

158  
26

2

**RECORDING REQUESTED BY:**

FIRST AMERICAN TITLE INSURANCE COMPANY

ENT 6148:2003 PG 1 of 26  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2003 Jan 14 12:07 pm FEE 158.00 BY SS  
RECORDED FOR MOUNTAIN HOME DEVELOPMENT

**WHEN RECORDED, MAIL TO:**

MOUNTIAN HOME DEVELOPMENT CORPORATION  
1520 W. 3600 N.  
LEHI, UT 84043

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*(Space Above for Recorder's Use)*

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Hunter Chase**



**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Hunter Chase**

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This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("**Supplemental Declaration**") is made by **IRC/TRVERSE MOUNTAIN, INC.**, a Utah corporation ("**Neighborhood Builder**"), and **MOUNTAIN HOME DEVELOPMENT, CORPORATION**, a Utah corporation ("**Declarant**"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

**P R E A M B L E:**

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("**Official Records**"), which may be further amended and restated (collectively, the "**Master Declaration**"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("**Properties**").

B. Neighborhood Builder is the record owner of certain real property ("**Residential Property**") in Lehi City, Utah County, Utah, described on **Exhibit "RA."**

C. Neighborhood Builder is the record owner of certain real property ("**Annexed Master Association Property**") in the Lehi City, Utah County, Utah, described on **Exhibit "MP."** The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "Hunter Chase."

D. Hunter Chase is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Hunter Chase to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions contained in the Master Declaration and this Supplemental Declaration on Hunter Chase.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS  
FOLLOWS:

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1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Hunter Chase is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Hunter Chase shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Hunter Chase that it is obligated to maintain concurrently with the commencement of Common Assessments in Hunter Chase.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Hunter Chase, as provided in the Master Declaration.

4. **Common Area.** There is no Common Area in Hunter Chase.

5. **Special Benefit Area.** Hunter Chase is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Hunter Chase Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Hunter Chase Neighborhood shall be composed of all of Lot No. 7 of Plat "A" that is annexed to the Properties.

The Neighborhood Representative and alternate shall be selected as provided in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Hunter Chase with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Hunter Chase on the day of the first Close of Escrow for the sale of a Lot in Hunter Chase.

8. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Hunter Chase, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

9. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Hunter Chase and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Hunter Chase, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Hunter Chase, and their successive owners and assigns.

10. **Governing Documents.** This Supplemental Declaration is Recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

11. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

*[Signatures on following page]*

This Supplemental Declaration has been executed on October 7, 2002, to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,  
CORPORATION, a Utah corporation

By: [Signature]

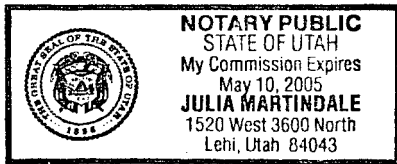
Print Name: Stephen L. Christensen

Title: President

“Declarant”

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 7th day of October, 2002, by **STEPHEN L. CHRISTENSEN**, an individual residing in the State of Utah, as the President of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said **STEPHEN L. CHRISTENSEN** acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT, CORPORATION, a Utah corporation.



[Signature]  
Notary Public

Residing at: Lehi, Utah

My Commission Expires: May 10, 2005

INNOVATIVE COMMUNITIES, INC. a  
Utah corporation

By: [Signature]

Name: Tom Dobson

Its: CEO

"Neighborhood Builder"

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of \_\_\_\_\_, by \_\_\_\_\_, an individual residing in the State of Utah, as the authorized representative of INNOVATIVE COMMUNITIES, INC., a Utah corporation. Said \_\_\_\_\_ acknowledged before me that he executed the foregoing on behalf of INNOVATIVE COMMUNITIES, INC., a Utah corporation.

\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

IRC/TRAVERSEMOUNTAIN, INC. a Utah corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

*"Neighborhood Builder"*

STATE OF UTAH )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, an individual residing in the State of Utah, as the authorized representative of IRC/TRAVERSE MOUNTAIN, INC., a Utah corporation. Said \_\_\_\_\_ acknowledged before me that he executed the foregoing on behalf of IRC/TRAVERSE MOUNTAIN, INC., a Utah corporation.

\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



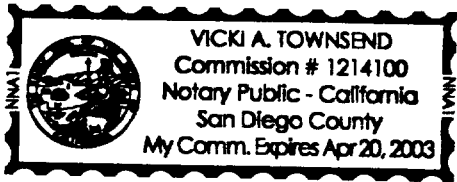
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On October 3, 2002, before me, Vicki A. Townsend, Notary Public,
personally appeared Thomas P. Dobron

[X] personally known to me
[ ] proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Vicki A. Townsend
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

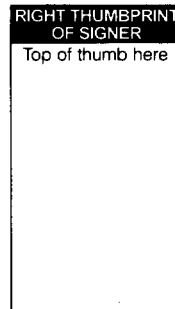
Description of Attached Document

Title or Type of Document: Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements Traverse Mtn. - Hunter Chase
Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

- Signer's Name:
[ ] Individual
[ ] Corporate Officer — Title(s):
[ ] Partner — [ ] Limited [ ] General
[ ] Attorney in Fact
[ ] Trustee
[ ] Guardian or Conservator
[ ] Other:



Signer Is Representing:

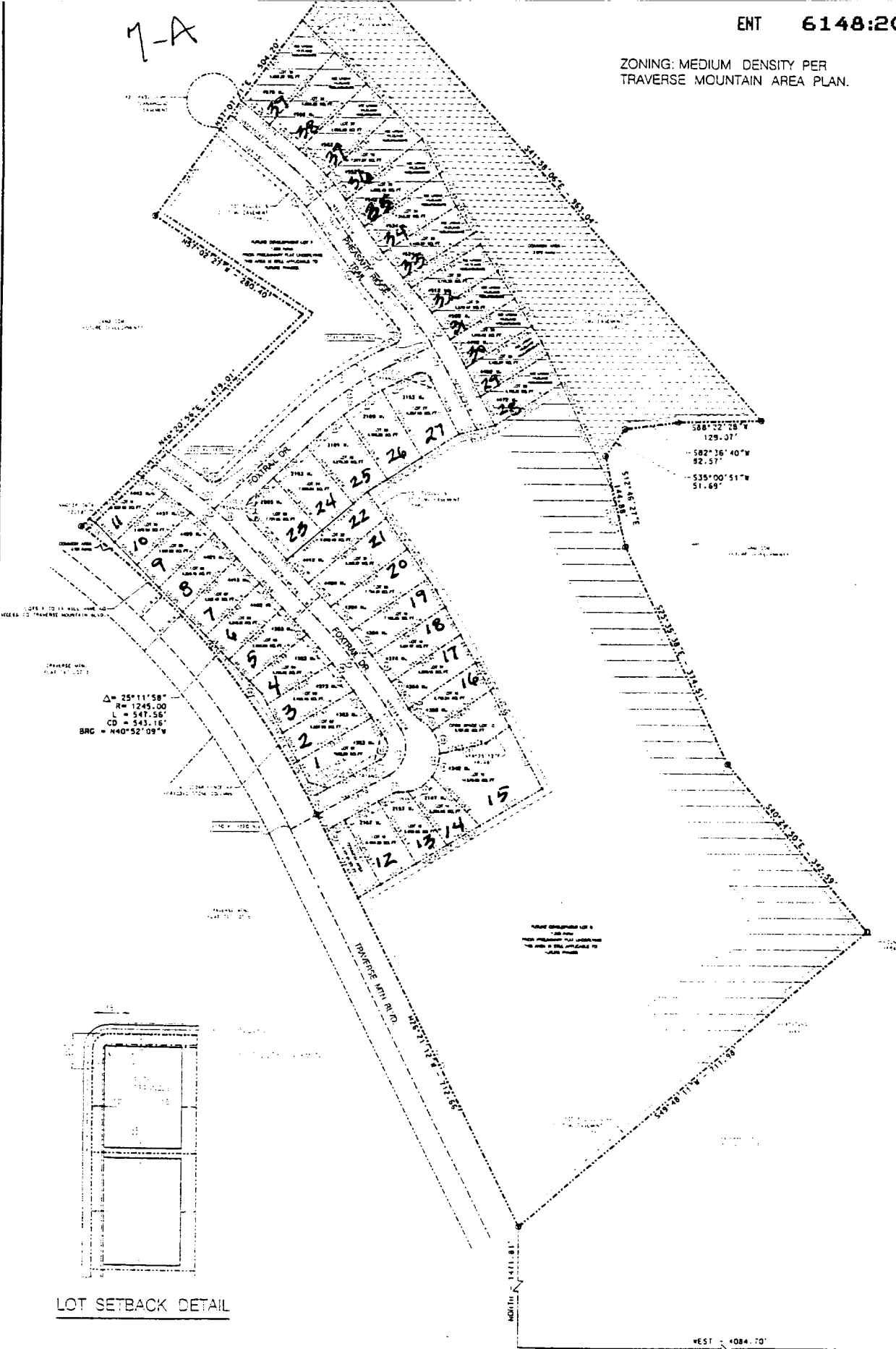
**EXHIBIT "RA"**

See the lots marked Lots 1 through 94 on the attached Plat Maps for Plat "A" Lot 7.

ZONING: MEDIUM DENSITY PER TRVERSE MOUNTAIN AREA PLAN.

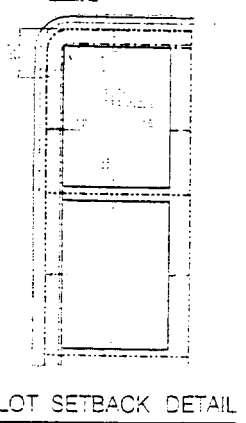
ORIGINAL NOT LEGIBLE

7-A



CURVE	DELTA	RADIUS	LEN
1	07°52'42"	328.00	45
2	07°59'52"	328.00	45
3	15°52'34"	328.00	90
4	15°52'34"	100.00	83
5	15°52'34"	272.00	75
6	00°05'04"	972.00	1
7	02°58'10"	972.00	50
8	02°58'55"	972.00	50
9	05°59'09"	972.00	101
10	05°59'09"	1000.00	104
11	05°59'09"	1028.00	107
12	03°20'43"	528.00	70
13	05°25'49"	528.00	50
14	04°40'47"	528.00	43
15	13°27'20"	528.00	124
16	13°27'20"	500.00	117
17	28°09'37"	500.00	71
18	05°17'43"	500.00	48
19	02°01'38"	472.00	16
20	103°01'18"	15.00	26
21	37°52'19"	15.00	23
22	00°32'05"	472.00	4
23	17°38'18"	528.00	162
24	17°38'18"	500.00	153
25	17°38'18"	472.00	145
26	03°11'29"	472.00	26
27	38°36'41"	472.00	70
28	05°50'08"	472.00	48
29	80°01'09"	15.00	20
30	01°34'01"	528.00	14
31	30°06'57"	22.00	34
32	05°40'50"	100.00	49
33	05°51'14"	500.00	51
34	11°32'05"	500.00	100
35	11°32'05"	472.00	35
36	02°39'08"	472.00	21
37	08°05'39"	472.00	50
38	02°47'17"	472.00	22
39	00°06'09"	528.00	3
40	02°43'23"	1056.00	50
41	02°42'52"	1056.00	50
42	02°46'17"	1056.00	51
43	01°22'12"	1056.00	25
44	09°34'45"	1056.00	176
45	09°34'45"	1028.00	171
46	09°34'45"	1000.00	167
47	00°24'37"	1000.00	7
48	03°24'08"	1000.00	59
49	03°08'45"	1000.00	54
50	02°37'14"	1000.00	45
51	26°33'02"	50.00	23
52	23°36'41"	60.00	25
53	28°09'40"	60.00	37
54	35°55'21"	60.00	37
55	43°14'42"	60.00	45
56	13°52'28"	60.00	14
57	32°17'14"	15.00	8
58	153°08'51"	60.00	160
59	34°18'29"	50.00	82
60	34°18'29"	22.00	36
61	31°04'08"	15.00	23
62	37°00'54"	25.00	22
63	01°56'32"	1245.00	42
64	25°11'58"	1245.00	547

$\Delta = 25^{\circ}11'58''$   
 $R = 1245.00$   
 $L = 547.56'$   
 $CD = 543.16'$   
 $BRC = N40^{\circ}52'09''W$



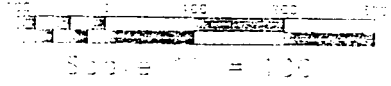
EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EA, SALT LAKE BASE AND MERIDIAN

SOUTH EAST CORNER SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EA, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING: NAD 83

