

**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.**

**GENERAL NOTES:**

- UTILITY EASEMENT FOR FRONT YARD IS 10.0 FEET TYPICAL
- UTILITY EASEMENT FOR SIDE YARD IS 8.0 FEET TYPICAL
- VINYL FENCE WITH POSTS TO BE CONSTRUCTED ALONG THE BACK OF LOTS ALONG 3100 SOUTH AND 7200 WEST WHERE LOTS HAVE DOUBLE FRONTAGE.
- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY AGRA EARTH & ENVIRONMENTAL, INC. DATED OCTOBER 6, 1997.
- THE ELEVATION OF THE LOWEST FLOOR SLAB ELEVATION SHALL BE NOT LESS THAN 3.0 FEET ABOVE RECORDED WATER TABLE. THE LOWEST FLOOR SLAB ELEVATION SHALL BE REFERENCED TO THE FINISHED TBC ELEVATION.
- EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES OF CONSTRUCTION.
- OFF-SET PINS TO BE PLACED IN BACK OF CURB AND 5/8" X 14" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED; 2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
- THIS AREA IS ADJACENT TO AGRICULTURALLY ZONED PROPERTY AND IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, OODORS AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.
- IF A FENCE IS INSTALLED ALONG THE OPEN SPACE BY THE HOMEOWNER IT SHALL BE A 6.0 FOOT BLACK VINYL COATED CHAIN LINK FENCE.
- THE OPEN SPACE AND LANDSCAPE TRACTS WILL BE MAINTAINED BY WEST VALLEY CITY.
- POSTAL EASEMENT IS 4 X 4 FOOT AREA.
- A TEMPORARY DRAINAGE EASEMENT AND CONSTRUCTION PHASE EASEMENT SHALL EXIST OVER PHASE 2 AND 3 OF SUGAR PLUM FARMS SUBDIVISION UNTIL PERMANENT IMPROVEMENTS ARE INSTALLED.
- THE 30-FOOT OPEN SPACE ADJACENT TO 7200 WEST SHALL BE CONSIDERED A PUBLIC UTILITY EASEMENT.

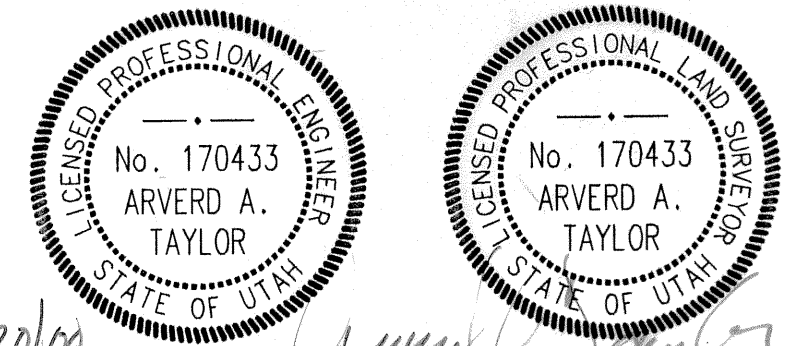
**SURVEYOR'S CERTIFICATE**

I, Arver A. Taylor, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 170433, 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 plot and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SUGAR PLUM FARMS PLAT 1, and that same has been correctly surveyed and staked on the ground as shown on this plot.

