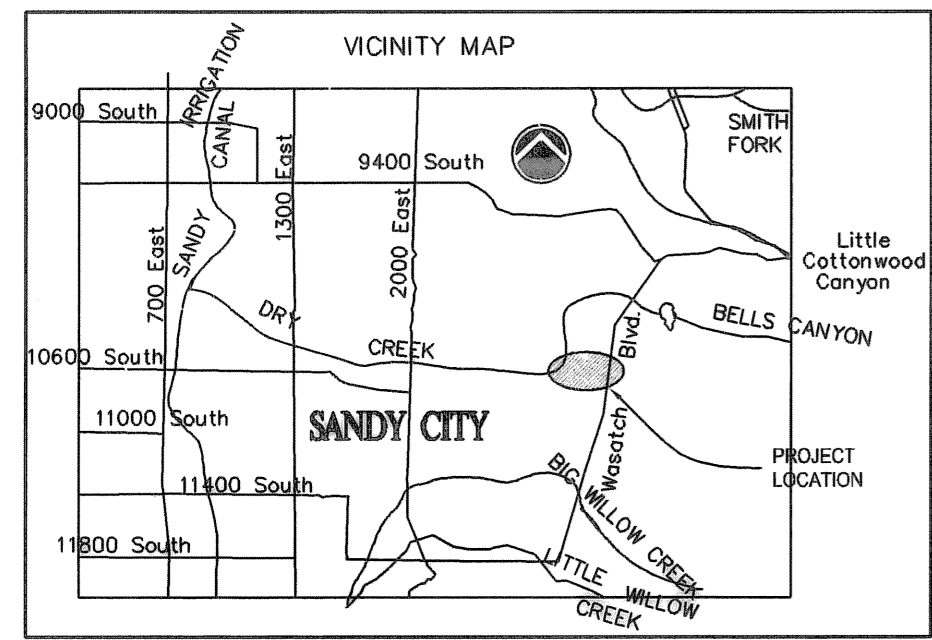
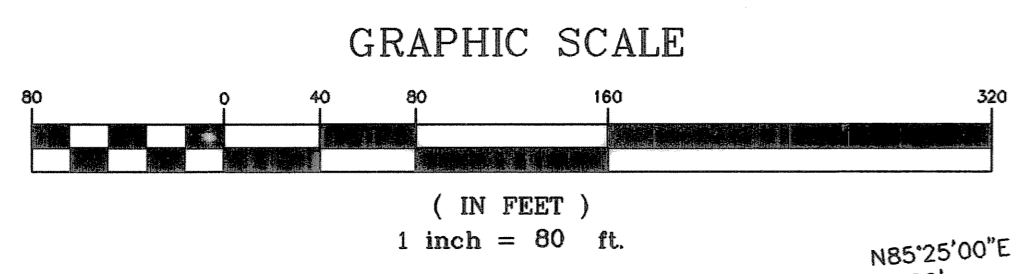


