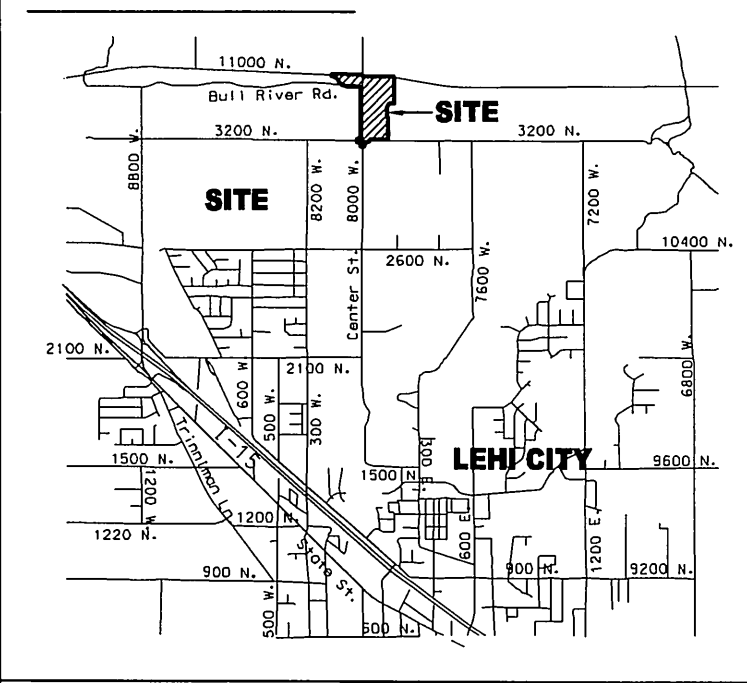


VICINITY MAP



NOTES

1. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCKS.
2. 10' PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS (AS SHOWN)
3. STORM DRAIN DETENTION FOR LOTS 1-5 WILL BE DESIGNED AND PROVIDED WITH INDIVIDUAL SITE PLANS. ALL ROAD FACILITIES WITHIN PLAT TO PROVIDE PAYMENT IN LIEU OF DETENTION.
4. SIDEWALK ON NORTH END OF LOT 3, AND ON THE SOUTH SIDE OF BULL RIVER ROAD AND WEST SIDE OF CENTER STREET WILL BE INSTALLED WITH INDIVIDUAL SITE PLANS.
5. TYPE II (ALUMINUM CAP AND REBAR) MONUMENT TO BE SET.