**SUGAR PLUM FARMS PLAT ONE - Legal Description**

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 7200 WEST STREET, SAID POINT BEING SOUTH 0°07'20" EAST 33.080 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 86°12'10" EAST 898.863 FEET; THENCE SOUTH 2°26'28" WEST 66.286 FEET; THENCE SOUTH 44°56'10" WEST 27.515 FEET; THENCE DUE SOUTH 60.559 FEET; THENCE DUE EAST 124.779 FEET; THENCE SOUTH 184.489 FEET; THENCE SOUTH 06°43'17" WEST 52.000 FEET; TO A POINT ON A 1474.000 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 85°33'21" WEST, 117.135 FEET); THENCE WESTERLY ALONG SAID CURVE CURVE 117.166 FEET; THENCE DUE SOUTH 204.438 FEET; THENCE SOUTH 30°00'00" WEST 354.963 FEET; THENCE SOUTH 50°00'00" WEST 339.966 FEET; THENCE SOUTH 02°26'44" EAST 129.171 FEET; THENCE DUE SOUTH 52.000 FEET; THENCE DUE SOUTH 71.403 FEET; THENCE DUE SOUTH 30°00'00" WEST 279.342 FEET; THENCE SOUTH 00°00'32" EAST 36.500 FEET; THENCE SOUTH 89°59'28" WEST 474.903 FEET; THENCE NORTH 00°07'20" WEST 381.121 FEET; THENCE NORTH 89°48'54" EAST 311.150 FEET; THENCE NORTH 00°07'20" WEST 140.000 FEET; THENCE SOUTH 89°48'54" WEST 311.150 FEET; THENCE NORTH 00°07'20" WEST 1332.993 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34.885 ACRES. TOTAL LOTS IN PHASE ONE - 58 TOTAL AREA PHASE ONE - 34.885 ACRES



DATE 4/20/01 ARVER A. TAYLOR, P.E., L.S. REG. PROFESSIONAL LAND SURVEYOR (#170433) REG. PROFESSIONAL ENGINEER (#170433)

**OWNER'S 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 to be hereafter known as the

**SUGAR PLUM FARMS PHASE ONE 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.,

Signature of Arver A. Taylor, Notary Public, and other witnesses.

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF SALT LAKE S.S. On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., \_\_\_\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

