICK S. SMITH, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 259961 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have or under my supervision 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 TRAVERSE CHATEAUX PHASE A - AMENDED and that same has been correctly surveyed and staked on the ground as shown on this plat.

DATE: DERRICK S. SMITH, L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 259961

BOUNDARY DESCRIPTION

All of Lot A, TRAVERSE HILLS - 1, according to the official plat thereof recorded in the office of the Salt Lake County Recorder, Entry #7547952, Book-2000 P, Page-3, Contains 9.34 acres, more or less.
 LEGAL DESCRIPTION PHASE A (A parcel within Traverse Hills Plat A)
 BEGINNING at a point that is N 89°44'16" W 2329.81 feet along the Section Line and S 00°15'44" W 651.15 feet from the East 1/4 of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being the Northwest Corner of Lot B of Traverse Hills-1, as recorded; and running thence S 17°48'19" E 29.97 feet, thence S 27°44'42" E 110.53 feet, thence S 49°17'24" W 110.44 feet, thence S 41°04'54" W 50.77 feet, thence S 21°28'09" E 24.72 feet, thence S 68°31'51" W 481.68 feet, thence S 55°49'21" W 62.53 feet, thence S 49°04'58" W 137.86 feet, thence S 39° 02'32" W 16.94 feet, thence S 13°37'41" W 94.64 feet, thence S 89°56'15" W 103.48 feet, thence N 01°53'41" E 736.01 feet to a point on a 996.93' radius curve to the left on a public right-of-way, thence along said right-of-way along arc of said curve 787.10 feet through a delta of 45°14'11" (chord bears S 84°49'17" E 766.81 feet), to the point of beginning. Parcel contains 7.26 acres.

PARCEL A (COMMON AREAS, ROADS, TRAILS, AND PUBLIC UTILITY EASEMENT) PARCELS TO BE DEDICATED TO THE TRAVERSE CHATEAUX HOA. PARCEL CONTAINS 3.73 AC.
 PARCEL B - ADDITIONAL ROADWAY FOR TRAVERSE CHATEAUX HOA. PARCEL CONTAINS 1.355 SF.
 PARCEL C - ADDITIONAL ROADWAY FOR TRAVERSE HILLS DRIVE. PARCEL CONTAINS 1,828 SF TO BE DEDICATED TO DRAPER CITY. PARCEL CONTAINS 1.828 SF.

LEGAL DESCRIPTION #1
 36" SEWER AND PUBLIC UTILITY EASEMENT SAID LINE BEING THE CENTERLINE OF A ROAD

BEGINNING at a point that is N 89°44'02" W 2680.16 feet along the Section Line and S 00°15'44" W 697.42 feet from the East 1/4 of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being on an existing public right-of-way; and running thence S 02°58'26" W 68.41 feet to a point on a 70.00' radius curve to the right, thence along arc of said curve 79.54 feet through a delta of 65°06'19" (chord bears S 35°31'36" W 75.33 feet), thence S 68°04'45" W 148.46 feet, thence N 21°55'15" W 134.50 feet, thence S 21°55'15" W 134.50 feet, thence S 68° 04'45" W 92.69 feet to a point on a 56.00' radius curve to the left, thence along arc of said curve 136.46 feet through a delta of 141°39'32" (chord bears S 02°45'01" E 105.79 feet), thence S 16°25'13" W 25.49 feet to a point on a 60.00' radius curve to the right, thence along arc of said curve 34.02 feet through a delta of 32°29'04" (chord bears S 32°39'45" E 33.56 feet), thence S 48°54'17" W 90.90 feet to a point on a 60.00' radius curve to the left, thence along arc of said curve 34.02 feet through a delta of 32°29'04" (chord bears N 32° 39'45" E 33.56 feet), thence N 16°25'13" E 25.49 feet to a point on a non-tangent 56.00' radius to the left, thence along arc of said curve 37.03 feet through a delta of 37°53'22" (chord bears N 87°28'32" E 36.36 feet), thence N 68°31'51" E 533.83 feet to a point on a 75.00' radius curve to the left, thence along arc of said curve 108.20 feet through a delta of 62°59'28" (chord bears N 27°12'06" E 89.20 feet), thence N 14°07'38" W 71.18 feet to an existing public right of way.

