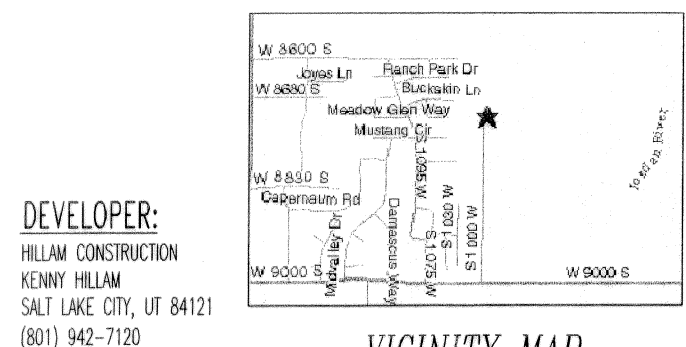
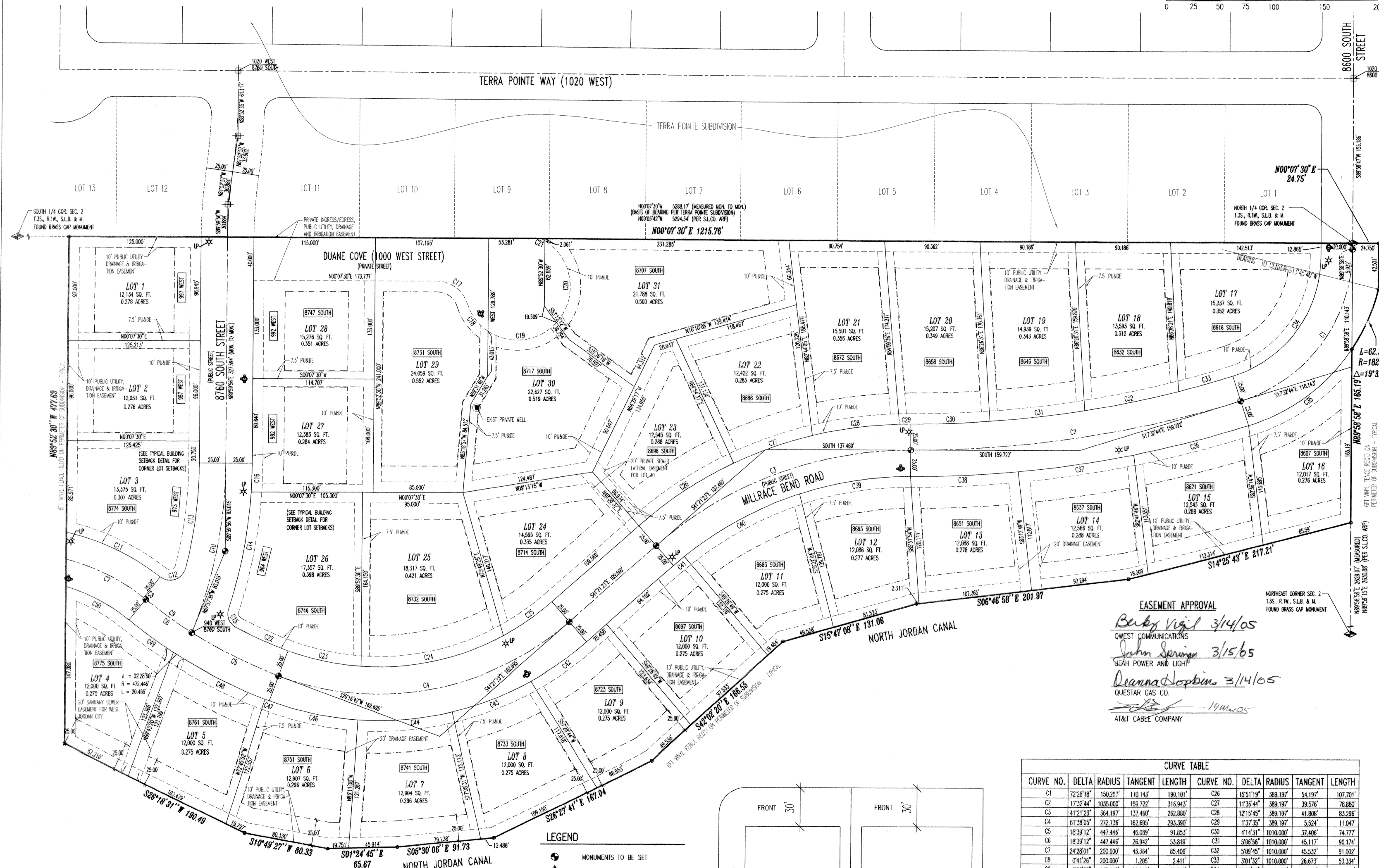
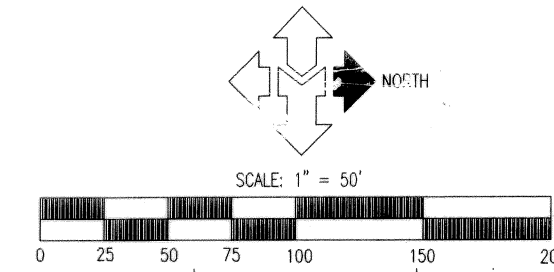


