RODEO CREEK RANCH SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 4, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

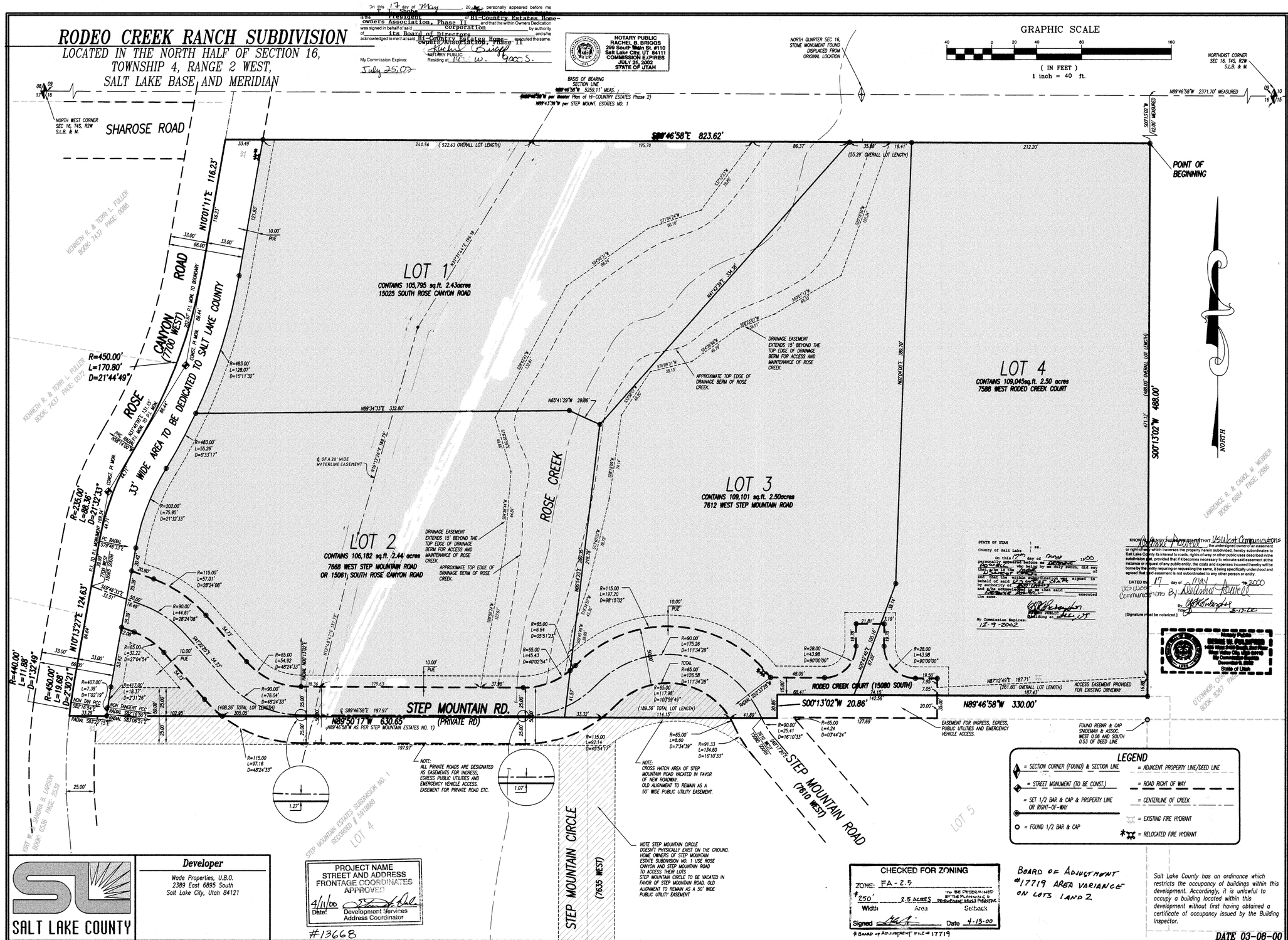
STATE OF UTAH)
:ss.
County of Salt Lake)

On this 17 day of May 20[illegible] personally appeared before me [illegible] who being by me duly sworn, did say that he is the President of Hi-Country Estates Homeowners Association, Phase II and that the within Owners Dedication was signed in behalf of said corporation by authority of its Board of Directors and he acknowledged to me that said Hi-Country Estates Homeowners Association, Phase II executed the same.

Rachel Briggs
NOTARY PUBLIC
Residing at: 14[illegible] W. 6[illegible] S.