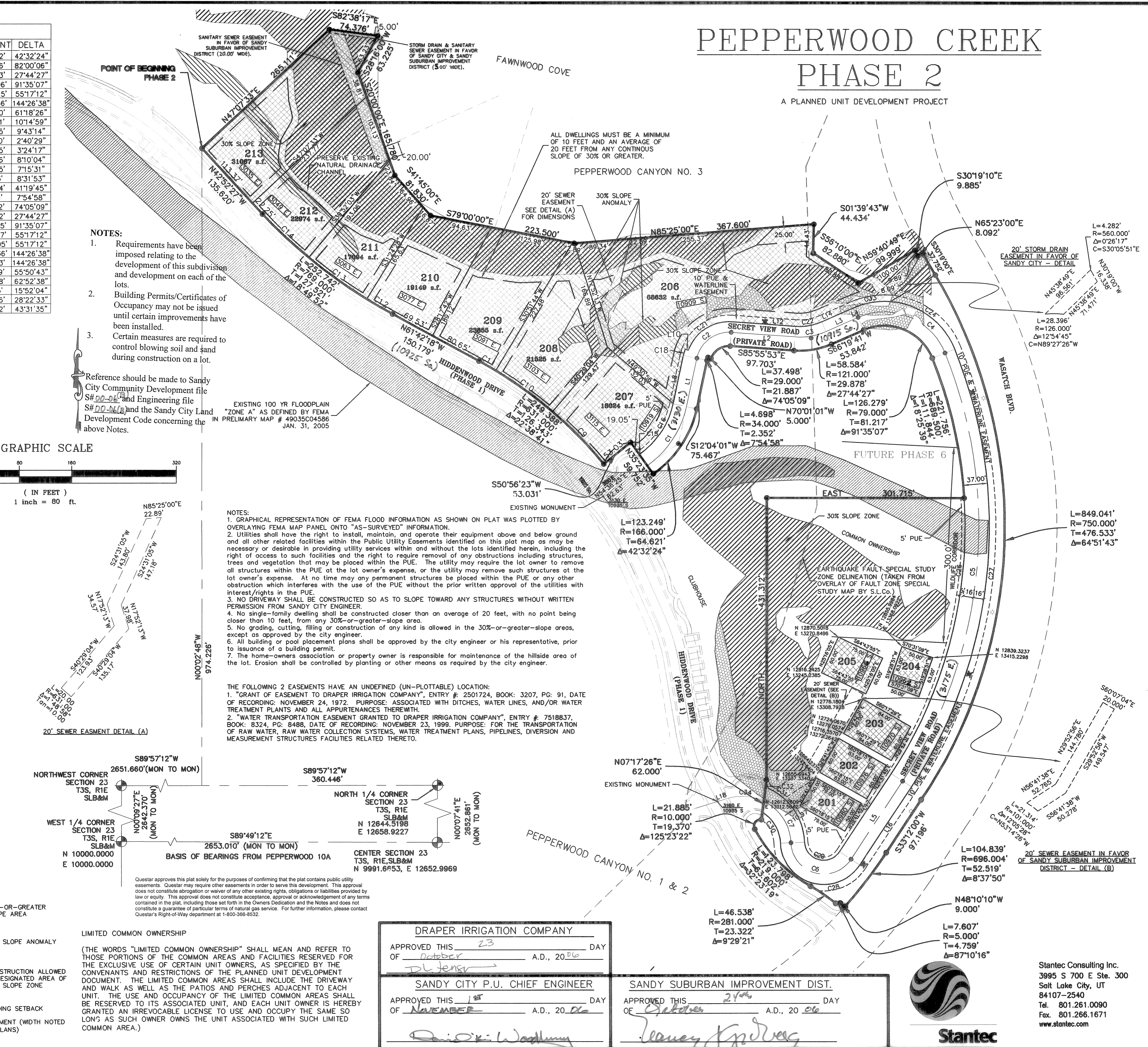
| CURVE | LENGTH   | RADIUS   | CHORD    | CHORD BEARING | TANGENT  | DELTA      |
|-------|----------|----------|----------|---------------|----------|------------|
| C1    | 111.370' | 150.000' | 108.829' | N33°20'13"E   | 58.392'  | 42°32'24"  |
| C2    | 71.560'  | 50.000'  | 65.607'  | S53°04'04"W   | 43.466'  | 82°00'06"  |
| C3    | 48.417'  | 100.000' | 47.945'  | N80°11'54"E   | 24.693'  | 27°44'27"  |
| C4    | 159.847' | 100.000' | 143.364' | N67°52'46"W   | 102.806' | 91°35'07"  |
| C5    | 685.587' | 710.500' | 659.296' | N05°33'24"E   | 372.125' | 55°17'12"  |
| C6    | 126.051' | 50.000'  | 95.225'  | S74°34'41"E   | 155.936' | 144°26'38" |
| C7    | 80.251'  | 75.000'  | 76.477'  | N33°00'36"W   | 44.450'  | 61°18'26"  |
| C8    | 112.880' | 631.000' | 112.730' | N44°11'06"W   | 56.591'  | 101°45'59" |
| C9    | 107.052' | 631.000' | 106.923' | N54°10'13"W   | 53.655'  | 94°31'14"  |
| C10   | 29.456'  | 631.000' | 29.453'  | N60°22'04"W   | 14.730'  | 2°40'29"   |
| C11   | 45.696'  | 769.000' | 45.689'  | S60°00'10"E   | 22.855'  | 3°24'17"   |
| C12   | 109.625' | 769.000' | 109.532' | S54°12'59"E   | 54.906'  | 81°04'04"  |
| C13   | 97.420'  | 769.000' | 97.355'  | S46°30'12"E   | 48.775'  | 71°51'31"  |
| C14   | 4.578'   | 30.747'  | 4.574'   | N71°58'47"W   | 2.293'   | 8°31'53"   |
| C15   | 93.051'  | 129.000' | 91.047'  | N32°43'53"E   | 48.654'  | 41°19'45"  |
| C16   | 9.809'   | 71.000'  | 9.802'   | S16°01'30"W   | 4.913'   | 7°54'58"   |
| C17   | 85.341'  | 66.000'  | 79.518'  | S57°01'33"W   | 49.812'  | 74°05'09"  |
| C18   | 40.670'  | 84.000'  | 40.274'  | N80°11'54"E   | 20.742'  | 27°44'27"  |
| C19   | 185.422' | 116.000' | 166.303' | N67°52'46"W   | 119.255' | 91°35'07"  |
| C20   | 665.323' | 689.500' | 639.810' | N05°33'24"E   | 361.127' | 55°17'12"  |
| C21   | 701.026' | 725.500' | 674.143' | N05°33'24"E   | 380.505' | 55°17'12"  |
| C22   | 166.387' | 66.000'  | 125.696' | S74°34'41"E   | 205.836' | 144°26'38" |
| C23   | 73.110'  | 29.000'  | 55.230'  | S74°34'41"E   | 31.269'  | 55°50'43"  |
| C24   | 57.506'  | 59.000'  | 55.257'  | N30°16'44"W   | 31.269'  | 55°50'43"  |
| C25   | 105.332' | 96.000'  | 100.144' | N33°47'42"W   | 58.688'  | 62°52'38"  |
| C26   | 8.516'   | 30.750'  | 8.489'   | N23°34'26"W   | 4.285'   | 15°52'04"  |
| C27   | 57.449'  | 116.000' | 56.864'  | S80°30'57"W   | 29.326'  | 28°22'33"  |
| C28   | 56.976'  | 75.000'  | 55.616'  | S85°25'36"E   | 29.942'  | 43°31'35"  |