SECTION LINE

CHORD	BEARING
45.07	N46°34'27"W
45.75	N38°38'09"W
30.50	S42°34'30"E
82.86	N42°34'30"E
75.13	S42°34'30"E
1.43	N34°40'45"W
50.09	N36°11'52"W
50.32	N39°08'55"W
101.50	S37°37'48"E
104.43	N37°37'48"E
107.35	S38°57'48"E
30.82	N38°57'01"W
50.02	N34°33'45"W
43.11	N28°30'27"W
123.71	S33°53'43"E
117.15	N33°53'43"W
71.15	S36°32'34"E
46.19	S29°48'55"E
16.70	S39°36'34"E
23.48	S12°54'54"W
20.82	S31°58'48"E
4.41	S27°26'06"E
161.30	S55°16'24"W
153.32	N55°36'24"E
144.73	S55°36'24"W
26.29	N62°49'49"E
70.87	N56°55'44"E
48.05	N49°42'19"E
19.29	S86°47'50"W
14.44	N53°58'58"W
31.14	N01°43'47"E
49.55	S51°55'14"E
51.06	S46°09'07"E
100.49	N48°59'34"W
34.86	S48°59'34"E
21.85	S33°26'03"E
50.18	S49°03'39"E
22.97	S44°37'11"E
0.95	N43°16'37"W
50.18	N41°51'51"W
50.02	N39°08'43"W
51.08	N36°24'08"W
25.25	N34°19'53"W
176.34	S38°26'10"E
171.67	S38°26'10"E
166.99	S38°26'10"E
7.16	S43°01'14"E
59.37	S41°06'51"E
54.90	S37°50'24"E
45.74	S34°47'25"E
22.96	N46°55'24"W
24.89	N48°13'35"W
37.24	N18°10'24"W
37.00	N17°52'06"E
44.22	N57°27'07"E
74.49	N86°00'42"E
8.34	N78°48'19"E
116.72	S16°22'30"W
73.32	N13°30'27"E
32.26	S13°30'27"W
21.41	N73°48'14"W
20.65	N17°09'19"E
42.20	N27°17'54"W
543.16	N40°52'09"W



**URBAN WILDLAND INTERFACE**

- 1. TO BE CONSIDERED AS A NATURAL BARRIER TO FIRE.
- 2. TO BE MAINTAINED AS SUCH TO PREVENT FIRE PROPAGATION.
- 3. TO BE MAINTAINED AS SUCH TO PREVENT FIRE PROPAGATION.

**AREA TABULATION**

TOTAL ACRES = 25.459  
 LOT ACRES = 6.287  
 # OF LOTS = 39  
 COMMON AREA = 3.475  
 ROAD ACRES = 2.361  
 LANE MILES OF ROAD = 0.344

**NOTES**

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE MTN. PLAT "A". CAPACITY NEEDED = 31,000 CU. FT. (5.8%) ENTIRE LOT 7 (175,000 CU. FT. THIS PLAT)

- 1. FOUND 1/2" REBAR AND CAP
- 2. SET 1/2" REBAR AND CAP
- 3. SET 3" BRASS CAP

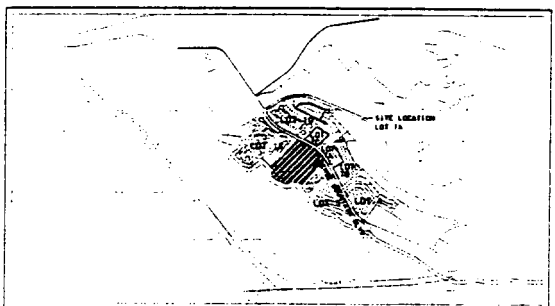
ALL P.U.E.'S ARE 10' WIDE UNLESS OTHERWISE NOTED.

ZONING: PLANNED COMMUNITY MEDIUM DENSITY. THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER. ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A WRITTEN AGREEMENT.

ALL COMMON AREA TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION. INDIVIDUAL LOT WILL BE RESPONSIBLE TO HAVE OWN DRAINAGE. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN LANDSCAPING ALONG TRAVERSE MOUNTAIN BLYD.

**FILL AREAS**

LOTS 2-14 & 24-26  
 FILL HAS BEEN PLACED ON THESE LOTS.  
 ENGINEERING CERTIFICATE MAY BE REQUIRED.



**VICINITY MAP**

**ACKNOWLEDGEMENT (CORPORATE):**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

**BOUNDARY DESCRIPTION**

LINE	BEARING	DISTANCE	REMARKS
1	N46°34'27"W	45.07	
2	N38°38'09"W	45.75	
3	S42°34'30"E	30.50	
4	N42°34'30"E	82.86	
5	S42°34'30"E	75.13	
6	N34°40'45"W	1.43	
7	N36°11'52"W	50.09	
8	N39°08'55"W	50.32	
9	S37°37'48"E	101.50	
10	N37°37'48"E	104.43	
11	S38°57'48"E	107.35	
12	N38°57'01"W	30.82	
13	N34°33'45"W	50.02	
14	N28°30'27"W	43.11	
15	S33°53'43"E	123.71	
16	N33°53'43"W	117.15	
17	S36°32'34"E	71.15	
18	S29°48'55"E	46.19	
19	S39°36'34"E	16.70	
20	S12°54'54"W	23.48	
21	S31°58'48"E	20.82	
22	S27°26'06"E	4.41	
23	S55°16'24"W	161.30	
24	N55°36'24"E	153.32	
25	S55°36'24"W	144.73	
26	N62°49'49"E	26.29	
27	N56°55'44"E	70.87	
28	N49°42'19"E	48.05	
29	S86°47'50"W	19.29	
30	N53°58'58"W	14.44	
31	N01°43'47"E	31.14	
32	S51°55'14"E	49.55	
33	S46°09'07"E	51.06	
34	N48°59'34"W	100.49	
35	S48°59'34"E	34.86	
36	S33°26'03"E	21.85	
37	S49°03'39"E	50.18	
38	S44°37'11"E	22.97	
39	N43°16'37"W	0.95	
40	N41°51'51"W	50.18	
41	N39°08'43"W	50.02	
42	N36°24'08"W	51.08	
43	N34°19'53"W	25.25	
44	S38°26'10"E	176.34	
45	S38°26'10"E	171.67	
46	S38°26'10"E	166.99	
47	S43°01'14"E	7.16	
48	S41°06'51"E	59.37	
49	S37°50'24"E	54.90	
50	S34°47'25"E	45.74	
51	N46°55'24"W	22.96	
52	N48°13'35"W	24.89	
53	N18°10'24"W	37.24	
54	N17°52'06"E	37.00	
55	N57°27'07"E	44.22	
56	N86°00'42"E	74.49	
57	N78°48'19"E	8.34	
58	S16°22'30"W	116.72	
59	N13°30'27"E	73.32	
60	S13°30'27"W	32.26	
61	N73°48'14"W	21.41	
62	N17°09'19"E	20.65	
63	N27°17'54"W	42.20	
64	N40°52'09"W	543.16	

**OWNERS' DEDICATION**

I, THE UNDERSIGNED, HEREBY PRESENTS THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE LOTS AND AREAS SHOWN ON THE SUBDIVISION CERTIFICATE HEREON AND SHOWN IN THIS MAP HAVE AGREED TO BE BOUND TO THE DEDICATION OF THE LOTS, BLOCKS, STREETS AND EASEMENTS AND TO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

**ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

**ACCEPTANCE BY LEGISLATIVE BODY**

THE BOARD OF HEALTH HAS REVIEWED THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF THE LOTS, BLOCKS, STREETS AND EASEMENTS AND HEREBY APPROVES THE DEDICATION OF THE LOTS, BLOCKS, STREETS AND EASEMENTS FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

**BOARD OF HEALTH**

**PLANNING COMMISSION APPROVAL**

**PLAT**

**HUNTER CHASE SUBDIVISION  
 PHASE ONE**

A RESIDENTIAL SUBDIVISION  
 INCLUDING A VACATION OF  
 TRAVERSE MOUNTAIN  
 PLAT "A" LOT 7

**LEGHICITY**

ORIGINAL NOT LEGIBLE

Plat 7A

Lot 7 - phase 1

ENT 6148:2003 P6 13 of 26

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS WEST 4084.70 FEET AND NORTH 1471.81 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST.