My Commission Expires:
July 25, 02

NOTARY PUBLIC
RACHEL B. BRIGGS
299 South Main St. #110
Salt Lake City, UT 84111
COMMISSION EXPIRES
JULY 25, 2002
STATE OF UTAH



SURVEYOR'S CERTIFICATE:

I, DAVID E. HAWKES, Salt Lake City, Utah, do hereby certify that I am a Registered Land Surveyor and that I hold License No. 356548 as prescribed by the laws of the State of Utah and that I have made a survey of the tract of land and have subdivided said tract of land into lots and streets shown on this plat and described hereafter to be known as

RODEO CREEK RANCH SUBDIVISION

I further certify that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the area, frontage and with requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. COMPRISING 10.28 ACRES OUT OF THE FOLLOWING PARCELS OF LAND, 0.15 ACRES OUT OF THAT PARTICULAR PARCEL TRANSFERRED TO LAMOND K. NOKES BY THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 04, 1982 AS ENTRY NUMBER 3937459, IN BOOK 5552, AT PAGE 2815 OF THE SALT LAKE COUNTY DEED RECORDS, 10.11 ACRES OUT OF THAT PARTICULAR PARCEL OF LAND TRANSFERRED TO LAMOND K. NOKES BY THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 08, 1980 AS ENTRY NUMBER 6298771, IN BOOK 7347, AT PAGE 817, OF SAID DEED RECORDS AND 0.02 ACRES OUT OF LOT 74, HI COUNTRY ESTATES, AN UNRECORDED SUB DIVISION, SAID PARCEL BEING ACQUIESCED BY THE PLATTING OF STEP MOUNTAIN ESTATES NO. 1, RECORDED SEPTEMBER 12, 1994 AS ENTRY NUMBER 5918888, IN BOOK 94-9, AT PAGE 274 OF THE SALT LAKE COUNTY OFFICIAL RECORDS. THE BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89°46'58" WEST 5259.11 FEET (MEASURED) BETWEEN THE SALT LAKE COUNTY BRASS CAP MONUMENTS MONUMENTING THE NORTH LINE OF SAID SECTION 16. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 0.15 ACRE PARCEL, SAID POINT BEING LOCATED NORTH 89° 46'58" WEST 2371.70 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 00°13'02" WEST 42.00 FEET FROM THE SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00°13'02" WEST 488.00 FEET TO THE NORTHEAST CORNER OF THAT PARTICULAR PARCEL OF LAND TRANSFERRED TO L.R. AND LINDA WEBBER BY THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 04, 1984 AS ENTRY NUMBER 3937461, IN BOOK 5552, AT PAGE 2817 OF SAID DEED RECORDS; THENCE THE FOLLOWING 2 COURSES ALONG THE PERIMETER OF SAID PARCEL AND THE EXTENSION THEREOF (1) NORTH 89°46'58" WEST 330.00 FEET; (2) THENCE SOUTH 00°13'02" WEST 20.86 FEET TO A POINT ON A COMMON LINE WITH SAID STEP MOUNTAIN ESTATES; THENCE NORTH 89°50'17" WEST (NORTH 89°46'58" EAST PER SAID STEP MOUNTAIN ESTATES PLAT) 630.65 FEET TO A POINT ON THE ARC OF A 440.00 FOOT RADIUS CURVE AND THE CENTER LINE OF ROSE CANYON ROAD; THENCE THE FOLLOWING 6 COURSES ALONG SAID CENTER LINE (1) NORTHEASTERLY 11.88 FEET ALONG THE ARC OF SAID 440.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 83°22'15" EAST) THRU A CENTRAL ANGLE OF 01°32'49" TO A POINT OF A NON-TANGENT COMPOUND CURVATURE; (2) NORTHEASTERLY 19.68 FEET ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82°16'54" EAST) THRU A CENTRAL ANGLE OF 02° 30'21" TO A POINT OF TANGENCY; (3) NORTH 10°13'22" EAST 124.63 FEET TO A POINT OF CURVATURE; (4) NORTHEASTERLY 88.36 FEET ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°46'33" EAST) THRU A CENTRAL ANGLE OF 21°32'33" TO A POINT OF REVERSE CURVATURE; (5) NORTHERLY 170.80 FEET ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 58°14'00" WEST) THRU A CENTRAL ANGLE OF 21°44'49" TO A POINT OF TANGENCY; (6) NORTH 10°01'11" EAST 116.23 FEET TO THE NORTHWEST CORNER OF SAID 0.15 ACRE PARCEL; THENCE SOUTH 89°46'58" EAST 823.62 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE POINT OF BEGINNING. CONTAINING 4 LOTS, 10.28 ACRES

LICENSED LAND SURVEYOR NO 356548 DAVID E. HAWKES STATE OF UTAH

OWNERS 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 and private road to be hereafter known as

RODEO CREEK RANCH 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 _____ have hereunto set _____ this _____ day of _____ A.D. 20____.

