

CONSENT TO DEDICATE

THE UNDERSIGNED TRUSTEE, HOLIDAY BANK, OF AN EQUITABLE OR LEGAL INTEREST IN THE DESCRIBED AMENDMENT OF IRON ROSE SUBDIVISION, AS ATTACHED, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED DOES HEREBY DEDICATE ITS/THEIR INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO SALT LAKE CORPORATION FOREVER.

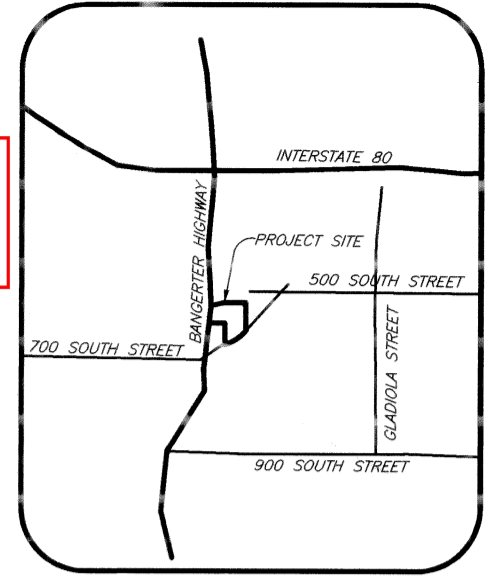
IRON ROSE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY SALT LAKE CITY, SALT LAKE COUNTY, UTAH JULY, 2000

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.

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF IRON ROSE SUBDIVISION IN SALT LAKE CITY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SALT LAKE CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.



SIGNED THIS 14th DAY OF JULY, 2000 159437 UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT IRON ROSE SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SALT LAKE CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND CONVEY THOSE PORTIONS OF LAND LABELED AS PUBLIC EASEMENTS AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER SAID LANDS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY SALT LAKE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS ALSO NO TREES OR OTHER VEGETATION IS ALLOWED TO BE PLANTED IN SUCH EASEMENTS.

SIGNED THIS 14th DAY OF July, 2000 Barbara Grundmann, Keith Grundmann Children's Trust, Dredge Management L.L.C., Holiday Bank & Trust Co., C & M Manufacturing Inc.

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Utah ss. ON THE 18 DAY OF July, 2000, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, the above owner(s) AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S89°51'47"E

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY OF IRON ROSE SUBDIVISION INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED FROM A PREVIOUS ALTA/ACSM LAND TITLE SURVEY FOR THE HUMANE SOCIETY OF THE UNITED STATES ON MARCH 25, 1998 BY BUSH & GUDGELL, INC. ALL LOT CORNERS TO BE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES".

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF 700 SOUTH STREET, SAID POINT BEING 589°51'47"E ALONG THE SECTION LINE 667.06 FEET AND S00°07'19"W 14.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°07'19"E 674.95 FEET; THENCE N89°54'35"W 491.94 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE BANGERTER HIGHWAY; THENCE ALONG SAID EAST LINE N02°18'09"E (N02°00'00"E BY DEED) 438.05 FEET AND N13°08'57"E 132.76 FEET TO THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE WESTERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE N77°45'56"E ALONG SAID LINE 435.56 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE S89°51'47"E ALONG SAID NORTH LINE 684.26 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE S45°12'09"W 321.05 FEET; THENCE S68°08'15"W 100.76 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 700 SOUTH STREET AND A 1255.29 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N31°58'26"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 17°53'11" A DISTANCE OF 391.87 FEET TO THE POINT OF BEGINNING.

20' Access Easement Description

A 20' ACCESS EASEMENT SITUATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S89°51'47"E 173.81 FEET, N00°07'19"E 660.04 FEET, N89°54'35"W 491.94 FEET, N02°18'09"E 297.47 FEET AND EAST 52.88 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE EAST 432.27 FEET TO A 63.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N66°37'16"E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°49'40" A DISTANCE OF 20.70 FEET; THENCE WEST 37.59 FEET; THENCE S02°00'27"W 20.01 FEET TO THE POINT OF BEGINNING.

Curve Table

Table with columns: NUMBER, DELTA, CHORD, TANGENT, RADIUS, LENGTH, CHORD. Lists curve data for C1 through C26.

NOTE:

- A PREVIOUS SURVEY HAS BEEN COMPLETED OF THIS PROPERTY BY BUSH & GUDGELL, INC., MARCH 25, 1998.
- NOTICE OF POSSIBLE CONSTRUCTION WASTE ON PROPERTY, RECORDED DECEMBER 13, 2000, AS ENTRY NO. 7779337, IN BOOK 8407, AT PAGE 7545, IN THE COUNTY RECORDER'S OFFICE.
- RIGHT OF WAY EASEMENT RECORDED DECEMBER 30, 1937, AS ENTRY NO. 825121, IN BOOK 202, AT PAGE 268.
- RIGHT OF ACCESS CONDEMNED BY THE STATE ROAD COMMISSION OF UTAH, RECORDED JUNE 20, 1997, AS ENTRY NO. 2959011, AT BOOK 4505, PAGE 1037.
- RIGHT OF WAY EASEMENT RECORDED MAY 28, 1976, AS ENTRY NO. 2818938, IN BOOK 4212, AT PAGE 269.
- AGREEMENT, RECORDED SEPTEMBER 26, 1988, AS ENTRY NO. 4680087, IN BOOK 6067, AT PAGE 398.

NOTES: 1. Easement with Salt Lake City for Public Way Improvement. 2. LANDSCAPING IS PARK STRIP ADJACENT TO EACH LOT, IT IS TO BE PLACED & MAINTAINED BY EACH LOT OWNER. 3. THERE IS AN AVIGATION EASEMENT WHICH COVERS THE ENTIRE PROPERTY FOR FREE UNRESTRICTED PASSAGE OF AIRCRAFT AND ALL OTHER AERONAUTICAL ACTIVITIES, RECORDED MARCH 18, 1998, AS ENTRY NO. 6895909, IN BOOK 7913, AT PAGE 2093. 4. EACH LOT WILL BE ALLOWED THE MAXIMUM DISCHARGE RATE OF 0.18 CFS/ACRE. 5. AN ODDOR EASEMENT HAS BEEN RECORDED AS A SEPARATE DOCUMENT TO THIS PLAT TO NOTIFY PROPERTY OWNERS THE INTENT OF A WATER RECLAMATION PLANT BEING CONSTRUCTED WITHIN 1.4 MILES OF THESE PREMISES.

Approval stamps and signatures from City Planning Director, City Engineering Division, City Dept. of Public Utilities, City Attorney, City Recorder, and Salt Lake County Recorder. Includes REEVE & ASSOCIATES, INC. logo and recording information.