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N26° 21' 12" W	712.66	THENCE:
ALONG AN ARC	547.56'	ALONG A 1245.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27° 05' 23", BEARING N39° 53' 53" W 584.27'; THENCE
N48° 20' 58" E	479.01'	THENCE:
N57° 02' 27" W	280.40'	THENCE:
N37° 07' 11" E	504.20'	THENCE:
S41° 58' 06" E	963.04'	THENCE:
S88° 22' 28" W	129.07'	THENCE:
S82° 36' 40" W	82.57'	THENCE:
S35° 00' 51" W	51.69'	THENCE:
S12° 46' 27" E	144.88'	THENCE:
S25° 35' 38" E	374.51'	THENCE:
S40° 24' 50" E	342.59'	THENCE:
S49° 48' 11" W	711.98'	TO THE POINT OF BEGINNING.
		AREA = 25.459 ACRES.

BASIS OF BEARING: N00° 17' 58" W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST 1/4 CORNER OF SAID SECTION.

LOT #7-A

ENT 6148:2003 PG 14 of 26

**HUNTER CHASE SUBDIVISION**  
**PHASE ONE**  
**AREA EXCLUDING**

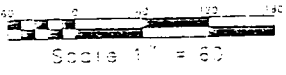
**-FUTURE DEVELOPMENT LOT "B"- AND -FUTURE DEVELOPMENT LOT "F"-**

BEGINNING AT A POINT WHICH IS WEST 4775.81 FEET AND NORTH 2558.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 46°20'56" EAST 176.54 FEET; THENCE SOUTH 54°45'37" EAST 72.25 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 14.44 FEET THROUGH A CENTRAL ANGLE OF 01°34'01", THE CHORD OF WHICH BEARS SOUTH 53°58'36" EAST 14.44 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.95 FEET THROUGH A CENTRAL ANGLE OF 80°01'09", THE CHORD OF WHICH BEARS NORTH 86°47'50" EAST A DISTANCE OF 19.29 FEET; THENCE NORTH 46°47'15" EAST 163.01 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 162.54 FEET THROUGH A CENTRAL ANGLE OF 17°38'18", THE CHORD OF WHICH BEARS NORTH 55°36'24" EAST 161.90 FEET; THENCE NORTH 64°25'33" EAST 22.49 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 26.97 FEET THROUGH A CENTRAL ANGLE OF 103°01'18", THE CHORD OF WHICH BEARS NORTH 12°54'54" EAST 23.48 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 16.70 FEET THROUGH A CENTRAL ANGLE OF 02°01'38", THE CHORD OF WHICH BEARS NORTH 39°36'34" WEST 16.70 FEET; THENCE NORTH 40°37'23" WEST 40.01 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 1028.00 FOOT RADIUS CURVE TO THE RIGHT 107.40 FEET THROUGH A CENTRAL ANGLE OF 05°59'09", THE CHORD OF WHICH BEARS NORTH 37°37'48" WEST 107.35 FEET; THENCE NORTH 34°38'13" WEST 51.96 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 272.00 FOOT RADIUS CURVE TO THE LEFT 75.37 FEET THROUGH A CENTRAL ANGLE OF 15°52'34", THE CHORD OF WHICH BEARS NORTH 42°34'30" WEST 75.13 FEET; THENCE NORTH 50°30'47" WEST 129.85 FEET; THENCE NORTH 37°07'11" EAST 335.99 FEET; THENCE SOUTH 41°58'06" EAST 963.04 FEET; THENCE SOUTH 88°22'28" WEST 129.07 FEET; THENCE SOUTH 82°36'40" WEST 82.57 FEET; THENCE SOUTH 35°00'51" WEST 51.69 FEET; THENCE SOUTH 12°46'27" EAST 144.88 FEET; THENCE NORTH 14°11'09" WEST 99.39 FEET; THENCE NORTH 26°25'22" WEST 176.51 FEET; THENCE SOUTH 57°10'23" WEST 122.15 FEET; THENCE SOUTH 75°56'02" WEST 57.50 FEET; THENCE SOUTH 57°08'25" WEST 166.47 FEET; THENCE SOUTH 35°02'15" EAST 187.86 FEET; THENCE SOUTH 28°28'59" EAST 349.66 FEET; THENCE SOUTH 58°43'23" WEST 333.41 FEET; THENCE NORTH 26°21'12" WEST 145.97 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 1245.00 FOOT RADIUS CURVE TO THE LEFT 589.77 FEET THROUGH A CENTRAL ANGLE OF 27°08'30", THE CHORD OF WHICH BEARS NORTH 39°53'53" WEST 584.27 FEET TO THE POINT OF BEGINNING.

AREA = 12.274 ACRES.

ORIGINAL NOT LEGIBLE

7-B



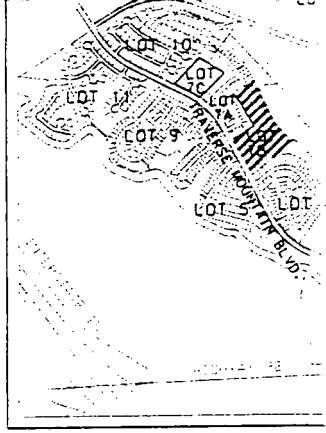
Scale 1" = 60'

AREA TABULATION

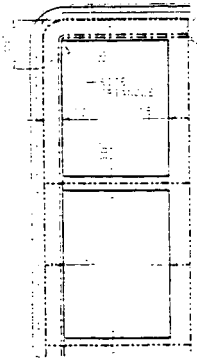
TOTAL ACREAGE =	11.288
LOT ACRES =	8.584
# OF LOTS =	48
COMMON AREA =	0.485
ROAD ACRES =	2.203
LANE MILES OF ROAD =	0.263

URBAN WILDLAND INTERFACE

LOTS 47-48 ARE SUBJECT TO 10' SETBACKS AND 10' TREE SCOPING REQUIREMENTS.



VICINITY MAP



LOT SETBACK DETAIL

NORTH 1471.81'

WEST 4084.70'

BASIS OF BEARING: N00°17'58"W - 2648.83'

SECTION LINE

SOUTHEAST CORNER S TOWNSHIP 4 SOUTH, P SALT LAKE BASE AND





Lot 7-B

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS WEST 4084.70 FEET AND NORTH 1471.81 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST.

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

Table with 3 columns: COURSE, DISTANCE, REMARKS. Contains 13 rows of boundary data including bearings and distances, ending with 'TO THE POINT OF BEGINNING.' and 'AREA = 11.288 ACRES.'