Debra Nokes — President - Hi Country Estates
Lamond K. Nokes — President Owner
Charles A. Nokes — Owner
LAYNE NOKES — Owner
Owner of Lot 72

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE

On the 5 day of April A.D., 2000, 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, 5 in number, who duly acknowledged to me that They signed it freely and voluntarily and for the uses and purposes therein mentioned.

July 25, 02
My commission expires:

Rachel Briggs
Notary Public
residing in Salt Lake County

NOTARY PUBLIC
RACHEL B. BRIGGS
299 South Main St. #110
Salt Lake City, UT 84111
COMMISSION EXPIRES
JULY 25, 2002
STATE OF UTAH

CONSENT TO RECORD

STATE OF UTAH
County of SALT LAKE

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_____ Notary Public residing in Salt Lake County

RODEO CREEK RANCH SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 4, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

STATE OF UTAH }
County of Salt Lake } ss.

On this 17 day of May 2000 personally appeared before me [illegible] who being by me duly sworn, did say that he is the President of US West Communications and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors and said [illegible] acknowledged to me that said corporation executed the same.

DATED this 17 day of May 2000.
US West Communications By [illegible]
By [illegible]
Its Director 5-17-00

My Commission Expires:
12-9-2002
Residing at: SLC, UT

[Signature must be notarized.]

Notary Public
DEBRA K. CHLOUPEK
1801 California St. Suite 4100
Denver, CO 80202
My Commission Expires
12-9-2002
State of Utah

KNOW ALL MEN BY THESE PRESENTS THAT US West Communications the undersigned owner of an easement or right-of-way which traverses the property herein subdivided, hereby subordinates to Salt Lake County its interest to roads, rights-of-way or other public uses described in the subdivision plat, provided that if it becomes necessary to relocate said easement at the instance or request of any public entity, the costs and expenses incurred thereby will be borne by the entity requiring or requesting the same, it being specifically understood and agreed that said easement is not subordinated to any other person or entity.

DATED this 17 day of May 2000.
US West Communications By [illegible]
By [illegible]
Its Director 5-17-00

[Signature must be notarized.]

Notary Public
DEBRA K. CHLOUPEK
1801 California St. Suite 4100
Denver, CO 80202
My Commission Expires
12-9-2002
State of Utah

LEGEND

- = SECTION CORNER (FOUND) & SECTION LINE
- = ADJACENT PROPERTY LINE/DEED LINE
- = STREET MONUMENT (TO BE CONST.)
- = ROAD RIGHT OF WAY
- = SET 1/2 BAR & CAP & PROPERTY LINE OR RIGHT-OF-WAY
- = CENTERLINE OF CREEK
- = FOUND 1/2 BAR & CAP
- = EXISTING FIRE HYDRANT
- = RELOCATED FIRE HYDRANT

SALT LAKE COUNTY

Developer
Wade Properties, U.B.O.
2389 East 6895 South
Salt Lake City, Utah 84121

PROJECT NAME
STREET AND ADDRESS
FRONTAGE COORDINATES
APPROVED
4/11/00 Date
Development Services Address Coordinator
#13668

CHECKED FOR ZONING
ZONE: FA-2.5
#250' Width — 2.5 ACRES Area — TO BE DETERMINED BY THE PLANNING & DEVELOPMENT SERVICES DIVISION Setback
Signed [illegible] Date 4-15-00
BOARD OF ADJUSTMENT FILE # 17719

BOARD OF ADJUSTMENT #17719 AREA VARIANCE ON LOTS 1 AND 2

Salt Lake County has an ordinance which restricts the occupancy of buildings within this development. Accordingly, it is unlawful to occupy a building located within this development without first having obtained a certificate of occupancy issued by the Building Inspector.

DATE 03-08-00

Epic Engineering, P.C.
2880 WEST 4700 SOUTH, SUITE #D
SALT LAKE CITY, UTAH 84118
(801) 955-5605

Planning Commission
APPROVED THIS 13th DAY OF A.D., 1999 BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Chairman, Salt Lake County Planning Comm.

Board of Health
APPROVED THIS 12th DAY OF April A.D., 2000
Director, Salt Lake Co. Board of Health

Planning & Development Services
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
5-10-00 Date — Director

Approval As To Form
APPROVED AS TO FORM THIS 19th DAY OF May A.D., 2000 BY THE
Salt Lake County District Attorney

County Commission
PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 22nd DAY OF May A.D., 2000, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Attest: Salt Lake Co. Clerk — Chairman, Board of Co. Comm

Recorded # 7644397
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF LAYNE JOHNSON
DATE 5-23-00 TIME 12:22 PM BOOK 2000P PAGE 124
$34.00 Fee $ — Salt Lake County Recorder — DEPUTY

32T 32-16-100-021

$34.00

2000-124