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 the **TRAVERSE CHATEAUX PHASE A AMENDED** to be part of a private subdivision with public utility easements located on all HOA common areas.

In witness whereof have hereunto set hand(s) this 11th day of MAY, A.D. 2005.

GARDNER SANTA J. L.L.C. by
 NOTARY PUBLIC
 ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake
 On the 11th day of MAY, A.D. 2005, 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 Paul W. Nielsen signed it freely and voluntarily and for the uses and purposes therein mentioned.
 MY COMMISSION EXPIRES: 10-25-07
Annette Cherrington NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

TRAVERSE CHATEAUX PHASE A AMENDED
 LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
PEP ENGINEERING, L.L.C.
 421 W. 12300 S #400 • DRAPER, UT 84020
 PH: (801) 562-2521 • FAX: (801) 562-2551

QUESTAR GAS	U.S. WEST COMMUNICATIONS	UTAH POWER & LIGHT	S.L. COUNTY BOARD OF HEALTH	COMCAST
APPROVED THIS <u>17th</u> DAY OF <u>MAY</u> A.D. 20 <u>05</u>	APPROVED THIS <u>16th</u> DAY OF <u>MAY</u> A.D. 20 <u>05</u>	APPROVED THIS <u>13th</u> DAY OF <u>MAY</u> A.D. 20 <u>05</u>	APPROVED THIS <u>17th</u> DAY OF <u>MAY</u> A.D. 20 <u>05</u>	APPROVED THIS <u>17</u> DAY OF <u>MAY</u> A.D. 20 <u>05</u>
REPRESENTATIVE: <u> </u>	REPRESENTATIVE: <u> </u>	REPRESENTATIVE: <u> </u>	REPRESENTATIVE: <u> </u>	REPRESENTATIVE: <u> </u>
DATE: <u>5-17-05</u>	DATE: <u>5-16-05</u>	DATE: <u>5-13-05</u>	DATE: <u>5-17-05</u>	DATE: <u>5-17-05</u>
DRAPER CITY PUBLIC WORKS	SOUTH VALLEY SEWER DIST.	CITY PLANNING COMMISSION	CITY ENGINEER	CITY ATTORNEY
APPROVED THIS <u> </u> DAY OF <u> </u> A.D. 20 <u> </u>	APPROVED THIS <u> </u> DAY OF <u> </u> A.D. 20 <u> </u>	APPROVED THIS <u> </u> DAY OF <u> </u> A.D. 20 <u> </u> , BY THE DRAPER CITY PLANNING COMMISSION.	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.	APPROVED AS TO FORM THIS <u>9th</u> DAY OF <u> </u> A.D. 20 <u> </u>
REPRESENTATIVE: <u> </u>	MANAGER: <u> </u>	COMMISSION CHAIR: <u> </u>	CITY ENGINEER: <u> </u>	REPRESENTATIVE: <u> </u>
DATE: APRIL 18, 2005				
FILE: 6394.0410\DWG\F_PLAT_PHASE-A OPTION 2.DWG				

RECORDING INFORMATION
 PRESENTED TO DRAPER CITY THIS 9th DAY OF A.D. 20
 CITY RECORDER: PRINT NAME: DATE:
 CITY MAYOR: PRINT NAME: DATE:

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
 DATE TIME BOOK PAGE
 FEE \$
 SALT LAKE COUNTY RECORDER

Records Note! See Amount Received 3-21-06 in Book 9269 Page 3941 Entry No. 9068796 for DIMENSION COLLECTION MISSING LOT 57

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