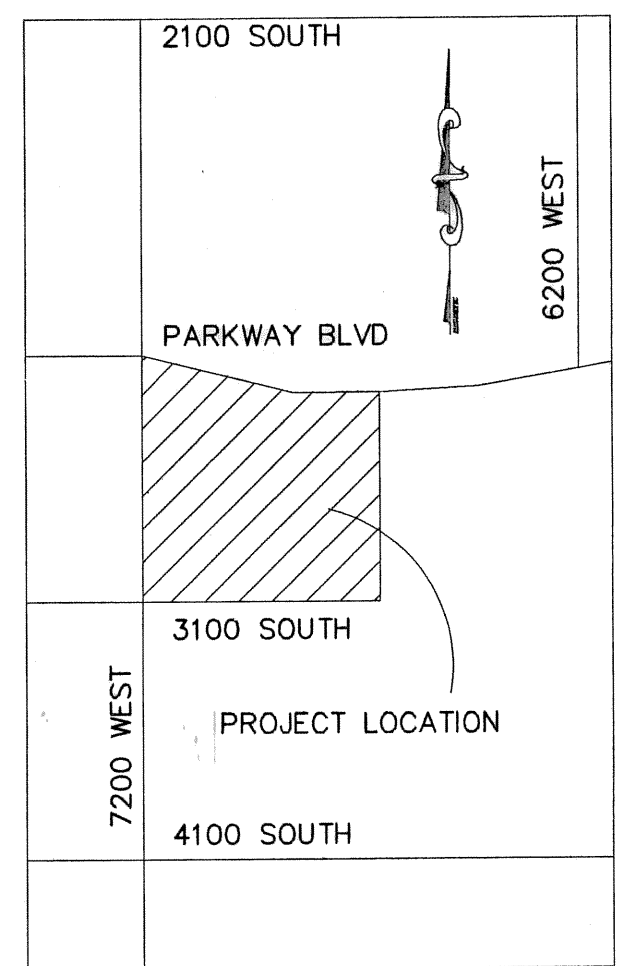
**SUGAR PLUM FARMS PLAT ONE**

LOCATED IN THE NORTHWEST 1/4 OF SECT. 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B.&M. WEST VALLEY CITY, UTAH

**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD LENGTH	CHORD BEARING
C1	289.000	16.881	8.433	03°20'34"	16.858	N88°27'04"W
C2	8.500	12.874	6.035	86°46'47"	11.678	N43°23'23"W
C3	14.000	6.412	3.263	26°14'27"	6.356	N13°07'14"E
C4	51.000	39.950	21.063	44°52'54"	38.936	S03°48'00"W
C5	51.000	33.440	17.346	37°34'07"	32.845	S37°25'30"E
C6	51.000	53.435	29.464	60°01'54"	51.024	S86°13'30"E
C7	14.000	6.412	3.263	26°14'27"	6.356	S76°52'46"W
C8	81.000	76.209	41.189	53°54'25"	73.429	S13°23'10"W
C9	81.000	50.373	26.362	36°03'22"	50.136	S18°03'54"W
C10	8.500	12.469	7.661	84°03'10"	11.381	N47°58'25"E
C11	10.500	10.121	5.493	55°13'41"	9.734	S62°23'10"E
C12	53.500	51.569	27.986	55°13'40"	49.596	N62°23'10"W
C13	53.500	84.038	53.500	90°00'00"	75.660	S45°00'00"W
C14	53.500	84.038	53.500	90°00'00"	75.660	S45°00'00"E
C15	53.500	51.569	27.986	55°13'41"	49.596	N62°23'10"E
C16	10.500	10.121	5.493	55°13'41"	9.734	S62°23'10"W
C17	14.500	22.777	14.500	90°00'00"	20.506	N45°00'00"W
C18	29.000	45.553	29.000	90°00'00"	41.012	S45°00'00"W
C19	276.000	38.497	19.280	07°59'30"	38.466	N86°00'15"E
C20	276.000	83.842	42.247	17°24'18"	83.520	N73°18'20"E
C21	276.000	28.419	14.222	05°53'58"	28.406	N61°39'12"E
C22	276.000	66.012	33.164	13°42'13"	65.854	N51°51'06"E
C23	271.000	14.345	17.196	07°15'41"	34.322	N41°22'10"E
C24	271.000	80.000	40.293	16°54'50"	79.710	N29°16'54"E
C25	271.000	80.000	40.293	16°54'50"	79.710	N12°22'04"E
C26	219.000	94.117	47.796	24°37'24"	93.394	N12°18'42"E
C27	219.000	77.885	39.358	20°22'36"	77.476	N34°48'42"E
C28	224.000	27.842	13.959	07°07'18"	27.829	N48°33'39"E
C29	224.000	138.914	71.772	35°11'56"	136.699	N69°53'16"E
C30	224.000	9.172	4.587	02°20'46"	9.170	N88°49'37"E
C31	14.000	21.991	14.000	90°00'00"	19.799	S45°00'00"E
C32	8.500	14.479	9.709	97°35'47"	12.791	S48°47'54"W
C33	401.008	17.245	8.624	02°27'50"	17.244	S80°26'49"E
C34	401.008	59.093	29.600	08°26'35"	59.039	S85°54'02"E
C35	38.000	59.690	38.000	90°00'00"	53.740	N45°00'00"W
C36	38.000	59.690	38.000	90°00'00"	53.740	N45°00'00"E
C37	38.000	59.690	38.000	90°00'00"	53.740	S45°00'00"W
C38	38.000	59.690	38.000	90°00'00"	53.740	S45°00'00"E
C39	1526.000	80.000	40.009	03°00'13"	79.991	N88°29'54"W
C40	1526.000	99.019	49.527	03°43'04"	99.001	N85°08'15"W
C41	1474.000	117.166	58.614	04°33'16"	117.135	N85°33'21"W
C42	349.890	66.654	33.428	10°54'42"	66.553	N84°40'00"W
C43	350.000	66.654	33.428	10°54'40"	66.553	S84°40'00"E
C44	320.000	60.939	30.562	10°54'40"	60.847	N84°40'00"W
C45	375.000	71.415	35.816	10°54'41"	71.307	S84°40'00"E
C46	1500.000	175.968	88.085	06°43'17"	175.868	N86°38'22"W
C47	245.000	192.423	101.482	45°00'00"	187.515	N22°30'00"E
C48	250.000	196.349	103.553	45°00'00"	191.341	N85°33'00"E
C49	40.000	62.832	40.000	90°00'00"	56.569	S45°00'00"E
C50	2000.000	29.044	14.522	00°49'55"	29.044	S86°49'55"E
C51	55.000	86.394	55.000	90°00'00"	77.782	S45°00'00"W
C52	271.000	18.497	9.252	03°54'39"	18.494	N01°57'19"E
C53	1474.000	55.753	27.880	02°10'02"	55.750	N88°54'59"W

