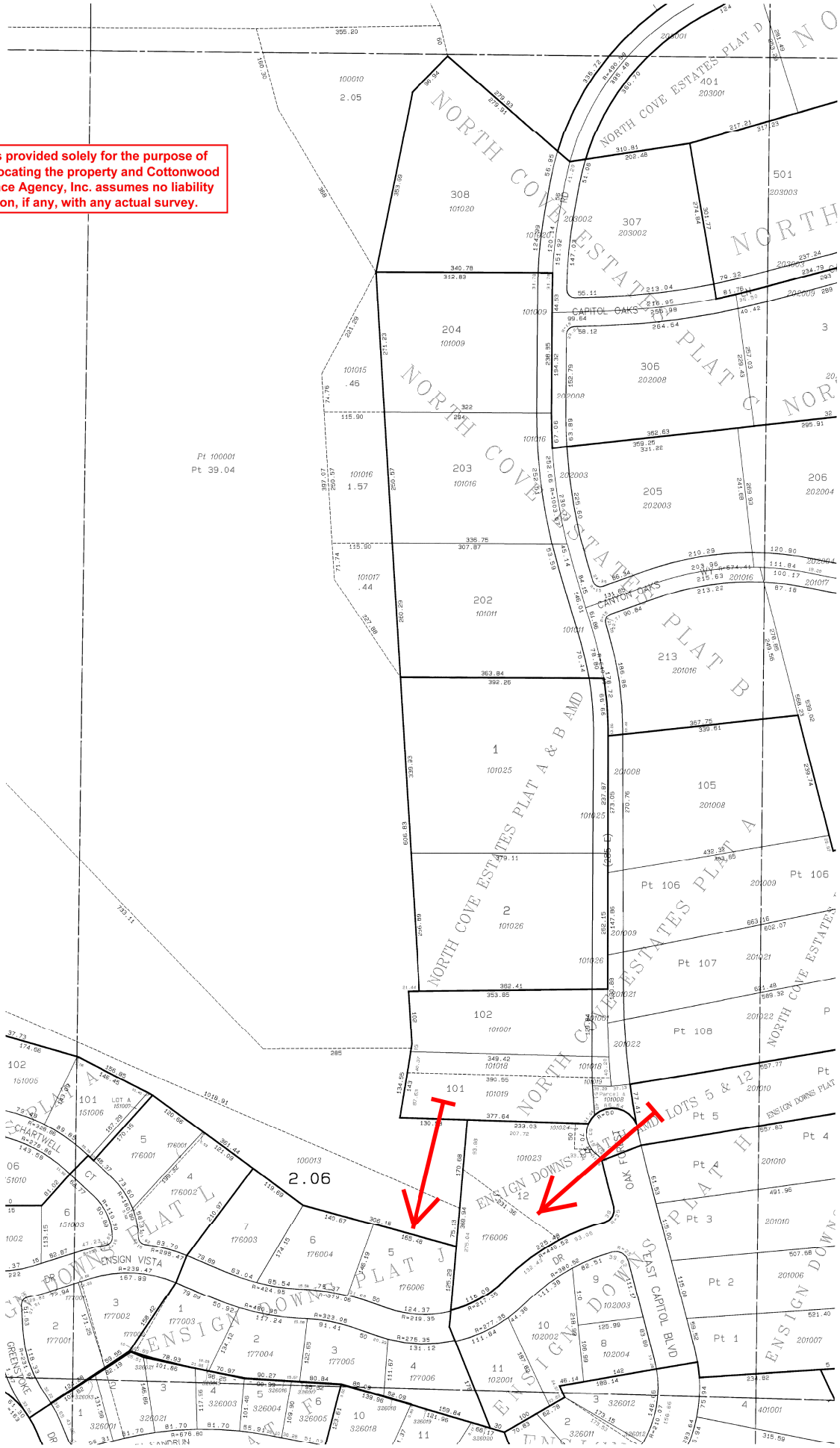
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



Adjacent Plats

091931	091932	091941
093011	093012	093021
093031	093032	093041

E. 1/2 N.W. 1/4 SEC. 30 T.1N. R.1E.

0' 100' 200' 300' 400'

PREPARED BY SALT LAKE COUNTY RECORDER - GARY OTT

Copyright 1998

This map is not intended to represent actual physical property lines. In order to establish exact physical boundaries a survey of the property may be necessary

09-30-12

ENSIGN\ENSIGNJ1

ENSIGN DOWNS PLAT J

A SUBDIVISION LOCATED IN SALT LAKE CITY
IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, 1 EAST, S.L.B. & M.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	424.951'	63.037'	31.576'	62.979'	S 71°37'00" E	08°29'57"
C2	480.951'	50.917'	25.483'	50.894'	S 70°23'59" E	06°03'57"
C3	424.951'	85.540'	42.915'	85.396'	S 81°37'58" E	11°32'00"
C4	452.951'	158.367'	80.000'	157.561'	S 77°22'59" E	20°01'57"
C5	480.951'	117.239'	58.912'	116.949'	S 80°24'58" E	13°58'00"
C6	379.064'	75.368'	37.809'	75.244'	S 81°42'12" E	11°23'31"
C7	351.607'	99.332'	50.000'	99.001'	S 87°23'58" E	16°12'42"
C8	323.064'	91.409'	46.012'	91.105'	S 79°17'37" E	16°12'42"
C9	379.064'	31.886'	15.952'	31.877'	S 73°35'52" E	04°49'10"
C10	275.352'	20.292'	10.151'	20.287'	S 73°17'57" E	04°13'21"
C11	219.352'	86.046'	43.583'	85.495'	S 82°25'33" E	22°28'32"
C12	219.352'	38.604'	19.352'	38.554'	N 80°57'00" E	10°05'00"
C13	247.352'	131.411'	67.296'	129.871'	S 86°24'28" E	30°26'23"
C14	275.352'	131.122'	66.829'	129.886'	S 89°03'08" E	27°17'03"
C15	219.352'	157.970'	82.585'	154.578'	N 65°21'37" E	41°15'45"
C16	438.525'	156.049'	78.858'	155.227'	N 55°11'40" E	20°23'19"