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BASIS OF BEARING: N00°17'58"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST 1/4 CORNER OF SAID SECTION.

2 Oct 2002 DATE

Signature of Barry Andreason, SURVEYOR (SEE SEAL BELOW)

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 HEREUNTO SET OUR HANDS THIS

- Vertical list of bearings and distances: NG, 31"W, 39"W, 12"W, 12"W, 12"E, 22"W, 54"W, 30"W, 58"W, 58"W, 58"W, 32"E, 44"E, 06"E, 29"W, 30"W, 56"W, 10"E, 35"E, 41"E, 36"W, 36"E, 36"W, 31"W, 29"W, 33"W, 39"E, 01"W, 46"E, 23"W, 41"W, 34"W, 55"E, 47"E, 51"W, 42"W, 32"W, 40"W, 14"E, 18"E, 20"E, 32"W, 23"W, 07"W, 28"W, 26"E





Lot. 7-C

**HUNTER CHASE SUBDIVISION**  
**PHASE THREE**  
**A RESIDENTIAL SUBDIVISION**  
**(LOTS 88-94, INCLUDING FOXTRAIL CIRCLE)**

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COMMENCING AT A POINT ON AN ARC, SAID POINT BEING WEST 4775.81 FEET AND NORTH 2558.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF A 1245.00 FOOT RADIUS CURVE TO THE LEFT 204.18 FEET THROUGH A CENTRAL ANGLE OF 09°23'48", THE CHORD OF WHICH BEARS NORTH 58°09'51" WEST 203.96 FEET; THENCE NORTH 62°51'52" WEST 209.10 FEET; THENCE NORTH 44°07'20" EAST 298.11 FEET; THENCE SOUTH 15°12'48" WEST 132.36 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 61.00 FOOT RADIUS CURVE TO THE RIGHT 103.02 FEET THROUGH A CENTRAL ANGLE OF 96°45'44", THE CHORD OF WHICH BEARS SOUTH 47°35'54" EAST 91.20 FEET; THENCE SOUTH 54°45'37" EAST 247.33 FEET; THENCE SOUTH 46°20'56" WEST 176.55 FEET TO THE POINT OF BEGINNING.

AREA = 1.976 ACRES.



**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT WHICH IS WEST 4775.81 FEET AND NORTH 2558.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST.

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
ALONG AN ARC	204.18'	ALONG A 1245.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 23' 48", BEARING N58° 09' 51" W 203.96'; THENCE
N62° 51' 52" W	209.10'	THENCE;
N44° 07' 20" E	671.29'	THENCE;
S62° 51' 52" E	38.57'	THENCE;
ALONG AN ARC	58.62'	ALONG A 272.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 21' 04", BEARING S56° 41' 20" E 58.52'; THENCE
S50° 30' 47" E	157.84'	THENCE;
ALONG AN ARC	75.37'	ALONG A 272.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15° 52' 34", BEARING S42° 34' 30" E; THENCE
S31° 38' 13" E	51.96'	THENCE;
ALONG AN ARC	107.40'	ALONG A 1028.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05° 59' 09", BEARING S37° 37' 48" E 107.40'; THENCE
S40° 37' 23" E	40.01'	THENCE;
ALONG AN ARC	16.70'	ALONG A 172.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02° 01' 38", BEARING S39° 36' 34" E 16.70'; THENCE
ALONG AN ARC	26.97'	ALONG A 15.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 103° 01' 18", BEARING S12° 54' 54" W 26.97'; THENCE
S64° 25' 33" W	22.49'	THENCE;
ALONG AN ARC	162.54'	ALONG A 528.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 38' 18", BEARING S55° 36' 24" W 161.90'; THENCE;
S46° 47' 15" W	163.01'	THENCE;
ALONG AN ARC	20.95'	ALONG A 15.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80° 01' 09", BEARING S66° 17' 50" W 19.29'; THENCE;
ALONG AN ARC	14.44'	ALONG A 528.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 34' 01", BEARING N53° 58' 36" W 14.44'; THENCE;
N54° 45' 37" W	72.25'	THENCE;
S46° 20' 56" W	176.55'	TO THE POINT OF BEGINNING.
		AREA - 6.944 ACRES.

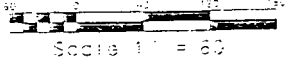
ENT 6148:2003 PG 21 of 26

BASIS OF BEARING: N00° 17' 58" W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST 1/4 CORNER OF SAID SECTION.

**EXHIBIT "MP"**

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See the lot marked Common Area Lot "C" and "G" on the attached Plat Map for Plat "A" Lot 7.



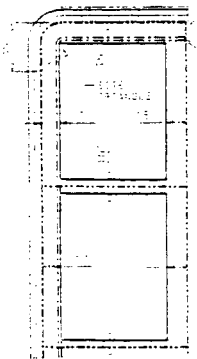
**AREA TABULATION**

TOTAL ACREAGE =	11.288
LOT ACRES =	8.584
# OF LOTS =	48
COMMON AREA =	0.485
ROAD ACRES =	2.203
LANE MILES OF ROAD =	0.263

