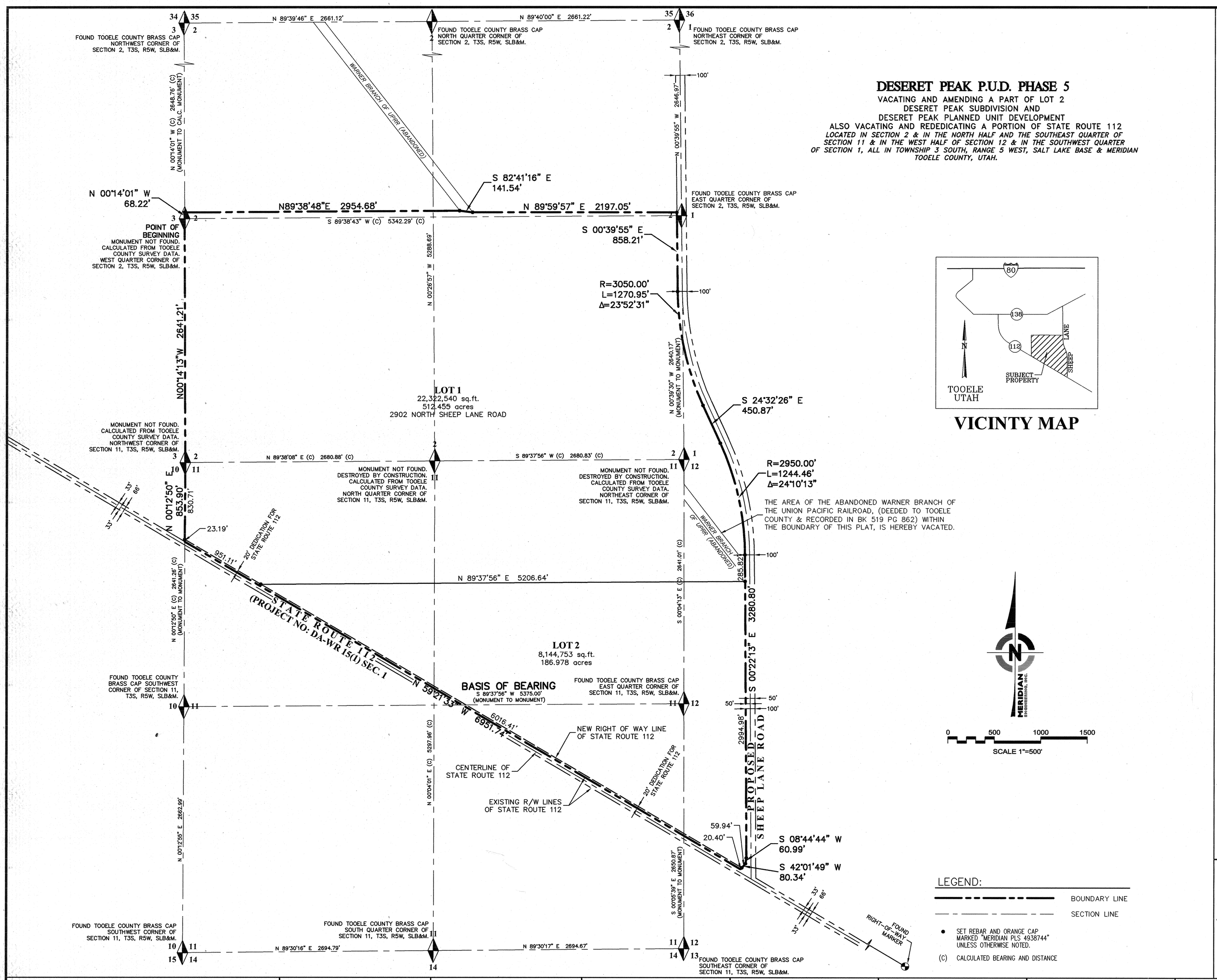

DESERET PEAK P.U.D. PHASE 5

VACATING AND AMENDING A PART OF LOT 2
DESERET PEAK SUBDIVISION AND
DESERET PEAK PLANNED UNIT DEVELOPMENT
ALSO VACATING AND REDEDICATING A PORTION OF STATE ROUTE 112

LOCATED IN SECTION 2 & IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 11 & IN THE WEST HALF OF SECTION 12 & IN THE SOUTHWEST QUARTER OF SECTION 1, ALL IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
TOOELE COUNTY, UTAH.

VICINITY MAP

LEGEND:

- BOUNDARY LINE
- SECTION LINE
- ● SET REBAR AND ORANGE CAP MARKED "MERIDIAN PLS 4938744" UNLESS OTHERWISE NOTED.
- (C) CALCULATED BEARING AND DISTANCE

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, PRESCRIBED UNDER THE LAWS OF THE AND THAT I HOLD CERTIFICATE NO. 4938744, AS AUTHORITY OF THE OWNERS, I HAVE MADE STATE OF UTAH. I FURTHER CERTIFY THAT BY A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE SUBDIVIDED SAID TRACT OF LAND INTO KNOWN AS DESERET PEAK COMMERCIAL PUD AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR 4938744 MICHAEL W. NADEAU 9-20-06 STATE OF UTAH