**VICINITY MAP**

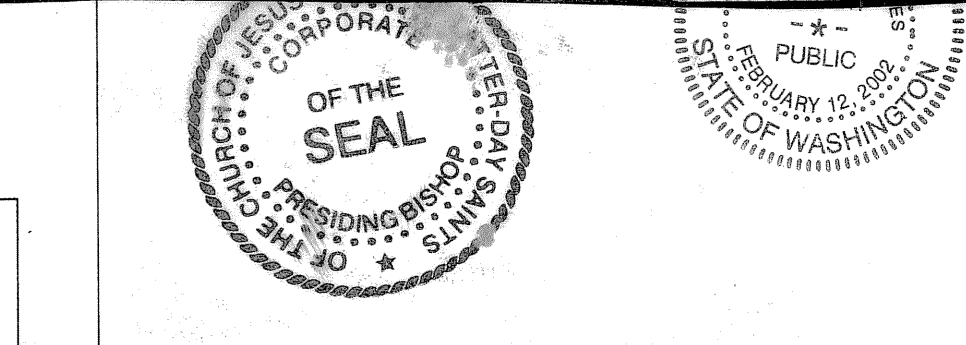


NO SCALE

**CORPORATE ACKNOWLEDGMENT**

On the 17th day of January, A.D., 2001, personally appeared before me, the undersigned Notary Public, in and for said County of KING in said State of Utah, \_\_\_\_\_ who after being duly sworn, acknowledged to me that \_\_\_\_\_ is the duly authorized officer of \_\_\_\_\_ a UTAH Corporation ( ), that \_\_\_\_\_ signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

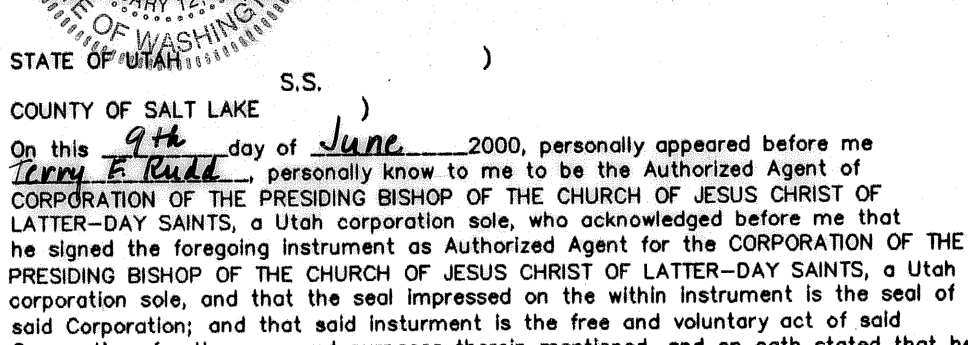
MY COMMISSION EXPIRES 2-12-02



**CORPORATE ACKNOWLEDGMENT**

On the 17th day of January, A.D., 2001, personally appeared before me, the undersigned Notary Public, in and for said County of KING in said State of Utah, \_\_\_\_\_ who after being duly sworn, acknowledged to me that \_\_\_\_\_ is the duly authorized officer of \_\_\_\_\_ a UTAH Corporation ( ), that \_\_\_\_\_ signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

