

PARK FARM PRESERVATION SUBDIVISION NO.2

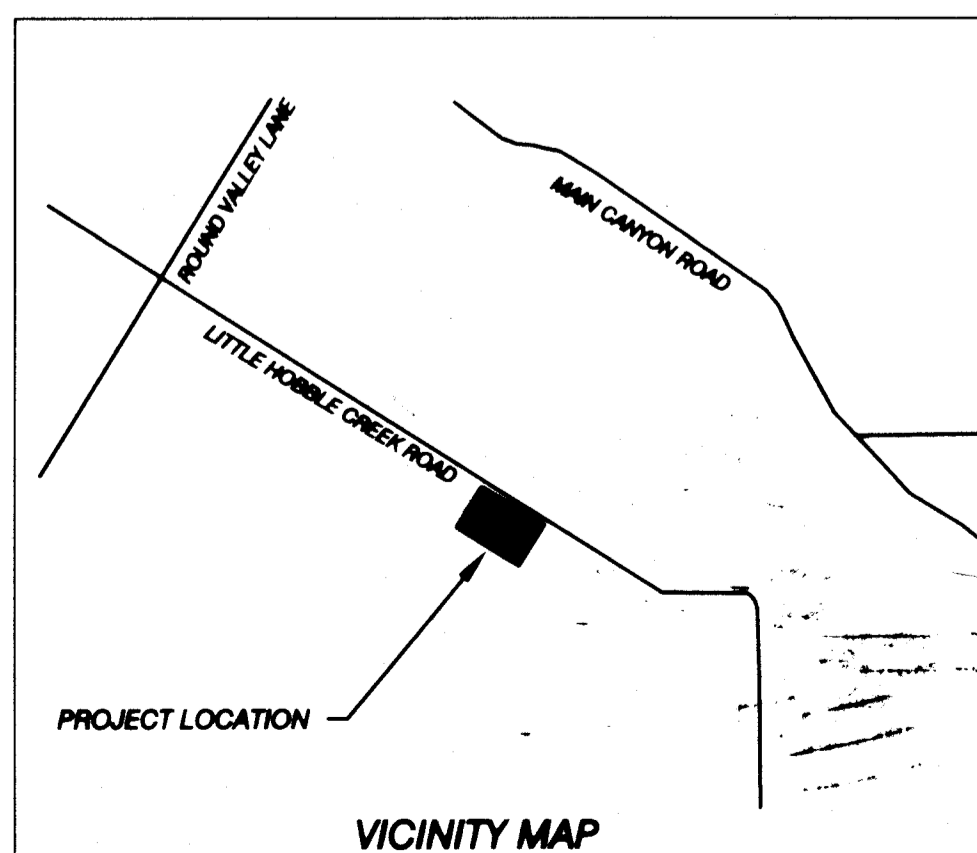
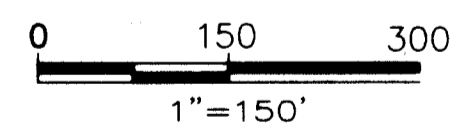
LOCATED IN SECTIONS 19 & 20 TOWNSHIP 5 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY

NOTES

- GROUND WATER WAS ENCOUNTERED AT 7' AND PER THE APPLICANTS ENGINEERS RECOMMENDATIONS, THE MAXIMUM DEPTH OF BASEMENTS IS 8' BELOW NATURAL GRADE. ALL BASEMENT WILL REQUIRE AN OPEN GRADED GRANULAR MATERIAL WITH VAPOR BARRIER BELOW THE CONCRETE FLOOR. IF WATER LEVELS ARE OBSERVED ANY HIGHER THAN 7' 6", IT WILL REQUIRE A SITE SPECIFIC GROUNDWATER OBSERVATION AND RECOMMENDATIONS BE SUBMITTED AND APPROVED BY THE COUNTY ENGINEER
- AS A CONDITION OF DEVELOPMENT THE DEVELOPER WAS REQUIRED TO PROVIDE AN IRRIGATION WATER RIGHT, WHICH ACCOUNTS FOR 21.52 ACRE-FEET OF FULL SEASON WATER. THIS WATER RIGHT IS SUBJECT TO THE HISTORIC IRRIGATION PRACTICES OF A TYPICAL STOCKHOLDER IN THE MAIN CREEK IRRIGATION COMPANY. THE AMOUNT OF WATER DELIVERED TO EACH STOCKHOLDER IS CONDITIONAL ON THE NATURAL FLOW OF MAIN CREEK.
- BUILDING LOTS MAY NOT BE FURTHER SUBDIVIDED.
- THE PRIVATE ROAD IS FOR THE BENEFIT OF ALL PARCELS ON THE PLAT.
- WASATCH COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD.
- GARBAGE COLLECTION OFF LITTLE HOBBLE CREEK ROAD
- ALL STRUCTURES MUST BE OUTSIDE OF A MAPPED FLOOD PLAIN AND 80' SETBACK FROM THE HIGH WATER MARK
- FLOOD PLAIN MAY NOT BE ALTERED WITHOUT PERMISSION FROM FEMA AND WASATCH COUNTY FLOODPLAIN ADMINISTRATOR
- ADEQUATE FIRE FLOW WILL BE PROVIDED OR FIRE SPRINKLERS SHALL BE INSTALLED IN ALL HOMES

LITTLE HOBBLE CREEK
STEWARDSHIP LLC

LOT	ADDRESS
1	558 EAST PARK FIELD LANE
2	555 EAST PARK FIELD LANE
3	536 EAST PARK FIELD LANE
4	544 EAST PARK FIELD LANE



- ### LEGEND
- FEMA FLOOD ZONE (A)
 - 20 ACRE AGRICULTURAL RESTRICTED AREA
 - BOUNDARY LINE
 - EXISTING FENCE
 - PRIVATE DRIVE RIGHT OF WAY
 - PUBLIC UTILITY EASEMENT
 - ZONING BOUNDARY LINE (BETWEEN P-100 AND RA-5)
 - SET 5/8"x24" BAR AND CAP MARKED "PLS 8087184"
 - PERC TEST LOCATION
 - WASATCH COUNTY MONUMENT

LOT 5 NOTES

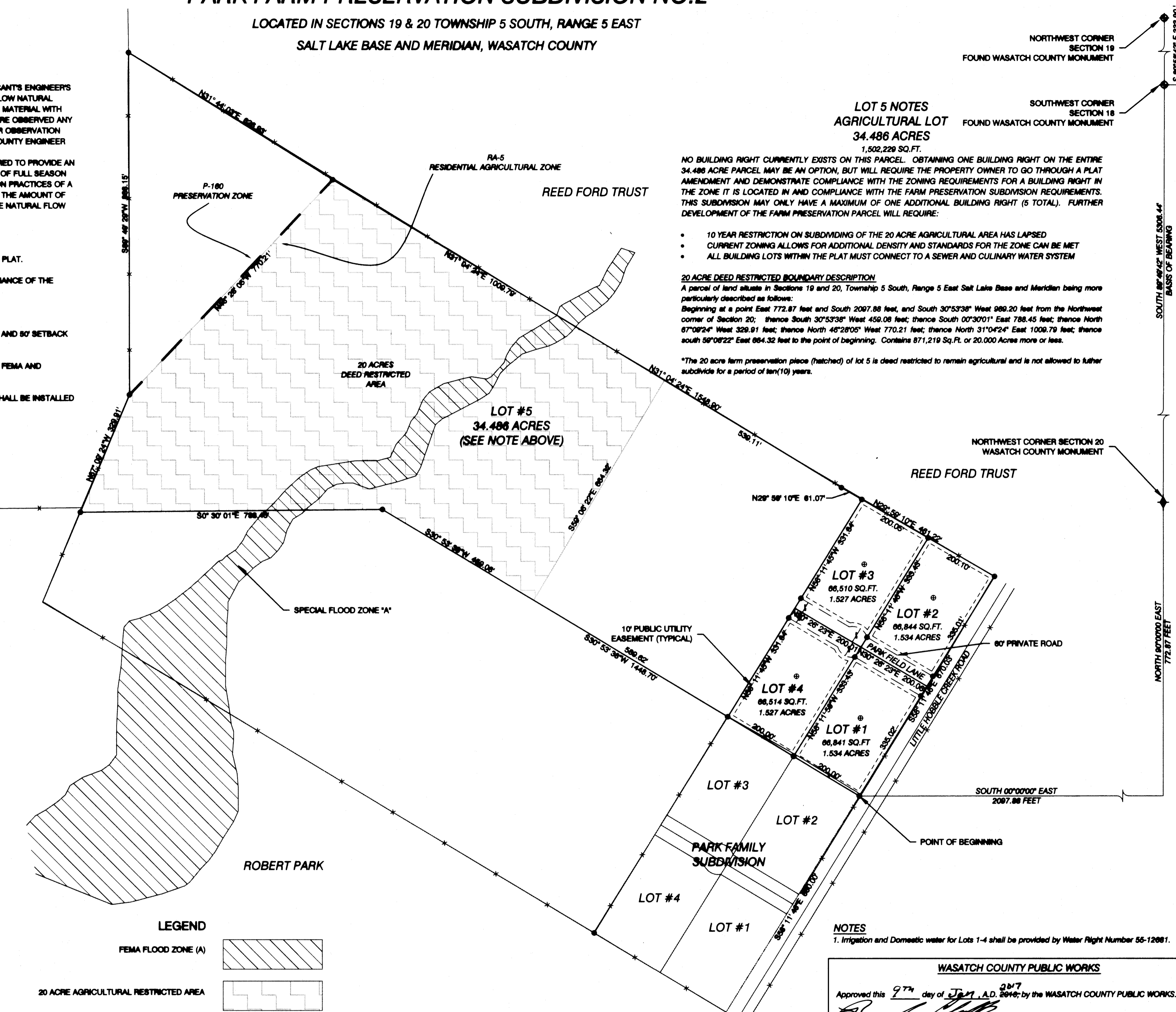
AGRICULTURAL LOT
34.486 ACRES
1,502,228 SQ.FT.