NORTH

SCALE: 1" = 60'

LEGEND

— — — — (7' PUE) PUBLIC UTILITY, SEWER & STORM DRAIN EASEMENT

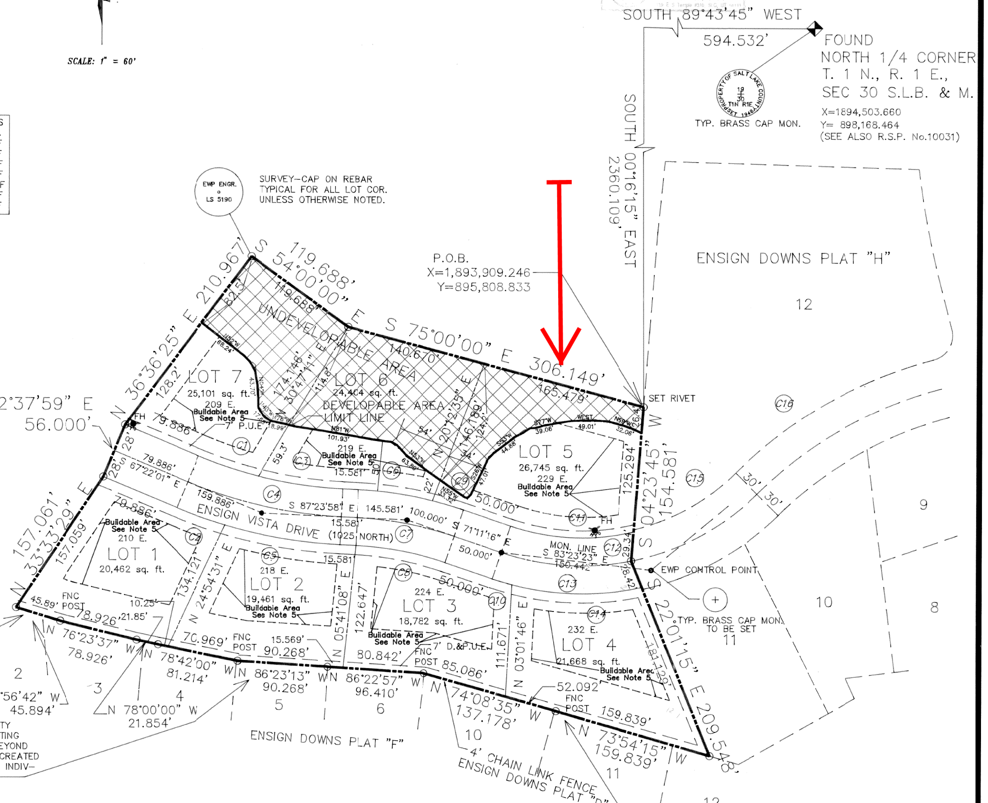
FIRE HYDRANT

MON. TO BE SET

SET REBAR AND CAP WITH LS NO 5190 UNLESS OTHERWISE NOTED ON DRWG.

TYP. BRASS CAP MON.

BUILDABLE AREAS	
LOT NO.	SQ.FT.
LOT 1	8305 SF
LOT 2	7251 SF
LOT 3	6686 SF
LOT 4	7827 SF
LOT 5	10,374 SF
LOT 6	3686 SF
LOT 7	7261 SF



NOTICE TO PURCHASERS

1 – A DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS AND CONDITIONS HAS BEEN RECORDED WITH THIS SUBDIVISION SPECIFYING THE MANNER IN WHICH APPROVAL FOR CONSTRUCTION OF HOMES IN THIS SUBDIVISION WILL OCCUR. NO BUILDING PERMITS WILL BE APPLIED FOR UNTIL THE ARCHITECTURAL AND STRUCTURAL CONTROL COMMITTEE HAS REVIEWED AND GIVEN WRITTEN APPROVAL TO THE BUILDING PLANS AND THE SITE PLAN, STATING THAT THE PLANS COMPLY WITH THE APPLICABLE REQUIREMENTS OF SAID DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS, AND CONDITIONS.

2 – UNDEVELOPABLE AREAS – WITHIN THE UNEDEVELOPABLE AREAS IDENTIFIED ON THIS PLAT, NO DEVELOPMENT OR CONSTRUCTION OF ANY KIND SHALL BE PERMITTED. THE UNDEVELOPABLE AREAS HAVE BEEN DEDICATED TO SALT LAKE CITY AS PERPETUAL OPEN SPACE AND VEGETATION AND PRESERVATION EASEMENTS.

3 – BUILDING PERMIT – NO VEGETATION REMOVAL, EXCAVATION, OR CONSTRUCTION OF ANY KIND WILL BE PERMITTED UPON ANY LOT IN THIS SUBDIVISION UNTIL A BUILDING PERMIT AUTHORIZING SAID ACTIVITY OR CONSTRUCTION SHALL HAVE BEEN FIRST OBTAINED FROM SALT LAKE CITY CORPORATION.

4 – ONE SINGLE FAMILY DWELLING ONLY MAY BE CONSTRUCTED AND MAINTAINED ON EACH LOT IN THIS SUBDIVISION.