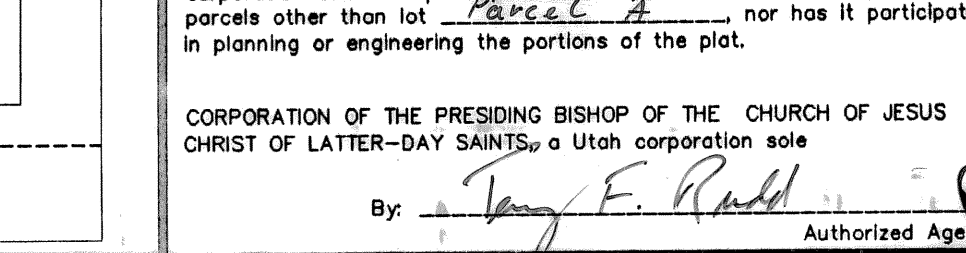
MY COMMISSION EXPIRES 2-12-02



**LIMITED LIABILITY PARTNERSHIP ACKNOWLEDGEMENT**

On the 17th day of January, A.D., 2001, personally appeared before me, the undersigned Notary Public, in and for said County of KING in said State of Utah, \_\_\_\_\_ who after being duly sworn, acknowledged to me that \_\_\_\_\_ is the duly authorized officer of \_\_\_\_\_ a UTAH Limited Liability Partnership, Company ( ), that \_\_\_\_\_ signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Partnership for the purposes therein mentioned.

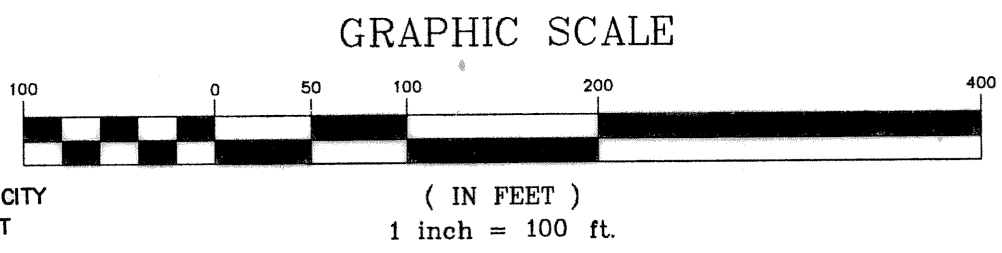
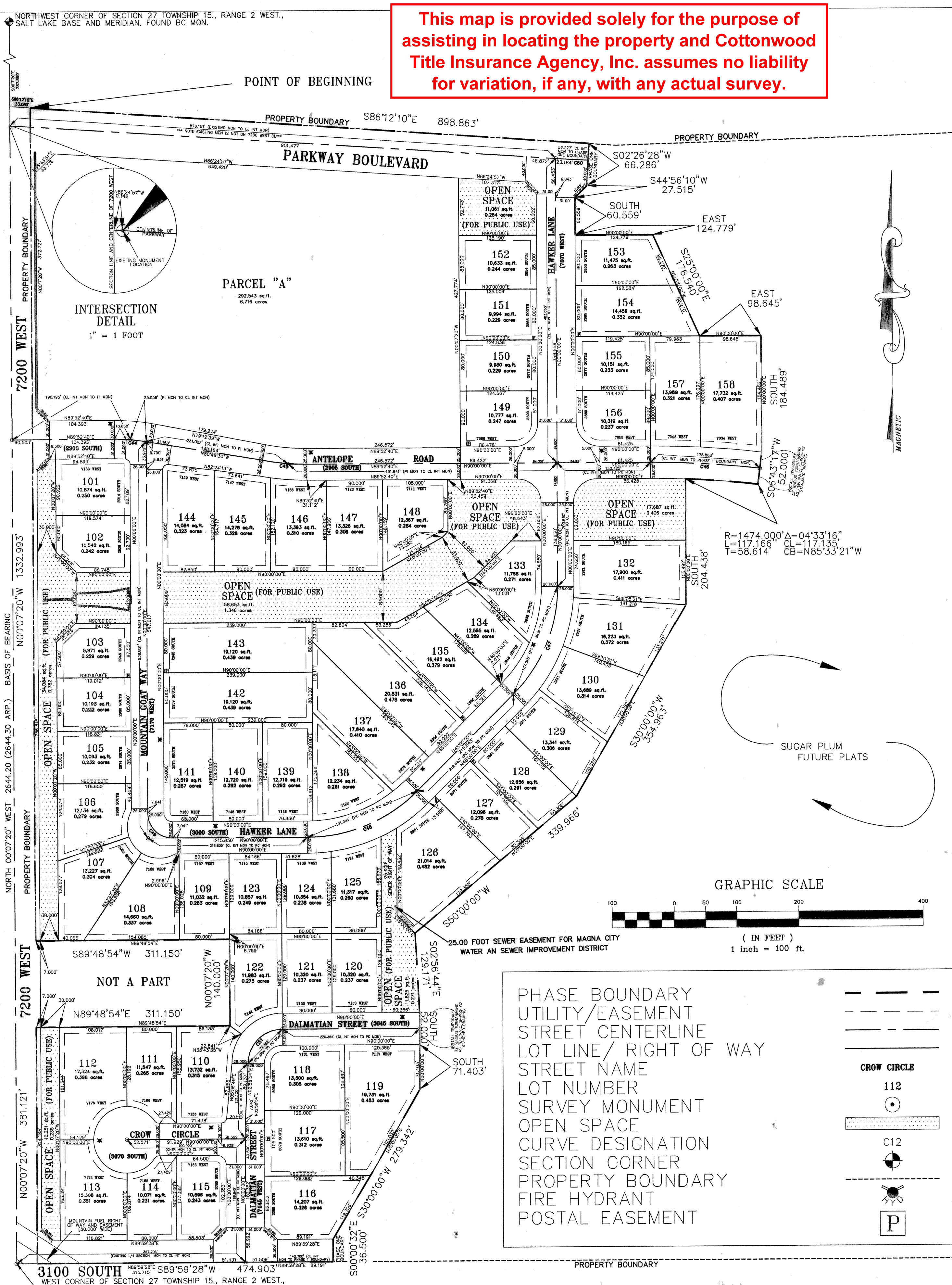
MY COMMISSION EXPIRES 6-16-2002