| LINE | LENGTH   | BEARING     |
|------|----------|-------------|
| L1   | 75.467'  | N12°04'01"E |
| L2   | 97.703'  | S85°55'53"E |
| L3   | 48.940'  | N66°19'41"E |
| L4   | 4.902'   | N66°19'41"E |
| L5   | 144.061' | N33°12'00"E |
| L6   | 75.467'  | N12°04'01"E |
| L7   | 5.000'   | S70°01'01"E |
| L8   | 97.703'  | N85°55'53"W |
| L9   | 53.842'  | N66°19'41"E |
| L10  | 144.061' | N33°12'00"E |
| L11  | 144.061' | S33°12'00"W |
| L12  | 16.008'  | W72°48'37"E |



**LEGEND**

- SECTION CORNER
- PHASE BOUNDARY CORNER
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- PHASE BOUNDARY
- ROAD CENTER LINE
- EXISTING 100-YR FLOODPLAIN AS DEFINED BY FEMA
- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- BENCHMARK: CENTER SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP ELEV=5233.41
- 30%-OR-GREATER SLOPE AREA
- 30% SLOPE ANOMALY
- CONSTRUCTION ALLOWED IN DESIGNATED AREA OF 30% SLOPE ZONE
- LIMITED COMMON OWNERSHIP
- BUILDING SETBACK
- EASEMENT (WIDTH NOTED ON PLANS)



- NOTES:**
- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
  - Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
  - 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 #00-04 and Engineering file #00-04 and the Sandy City Land Development Code concerning the above Notes.

- NOTES:**
- GRAPHICAL REPRESENTATION OF FEMA FLOOD INFORMATION AS SHOWN ON PLAT WAS PLOTTED BY OVERLAYING FEMA MAP PANEL ONTO "AS-SURVEYED" INFORMATION.
  - Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with interest/rights in the PUE.
  - NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
  - No single-family dwelling shall be constructed closer than an average of 20 feet, with no point being closer than 10 feet, from any 30%-or-greater-slope area.
  - No grading, cutting, filling or construction of any kind is allowed in the 30%-or-greater-slope areas, except as approved by the city engineer.
  - All building or pool placement plans shall be approved by the city engineer or his representative, prior to issuance of a building permit.
  - The home-owners association or property owner is responsible for maintenance of the hillside area of the lot. Erosion shall be controlled by planting or other means as required by the city engineer.