5 – BUILDING FRONT YARD SETBACKS ARE ESTABLISHED AT 20 FEET FOR ALL LOTS IN THIS SUBDIVISION.
BUILDING SIDE YARD SETBACKS ARE ESTABLISHED AT 20 FEET FOR ALL LOT IN THIS SUBDIVISION.
BUILDING REAR YARD SETBACKS ARE ESTABLISHED AS 40 FEET FOR ALL LOTS IN THIS SUBDIVISION.

6 – NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY DAMES AND MOORE/SERGENT, HAUSKINS AND BECKWITH AND HAS BEEN FILED WITH THE SALT LAKE CITY PLANNING COMMISSION. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO CONSTRUCTION, SLOPE STABILITY, AND EARTHQUAKE FAULTS ARE STATED THEREIN. IN ADDITION TO COMPLYING WITH THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, EACH LOT OWNER SHALL BE REQUIRED TO HAVE A PROFFESIONAL SOILS ENGINEER OR ARCHITECT, REGISTERED AS SUCH IN THE STATE OF UTAH, CERTIFY THAT THE DESIGN AND PLACEMENT OF THE FOOTINGS AND FONDATIONS MEETS THE REQUIREMENTS AND RECOMENDATIONS OF THE DAMES AND MOORE/SERGENT, HAUSKINS AND BECKWITH GEOTECHNICAL REPORT BEFORE A BUILDING PERMIT SHALL BE ISSUED. THEREAFTER, SAID ENGINEER OR ARCHITECT SHALL CERTIFY TO THE SATISFACTORY ACTUAL CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS.

7 – LOTS 1, 2, 3 AND 4 MAY REQUIRE INDIVIDUAL SEWER PUMPS, WHICH SHALL BE THE OWNER'S RESPONSIBILITY.

8 – ALL ROOF COVERINGS ARE RESTRICTED TO CLASS "A" OR "B" FIRE RETARDANT MATERIALS.

9 – AS TO LOTS 6 AND 7 AS SHOWN ON THIS PLAT, NO VARIANCE FROM THE REQUIREMENTS OF APPLICABLE SALT LAKE CITY SITE DEVELOPMENT AND/OR ZONING REGULATIONS WHICH WOULD REQUIRE BOARD OF ADJUSTMENT APPROVAL MAY BE REQUESTED BY ANY PROPERTY OWNER OR GRANTED BY SALT LAKE CITY.

NOTE: BEARING AND DISTANCE ALONG PROPERTY LINE HAS BEEN ADJUSTED TO FOLLOW THE EXISTING FENCE LINE WHERE PLAT 'F' LOTS ENCROACH BEYOND PLAT 'F' SUBDIVISION BOUNDARY. GAP AREAS CREATED BY NEW ALIGNMENT ARE TO BE DEEDED TO THE INDIVIDUAL LOT OWNERS OF PLAT 'F'.

NOTE: ALL DESCRIPTION TERMS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS "A" THROUGH "F"

NOTE: BEARING AND DISTANCE ALONG PROPERTY HAS BEEN ADJUSTED TO FOLLOW THE NORTH SIDE OF THE EXISTING FENCE OR WALL WHERE PLAT 'F' LOTS ENCROACH BEYOND PLAT 'F' SUBDIVISION BOUNDARY. GAP AREAS CREATED BY NEW ALIGNMENT ARE TO BE DEEDED TO THE INDIVIDUAL LOT OWNERS OF PLAT 'F'.

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE S.S.

On the 23rd day of October A.D., 1990 personally appeared before me ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON, the signers, who being by me duly sworn did say, each for himself, that he, the said ALEXANDER J. ROBINSON is PRESIDENT and the said CHRISTOPHER F. ROBINSON is SECRETARY of ENSIGN DOWNS, INC., and that the within instrument was signed in behalf of said corporation by authority of a resolution of its BOARD OF DIRECTORS, and said ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON each acknowledge to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

MY COMMISSION EXPIRES 4-17-94 — Deanna L. Stookey, NOTARY PUBLIC
RESIDING AT Salt Lake

SURVEYOR'S CERTIFICATE

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 4300/5190, as prescribed under that laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of lard shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ENSIGN DOWNS, PLAT "J", and that the same has been correctly surveyed and staked on th ground as shown on this plat.

BOUNDARY DESCRIPTION

A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WITH THE STATE PLANE RECTANGULAR COORDINATES OF X=1,893,909.246, Y=895,808.833 BASED ON LAMBERT CONFORMAL PROJECTION, UTAH CENTRAL ZONE. SAID POINT IS FURTHER DESCRIBED AS BEING WEST 594.532 FEET AND SOUTH 2360.109 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE ALONG A LINE COMMON WITH ENSIGN DOWNS PLAT 'H', SOUTH 04°40'00" WEST 154.581 FEET; THENCE SOUTH 21°45'00" EAST 208.424 FEET; THENCE DEPARTING FROM SAID PLAT 'H', SOUTH 21°45'00" EAST 1.124 FEET; THENCE NORTH 73°38'00" WEST 159.839 FEET, TO THE CORNER OF A 4 FOOT CHAIN LINK FENCE; THENCE ALONG SAID FENCE, NORTH 73°52'20" WEST 137.178 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 86°06'42" WEST 96.410 FEET, TO THE CORNER OF A SIX FOOT WOOD FENCE,; THENCE ALONG SAID FENCE, NORTH 86°06'58" WEST 90.268 FEET; THENCE CONTINUING ALONG SAID FENCE, NORTH 78°25'45" WEST 81.214 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 77°43'45" WEST 21.854 FEET, TO A BRICK WALL,; THENCE ALONG SAID WALL, NORTH 76°07'22" WEST 78.926 FEET; THENCE NORTH 72°40'27" WEST 45.894 FEET; THENCE DEPARTING FROM SAID WALL, NORTH 33°49'44" EAST 157.061 FEET; THENCE NORTH 22°54'14" EAST 56.000 FEET; THENCE NORTH 36°52'40" EAST 210.967 FEET; THENCE SOUTH 53°43'45" EAST 119.688 FEET; THENCE SOUTH 74°43'45" EAST 306.149 FEET TO THE POINT OF BEGINNING. CONTAINS AREA OF 4.287 ACRES OR 7 LOTS.