MICHAEL W. NADEAU
LICENSE No. 4938744

SEPT 20, 2006
DATE

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, SECTION 2, THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 11 AND IN THE WEST HALF OF SECTION 12 ALL IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WEST LINE OF SECTION 2 NORTH 00°14'01" WEST 68.22 FEET (NORTH 00°13'41" WEST 68.11 FEET BY PLAT); THENCE ALONG THE NORTH LINE OF DESERET PEAK PLANNED UNIT DEVELOPMENT AS RECORDED AT BOOK 997 AT PAGE 322 OF THE TOOELE COUNTY RECORDS THE FOLLOWING THREE COURSES: NORTH 89°38'48" EAST 2,954.68 FEET (NORTH 89°38'52" EAST 2,954.78 FEET BY PLAT), SOUTH 82°41'16" EAST 141.54 FEET (SOUTH 82°41'13" EAST 141.54 FEET BY PLAT), AND NORTH 89°59'57" EAST 2,197.05 FEET (EAST BY PLAT) TO THE WESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED SHEEP LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES: SOUTH 00°39'55" EAST 858.21 FEET, SOUTHERLY 1,270.95 FEET ALONG A 3,050.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°52'31" AND A LONG CHORD OF SOUTH 12°36'11" EAST 1,261.77 FEET, SOUTH 24°32'26" EAST 450.87 FEET, SOUTHERLY 1,244.46 FEET ALONG A 2,950.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°10'13" AND A LONG CHORD OF SOUTH 12°27'20" EAST 1,235.25 FEET, SOUTH 00°22'13" EAST 3,280.80 FEET, SOUTH 08°44'44" WEST 60.99 FEET, AND SOUTH 42°01'49" WEST 80.34 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 112 PROJECT NO. DA-WR 15(1) SEC. 1; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE NORTH 59°21'33" WEST 6,951.74 FEET (NORTH 59°50' WEST BY RECORD) TO THE WEST LINE OF SECTION 11 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE WEST LINE OF SAID SECTION 11 AND THE WEST LINE OF SAID DESERET PEAK PLANNED UNIT DEVELOPMENT NORTH 00°12'50" EAST 853.90 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 11 NORTH 00°14'13" WEST 2,641.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,606,526 SQUARE FEET OR 702.629 ACRES.

NARRATIVE

TOOELE COUNTY REQUESTED THE AREAS OF EXISTING DESERET PEAK P.U.D. PHASE 5 BE VACATED AND RE-SUBDIVIDED INTO TWO NEW LOTS FOR DEVELOPMENT. THIS PLAT IS BASED UPON THE RECORDED PLAT OF SAID DESERET PEAK SUBDIVISIONS ON FILE IN THE OFFICE OF THE TOOELE COUNTY RECORDER. THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 89°37'56" EAST 5375.00 FEET BETWEEN THE EAST QUARTER OF SECTION 11 AND THE WEST QUARTER OF SECTION 11, T3S, R5W, SLB&M.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE ONE UNDERSIGNED OWNER ( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PARCELS TO BE HEREAFTER KNOWN AS:

DESERET PEAK P.U.D. PHASE 5

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 I HAVE HEREUNTO SET Forth THIS DAY OF 5th December A.D., 20 06.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF TOOELE :SS

ON THE 5th DAY OF December AD., 20 06 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF TOOELE IN SAID STATE OF UTAH, THE SIGNER (S) OF THE ABOVE OWNERS DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THE Y SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. A Notary commissioned in the State of Utah.

NOTARY PUBLIC

RESIDING AT Tooele, Utah MY COMMISSION EXPIRES: Dec 31, 2008

DESERET PEAK P.U.D. PHASE 5
VACATING AND AMENDING A PART OF LOT 2
DESERET PEAK SUBDIVISION AND
DESERET PEAK PLANNED UNIT DEVELOPMENT
ALSO VACATING AND REDEDICATING A PORTION OF STATE ROUTE 11
LOCATED IN SECTION 2 & IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 11 & IN THE WEST HALF OF SECTION 12 & IN THE SOUTHWEST QUARTER OF SECTION 1, ALL IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN.
TOOELE COUNTY, UTAH.

PREPARED BY:
MERIDIAN ENGINEERING, INC. 5217 SOUTH REDWOOD ROAD, SUITE A SALT LAKE CITY, UTAH 84123 PHONE: (801) 266-1310 FAX: (801) 266-1319
FORSGREN ASSOCIATES / INC. 370 EAST 500 SOUTH SUITE #200 SALT LAKE CITY, UTAH 84111 (801) 364-4765

APPROVAL AS TO FORM	NORTH TOOELE COUNTY FIRE DISTRICT	TOOELE COUNTY BOARD OF HEALTH	TOOELE COUNTY TREASURER	ENGINEERS CERTIFICATE	TOOELE COUNTY SURVEYOR	PLANNING COMMISSION
APPROVED AS TO FORM THIS 22nd DAY OF Sept A.D., 20 06.	APPROVED AS TO FORM THIS 22 DAY OF Sept A.D., 20 06.	APPROVED AS TO FORM THIS 1ST DAY OF Dec A.D., 20 06.	APPROVED THIS 22 DAY OF Sept. A.D., 20 06.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED THIS 20TH DAY OF SEPTEMBER A.D., 20 06.	APPROVED THIS 6th DAY OF June A.D., 20 06.
TOOELE COUNTY ATTORNEY	N. TOOELE COUNTY FIRE DISTRICT	TOOELE COUNTY BOARD OF HEALTH	TOOELE COUNTY TREASURER	9/20/06 DATE TOOELE COUNTY ENGINEER	TOOELE COUNTY SURVEYOR	CHAIRMAN, CO. PLANNING COMMISSION

RECORDED NO. 273563
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF Tooele County Engineering Dept.
DATE: 12/6/06 TIME: 2:48 BOOK: / PAGE: /
FEE: None
TOOELE COUNTY RECORDER

16-23 DESERET PEAK PUD PH 5