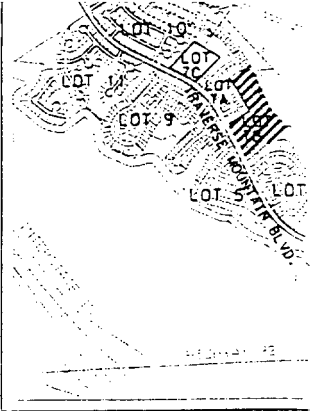
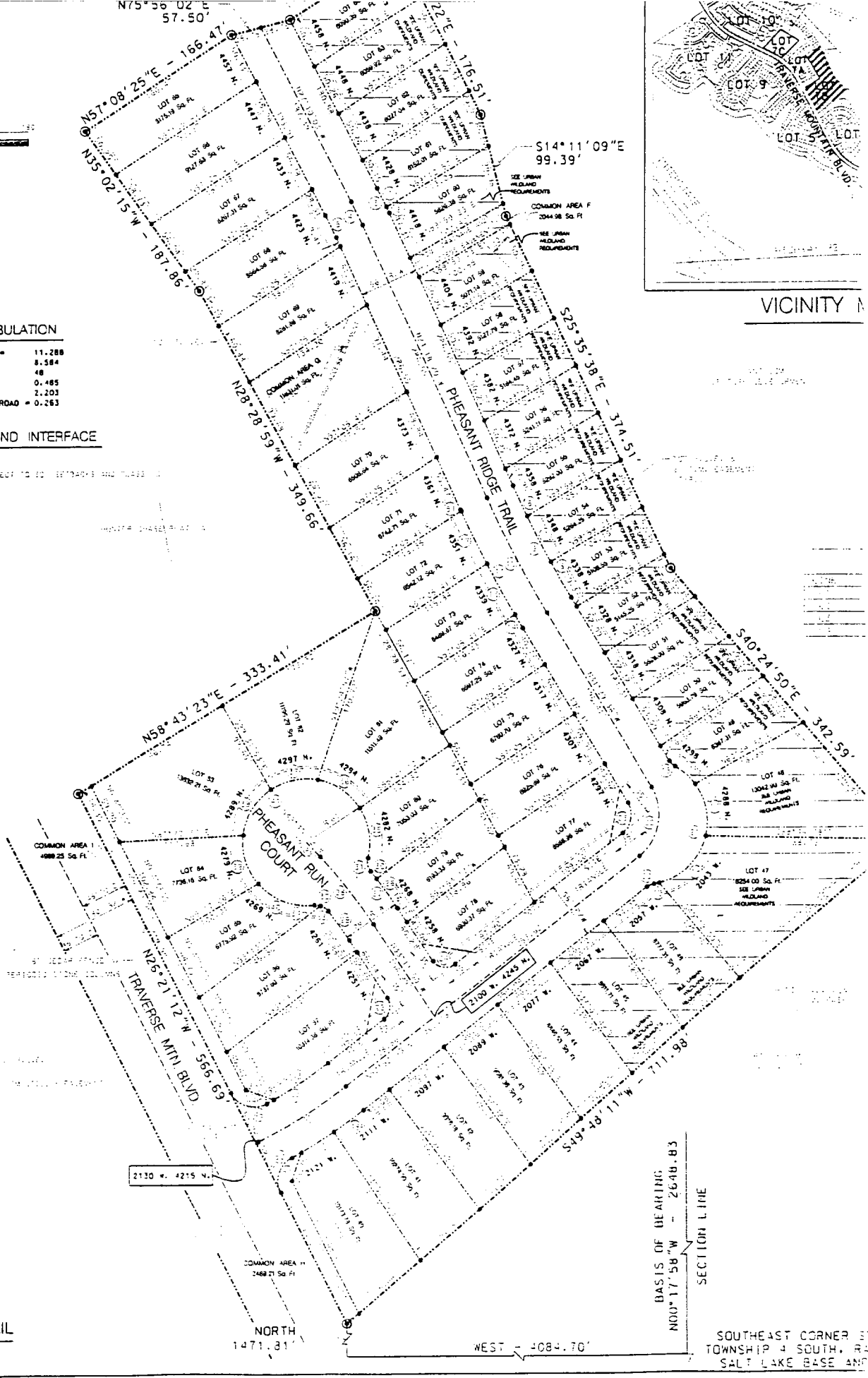
**URBAN WILDLAND INTERFACE**

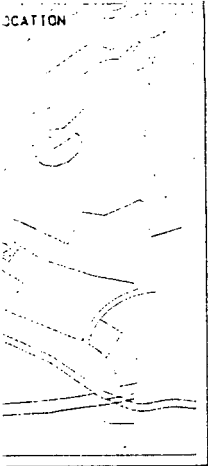
LOTS 19-44 ARE SUBJECT TO 10' SETBACKS AND CLASS 1 ROOFING MATERIALS.

ORIGINAL NOT LEGIBLE



LOT SETBACK DETAIL





P

**TABLE**

STATION	CHORD BEARING	CHORD DISTANCE
1+00.00	S 89° 58' 12" W	100.00
2+00.00	S 89° 58' 12" W	200.00
3+00.00	S 89° 58' 12" W	300.00
4+00.00	S 89° 58' 12" W	400.00
5+00.00	S 89° 58' 12" W	500.00
6+00.00	S 89° 58' 12" W	600.00
7+00.00	S 89° 58' 12" W	700.00
8+00.00	S 89° 58' 12" W	800.00
9+00.00	S 89° 58' 12" W	900.00
10+00.00	S 89° 58' 12" W	1000.00

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1+00.00	S 89° 58' 12" W	100.00	S 89° 58' 12" W	100.00
2+00.00	S 89° 58' 12" W	200.00	S 89° 58' 12" W	200.00
3+00.00	S 89° 58' 12" W	300.00	S 89° 58' 12" W	300.00
4+00.00	S 89° 58' 12" W	400.00	S 89° 58' 12" W	400.00
5+00.00	S 89° 58' 12" W	500.00	S 89° 58' 12" W	500.00
6+00.00	S 89° 58' 12" W	600.00	S 89° 58' 12" W	600.00
7+00.00	S 89° 58' 12" W	700.00	S 89° 58' 12" W	700.00
8+00.00	S 89° 58' 12" W	800.00	S 89° 58' 12" W	800.00
9+00.00	S 89° 58' 12" W	900.00	S 89° 58' 12" W	900.00
10+00.00	S 89° 58' 12" W	1000.00	S 89° 58' 12" W	1000.00

**NOTES**

- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE MTN. PLAT "A" CAPACITY NEEDED = 31,000 CU. FT. (5.8%) ENTIRE LOT 7 (14,000 CU. FT. THIS PLAT)
- FOUND 3/4" REBAR AND CAP
- SET 3/4" REBAR AND CAP
- SET 3" BRASS CAP
- ALL P.U.E.'S ARE 10' WIDE UNLESS OTHERWISE NOTED.
- ZONING: PLANNED COMMUNITY MEDIUM DENSITY.
- THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A WRITTEN AGREEMENT
- ALL COMMON AREA TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION
- INDIVIDUAL LOT WILL BE RESPONSIBLE TO HAVE OWN DRAINAGE.
- HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN LANDSCAPING ALONG TRAVERSE MOUNTAIN BLVD.
- THERE WILL BE NO ACCESS TO LOTS FROM TRAVERSE MTN. BLVD.

BOUNDARY DESCRIPTION

TO	FROM	BEARING	DISTANCE
1+00.00	2+00.00	S 89° 58' 12" W	100.00
2+00.00	3+00.00	S 89° 58' 12" W	100.00
3+00.00	4+00.00	S 89° 58' 12" W	100.00
4+00.00	5+00.00	S 89° 58' 12" W	100.00
5+00.00	6+00.00	S 89° 58' 12" W	100.00
6+00.00	7+00.00	S 89° 58' 12" W	100.00
7+00.00	8+00.00	S 89° 58' 12" W	100.00
8+00.00	9+00.00	S 89° 58' 12" W	100.00
9+00.00	10+00.00	S 89° 58' 12" W	100.00

**OWNERS' DEDICATION**

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE PUBLIC THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

**ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

**ACCEPTANCE BY LEGISLATIVE BODY**

**BOARD OF HEALTH**

**PLANNING COMMISSION APPROVAL**

**PLAT**

**HUNTER CHASE SUBDIVISION**

**PLAT TWO**

A RESIDENTIAL SUBDIVISION INCLUDING A VACATION OF HUNTER CHASE SUBDIVISION PHASE ONE, LOT "B"

