

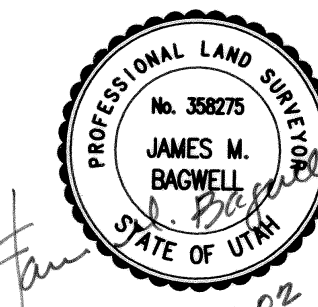
AMENDED PEPPERWOOD PHASE 8B

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING
S 89°48'29" E 2645.42' (Cor to Cor)

NORTHEAST COR.
SECTION 22, T3S,
R1E, SLB&M

NORTH 1/4 COR.
SECTION 22, T3S,
R1E, SLB&M



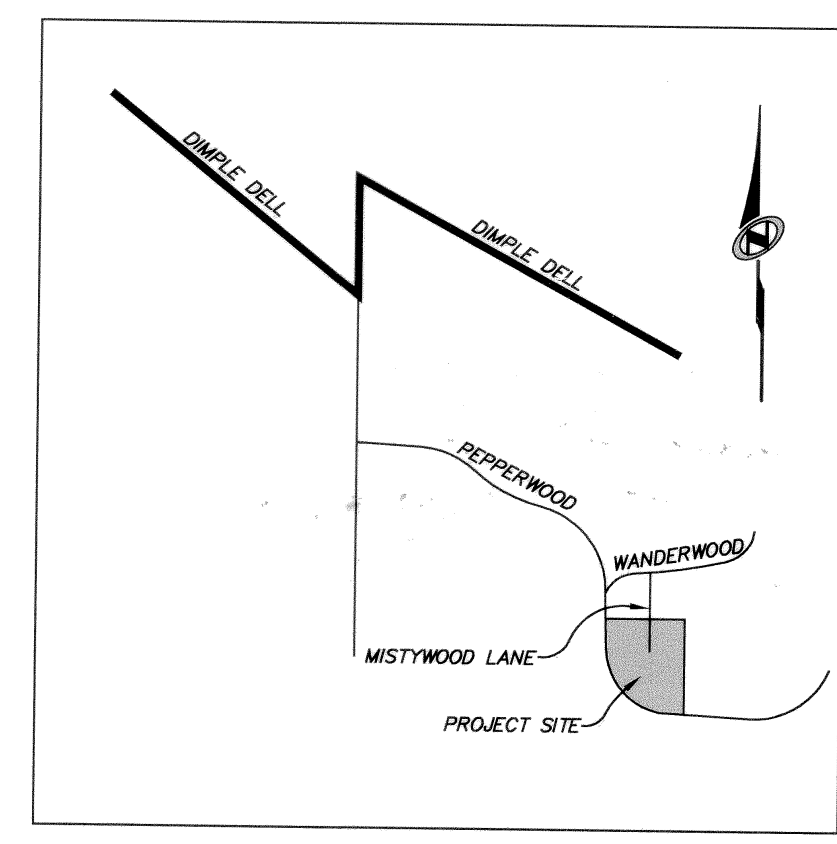
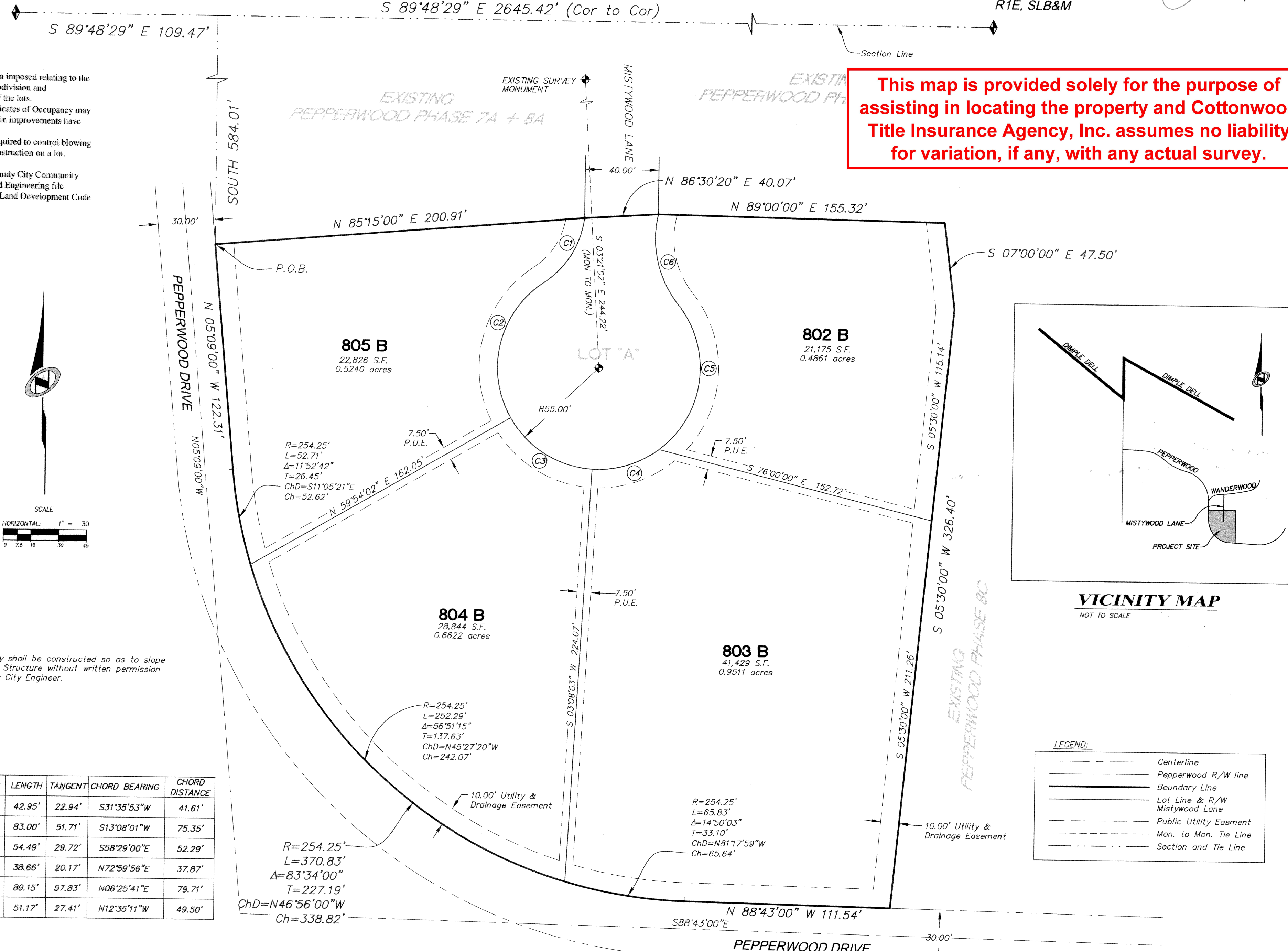
SURVEYOR'S CERTIFICATE
I, James M. Bagwell, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 358275, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as Amended Pepperwood Phase 8B, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
A tract of land located in the Northeast 1/4 of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said tract being more particularly described as follows:
Commencing at the North 1/4 corner of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°48'29" East 2645.42 feet along the section line between the North Quarter Corner and the Northeast Corner of said Section 22); thence South 89°48'29" East for 109.47 feet along said section line; thence South for 584.01 feet to the POINT OF BEGINNING; thence North 85°15'00" East for 200.91 feet; thence North 86°30'20" East for 40.07 feet; thence South 89°00'00" East for 155.32 feet; thence South 07°00'00" East for 47.50 feet; thence South 05°30'00" West for 326.40 feet; thence North 88°43'00" West for 111.54 feet; thence with a curve to the right having a radius of 254.250, a central angle of 83°34'00" (chord bearing and distance of North 46°56'00" West - 338.82 feet) and for an arc distance of 370.83 feet; thence North 05°09'00" West for 122.31 feet to the POINT OF BEGINNING.
Containing 2.873 Acres, 4 Lots.

OWNERS DEDICATION
Know all men by these presents that the undersigned owner(s) of the above described tract of land having caused the same to be subdivided into lots and streets to be hereafter known as the

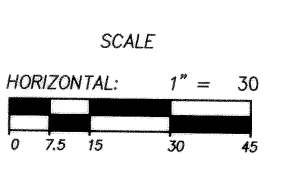
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NOTES:
1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.
Reference should be made to Sandy City Community Development file S# 2-2-0 and Engineering file S# 2-2-0 and the Sandy City Land Development Code concerning the above Notes.