THE FOLLOWING TWO EASEMENTS HAVE AN UNDEFINED (UN-PLOTTABLE) LOCATION:

- "GRANT OF EASEMENT TO DRAPER IRRIGATION COMPANY", ENTRY #: 2501724, BOOK: 3207, PG: 91, DATE OF RECORDING: NOVEMBER 24, 1972. PURPOSE: ASSOCIATED WITH DITCHES, WATER LINES, AND/OR WATER TREATMENT PLANTS AND ALL APPURTENANCES THEREWITH.
- "WATER TRANSPORTATION EASEMENT GRANTED TO DRAPER IRRIGATION COMPANY", ENTRY #: 7518837, BOOK: 8324, PG: 8488, DATE OF RECORDING: NOVEMBER 23, 1999. PURPOSE: FOR THE TRANSPORTATION OF RAW WATER, RAW WATER COLLECTION SYSTEMS, WATER TREATMENT PLANTS, PIPELINES, DIVERSION AND MEASUREMENT STRUCTURES FACILITIES RELATED THERETO.

**DRAPER IRRIGATION COMPANY**  
APPROVED THIS 23 DAY OF October A.D., 2006

**SANDY CITY P.U. CHIEF ENGINEER**  
APPROVED THIS 1st DAY OF NOVEMBER A.D., 2006

**SANDY SUBURBAN IMPROVEMENT DIST.**  
APPROVED THIS 24th DAY OF October A.D., 2006

| No. | Revision                 | By  | Date     |
|-----|--------------------------|-----|----------|
| 2   | ADD NEW PAD LAYOUTS      | BMW | 10/18/06 |
| 1   | Revise per city redlines | BMW | 7/11/06  |

Project Number 86301004  
Designed By BMW  
Drawn By BMW  
Checked By KWW Date 02/13/06

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 25th DAY OF October A.D., 2006

**QWEST COMMUNICATIONS**  
APPROVED THIS 24th DAY OF October A.D., 2006

**QUESTAR**  
APPROVED THIS 30th DAY OF October A.D., 2006

**BOARD OF HEALTH**  
APPROVED THIS 25 DAY OF October A.D., 2006

**COMCAST CABLE SERVICES**  
APPROVED THIS 24th DAY OF October A.D., 2006

**PLANNING COMMISSION**  
APPROVED THIS 2nd DAY OF Nov. A.D., 2006 BY THE SANDY CITY PLANNING COMMISSION

**ENGINEERS CERTIFICATE**  
APPROVED THIS 1st DAY OF November A.D., 2006

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 10th DAY OF January A.D., 2007

**SANDY CITY PARKS AND RECREATION**  
APPROVED THIS 10th DAY OF January A.D., 2007

**SANDY CITY MAYOR**  
PRESENTED TO SANDY CITY THIS 10th DAY OF January A.D., 2007, AND IS HEREBY APPROVED

**PEPPERWOOD CREEK PHASE 2**  
A PLANNED UNIT DEVELOPMENT PROJECT LOCATED IN THE NORTH/EAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.L.B.&M.

RECORDED # 9970427

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MERIDIAN TITLE

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# PEPPERWOOD CREEK PHASE 2

A PLANNED UNIT DEVELOPMENT PROJECT

**SURVEYOR'S CERTIFICATE**

I, Kenneth W. Watson, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 158397, as prescribed under the laws of the State of Utah. I further certify that the description below correctly describes the land surface upon which will be constructed.