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.

THE FOLLOWING DESCRIPTION IS THE MATHEMATICAL EQUIVALENT TO THE PROCEEDING DESCRIPTION WITH ALL DESCRIPTION TERMS ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS "A" THROUGH "F".

BEGINNING AT A POINT THAT IS SOUTH 89°43'45" WEST 594.532 FEET AND SOUTH 00°16'15" EAST 2360.109 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE ALONG A LINE COMMON WITH ENSIGN DOWNS PLAT 'H', SOUTH 04°23'45" WEST 154.581 FEET; THENCE SOUTH 22°01'15" EAST 208.424 FEET; THENCE DEPARTING FROM SAID PLAT 'H', SOUTH 22°01'15" EAST 1.124 FEET; THENCE NORTH 73°54'15" WEST 159.839 FEET, TO THE CORNER OF A 4 FOOT CHAIN LINK FENCE; THENCE ALONG SAID FENCE, NORTH 74°08'35" WEST 137.178 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 86°22'57" WEST 96.410 FEET, TO THE CORNER OF A SIX FOOT WOOD FENCE,; THENCE ALONG SAID FENCE, NORTH 86°23'13" WEST 90.268 FEET; THENCE CONTINUING ALONG SAID FENCE, NORTH 78°42'00" WEST 81.214 FEET; THENCE DEPARTING FROM SAID FENCE, NORTH 78°00'00" WEST 21.854 FEET, TO A BRICK WALL; THENCE ALONG SAID WALL, NORTH 76°23'37" WEST 78.926 FEET; THENCE NORTH 72°56'42" WEST 45.894 FEET; THENCE DEPARTING FROM SAID WALL, NORTH 33°33'29" EAST 157.061 FEET; THENCE NORTH 22°37'59" EAST 56.000 FEET; THENCE NORTH 36°36'25" EAST 210.967 FEET; THENCE SOUTH 54°00'00" EAST 119.688 FEET; THENCE SOUTH 75°00'00" EAST 306.149 FEET TO THE POINT OF BEGINNING. CONTAINS AREA OF 4.287 ACRES OR 7 LOTS.

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

8-27-90 — Kenneth W. Watson
DATE
KENNETH W. WATSON, P.E.,L.S.
REG. PROFESSIONAL ENGINEER (#4300)
REG. PROFESSIONAL LAND SURVEYOR (#5190)

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots, streets, and easements, to be known as ENSIGN DOWNS PLAT J do hereby dedicate all streets and easements to Salt Lake City Corporation. Also dedicated hereby shall be a perpetual open space and vegetation preservation easement to Salt Lake City over all undevelopable areas as shown on this plat. The undersigned hereby warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets and easements.

In witness whereof, we have hereunto set our hands this 23rd day of October, 1990.

ENSIGN DOWNS, INC.
BY: Alexander J. Robinson
ALEXANDER J. ROBINSON, PRESIDENT
ATTEST: Christopher F. Robinson
CHRISTOPHER F. ROBINSON, SECRETARY

ENSIGN DOWNS PLAT J

LOCATED IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, 1 EAST, S.L.B. & M.

ECKHOFF WATSON AND PREATOR ENGINEERING
(801)-261-0090
1121 E. 3900 S. BLDG C, SUITE 100 S.L.C. UT 84124

NUMBER
ACCOUNT

CITY PLANNING DIRECTOR

APPROVED THIS 24th DAY OF May A.D., 1991 BY THE SALT LAKE CITY PLANNING COMMISSION.
SALT LAKE CITY PLANNING DIRECTOR — DATE 5/24/91

CITY DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
Timothy P. Harpst 2/12/91 — TRANSPORTATION ENGINEER DATE; CITY ENGINEER 2/11/91 DATE
Joseph R. Anderson 2/12/91 — CITY PUBLIC WORKS DIRECTOR DATE; Douglas L. Foulger 1-4-91 — CITY SURVEYOR DATE

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF NOV. 27 A.D., 1990
LeRoy W. Hooton Jr. — SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 28th DAY OF May A.D., 1991
SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS 29 DAY OF May A.D., 1991, AND IS HEREBY APPROVED
SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER

RECORDED # 5074815

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF METRO NATIONAL TITLE
DATE 5-31-91 TIME 2:21PM BOOK 91-5 PAGE 72
FEE$ $23.50 DEPUTY — SALT LAKE COUNTY RECORDER

NUMBER
ACCOUNT

RECORDED MAY 29 1991 CITY RECORDER

08-25-200-011

$23.50 9-30-12

91-5-72

DRAWING NUMBER 91-5 p-72

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR POSITION EDGE OF PRINT ON THIS LINE