TABULATIONS

PERTAINS TO ENTIRE PROJECT

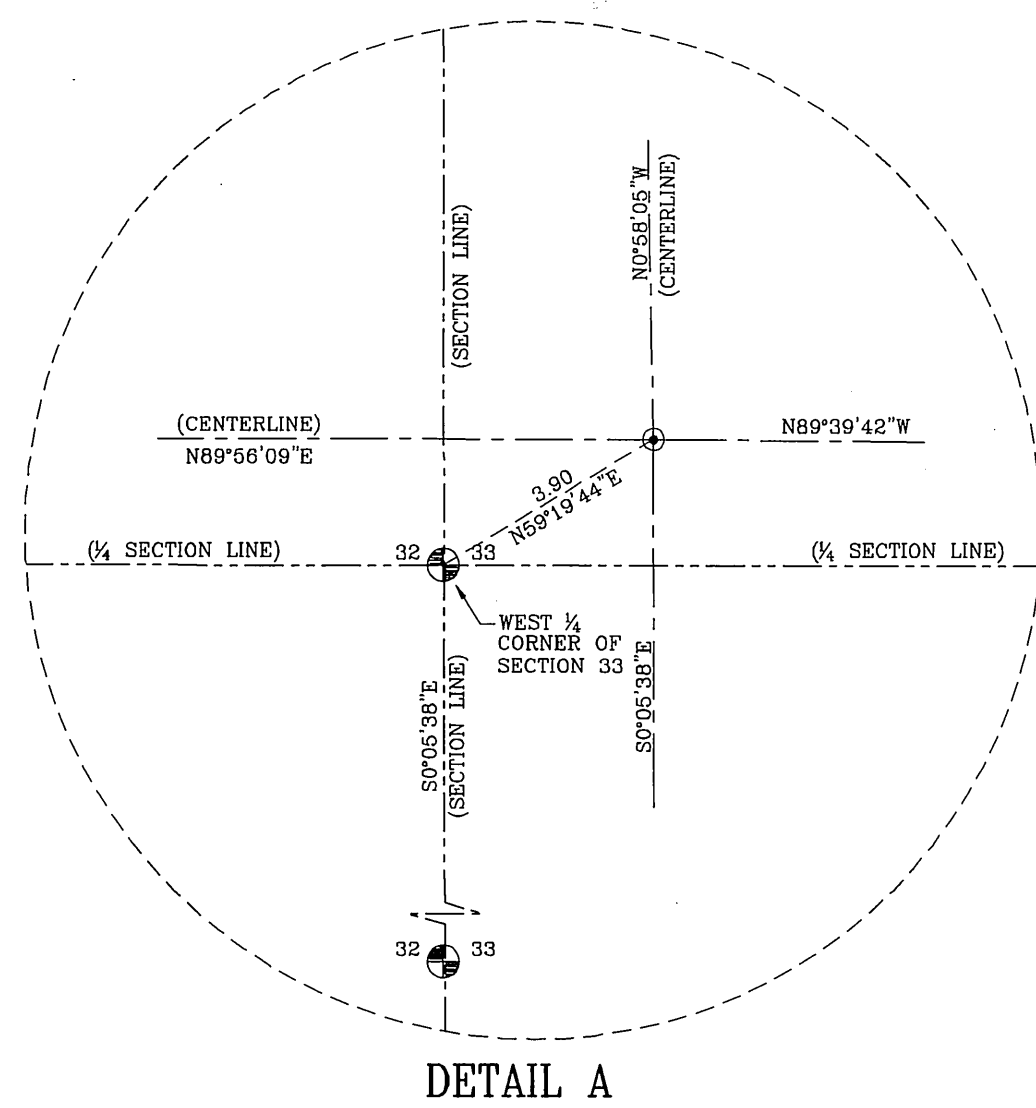
ZONE	PLANNED COMMUNITY (PC)
TOTAL AREA	231.4 ACRES
DETENTION BASIN	3.6 ACRES
CHURCH SITES	10.5 ACRES
NET AREA	217.3 ACRES
SINGLE FAMILY	152.5 ACRES 435 (2.85 U/A) 70.2%
MULTI-FAMILY	10.46 ACRES 100 (9.56 U/A) 13.2%
MIXED USE	
OPEN SPACE/RECREATION	31.02 ACRES 14.3%

OPEN SPACE AREA INCLUDES LANDSCAPE ISLANDS, CENTER STREET MEDIAN, AND ROUND ABOUT ISLANDS, SWIM/TENNIS, TRAILS, TOWNHOUSE LANDSCAPING AREAS, COMMERCIAL LANDSCAPING AREAS. ALL AREAS ARE TO CENTERLINE OF ROADWAY

