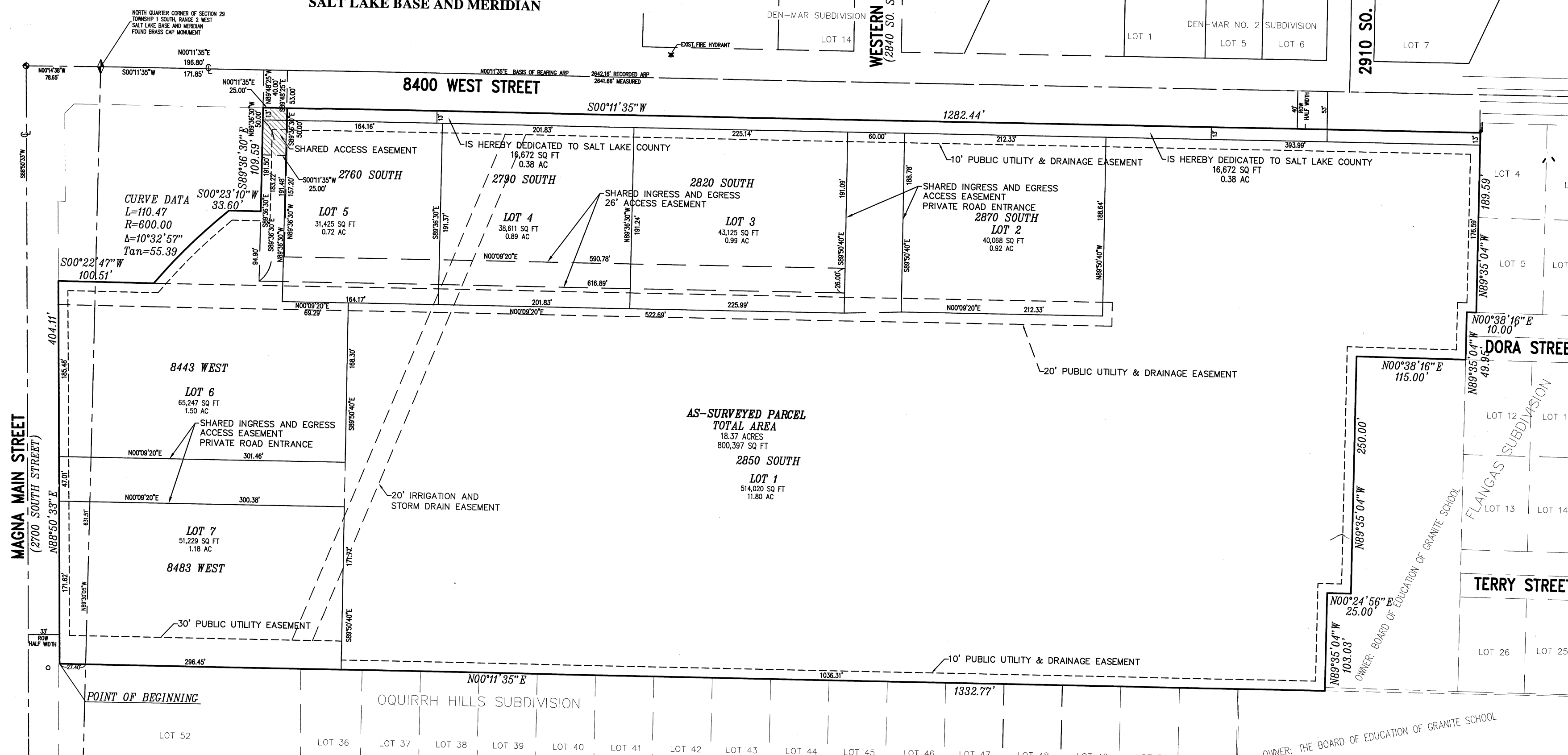


FLANGAS CROSSING P.U.D. SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN



- NOTES:**
- ALL LOTS MUST HAVE A CROSS ACCESS AGREEMENT TO ALLOW FOR TRAFFIC CIRCULATION AND POTENTIAL SHARED PARKING.
 - SETBACKS:
 - USES/STRUCTURES ADJACENT TO 8400 WEST STREET SHALL HAVE A MAXIMUM SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY LINE.
 - USES/STRUCTURES ADJACENT TO MAGNA MAIN STREET SHALL HAVE A MAXIMUM SETBACK OF 10 FEET FROM THE RIGHT-OF-WAY LINE.
 - ALL OCCUPIED STRUCTURES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM ADJACENT SINGLE-FAMILY LOTS.
 - THERE SHALL BE A MINIMUM OF 15 FEET BETWEEN ALL STRUCTURES.
 - ALL LOTS WITHIN THE PUD SUBDIVISION REQUIRE A SEPARATE PUD APPROVAL.
 - FENCING IS NOT PERMITTED BETWEEN LOTS WITHIN THE SUBDIVISION.