AMENDED PLAT OF LOTS 5 AND 12
ENSIGN DOWNS PLAT H

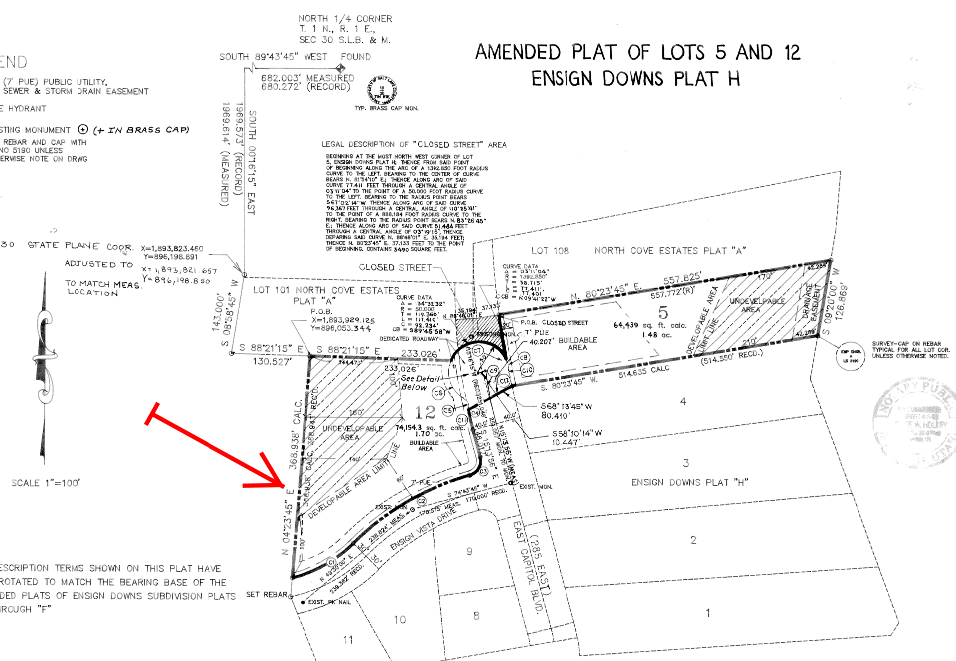
LEGEND

(7' PUE) PUBLIC UTILITY, SEWER & STORM DRAIN EASEMENT

FIRE HYDRANT

EXISTING MONUMENT (+ IN BRASS CAP)

SET REBAR AND CAP WITH LS NO 5190 UNLESS OTHERWISE NOTE ON DRWG



LEGAL DESCRIPTION OF "CLOSED STREET" AREA

BEGINNING AT THE MOST NORTH WEST CORNER OF LOT 5, ENSIGN DOWNS PLAT H; THENCE FROM SAID POINT OF BEGINNING ALONG THE ARC OF A 1392.850 FOOT RADIUS CURVE TO THE LEFT. BEARING TO THE CENTER OF CURVE BEARS N. 81°54'10" E.; THENCE ALONG ARC OF SAID CURVE 77.411 FEET THROUGH A CENTRAL ANGLE OF 03°11'04" TO THE POINT OF A 50.000 FOOT RADIUS CURVE TO THE LEFT. BEARING TO THE RADIUS POINT BEARS S67°02'14"W THENCE ALONG ARC OF SAID CURVE 96.367 FEET THROUGH A CENTRAL ANGLE OF 110°25'41" TO THE POINT OF A 888.184 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS N. 83°26'45" E.; THENCE ALONG ARC OF SAID CURVE 51.484 FEET THROUGH A CENTRAL ANGLE OF 03°19'16"; THENCE DEPARING SAID CURVE N. 86°46'01" E. 35.194 FEET; THENCE N. 80°23'45" E. 37.133 FEET TO THE POINT OF BEGINNING. CONTAINS 3490 SQUARE FEET.

NOTE: ALL DESCRIPTION TERMS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS "A" THROUGH "F"

NOTICE TO PURCHASERS

1 – A DECLARATION FOR ENSIGN DOWNS PLAT H HAS BEEN RECORDED AND INCLUDES THE PROPERTY WITHIN THIS SUBDIVISION. THIS DECLARATION SPECIFIES THE MANNER IN WHICH APPROVAL FOR CONSTRUCTION OF HOMES IN THIS SUBDIVISION WILL OCCUR. NO BUILDING PERMIT MAY BE APPLIED FOR UNTIL THE ARCHITECTURAL AND STRUCTURAL CONTROL COMMITTEE HAS REVEWED AND GIVEN WRITTEN APPROVAL TO THE BUILDING PLANS AND THE SITE PLAN, STATING THAT THE PLANS COMPLY WITH THE APPLICABLE REQUIREMENTS OF SAID DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS, AND CONDITIONS.

2 – UNDEVELOPABLE AREAS – WITHIN THE UNEDEVELOPABLE AREAS IDENTIFIED ON THIS PLAT, NO DEVELOPMENT OR CONSTRUCTION OF ANY KIND SHALL BE PERMITTED. THE UNDEVELOPABLE AREAS HAVE BEEN DEDICATED TO SALT LAKE CITY AS PERPETUAL OPEN SPACE AND VEGETAION PRESERVATION EASEMENTS. NATIVE SPECIES PLANTS MAY BE ENHANCED BY IRRIGATION AND SUPPLIMENTAL PLANTING ON A LOT BY LOT BASS APPROVED IN ADVANCE BY SALT LAKE CITY.

3 – BUILDING PERMIT – NO VEGETATION REMOVAL, EXCAVATION, OR CONSTRUCTION OF ANY KIND WILL BE PERMITTED UPON ANY LOT IN THIS SUBDIVISION UNTIL A BUILDING PERMIT AUTHORIZING SAID ACTIVITY OR CONSTRUCTION SHALL HAVE BEEN FIRST OBTAINED FROM SALT LAKE CITY CORPORATION.

4 – ONE SINGLE FAMILY DWELLING AND RELATED STRUCTURES ONLY MAY BE CONSTRUCTED AND MAINTAINED ON EACH LOT IN THIS SUBDIVISION.