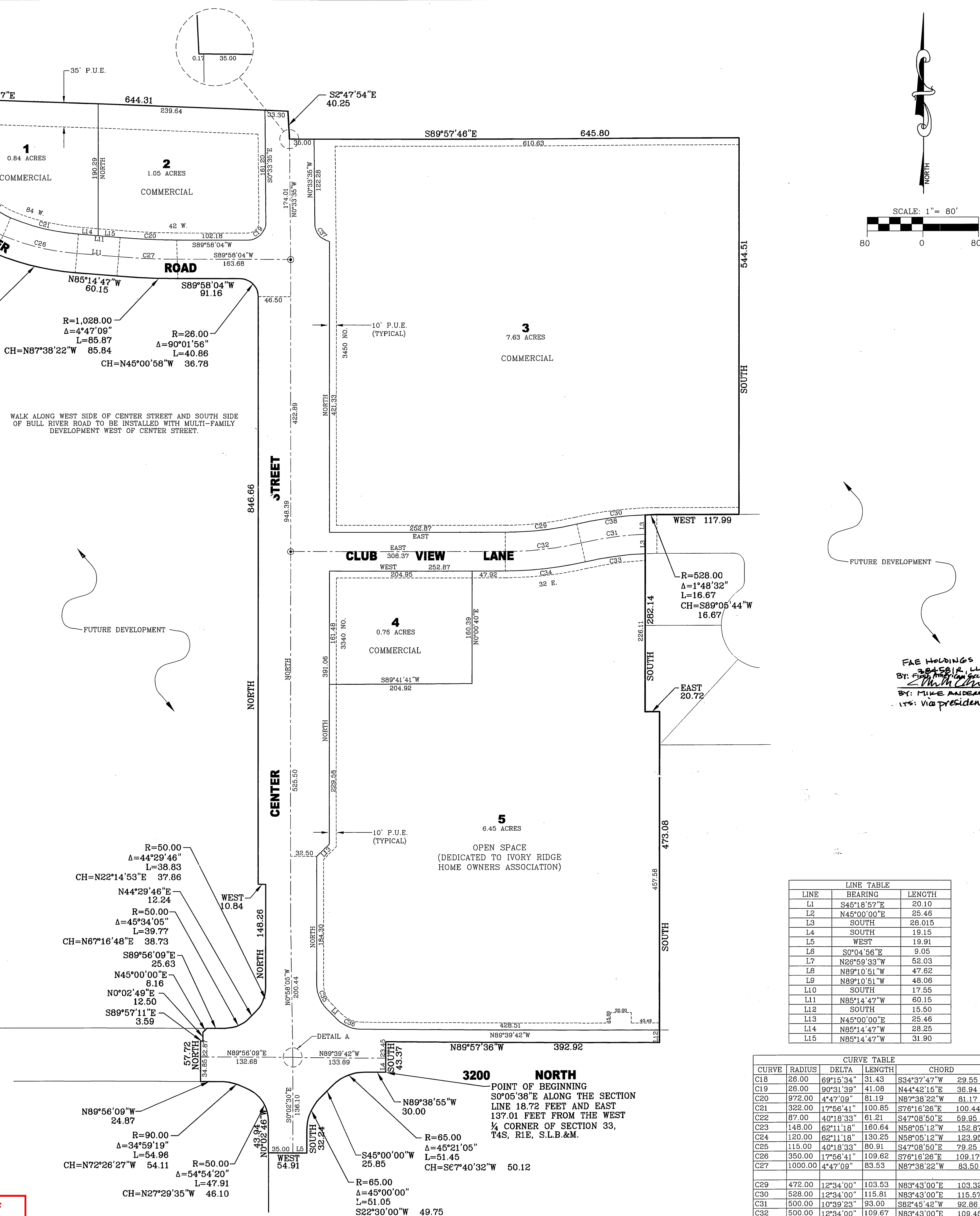
QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6332.

APPROVED THIS _____ DAY OF _____, A.D. 20____
 QUESTAR GAS COMPANY
 BY: _____
 TITLE: _____



DETAIL A



LINE TABLE

LINE	BEARING	LENGTH
L1	S45°18'57"E	20.10
L2	N45°00'00"E	25.46
L3	SOUTH	28.015
L4	SOUTH	19.15
L5	WEST	19.91
L6	S0°04'56"E	9.05
L7	N26°59'33"W	52.03
L8	N89°10'51"W	47.62
L9	N89°10'51"W	48.06
L10	SOUTH	17.55
L11	N85°14'47"W	60.15
L12	SOUTH	15.50
L13	N45°00'00"E	25.46
L14	N85°14'47"W	28.25
L15	N85°14'47"W	31.90

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C18	26.00	69°15'34"	31.43	S34°37'47"W 29.55
C19	26.00	90°31'39"	41.08	N44°42'15"E 36.94
C20	972.00	4°47'09"	81.19	N87°38'22"W 81.17
C21	322.00	17°56'41"	100.85	S76°16'26"E 100.44
C22	87.00	40°18'33"	61.21	S47°08'50"E 59.95
C23	148.00	62°11'18"	160.84	N58°05'12"W 152.87
C24	120.00	82°11'18"	150.25	N58°05'12"W 123.95
C25	115.00	40°18'33"	80.91	S47°08'50"E 79.25
C26	350.00	17°56'41"	109.62	S76°16'26"E 109.17
C27	1000.00	4°47'09"	83.53	N87°38'22"W 83.50

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.