# RICHARDSON ESTATES SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

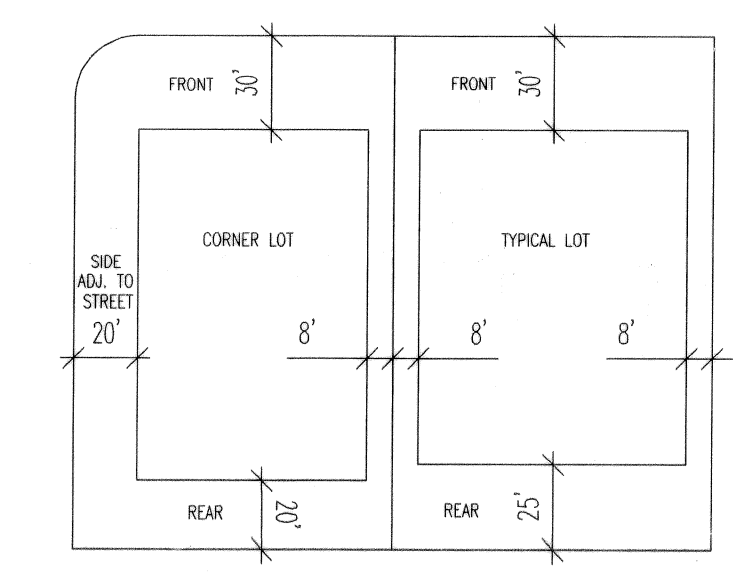


VICINITY MAP

DEVELOPER:  
HILLAM CONSTRUCTION  
KENNETH HILLAM  
SALT LAKE CITY, UT 84121  
(801) 942-7120

- NOTE:
- ALL PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE 10.0' WIDE UNLESS SHOWN OTHERWISE.
  - NO LOT MAY DIRECTLY DISCHARGE TO THE CANAL.
  - SLOPE MAY NOT EXCEED 3:1 WITHOUT A GEOTECHNICAL ENGINEERS APPROVAL OR RECOMMENDATION.
  - GRADES ON ALL LOTS MUST BE WITHIN 12" OF GRADES ON ADJACENT PROPERTY UNLESS A RETAINING WALL IS BUILT.

- LEGEND
- MONUMENTS TO BE SET
  - SECTION CORNER MONUMENT
  - SUBDIVISION BOUNDARY CORNER (SET 1/2" x 24" BARS W/ CAP)
  - PUBLIC UTILITIES AND DRAINAGE EASEMENT
  - BOUNDARY LINE OF SUBDIVISION
  - BUILDING SETBACK LINE
  - P.U. & DE EASEMENT LINE
  - NEW FIRE HYDRANT
  - NEW STREET LIGHT
  - MONUMENT NOT FOUND
  - OPEN SPACE



TYPICAL BUILDING SETBACK

CURVE TABLE				CURVE TABLE			
CURVE NO.	DELTA	RADIUS	TANGENT LENGTH	CURVE NO.	DELTA	RADIUS	TANGENT LENGTH
C1	72.2818	150.221	110.143	C8	105.119	389.197	54.197
C2	17.5744	1035.000	159.722	C9	117.9544	389.197	38.576
C3	41.7123	384.197	137.801	C10	121.5240	389.197	41.809
C4	167.9292	272.736	182.892	C11	132.2502	389.197	5.524
C5	10.5912	447.446	46.682	C12	414.311	1010.000	37.402
C6	18.9712	447.446	26.942	C13	218.536	1010.000	48.117
C7	24.2801	200.000	43.364	C14	218.536	1010.000	45.557
C8	147.126	200.000	1.202	C15	218.536	1010.000	26.872
C9	85.5207	447.446	26.942	C16	72.2818	1010.000	114.920
C10	22.9229	448.253	83.815	C17	72.2818	1010.000	149.430
C11	29.2752	225.000	50.707	C18	30.9849	1010.000	124.627
C12	113.5244	150.000	23.045	C19	63.0354	1080.000	58.154
C13	14.2114	491.253	50.940	C20	31.5823	1080.000	58.303
C14	14.1524	491.253	56.611	C21	31.5823	1080.000	101.895
C15	81.1725	15.000	12.629	C22	18.0244	339.197	63.006
C16	3.2813	491.253	11.607	C23	7.1925	339.197	6.205
C17	174.274	30.000	2.272	C24	12.1106	287.736	28.219
C18	38.2732	50.000	17.441	C25	19.2244	297.736	49.244
C19	81.3824	50.000	43.189	C26	17.1859	287.736	45.357
C20	107.5214	50.000	69.515	C27	19.2244	314.227	182.448
C21	4.9842	50.000	2.174	C28	18.2416	287.736	43.306
C22	7.1925	422.446	26.790	C29	18.2416	472.446	2.247
C23	18.2416	287.736	35.788	C30	11.4710	472.446	48.285
C24	32.1428	247.736	71.680	C31	6.1920	472.446	28.022
C25	17.5638	247.736	28.115	C32	22.2131	175.000	34.594