NO BUILDING RIGHT CURRENTLY EXISTS ON THIS PARCEL. OBTAINING ONE BUILDING RIGHT ON THE ENTIRE 34.486 ACRE PARCEL MAY BE AN OPTION, BUT WILL REQUIRE THE PROPERTY OWNER TO GO THROUGH A PLAT AMENDMENT AND DEMONSTRATE COMPLIANCE WITH THE ZONING REQUIREMENTS FOR A BUILDING RIGHT IN THE ZONE IT IS LOCATED IN AND COMPLIANCE WITH THE FARM PRESERVATION SUBDIVISION REQUIREMENTS. THIS SUBDIVISION MAY ONLY HAVE A MAXIMUM OF ONE ADDITIONAL BUILDING RIGHT (5 TOTAL). FURTHER DEVELOPMENT OF THE FARM PRESERVATION PARCEL WILL REQUIRE:

- 10 YEAR RESTRICTION ON SUBDIVIDING OF THE 20 ACRE AGRICULTURAL AREA HAS LAPSED
- CURRENT ZONING ALLOWS FOR ADDITIONAL DENSITY AND STANDARDS FOR THE ZONE CAN BE MET
- ALL BUILDING LOTS WITHIN THE PLAT MUST CONNECT TO A SEWER AND CULINARY WATER SYSTEM

20 ACRE DEED RESTRICTED BOUNDARY DESCRIPTION
A parcel of land situated in Sections 19 and 20, Township 5 South, Range 5 East Salt Lake Base and Meridian being more particularly described as follows:
Beginning at a point East 772.87 feet and South 2067.88 feet, and South 30°53'38" West 989.20 feet from the Northwest corner of Section 20; thence South 30°53'38" West 450.08 feet; thence South 00°30'01" East 788.45 feet; thence North 67°09'24" West 329.91 feet; thence North 48°28'05" West 770.21 feet; thence North 31°04'24" East 1000.79 feet; thence South 59°08'22" East 864.32 feet to the point of beginning. Contains 871,219 Sq.Ft. or 20,000 Acres more or less.

*The 20 acre farm preservation piece (hatched) of lot 5 is deed restricted to remain agricultural and is not allowed to further subdivide for a period of ten(10) years.