LEI
 Consulting Engineers and Surveyors, Inc.
 12422 South 450 East St. B
 Draper, UT 84020
 801-495-2844
 Fax 801-495-2847

11919

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT POINT LOCATED S0°05'38"E ALONG THE SECTION LINE 18.72 FEET AND EAST 137.01 FEET FROM THE WEST 1/4 CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N89°38'55" W	30.00	
ALONG AN ARC	L=51.45 R=65.00 Δ=45°21'05" CH=S67°40'32" W 50.12	
S45°00'00" W	25.85	
ALONG AN ARC	L=51.05 R=65.00 Δ=45°00'00" CH=S22°30'00" W 49.75	
SOUTH	32.24	
WEST	54.91	
N0°02'46" W	43.94	
ALONG AN ARC	L=47.91 R=50.00 Δ=54°54'20" CH=N27°29'35" W 46.10	
ALONG AN ARC	L=54.96 R=90.00 Δ=34°59'19" CH=N72°26'27" W 54.11	
N89°56'09" W	24.87	
NORTH	57.72	
S89°57'11" E	3.59	
N0°24'49" E	12.50	
N45°00'00" E	6.16	
S89°56'00" E	25.63	
ALONG AN ARC	L=39.77 R=50.00 Δ=45°34'05" CH=N67°16'48" E 38.73	
N44°29'46" E	12.24	
ALONG AN ARC	L=38.83 R=50.00 Δ=44°29'46" CH=N22°14'53" E 37.86	
NORTH	145.28	
WEST	10.84	
NORTH	846.66	
ALONG AN ARC	L=40.86 R=26.00 Δ=90°01'56" CH=N45°00'58" W 36.78	
S89°58'04" W	91.16	
ALONG AN ARC	L=85.87 R=1028.00 Δ=4°47'09" CH=N87°38'22" W 85.84	
N85°14'47" W	60.15	
ALONG AN ARC	L=113.39 R=378.00 Δ=17°56'41" CH=N76°16'27" W 117.90	
ALONG AN ARC	L=100.60 R=143.00 Δ=40°18'33" CH=N47°08'50" W 98.54	
N26°59'33" W	52.03	
ALONG AN ARC	L=99.86 R=92.00 Δ=62°11'18" CH=N58°05'12" W 95.03	
N89°10'51" W	47.18	
N0°04'56" W	85.06	
S87°54'17" E	644.31	
S2°47'54" E	40.25	
S89°57'46" E	645.80	
SOUTH	544.51	
WEST	117.99	
ALONG AN ARC	L=16.67 R=528.00 Δ=1°48'32" CH=S89°05'44" W 16.67	
SOUTH	282.14	
EAST	20.72	
SOUTH	473.08	
N89°57'36" W	392.92	
SOUTH	43.37	TO THE POINT OF BEGINNING

CONTAINS 21.78 ACRES
 BASIS OF BEARING: S0°05'38"E ALONG SECTION LINE FROM THE WEST 1/4 CORNER TO THE SOUTHWEST CORNER OF SECTION 33

DATE: September 20, 2006
 SURVEYOR: Dennis P. Carlisle
 OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 21st DAY OF September, A.D. 2006
 I, Ivory Development, LLC, BY: [Signature]
 STATE OF UTAH
 ACKNOWLEDGEMENT

COUNTY OF UTAH
 ON THE 21st DAY OF September, A.D. 2006, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES 7-21-09
 NOTARY ADDRESS: 4041 Glenwood Murray UT 84123

ACCEPTANCE BY LEGISLATIVE BODY
 COUNTY OF UTAH
 APPROVED BY MAYOR: [Signature]
 APPROVED: [Signature]

BOARD OF HEALTH
 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____
 CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL
 APPROVED THIS 9th DAY OF March, A.D. 2006 BY THE PLANNING COMMISSION
 DIRECTOR-SECRETARY: [Signature]
 CHAIRMAN, PLANNING COMMISSION: [Signature]

PLAT "A"
IVORY RIDGE
 A PLANNED COMMUNITY

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL DENNIS P. CARLISLE REGISTERED PROFESSIONAL LAND SURVEYOR UTAH	NOTARY PUBLIC SEAL MURRAY, UT	CITY-COUNTY ENGINEER SEAL LEHI CITY ENGINEER	COUNTY RECORDER SEAL UTAH COUNTY RECORDER
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This form approved by Utah County and the municipalities therein.

SEC 33 T4S R1E T010 D9