SURVEYOR'S CERTIFICATE
I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LIC. 5251295
DATE: 3/11/2013

LOTS 1 THROUGH 7 FLANGAS CROSSING P.U.D. SUBDIVISION PROPERTY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTH LINE OF A STATE HIGHWAY WITH A HALF WIDTH OF 23 FEET SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 52, OQUIRRH HILLS SUBDIVISION OF SALT LAKE COUNTY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, SAID POINT ALSO BEING NORTH 89°30'00" WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 28°50'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF A STATE HIGHWAY 404.11 FEET; THENCE SOUTH 00°22'47" WEST 100.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE BEING CONCAVE TO THE SOUTH AND WEST AND HAVING A RADIUS OF 600 FEET; THENCE ALONG THE CURVE 110.47 FEET (CHORD BEARS SOUTH 45°03'52" EAST 110.31 FEET); THENCE SOUTH 00°23'10" WEST 33.60 FEET; THENCE SOUTH 89°36'50" EAST 108.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET WITH A HALF WIDTH OF 40 FEET; THENCE SOUTH 00°11'35" WEST ALONG SAID RIGHT-OF-WAY LINE 1282.44 FEET TO THE NORTH LINE OF FLANGAS SUBDIVISION; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID SUBDIVISION: (1) NORTH 89°35'04" WEST 189.59 FEET; (2) NORTH 00°38'16" EAST 10.00 FEET; AND (3) NORTH 89°35'04" WEST 49.95 FEET; THENCE NORTH 00°38'16" EAST 115.00 FEET; THENCE NORTH 89°35'04" WEST 250.00 FEET; THENCE NORTH 00°38'16" EAST 103.03 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE BOARD OF EDUCATION OF GRANITE HILLS SUBDIVISION; THENCE RUNNING NORTH 00°13'57" EAST ALONG SAID EAST PROPERTY LINE AND ALSO ALONG THE EAST LINE OF THE OQUIRRH HILLS SUBDIVISION 1332.77 FEET TO THE POINT OF BEGINNING. CONTAINS 18.37 ACRES. CONTAINS 7 LOTS.

OWNER'S DEDICATION
Known all men by these presents that _____ the undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots, _____ and streets to be hereinafter known as the _____

FLANGAS CROSSING PUD SUBDIVISION

do hereby grant, dedicate and convey to _____ Salt Lake County, Utah, for the use of the public, those streets shown on this plat as public right-of-way. In witness whereunto, set _____ day of _____ A.D., 2013.

Thomas C. Peterson
MANAGER
COURTNEY THOMPSON
SIC

David B. Murdoch
ACKNOWLEDGMENT
NIP Magna Properties, LLC
Manager 5-28-2013

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.
On this 3rd day of May, A.D. 2013, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer (S) of the above Owner's dedication, the number, who duly acknowledged to me that _____ signed it freely and COMMISSION EXPIRES: 12/31/2016

Deborah K. Jervis
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
DEBORAH K. JERVIS
Notary Public, State of Utah
Commission # 661148
My Commission Expires
December 31, 2016

FLANGAS CROSSING PUD SUBDIVISION
2700 SOUTH 8400 SOUTH
MAGNA, UTAH

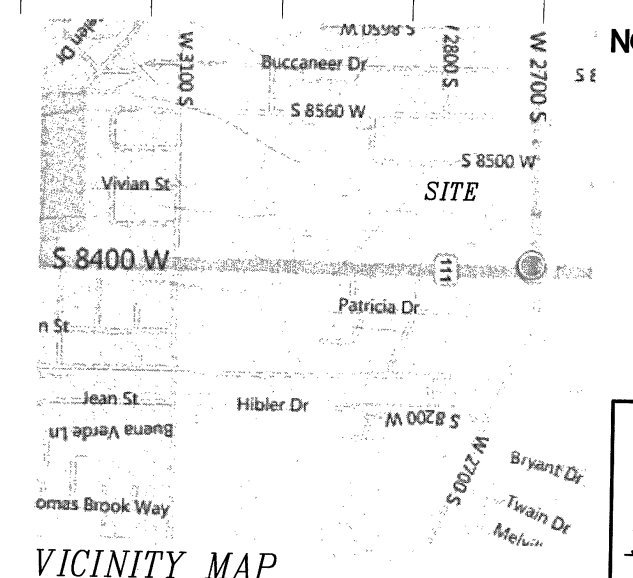
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