**CITY**

**ACKNOWLEDGEMENT (CORPORATE)**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

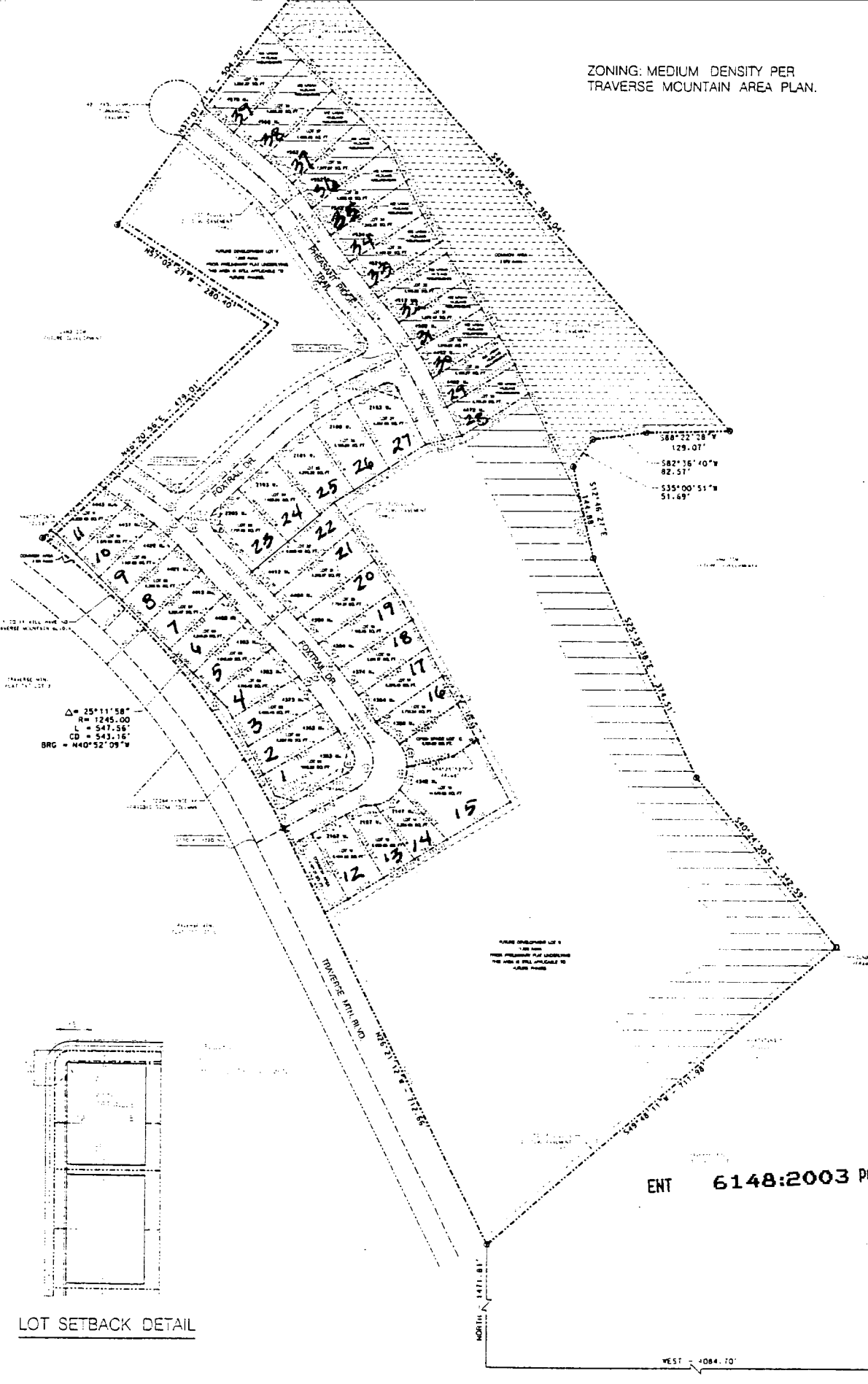
ORIGINAL NOT LEGIBLE

SECTION 30,  
 DEGREE 1 EAST,  
 MERIDIAN

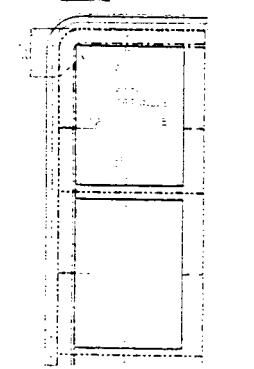


ORIGINAL NOT LEGIBLE

ZONING: MEDIUM DENSITY PER TRVERSE MOUNTAIN AREA PLAN.



$\Delta = 25^{\circ}11'58''$   
 $R = 1245.00$   
 $L = 547.56'$   
 $CD = 543.16'$   
 $BRG = N40^{\circ}52'09''W$



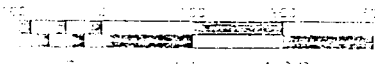
LOT SETBACK DETAIL

CURVE			
CURVE	DELTA	RADIUS	LE
1	07°52'42"	328.00	47
2	07°59'52"	328.00	47
3	15°52'34"	300.00	35
4	15°52'34"	300.00	35
5	15°52'34"	272.00	72
6	00°05'04"	972.00	1
7	02°57'10"	972.00	52
8	02°56'55"	972.00	52
9	05°59'39"	972.00	101
10	05°59'39"	1000.00	104
11	05°59'39"	1028.00	107
12	33°20'43"	528.00	30
13	05°25'48"	528.00	30
14	04°40'47"	528.00	43
15	13°27'20"	528.00	124
16	13°27'20"	500.00	111
17	08°09'37"	500.00	23
18	05°17'43"	500.00	48
19	02°01'58"	472.00	15
20	103°01'18"	15.00	26
21	87°52'19"	15.00	23
22	00°32'05"	472.00	24
23	17°38'18"	528.00	162
24	17°38'18"	500.00	151
25	17°38'18"	472.00	145
26	03°51'29"	472.00	26
27	08°36'41"	472.00	30
28	05°50'08"	472.00	48
29	80°01'29"	15.00	20
30	01°34'01"	528.00	14
31	90°06'57"	32.00	24
32	05°40'50"	500.00	49
33	05°41'14"	500.00	51
34	11°32'05"	500.00	100
35	11°32'05"	472.00	35
36	02°39'08"	472.00	21
37	06°05'39"	472.00	50
38	02°47'17"	472.00	22
39	30°06'09"	528.00	5
40	02°23'23"	1056.00	150
41	02°42'52"	1056.00	50
42	02°46'17"	1056.00	51
43	01°22'12"	1056.00	25
44	09°34'45"	1056.00	176
45	09°34'45"	1028.00	171
46	09°34'45"	1000.00	167
47	00°24'37"	1000.00	7
48	03°24'08"	1000.00	59
49	03°08'45"	1000.00	54
50	02°31'14"	1000.00	45
51	26°33'02"	50.00	23
52	33°56'41"	50.00	25
53	36°09'40"	50.00	37
54	35°55'21"	50.00	37
55	43°14'42"	50.00	45
56	13°52'28"	60.00	14
57	32°17'14"	15.00	8
58	153°08'51"	50.00	160
59	34°18'29"	50.00	12
60	94°18'29"	72.00	16
61	91°04'08"	15.00	23
62	87°00'54"	25.00	22
63	01°56'32"	1245.00	42
64	25°11'58"	1245.00	547