**BOUNDARY DESCRIPTION**

Beginning at a point that is S89°57'12"W 360.446 feet and N00°02'48"W 974.226 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence N47°07'33"E 265.111 feet; thence S82°38'17"E 74.376 feet; thence S28°16'00"W 63.225 feet; thence S20°00'00"E 165.780 feet; thence S41°45'00"E 81.830 feet; thence S79°00'00"E 223.500 feet; thence N85°25'00"E 367.600 feet; thence S01°39'43"W 44.434 feet; thence S56°10'00"E 82.880 feet; thence N59°40'49"E 99.999 feet; thence S30°19'10"E 9.885 feet; thence N65°23'00"E 8.092 feet; thence S30°19'00"E 37.752 feet; thence S01°39'43"W 804.424 feet along the arc of a 750.000 foot radius curve to the right, chord bears S01°26'30"W 804.424 feet; thence S33°12'00"W 97.196 feet; thence S01°39'43"W 804.424 feet along the arc of a 750.000 foot radius curve to the right, chord bears S37°30'55"W 104.740 feet; thence N48°10'10"W 9.000 feet; thence Westwesterly 7.607 feet along the arc of a 5.000 foot radius curve to the right, chord bears S85°24'58"W 6.894 feet; thence Northwesterly 46.538 feet along the arc of a 281.000 foot radius curve to the left, chord bears N55°44'35"W 46.485 feet; thence Northwesterly 123.798 feet along the arc of a 219.000 foot radius curve to the right, chord bears N44°17'36"W 122.156 feet; thence Northwesterly 21.885 feet along the arc of a 10.000 foot radius curve to the right, chord bears N34°35'45"E 17.771 feet; thence N07°17'26"E 62.000 feet; thence North 431.312 feet; thence East 301.715 feet; thence Northerly 221.756 feet along the arc of a 689.500 foot radius curve to the left, chord bears N12°52'23"W 220.800 feet; thence Westwesterly 126.279 feet along the arc of a 79.000 foot radius curve to the left, chord bears N67°52'46"W 113.258 feet; thence S66°19'41"W 53.842 feet; thence Westwesterly 58.584 feet along the arc of a 121.000 foot radius curve to the right, chord bears S80°11'54"W 58.014 feet; thence N85°55'53"W 97.703 feet; thence Southwesterly 37.498 feet along the arc of a 29.000 foot radius curve to the left, chord bears S57°01'33"W 34.940 feet; thence N70°01'01"W 5.000 feet; thence Southerly 4.698 feet along the arc of a 34.000 foot radius curve to the left, chord bears S16°01'30"W 4.698 feet; thence S12°04'01"W 75.467 feet; thence Southwesterly 123.249 feet along the arc of a 166.000 foot radius curve to the right, chord bears S33°20'13"W 120.438 feet; thence N35°23'35"W 59.752 feet; thence S50°56'23"W 53.031 feet; thence Northwesterly 249.388 feet along the arc of a 631.000 foot radius curve to the left, chord bears N50°22'58"W 247.768 feet; thence N61°42'18"W 150.179 feet; thence Northwesterly 252.742 feet along the arc of a 769.000 foot radius curve to the right, chord bears N52°17'22"W 251.606 feet; thence N42°52'27"W 135.620 feet to the point of beginning.

Contains 8 Estate Lots and 5 Pad Lots on 10.111 acres.

**OWNER'S CERTIFICATE AND CONSENT TO RECORD**

Legacy Communities, LLC  
the undersigned owner(s) of the tract of land described above, has (have) caused a survey to be made and this record of survey Plat, consisting of one sheet, to be prepared; and does (do) hereby consent to the recording thereof.

Dated this 25<sup>th</sup> day of OCTOBER, 2006.

Legacy Communities, LLC  
By: Charles H. Horman, Manager

**UTILITY DEDICATION**

The above named owner(s) of the above described parcel of land does (do) hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right-of-way as shown by the areas marked "Common Ownership" on the within Plat for construction and maintenance of subterranean electrical, telephone, natural gas, sewer and water lines appurtenances, together with the right-of-way access thereto.

**RESERVATION OF COMMON OWNERSHIP**

By recording this Plat the above named owner(s) has (have) designated certain areas of land as Common Ownership intended for use by the Owners of Units in PEPPERWOOD CREEK, a planned residential development, for ingress, egress, recreation, and other related activities (not for use by the general public) for the common use and enjoyment of the Owners in PEPPERWOOD CREEK PHASE 2 as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restrictions applicable to PEPPERWOOD CREEK PHASE 2 an expandable planned residential development.

**ACKNOWLEDGMENT**

A LIMITED LIABILITY COMPANY

STATE OF UTAH }  
COUNTY OF Salt Lake } ss

On the 25th day of October A.D., 2006 personally appeared before me, Charles Horman, who being by me duly sworn, did say that he/she/they is/are the Manager of Legacy Communities, LLC and that the Owner(s) certificate was signed in behalf of said limited liability company by the written authorization and said individual acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES Dec. 22, 2008 Wade Jewett  
NOTARY PUBLIC RESIDING IN Salt Lake County

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