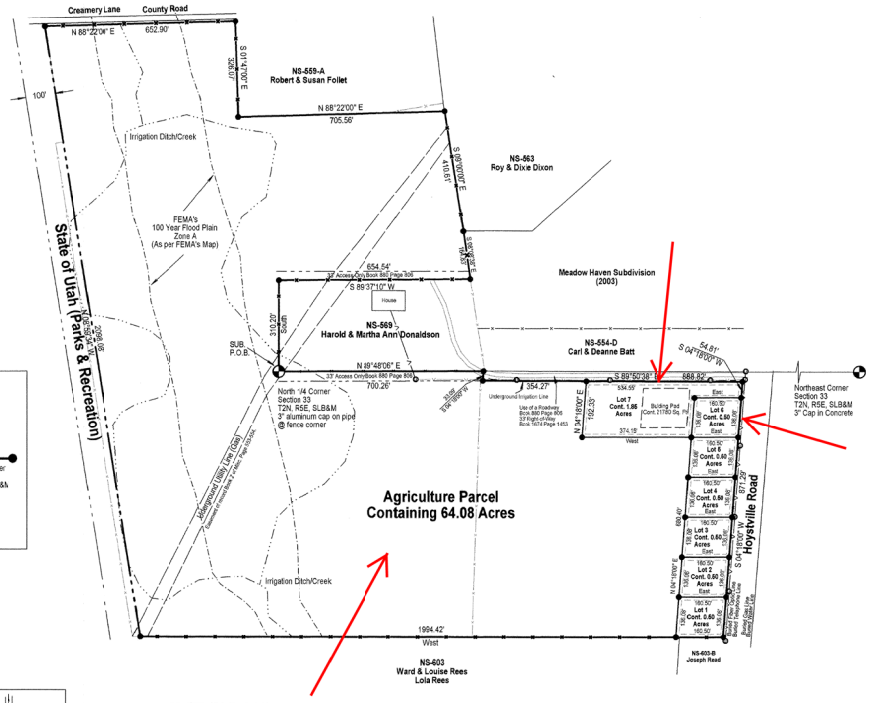
WHEAT RUN SUBDIVISION

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 ary, with any actual survey.

SHEET 1 OF 1. LOCATED IN SECTION 28 & 33, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN

SCALE: 1" = 200 FEET

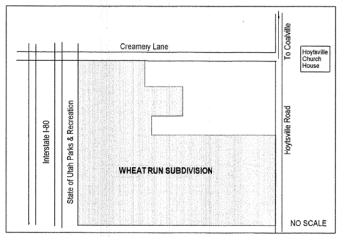


Basis of Bearing
West
Meas. 2644.55'

North 1/4 Corner
Section 33,
T2N, R5E, SLB&A

Northeast Corner
Section 33,
T2N, R5E, SLB&A

VICINITY MAP



LEGEND

- Existing Fence Line
- 10' (Typ) P.U.E.
- Overhead Utility Lines
- Buried Gas Line
- 33' Access Only For Parcel NS-569
- Irrigation Ditch/Creek
- FEMA's Flood Plain Zone A
- Set 5/8-inch rebar with cap Stamped High Mountain LS 368352
- Existing Utility Pole

NOTES:

1. All lots within the proposed subdivision are buildable, any further subdivision o' such lots, whether by deed, bequest divorce decree, or otherrecorded instrument shall not result in a buildable lot until the same has been approved in accordance with this code.

2. The agriculture parcel was subdivided and developed as a cluster bonus/agricultral preservation subdivision. An increase in density for the development of residential lots numbered 1 to 7 was allowed in exchange for the preservation of the active and productive agricultural lands on the plat. The preservel area shall continue to be used solely for agriculture and open space purposes. Additional developmen shall not be permitted, except for uses customarily associated with the agricultrual use of the property.

3. The owners of property within the Eastern Summit County recognize the importance of agricultural lands and operations and small rural business enterprises. I is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. (Owners of each lot platted in this subdivision / the owner of the residence constructed upon this lot) has been given notice and recognizes that here are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowlede(s) and respot(s) that, so long as such lands and operations exists, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding / moving animals, and other attributes associated with normal agricultural operations and rural business.

4. Water has not been approved for this site. It shall be the responsibility of each lot owner to demonstrate that water of adequate quantity is available for each lot prior to the issuance of a building permit. This shall be accomplished with a memorandum of cecision from the state engineer for a private well or a written commitment from a municipality or private service company.

5. Utilities shall have the right to install,maintain, and operate their equipment above and below ground and all other related facilities within thePublic Utility Easements identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the rigtr of access to such facilities anc the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUEat the lot owner's expense or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction wich interferes with the use of the PUE or any without the prior written approval of the utilities with facilities in the PUE.

6. All lots within this subdivision must neet all building permit requirements at the time of building permit issuance.

7. Septic and sevage have not been approved for this site. The property owner shall demonstrate the he property can adequately support a septic system per state/county requirements or has access to an operational, approved sewer system pror to the issuance of a building permit through an approval letter from the county health department.