**ACKNOWLEDGMENT**

CPB participates in this plot to establish the boundaries of the parcel know as Parcel A and to dedicate to the public the parcels of land shown by the plot as intended for public use. Said corporation does not participate in this plot to the extent that it creates parcels other than lot \_\_\_\_\_ or has it participated in planning or engineering the portions of the plot.

WITNESS my hand and official seal.



PHASE BOUNDARY  
UTILITY/EASEMENT  
STREET CENTERLINE  
LOT LINE/ RIGHT OF WAY  
STREET NAME  
LOT NUMBER  
SURVEY MONUMENT  
OPEN SPACE  
CURVE DESIGNATION  
SECTION CORNER  
PROPERTY BOUNDARY  
FIRE HYDRANT  
POSTAL EASEMENT

IMPROVEMENT DISTRICT  
APPROVED THIS 22 DAY OF MAY A.D., 2001 BY THE IMPROVEMENT DISTRICT  
District Manager

PLANNING COMMISSION  
APPROVED THIS 5TH DAY OF JULY A.D., 2001 BY THE WEST VALLEY CITY PLANNING AND ZONING COMMISSION  
Chairman, West Valley City Planning and Zoning

BOARD OF HEALTH  
APPROVED THIS 16 DAY OF June A.D., 2001  
Director, Salt Lake County Board of Health

WEST VALLEY CITY-ENGINEER  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE 2-5-01 West Valley City Engineer

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 9th DAY OF January A.D., 2001  
West Valley City Attorney

WEST VALLEY CITY COUNCIL  
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 7th DAY OF January A.D., 2001, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
City Recorder, City Manager

RECORDED # 7817851  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY  
DATE 2-9-01 TIME 11:26 AM BOOK 2001P PAGE 31  
FEE \$ 90.00  
2001P-31  
Chief Deputy Salt Lake County Recorder