RECORDED # 11671372
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE 4/22/2013, TIME 1:31 PM, BOOK 2013P PAGE 120
FEE \$ 37.00
CLERK OF UTILITY & LAND COUNTY RECORDER
County of Salt Lake)
JOE B-2011-003
On this 23rd day of May, 2013, personally appeared before me _____ who being by me duly sworn, did say that _____ by authority of _____ and that the within Owners Dedication was signed in behalf of said _____ and that the same was duly acknowledged and the acknowledgment was recorded in the _____ to me that said _____

JOYCE R. PETERSON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/11/2014
Commission # 583476

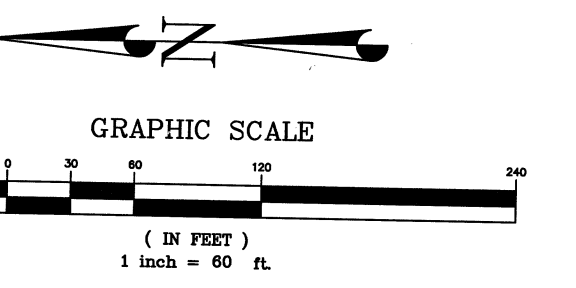
Deborah K. Jervis
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires
12/31/16

- LEGEND**
- BOUNDARY LINE
 - SUBDIVISION LINE
 - DEED LINES
 - EASEMENT LINES
 - CENTER AND SECTION LINES
 - LIGHT POLE
 - FIRE HYDRANT
 - SECTION CORNER
 - STREET MONUMENTS



NOTE: ALL SUBDIVIDED LOTS TO HAVE CROSS-ACCESS

SHARED ACCESS EASEMENT
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8400 WEST STREET (HAVING A HALF WIDTH OF 40 FEET) SAID POINT ALSO BEING SOUTH 00°11'35" WEST 171.85 FEET AND NORTH 89°48'25" EAST 40.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°36'30" WEST 50.00 FEET; THENCE SOUTH 00°11'35" WEST 25.00 FEET; THENCE NORTH 89°36'30" WEST 50.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°11'35" EAST ALONG SAID RIGHT-OF-WAY LINE 25.00 FEET TO THE POINT OF BEGINNING.



BROMAC
Land Surveying and Engineering
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone (801) 559-2416, email BROMAC@LIVE.COM

APPLICANT INFORMATION
OQUIRRH HILLS PROPERTY, LLC
THOMAS FRAGOASTIS
191 FIFTH STREET WEST,
POST OFFICE BOX 6090
KETCHUM, IDAHO 83340

STATE OF UTAH)
County of Salt Lake)
On this 3rd day of May, 2013, personally appeared before me _____ who being by me duly sworn, did say that _____ by authority of _____ and that the within Owners Dedication was signed in behalf of said _____ and that the same was duly acknowledged and the acknowledgment was recorded in the _____ to me that said _____

Deborah K. Jervis
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires
12/31/2016

PLANNING COMMISSION
APPROVED THIS 15th DAY OF April, A.D. 2013, BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Paul A. Kwany
COUNTY PLANNER

BOARD OF HEALTH
APPROVED THIS 14 DAY OF March, A.D. 2013, BY _____
Paul A. Kwany
Salt Lake County Board of Health, Director

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 5/9/13
Paul A. Kwany
PLAN REVIEW SECTION MANAGER

UNIFIED FIRE AUTHORITY APPROVAL
DATE 3/20/2013
Stuart Long
SIGNED

UTILITIES, STREET AND ADDRESS FRONTAGE APPROVAL
DATE 4/2/2013
Dana Christensen
SIGNED

CHECKED FOR ZONING COMPLIANCE
ZONE: C2
LOT WIDTH: 100.00 FEET
FRONT YARD: 20.00 FEET
SIDE YARD: 10.00 FEET
REAR YARD: 10.00 FEET

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13th DAY OF June, A.D. 2013
William J. Christensen
SALT LAKE COUNTY DISTRICT ATTORNEY

COUNTY MAYOR'S APPROVAL
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 15th DAY OF June, A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Deborah K. Jervis
COUNTY MAYOR, OR DESIGNEE

On this 3rd day of May, 2013, personally appeared before me _____ who being by me duly sworn, did say that _____ by authority of _____ and that the within Owners Dedication was signed in behalf of said _____ and that the same was duly acknowledged and the acknowledgment was recorded in the _____ to me that said _____

Deborah K. Jervis
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires
12/31/2016

***PLATTMAN'S NOTE AFFIDAVIT ENTRY 12418674**
See Affidavit #1181411

DATE 5/9/13
Paul A. Kwany
PLAN REVIEW SECTION MANAGER

DATE 3/20/2013
Stuart Long
SIGNED

DATE 4/2/2013
Dana Christensen
SIGNED

DATE 5/9/13
Paul A. Kwany
PLAN REVIEW SECTION MANAGER