SURVEYOR'S CERTIFICATE

I, Travis J. Daley do hereby certify that I am a Professional Land Surveyor and That I hold certificate No. 6387184 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owner, I have completed a survey of the tract of land shown hereon in accordance with Section 17-23-17. That I have verified all measurements and have placed monuments as represented on this plat.

Travis J. Daley, P.L.S. 12-16-16 Date

BOUNDARY DESCRIPTION

A parcel of land situated in Sections 19 and 20, Township 5 South, Range 5 East Salt Lake Base and Meridian being more particularly described as follows:
Beginning at a point East 772.87 feet and south 2067.88 feet from the Northwest corner of Section 20; thence South 30°53'38" West 1448.70 feet; thence South 00°30'01" East 788.45 feet; thence North 67°09'24" West 329.91 feet; thence South 89°48'28" West 888.15 feet; thence North 31°44'03" East 686.83 feet; thence North 31°04'24" East 1548.80 feet; thence North 29°59'10" East 481.22 feet; thence South 58°11'48" East 670.03 feet to the point of beginning. Contains 1,788,930 Sq.Ft. or 40,800 Acres more or less.

Robert C. Park TR. Trustee of the Robert C. Park Living Trust Dated 1/31/2007
Pamela E. Park TR. Trustee of the Pamela E. Park Living Trust Dated 1/31/2007

OWNERS DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the Surveyor's Certificate have caused the land described hereon to be divided into lots, and, streets, and do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use.

Robert C. Park 12-19-16 Date
Pamela E. Park 12-19-16 Date

ACKNOWLEDGMENT

President of Robert and Pamela Park Family Corp

STATE OF UTAH)
COUNTY OF WASATCH)

On the 19th day of Dec., A.D. 2016 personally appeared before me, the undersigned notary public, the signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Tina Marie Rodriguez
NOTARY PUBLIC
My Commission expires March 26, 2018

WASATCH COUNTY SHERIFF'S OFFICE

Approved this 28th day of Dec., A.D. 2016, by the Wasatch County Sheriff's department.

WASATCH COUNTY WATER RESOURCE DEPARTMENT

Approved this 10th day of Dec., A.D. 2016, by the WATER RESOURCE DEPT. of Wasatch County.

WASATCH COUNTY WEED BOARD

Approved this 27th day of Dec., A.D. 2016, by the WEED BOARD of Wasatch County.

COUNTY ATTORNEY

Approved this 21st day of Dec., A.D. 2016, by the COUNTY ATTORNEY OF WASATCH.

WASATCH COUNTY FIRE CHIEF

Approved this 9th day of JAN., A.D. 2017, by the FIRE CHIEF OF WASATCH COUNTY.

WASATCH COUNTY HEALTH DEPARTMENT

Approved this 13th day of Jan., A.D. 2017, by the WASATCH COUNTY HEALTH DEPARTMENT.

WASATCH COUNTY RECORDER

435053 BOOK 1184 PAGE 240-249
DATE: FEB 22 2017 3:34 PM
FOR PUBLIC RECORDS DEPARTMENT
FILED IN PUBLIC RECORDS DEPARTMENT
FILE NO. 435053-1184-240-249
Date: FEB 22 2017 3:34 PM
Fees: \$36.00 Check Filed Sys: LA
PEGGY SULLSER, Recorder
WASATCH COUNTY CORPORATION
FOR: PARK ROBERT C

WASATCH COUNTY PLANNING OFFICE

Approved this 27th day of JAN., A.D. 2017, by the Wasatch County Planning Office.

WASATCH COUNTY EXECUTIVE

Approved this 30th day of JAN., A.D. 2017, by the Wasatch County Executive.

WASATCH COUNTY SOLID WASTE

Approved this 9th day of Feb., A.D. 2017, by the Wasatch County Solid Waste Department.

WASATCH COUNTY PUBLIC WORKS

Approved this 9th day of JAN., A.D. 2017, by the WASATCH COUNTY PUBLIC WORKS.

WASATCH COUNTY ENGINEER

Approved this 30th day of JAN., A.D. 2017, by the WASATCH COUNTY ENGINEER.

WASATCH COUNTY SURVEYOR

Approved as to form this 17th day of Dec., A.D. 2016

RECORD OF SURVEY # 2902