5 – MINIMUM BUILDING FRONT YARD SETBACKS ARE ESTABLISHED AT 20 FEET FOR ALL LOTS IN THIS SUBDIVISION.
MAXIMUM BUILDING FRONT YARD SETBACKS ARE ESTABLISHED AT 40 FEET FOR ALL LOTS IN THIS SUBDIVISION.
MINIMUM BUILDING SIDE YARD SETBACKS ARE ESTABLISHED AT 12 FEET ON ONE SIDE AND 8 FEET ON THE OTHER FOR ALL LOTS IN THIS SUBDIVISION.
MINIMUM BUILDING REAR YARD SETBACKS ARE ESTABLISHED AS 40 FEET FOR ALL LOTS IN THIS SUBDIVISION.

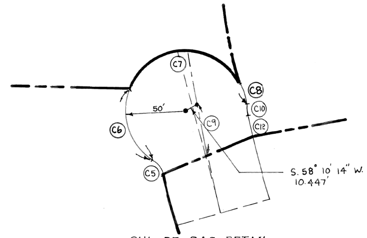
6 – NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY DAMES AND MOORE AND HAS BEEN FILED WITH THE SALT LAKE CITY PLANNING COMMISSION. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO CONSTRUCTION, SLOPE STABILITY, AND EARTHQUAKE FAULTS ARE STATED THEREIN. IN ADDITION TO COMPLYING WITH THE DECLARATION OF RECORD, EACH LOT OWNER SHALL BE REQUIRED TO HAVE A PROFFESIONAL SOILS ENGINEER, REGISTERED AS SUCH IN THE STATE OF UTAH, CERTIFY THAT THE DESIGN AND PROPOSED PLACEMENT OF THE FOOTINGS AND PROPOSED FONDATIONS MEETS THE REQUIREMENTS AND RECOMENDATIONS OF THE DAMES AND MOORE GEOTECHNICAL REPORT BEFORE A BUILDING PERMIT SHALL BE ISSUED. THEREAFTER, SAID ENGINEER SHALL INSPECT THE SITE AFTER BUILDING EXCAVATION AND PRIOR TO PLACEMENT OF FOOTINGS AND FOUNDATIONS AND SHALL CERTIFY TO THE SATISFACTORY ACTUAL CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS.

7 – *THE BUILDABLE AREA SHOWN ON LOT 5 IS THE AREA OUTSIDE OF WHICH NO STRUCTURES SHALL BE CONSTRUCTED.

8 – ALL ROOF COVERINGS ARE RESTRICTED TO CLASS "A" OR "B" FIRE RETARDANT MATERIALS.

CURVE TABLE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	217.352'	118.094'	60.544'	116.647'	S 60°09'59" W	31°07'50"
C2	440.526'	225.476'	115.266'	223.023'	S 59°27'19" W	29°19'34"
C3	25.000'	38.987'	24.718'	35.154'	S 29°26'35" W	89°21'02"
C4	888.184'	44.938'	22.474'	44.933	S 13°46'58" E	02°53'56"
C5	15.000'	11.992'	6.337'	11.676'	S 35°14'14" E	35°14'14"
C6	50.000'	70.368'	42.430'	64.703'	S 17°49'23" E	80°38'10"
C7	50.000'	206.204	93.460'	88.175'	S 60°00'18" W	236°17'32"
C8	50.000'	18.425'	9.318'	18.321'	N 12°24'21" W	21°06'50"
C9	1142.329'	43.507'	21.756'	43.505'	N 11°39'48" W	02°10'56"
C10	15.000'	2.696'	1.351'	2.692'	S06°59'50" E	10°17'48"
C11	888.184'	44.938'	22.474'	44.933'	S13°46'58" E	02°53'56"
C12	1392.850'	21.642'	10.821'	21.642'	S 12°35'27" E	00°53'25"



CUL-DE-SAC DETAIL

ECKHOFF WATSON AND PREATOR ENGINEERING
(801)-261-0090
1121 E. 3900 S. BLDG C, SUITE 100 S.L.C. UT 84124

STATE OF UTAH
COUNTY OF SALT LAKE S.S.

On the 1st day of August A.D., 19 91 personally appeared before me RICHARD D. AND JULIE W. SMITH the signer(s) of the within Owners Dedication, who duly acknowledge to me that they executed the same.

MY COMMISSION EXPIRES 1/1/93 Natalie Christensen NOTARY PUBLIC
RESIDING AT Salt Lake City, UT

STATE OF UTAH
COUNTY OF SALT LAKE S.S.

On the 7th day of June A.D., 19 91 personally appeared before me DAVID J. MARKS the signer(s) of the within Owners Dedication, who duly acknowledge to me that he executed the same.

MY COMMISSION EXPIRES ______ [signature] NOTARY PUBLIC
RESIDING AT ______

STATE OF UTAH
COUNTY OF SALT LAKE S.S.

On the 7th Day of August A.D., 19 91 personally appeared before me CAROL MARKS the signer(s) of the within Owners Dedication, who duly acknowledge to me that she executed the same.

MY COMMISSION EXPIRES 4-3-93 Denise Ashley NOTARY PUBLIC
RESIDING AT Riverton UT

STATE OF UTAH
COUNTY OF SALT LAKE S.S.

On the 7th day of June A.D., 19__ personally appeared before me ALEXANDER J. ROBINSON AND CHRISTOPHER F. ROBINSON the signer(s) who being by me duly sworn did say, each for himself, that he, the said ALEXANDER J. ROBINSON is the PRESIDENT and the said he CHRTCPHER F. ROBINSON is the SECRETARY of ENSIGN DOWNS, INC., and that the within Owners Dedication was signed on behalf of said corporation by authority of a resolution of is BOARD OF DIRECTORS, and said ALEXANDER J. ROBINSON AND CHRISTOPHER F. ROBINSON each acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES ______ Deanna L. Stookey NOTARY PUBLIC
RESIDING AT ______

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.