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EAST 1/4 CORNER OF SECTION 1  
 TOWNSHIP 4 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 SOUTH EAST CORNER SECTION 1  
 TOWNSHIP 4 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN

CHORD	BEARING
45.07	446°14'27"W
45.75	438°38'09"W
30.50	542°34'30"E
32.36	442°34'30"E
75.13	542°34'30"E
1.43	434°40'49"W
50.09	436°11'52"W
50.32	439°08'55"W
101.50	537°37'48"E
104.43	437°37'48"W
107.35	537°37'48"E
30.32	438°37'01"W
50.32	434°33'49"W
43.11	429°30'27"W
123.71	533°53'43"E
117.15	433°53'43"W
77.15	536°32'34"E
46.19	529°48'55"E
16.70	539°26'34"E
23.48	512°54'54"W
20.82	571°38'18"E
4.41	527°28'06"E
161.30	555°36'24"W
153.32	455°36'24"E
144.73	555°36'24"W
26.29	462°49'49"E
70.37	456°55'44"E
48.05	449°42'19"E
19.29	586°47'50"W
14.44	453°58'36"W
31.14	401°43'47"E
49.55	551°55'14"E
51.06	546°09'07"E
100.49	448°59'14"W
34.86	548°59'14"E
21.85	553°26'03"E
50.18	549°03'19"E
22.37	544°37'11"E
0.95	443°16'37"W
50.18	441°51'51"W
50.02	439°08'43"W
51.08	436°24'08"W
25.25	434°19'53"W
176.34	538°26'10"E
171.67	538°26'10"E
166.99	538°26'10"E
7.16	543°01'14"E
59.37	541°06'51"E
54.90	537°40'24"E
45.74	534°57'35"E
22.96	446°55'24"W
24.89	448°13'35"W
37.24	418°10'24"W
37.00	417°52'06"E
44.22	457°27'07"E
14.49	486°00'42"E
8.34	476°48'19"E
116.72	516°22'30"W
73.32	413°30'27"E
32.26	513°30'27"W
21.41	473°48'14"W
20.65	417°09'15"E
42.20	427°17'54"W
543.16	440°52'09"W



**URBAN WILDLAND INTERFACE**

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

**AREA TABULATION**

TOTAL ACRES = 25.459  
 LOT ACRES = 6.297  
 # OF LOTS = 39  
 COMMON AREA = 3.475  
 ROAD ACRES = 2.361  
 LANE MILES OF ROAD = 0.344

**NOTES**

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE Mtn. PLAT "A" CAPACITY NEEDED = 31,000 CU. FT. (5.83) ENTIRE LOT 7 (15,000 CU. FT. THIS PLAT)

- FOUND 1/2" REBAR AND CAP
- SET 1/2" REBAR AND CAP
- SET 1" BRASS CAP

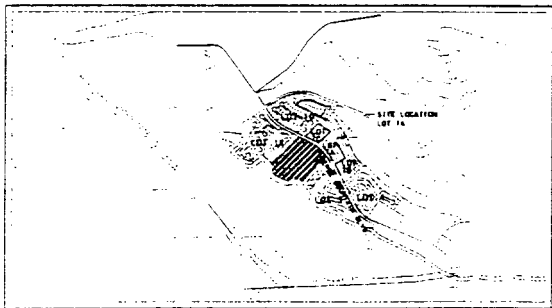
ALL P.U.E.'S ARE 10' WIDE UNLESS OTHERWISE NOTED.

ZONING: PLANNED COMMUNITY MEDIUM DENSITY. THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A WRITTEN AGREEMENT

ALL COMMON AREA TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION INDIVIDUAL LOT WILL BE RESPONSIBLE TO HAVE OWN LANDSCAPE. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN LANDSCAPING ALONG TRAVERSE MOUNTAIN BLVD.

**FILL AREAS**

LOTS 2-14 & 24-26  
 FILL HAS BEEN PLACED ON THESE LOTS.  
 ENGINEERING CERTIFICATE MAY BE REQUIRED.



**VICINITY MAP**

**BOUNDARY DESCRIPTION**

THESE ARE THE BOUNDARY DESCRIPTIONS OF THE LOTS AND COMMON AREAS OF THE HUNTER CHASE SUBDIVISION PHASE ONE, A RESIDENTIAL SUBDIVISION INCLUDING A VACATION OF TRAVERSE MOUNTAIN PLAT "A" LOT 7. THE BOUNDARY DESCRIPTIONS ARE AS FOLLOWS:

**OWNERS' DEDICATION**

THE UNDERSIGNED HEREBY DEDICATE THAT ALL OF THE INTERESTED OWNERS OF ALL OF THE LOTS AND COMMON AREAS OF THE HUNTER CHASE SUBDIVISION PHASE ONE, A RESIDENTIAL SUBDIVISION INCLUDING A VACATION OF TRAVERSE MOUNTAIN PLAT "A" LOT 7, HAVE REVIEWED AND APPROVED THE BOUNDARY DESCRIPTIONS, EASEMENTS AND DEDICATIONS AND DO HEREBY DEDICATE THE INTERESTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREON SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

**ACKNOWLEDGEMENT**

STATE OF UTAH }  
 COUNTY OF UTAH } S.S.

WE, THE UNDERSIGNED, THE BOARD OF HEALTH AND PLANNING COMMISSION OF THE COUNTY OF UTAH, DO HEREBY ACKNOWLEDGE THE VALIDITY OF THE BOUNDARY DESCRIPTIONS, EASEMENTS AND DEDICATIONS SET FORTH IN THE ABOVE REFERENCED INSTRUMENT.

**ACCEPTANCE BY LEGISLATIVE BODY**

THE UNDERSIGNED, THE BOARD OF HEALTH AND PLANNING COMMISSION OF THE COUNTY OF UTAH, DO HEREBY ACCEPT THE BOUNDARY DESCRIPTIONS, EASEMENTS AND DEDICATIONS SET FORTH IN THE ABOVE REFERENCED INSTRUMENT.

**BOARD OF HEALTH**

**PLANNING COMMISSION APPROVAL**

**PLAT**

**HUNTER CHASE SUBDIVISION  
 PHASE ONE**  
 A RESIDENTIAL SUBDIVISION  
 INCLUDING A VACATION OF  
 TRAVERSE MOUNTAIN  
 PLAT "A" LOT 7

**LEGHICITY**

ORIGINAL NOT LEGIBLE