EASEMENT APPROVAL

Baby Vigil 3/14/05  
QUEST COMMUNICATIONS

John Serrano 3/15/05  
UTAH POWER AND LIGHT

Deanna Hopkins 3/14/05  
QUESTAR GAS CO.

AT&T CABLE COMPANY

## SURVEYOR'S CERTIFICATE

I, D. Bradford Petersen do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 362255, 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 plan and described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

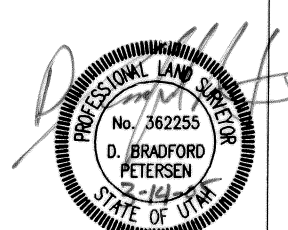
### RICHARDSON ESTATES SUBDIVISION

and that the same has been correctly surveyed and staked on the ground as shown on this plan.

### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING: THENCE NORTH 07°07'30" EAST 24.75 FEET; THENCE NORTH 89°58'58" EAST 42.501 FEET TO A POINT ON A 182.448 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (RADIUS BEARS SOUTH 13°45'40" WEST), THROUGH A CENTRAL ANGLE OF 19°32'48", A DISTANCE OF 62.243 FEET; THENCE NORTH 89°58'58" EAST 165.19 FEET TO THE WESTERLY LINE OF THE NORTH JORDAN CANAL; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING EIGHT (8) COURSES: SOUTH 14°25'43" EAST 212.21 FEET; THENCE SOUTH 6°46'58" EAST 201.97 FEET; THENCE SOUTH 15°47'08" EAST 131.06 FEET; THENCE SOUTH 42°02'20" EAST 166.55 FEET; THENCE SOUTH 26°27'41" EAST 167.04 FEET; THENCE SOUTH 5°30'06" EAST 91.73 FEET; THENCE SOUTH 1°24'45" EAST 65.67 FEET; THENCE SOUTH 12°49'17" WEST 80.33 FEET; THENCE SOUTH 26°18'31" WEST 190.49 FEET; THENCE NORTH 89°52'30" WEST 477.69 FEET TO THE EASTERLY LINE OF THE TERRA POINTE SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 07°07'30" EAST ALONG SAID EAST LINE OF SUBDIVISION, 1215.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 12.1995 ACRES  
31 LOTS



DATE: March 14, 2005

D. BRADFORD PETERSEN, L.S.  
LICENSE NO. 362255

### OWNER'S DEDICATION

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

### RICHARDSON ESTATES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plan as intended for Public use, in witness whereof \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

*Richardson Family Trust*  
By *Ken Hillam*  
By *Duane & Rebecca Peterson*

*D. Bradford Petersen*  
*Duane & Rebecca Peterson*

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
On the 14th day of March, A.D., 2005, 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, a number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 11/24/05

*John E. Shumway*  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## RICHARDSON ESTATES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN WEST JORDAN, UTAH

RECORDED #9344280

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
**KENNETH HILLAM**  
DATE: 4-8-05 TIME: 11:48 AM BOOK: 2005P PAGE: 97  
# 61  
FEE \$ 161.00  
# 61

*James Redding*  
CHIEF CLERK, SALT LAKE COUNTY RECORDER

PREPARED BY:  
**MCNEIL ENGINEERING, INC.**  
CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
6895 SOUTH 900 EAST, S.L.C., UT 84121  
(801) 255-7700

BOARD OF HEALTH  
APPROVED THIS 14th DAY OF March, A.D., 2005  
*Log Blue*  
S.E. Co. BOARD OF HEALTH

PLANNING COMMISSION  
APPROVED THIS 16th DAY OF March, A.D., 2005 BY THE WEST JORDAN CITY PLANNING COMMISSION.  
*Ronda J. Della*  
CHAIRMAN, WEST JORDAN CITY PLANNING COMM.

CITY ENGINEER  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
4/14/2005 *David B. S.*  
DATE WEST JORDAN CITY ENGINEER  
27-02-21 27-02-200-001,002,003

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 14th DAY OF April, A.D., 2005  
*David B. S.*  
WEST JORDAN CITY ATTORNEY

CITY APPROVAL  
PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS DAY OF April, A.D., 2005, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*David B. S.*  
WEST JORDAN CITY RECORDER

WEST JORDAN CITY MAYOR  
*David B. S.*