LEGEND:

- Centerline
- Pepperwood R/W line
- Boundary Line
- Lot Line & R/W
- Mistywood Lane
- Public Utility Easment
- Mon. to Mon. Tie Line
- Section and Tie Line



Note: No driveway shall be constructed so as to slope toward any Structure without written permission from Sandy City Engineer.

AMENDED PEPPERWOOD PHASE 8B
do hereby declare that the streets shown hereon shall be private rights of way for the perpetual use of all lot owners. The fee simple title to the said streets shall be conveyed to the Pepperwood Homeowners Association, a non-profit corporation, subject to the right on the part of each and every lot owner to use the same as a private right of way. In witness whereof have hereunto set this day of A.D., 2003

ACKNOWLEDGMENTS
STATE OF UTAH
County of Salt Lake
On the 15th day of October, 2003, Thomas Williams personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES July 28, 2006
RESIDING IN West Jordan, Utah

STATE OF UTAH
County of Salt Lake
On the 15th day of October, 2003, Thomas Williams LGW LLC personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES July 31, 2006
RESIDING IN West Jordan, Utah

STATE OF UTAH
County of Salt Lake
On the 16th day of October, 2003, Cheryl Evans personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES 10/9/05
RESIDING IN Salt Lake

STATE OF UTAH
County of Salt Lake
On the 15th day of Nov, 2001, 2003 Ken Dyer personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES 1-20-03
RESIDING IN Sandy ut

STATE OF UTAH
County of Salt Lake
On the 27 day of Feb, 2003, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES 3-15-04
RESIDING IN Sandy Utah

<p>UTAH POWER & LIGHT CO. Approved this 11th day of Feb A.D., 2003 by Utah Power. <i>Paul Halverson</i></p>	<p>QUEST Approved this 11th day of Feb A.D., 2003 By QUEST <i>Ly Stally</i></p>	<p>QUESTAR GAS CO. Approved this 11th day of Feb A.D., 2003 By Questar Gas Co. <i>Don</i></p>	<p>AT&T Approved this 12th day of Feb A.D., 2003 By AT&T <i>Shelly Jensen</i></p>	<p>PEPPERWOOD HOMEOWNERS ASSOCIATION Approved this 17th day of March A.D., 2003 By Pepperwood Homeowners <i>Alan</i></p>	<p>SANDY CITY, UTAH INCORPORATED 1893</p>
<p>NOLTE BEYOND ENGINEERING 6671 S. REDWOOD ROAD, SUITE 101, WEST JORDAN, UT 84088 801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM</p>	<p>SANDY PLANNING COMMISSION Approved this 21st day of February A.D., 2003 by the SANDY Planning Commission. MARCH 6 <i>Samuel G. Neube</i> Chairman, Sandy Planning Commission</p>	<p>SANDY CITY PUBLIC UTILITIES Approved this 21st day of February A.D., 2003 <i>Daniel W. Wadsworth</i> Chief Engineer, Public Utilities</p>	<p>SANDY SUBURBAN IMPROVEMENT DISTRICT Approved this 4th day of February A.D., 2003 <i>Walter G. Gredberg</i> Sandy Suburban Improvement District</p>	<p>BOARD OF HEALTH Approved and accepted subject to the following Conditions: Feb. 13, 2003 <i>David L. Johnson</i> Salt Lake County Board of Health</p>	<p>SANDY CITY MAYOR Presented to the Sandy City Mayor and City Council this 18th day of March 2003 at which time this subdivision was approved and accepted. <i>David L. Johnson</i> Recorder: Sandy City Mayor: Sandy City</p>
<p>APPROVAL AS TO FORM Approved this 17th day of March A.D., 2003 <i>Shelly Jensen</i> Sandy City Attorney</p>		<p>CITY ENGINEERS CERTIFICATE I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. Date: 3-18-03 Time: 2:05 PM. Book: 2003P Page 66 <i>Michael K. ...</i> Sandy City Engineer</p>		<p>RECORDED # 8571736 State of Utah, County of Salt Lake, recorded and filed at the request of Tom Williams Date: 3-18-03 Time: 2:05 PM. Book: 2003P Page 66 #3400 <i>Tom Williams</i> Salt Lake County Recorder</p>	

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