DISCLAIMER

SALT LAKE CITY CORPORATION, on behalf of the public, accepts this Amended Plat of Lots 5 and 12, Ensign Downs Plat H and the dedicated public ways and easements shown herein, relating to lots 5 and 12 as the same are created or altered in said amended subdivision plat, in lieu of the configuration for the same area as platted in the original plat of Ensign Downs Plat H (recorded on Sept. 29, 1983 in plat book 83-9, page 121 entry # 3850819). By such acceptance, the City hereby disclaims, and quit claims, to Ensign Downs, Inc. and to its successors in interest, the land described and shown hereon as "Closed Street" area, as more fully specified in Salt Lake City Ordinance #4 of 1991 and in a seperately filed Quit Claim Deed from Salt Lake City to Ensign Downs Inc.

Dated: ______

Attest: Kathryn Marshall CITY RECORDER — Palmer A. DePaulis MAYOR

STATE OF UTAH
COUNTY OF SALT LAKE

On the ___ day of ______, 19__, personally appeared before me Palmer DePaulis and ______, the signers of the above disclaimer, who having been first duly sworn, did say that they are the Mayor and City Recorder, respectively, of Salt Lake City Corporation, a municipal corporation of the State of Utah, and said persons acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES Aug 4, 1993 Barbara Haight NOTARY PUBLIC
RESIDING AT SALT LAKE COUNTY UTAH

SURVEYOR'S CERTIFICATE

I, Charles Karat, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 8246 as prescribed under that 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 PLAT OF LOTS 5 & 12, PLAT H and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WITH THE STATE PLANE RECTANGULAR COORDINATES OF X=1,893,929.125, Y=896,053.344 BASED ON THE LAMBERT CONFORMAL PROJECTION, UTAH CENTAL ZONE. SAID POINT BEING DESCRIBED AS WEST 682.003 FEET AND SOUTH 1969.614 FEET AND SOUTH 09°15'00" WEST 143.000 FEET AND SOUTH 88°05'00" EAST 130.527 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHWEST CORNER OF LOT 12 ENSIGN DOWNS PLAT "H" SUBDIVISION. THENCE FROM SAID POINT OF BEGINNING SOUTH 88°05'00" EAST 233.026 FEET TO A POINT ON A 50.000 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT OF CURVE BEARS SOUTH 67°14'03" EAST; THENCE ALONG ARC OF SAID CURVE 117.410 FEET THROUGH A CENTRAL ANGLE OF 134°32'32" TO A POINT OF A 1392.850 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS NORTH 78°59'21" EAST; THENCE ALONG ARC OF SAID CURVE 77.411 FEET THROUGH A CENTRAL ANGLE OF 03°11'04" TO A POINT ON THE NORTHERLY LINE OF ENSIGN DOWNS PLAT "H" LOT 5 AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE. THENCE ALONG SAID LINE NORTH 80°40'00" EAST 557.825 FEET CALCULATED, (557.772' RECORDED) TO THE EAST LINE OF SAID LOT 5; THENCE ALONG EASTERLY LINE SOUTH 09°36'15" WEST 126.869 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 4 ENSIGN DOWNS PLAT "H"; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 COMMON WITH THE SOUTHERLY LINE OF SAID LOT 5 SOUTH 80°40'00" WEST 514.635 FEET CALC. (514.550 FEET REC'D.) THENCE SOUTH 68°30'00" WEST 80.410' FEET TO A POINT ON A 888.184 FOOT RADIUS CURVE TO THE LEFT. BEARING TO THE RADIUS POINT BEARS N. 77°23'45" E.; THENCE ALONG ARC OF SAID CURVE 44.938 FEET THROUGH A CENTRAL ANGLE OF 02°53'56" ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EAST CAPITOL BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 14°57'41" EAST 46.017 FEET TO A POINT ON A 25.000 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS SOUTH 75°02'19" WEST; THENCE ALONG ARC OF SAID CURVE 38.987 FEET THROUGH A CENTRAL ANGLE OF 89°21'02" TO THE POINT OF A 440.526 FOOT RADIUS REVERSE CURVE TO THE LEFT. BEARING TO THE RADIUS POINT BEARS SOUTH 15°36'39" EAST; THENCE ALONG ARC OF SAID CURVE BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ENSIGN VISTA DRIVE 225.476 FEET THROUGH A CENTRAL ANGLE OF 29°19'34" TO A POINT ON A 217.352 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS NORTH 45°07'41" WEST; THENCE ALONG ARC OF SAID CURVE 118.094 FEET THROUGH A CENTRAL ANGLE OF 31°07'50" TO THE WESTERLY LINE OF LOT 12 ENSIGN DOWNS PLAT "H"; THENCE ALONG WESTERLY LINE NORTH 04°40'00" EAST 368.938 FEET CALC. (368.943 FEET REC'D.) TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 146,252 SQUARE FEET OR 3.36 ACRES MORE OR LESS.