8. Combined driveways have been approved for this subdivision. Lots 1 & 2 shall have a combined driveway. Lots 3 & 4 shall have a combined driveway. Lots 5 & 6 shall have a combined driveway. The driveway for Lot 7 will be that portion lcated on the westerly line of Hoytsville Road between the north line of Lot 6 and southerly line of the existing 33 feet lane.
Lot 7 is subject to a 21780.00 sq. ft. building pad as designated on the plat.

9. Due to the size of the lots, there shal be no individual wells on Lots 1-6.

10. No structures, including agriculturestructures, shall be located in wetlands.

ADDRESS TABLE

LOT NO. 1	1198 S. Hoystville Road
LOT NO. 2	1196 S. Hoystville Road
LOT NO. 3	1194 S. Hoystville Road
LOT NO. 4	1192 S. Hoystville Road
LOT NO. 5	1188 S. Hoystville Road
LOT NO. 6	1186 S. Hoystville Road
LOT NO. 7	1184 S. Hoystville Road

NORTH SUMMIT FIRE DISTRICT

Approved and Accepted
this 20 day of May, 2006.
North Summit FIRE DISTRICT
BY: Mark Young

SURVEYORS CERTIFICATE

I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368352, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTSAND STREETS HEREAFTER TO BE KNOWN AS "WHEAT RUN SUBDIVISON" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

May 4, 2006
Date

Wade Wilde
Wade Wilde

5-4-06

BOUNDARY DESCRIPTION

A portion of land located in the North Half of section 33 and the South Half of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a Basis of Bearing taken as West between the Northeast Corner and the North 1/4 Corner of said Section 33, described as follows:

Beginning at the North 1/4 Corner of Section 33, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 89°48'06" East 700.26 feet along the southerly line of parcel NS-569, Donaldson property; thence South 04°18'00" West 33.09 feet; thence South 89°50'38" East 888.82 feet to the westerly line of Hoytsville Road; thence South 04°18'00" West 871.29 feet along said line; thence West 1994.42 feet along a fence line to the easterly line of State of Utah, Parks and Recreation (Rail Trail); thence North 08°59'04" West 2098.08 fee along said line to the southerly fence line of Creamery Lane Road; thence North 88°22'00" East 652.90 feet along saidfence line to a fence line; thence South 01°47'00" East 326.07 feet along the westerly fence line of parcel NS-559-A, Follet property; thence North 88°22'00" East 705.56 feet along the southerly fence line of said property to the westerly fence line of the Dixon property; thence South 69°00'00" East 410.61 feet along said property and fence line to an existing rebar with cap stamped Wilde LS 183839, being a northwesterly corner of Meadow Haven Subdivision; thence South 08°16'35" East 164.83 feet along said subdivision boundary being a fence line; thence South 89°37'10" West 654.54 feet along the northerly line of parcel NS-569, Donaldson property, being a fence line; thence South 310.20 feet along a fence lie of said property to the point of beginning.

Containing 88.93 Acres

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE "WHEAT RUN SUBDIVISION" 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 WE HAVE HEREUNTO SET OUR HAND THIS 26TH DAY OF May A.D. 2006.

JUDD DAIRY FARM, INC.
Ruben V. Judd pres.
Mark A. Judd Sec/Treas

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 26TH DAY OF May, 2006 THE FOLLOWING:
Judd Dairy Farm, Inc — Ruben V. Judd, Pres.
Mark A. Judd, Sec/Treas

WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES Jan 3, 2008
RESIDING IN Coalville, Utah
Daniel D. Bowen
NOTARY PUBLIC

Notary Public
DANIEL D. BOWEN
60 North Main; P.O. Box 188
Coalville, Utah 84017
My Commission Expires
January 3, 2008
State of Utah

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: _____
AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____. BY: _____

MY COMMISSION EXPIRES _____
RESIDING IN _____
NOTARY PUBLIC

PREPARED BY:	COUNTY ENGINEER	SUMMIT COUNTY HEALTH	APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM	COUNTY RECORDER
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1335 South Hoytsville Road Coalville, Utah 84017 435-336-4210 Judd Mark Sub Local 5/06 Proj. No. 111605	Approved and accepted by the Summit County Engineering Department this 30TH, day of May, 2006. COUNTY ENGINEER	Approved and Accepted this 26TH day of May, 2006. DEPARTMENT OF HEALTH BY:	On behalf of the board of Summit County Commissions this 30TH day of May, 2006 at which time this subdivision was approved and accepted. COUNTY CLERK Summit County Community Development Director	Approved as to form this 31st day of May, 2006. COUNTY ATTORNEY BY: Kelle Ypreinen Deputy	STATE of UTAH COUNTY SUMMIT Recorded and filed at the request of Judd Dairy Farm Inc. Date: 6-1-06 Time: 9:22 A.M. Entry # 749485 Fee $38.00 Daniel D. Bowen, Deputy COUNTY RECORDER