THE FOLLOWING DESCRIPTION IS THE MATHEMATICAL EQUIVALENT TO THE PROCEEDING DESCRIPTION WITH ALL DESCRIPTION TERMS ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLATS OF ENSIGN DOWNS SUBDIVISION PLATS "A" THROUGH "F". BEGINNING AT A POINT WHICH IS SOUTH 89°43'45" WEST 682.003 FEET AND SOUTH 00°16'15" EAST 1969.614 FEET AND SOUTH 09°15'00" WEST 143.000 FEET AND SOUTH 88°05'00" EAST 130.527 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHWEST CORNER OF LOT 12 ENSIGN DOWNS PLAT "H" SUBDIVISION. THENCE FROM SAID POINT OF BEGINNING SOUTH 88°21'15" EAST 233.026 FEET TO A POINT ON A 50.000 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT OF CURVE BEARS SOUTH 67°30'18" EAST; THENCE ALONG ARC OF SAID CURVE 117.410 FEET THROUGH A CENTRAL ANGLE OF 134°32'32" TO A POINT OF A 1392.850 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS NORTH 78°43'06" EAST; THENCE ALONG ARC OF SAID CURVE 77.411 FEET THROUGH A CENTRAL ANGLE OF 03°11'04" TO A POINT ON THE NORTHERLY LINE OF ENSIGN DOWNS PLAT "H" LOT 5 AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE. THENCE ALONG SAID PROPERTY LINE NORTH 80°23'45" EAST 557.825 FEET CALCULATED, (557.772' RECORDED) TO THE EAST LINE OF SAID LOT 5; THENCE ALONG EASTERLY LINE SOUTH 09°20'00" WEST 126.869 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 4 ENSIGN DOWNS PLAT "H"; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 COMMON WITH THE SOUTHERLY LINE OF SAID LOT 5 SOUTH 80°23'45" WEST 514.635 FEET CALC. (514.550 FEET REC'D.) THENCE SOUTH 68°13'45" WEST 80.410 FEET TO A POINT ON A 888.184 FOOT RADIUS CURVE TO THE LEFT. BEARING TO THE RADIUS POINT BEARS N. 77°40'00" E.; THENCE ALONG ARC OF SAID CURVE 44.938 FEET THROUGH A CENTRAL ANGLE OF 02°53'56" ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EAST CAPITOL BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 15°13'56" EAST 46.017 FEET TO A POINT ON A 25.000 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS SOUTH 74°46'04" WEST; THENCE ALONG ARC OF SAID CURVE 38.987 FEET THROUGH A CENTRAL ANGLE OF 89°21'02" TO THE POINT OF A 440.526 FOOT RADIUS REVERSE CURVE TO THE LEFT. BEARING TO THE RADIUS POINT BEARS SOUTH 15°52'54" EAST; THENCE ALONG ARC OF SAID CURVE BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ENSIGN VISTA DRIVE 225.476 FEET THROUGH A CENTRAL ANGLE OF 29°19'34" TO A POINT ON A 217.352 FOOT RADIUS CURVE TO THE RIGHT. BEARING TO THE RADIUS POINT BEARS NORTH 45°23'56" WEST; THENCE ALONG ARC OF SAID CURVE 118.094 FEET THROUGH A CENTRAL ANGLE OF 31°07'50" TO THE WESTERLY LINE OF LOT 12 ENSIGN DOWNS PLAT "H"; THENCE ALONG WESTERLY LINE NORTH 04°23'45" EAST 368.938 FEET CALC. (368.943 FEET REC'D.) TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 146,252 SQUARE FEET OR 3.36 ACRES MORE OR LESS.

BASIS FOR BEARING METHODS. USING THE SECOND BEARING IS THE EQUIVELANT BEARING FOR ENSIGN DOWNS PLAT "A" THROUGH "F"

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000

6-5-91 DATE — Charles Karat — CHARLES KARAT REGISTERED LAND SURVEYOR No. 8246

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, do hereby consent to the amendment of lots 5 and 12, ENSIGN DOWNS PLAT H as shown hereon, and do hereby dedicate all streets and nonexclusive easements shown hereon to SALT LAKE CITY CORPORATION; also dedicated hereby shall be a perpetual open space and vegetation preservation easement to SALT LAKE CITY over all undevelopable areas as shown on this plat; subject to the right conferred in this plat to public or private utility companies or entities. The undersigned also hereby dedicate for perpetual use by public or private utility companies or entities all utility easements shown on this plat, for installation, use, operations and maintenace of utility lines.

In witness whereof, we have hereunto set our hands this 7th day of June, 19 91.

ENSIGN DOWNS, INC.
BY Alexander J. Robinson — ALEXANDER J. ROBINSON, PRESIDENT
ATTEST: Christopher F. Robinson — CHRISTOPHER F. ROBINSON, SECRETARY

Carol Marks — CAROL MARKS
David J. Marks — DAVID J. MARKS
Richard D. Smith — RICHARD D. SMITH
Julie W. Smith — JULIE W. SMITH

AMENDED PLAT OF LOTS 5 & 12 ENSIGN DOWNS PLAT H

LOCATED IN THE NORTH 1/2 OF SECTION 30, TOWNSHIP 1 NORTH, 1 EAST, S.L.B. & M.

NUMBER ______
ACCOUNT ______

CITY PLANNING DIRECTOR

APPROVED THIS 08 DAY OF Aug. A.D., 1991 BY THE SALT LAKE CITY PLANNING COMMISSION.

[signature] SALT LAKE CITY PLANNING DIRECTOR — 8/8/91 DATE

CITY DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

Gerald H Blair TRANSPORTATION ENGINEER 6/19/91 DATE — [signature] CITY ENGINEER 6/19/91 DATE
Joseph R Anderson CITY PUBLIC WORKS DIRECTOR 6/19/91 DATE — Lynn A. Cart CITY SURVEYOR (Acting) 6.17.91 DATE

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS 6 DAY OF JUNE A.D., 19 91

LeRoy W. Hooton Jr. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 8 DAY OF ______ A.D., 19 91

[signature] SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS 9 DAY OF August A.D., 1991 AND HEREBY APPROVED

Palmer A. DePaulis SALT LAKE CITY MAYOR
Kathryn Marshall SALT LAKE CITY RECORDER

RECORDED # 5109723

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ENSIGN DOWNS, INC.

DATE 8-9-91 TIME 1:18PM BOOK 91-8 PAGE 122
FEE$ 21.00
[signature] DEPUTY SALT LAKE COUNTY RECORDER

NUMBER 38-894 ACCOUNT

101-004 & 005 & 002
201-010

9-30-12 & 21
#21.00

91-8-122

DRAWING NUMBER 91-8 P-122

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR