

PINE SHADOWS SUBDIVISION

A RESIDENTIAL SUBDIVISION INCLUDING THE VACATION OF LOT 4 OF THE PARKER AGRICULTURAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

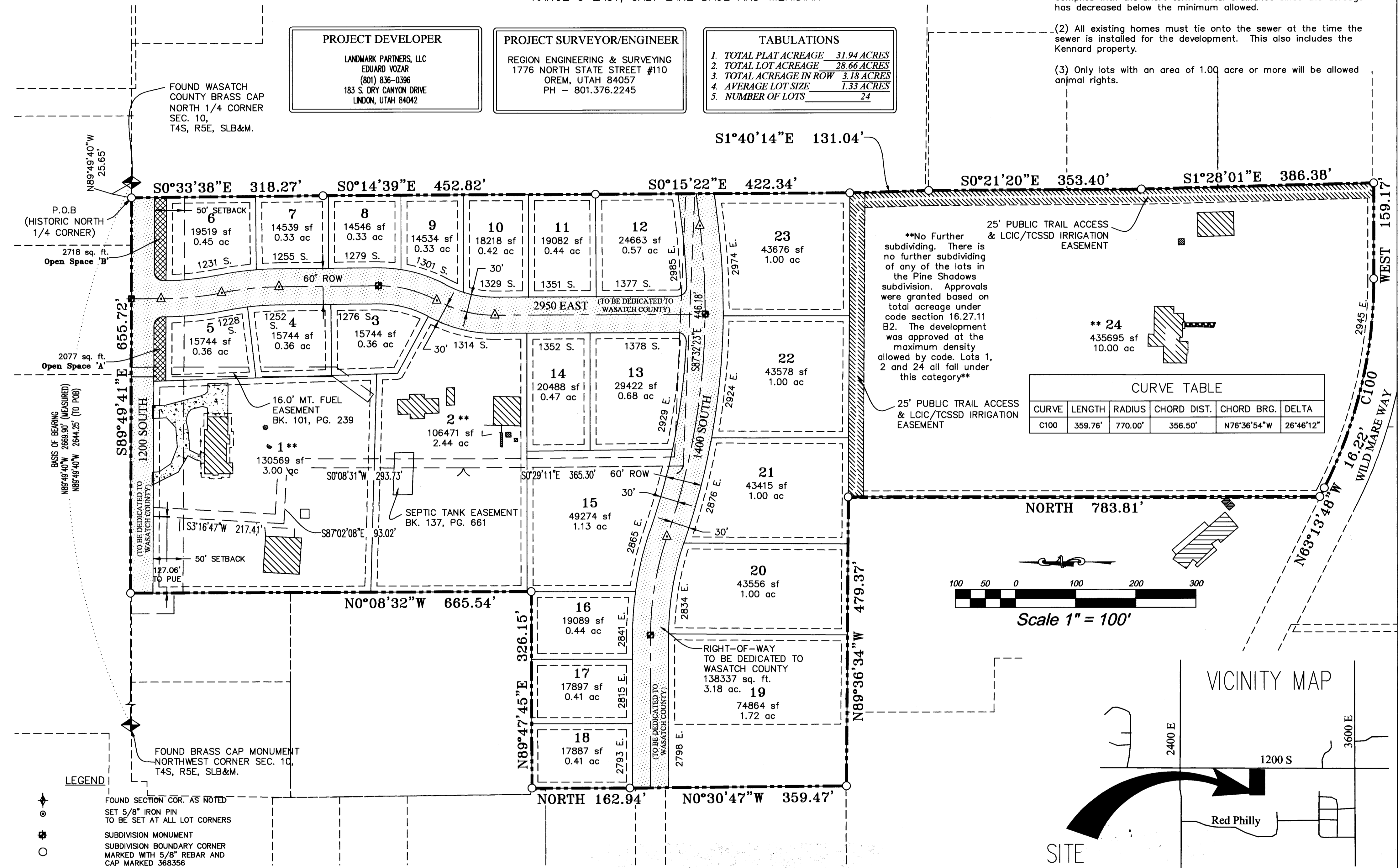
PROJECT DEVELOPER
 LANDMARK PARTNERS, LLC
 EDUARD VOZAR
 (801) 836-0366
 183 S. DRY CANYON DRIVE
 LONDON, UTAH 84042

PROJECT SURVEYOR/ENGINEER
 REGION ENGINEERING & SURVEYING
 1776 NORTH STATE STREET #110
 OREM, UTAH 84057
 PH - 801.376.2245

TABULATIONS

1. TOTAL PLAT ACREAGE	31.94 ACRES
2. TOTAL LOT ACREAGE	28.66 ACRES
3. TOTAL ACREAGE IN ROW	3.18 ACRES
4. AVERAGE LOT SIZE	1.33 ACRES
5. NUMBER OF LOTS	24

- (1) Discontinuance of short term rentals. As a condition of approval the developer committed to discontinue the short term rentals on his properties described as follows: the 10-acre parcel fronting on Wild Mare Way Lot 24 and the home that was formerly owned by Smith on lot 2. The existing home on lot 2 no longer complies with the short term rental ordinance since the acreage has decreased below the minimum allowed.
- (2) All existing homes must tie onto the sewer at the time the sewer is installed for the development. This also includes the Kennard property.
- (3) Only lots with an area of 1.00 acre or more will be allowed animal rights.



SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 368356. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS PINE SHADOWS SUBDIVISION, AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS THE HISTORIC NORTH 1/4 CORNER OF SECTION 10, SAID POINT BEING NORTH 89°49'40" WEST 25.65 FEET ALONG THE SECTION LINE FROM THE FOUND WASATCH COUNTY SURVEY MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE S 0°33'38" E 318.27 FEET; THENCE S 0°14'39" E 452.82 FEET; THENCE S 0°15'22" E 422.34 FEET; THENCE NORTH EAST CORNER OF LOT 4, PARKER AGRICULTURAL SUBDIVISION EXEMPTION; THENCE SAID LOT 4 THE FOLLOWING 6 CALLS: S 1°40'14" E 131.04'; THENCE S 0°21'20" E 353.40'; THENCE S 1°28'01" E 386.38'; THENCE WEST 159.17 FEET TO THE BEGINNING OF A 770-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 359.76 FEET WITH A CHORD BEARING N 76°36'54" W 356.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 63°13'48" W 16.22 FEET TO THE SOUTHEAST CORNER OF THE PARKER AGRICULTURAL SUBDIVISION; THENCE NORTH ALONG SAID SUBDIVISION 783.81 FEET; THENCE N 89°36'34" W ALONG SAID SUBDIVISION 479.37 FEET TO THE SOUTHEAST CORNER OF THE UCANOKOS VIEW SUBDIVISION; THENCE N 00°30'47" W ALONG SAID SUBDIVISION 359.47 FEET; THENCE NORTH 162.94 FEET; THENCE N 89°47'45" E A DISTANCE OF 326.15 FEET; THENCE N 00°08'32" W A DISTANCE OF 665.54 FEET; THENCE S 89°49'41" E A DISTANCE OF 655.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,391,349 SQ FT OR 31.94 ACRES.

OWNER'S DEDICATION

Known all men by these presents that IDG, LLC, the undersigned Owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the "Pine Shadows Subdivision" do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the County harmless against any easements or other encumbrance on a dedicated street which will interfere with the County's use, maintenance, and operation of the street.

In witness whereof they have hereunto set their hands this 15th day of April A.D. 2014.

PERSONAL ACKNOWLEDGMENT

STATE OF UTAH : S.S.
 County of Wasatch: _____
 On the 15th day of April A.D. 2014, personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch in said State of Utah, the signer () of the above Owner's dedication _____ in number, who duly acknowledged to me that Edward Vozar, signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES 10/15/2017

NOTARY PUBLIC RESIDING IN WASATCH COUNTY

OWNER'S DEDICATION

Known all men by these presents that DeAnna B Kennard, the undersigned Owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the "Pine Shadows Subdivision" do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the County harmless against any easements or other encumbrance on a dedicated street which will interfere with the County's use, maintenance, and operation of the street.

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NOTARY PUBLIC RESIDING IN WASATCH COUNTY

PLANNING DEPARTMENT
 APPROVED THIS 2 DAY OF MAY A.D. 2014 BY WASATCH COUNTY PLANNING DEPARTMENT
 [Signature]

SHERIFF
 APPROVED THIS 22 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY SHERIFF
 [Signature]

WEED BOARD
 APPROVED THIS 13 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY WEED BOARD
 [Signature]

FIRE CHIEF
 APPROVED THIS 28 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY FIRE CHIEF
 [Signature]

TCSSD
 APPROVED THIS 23 DAY OF APRIL A.D. 2014 BY TCSSD
 [Signature]

PUBLIC WORKS
 APPROVED THIS 28 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY PUBLIC WORKS DEPARTMENT
 [Signature]

PLANNING COMMISSION
 APPROVED THIS 29 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY PLANNING COMMISSION
 [Signature]

HEALTH DEPARTMENT
 APPROVED THIS 29 DAY OF APRIL A.D. 2014 BY HEALTH DEPARTMENT
 [Signature]

WATER RESOURCES
 APPROVED THIS 28 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY WATER RESOURCES
 [Signature]

COUNTY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
 5/5/2014 [Signature] COUNTY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 21 DAY OF APRIL A.D. 2014
 [Signature] COUNTY ATTORNEY

RECREATION DEPARTMENT
 APPROVED THIS 29 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY RECREATION DEPARTMENT
 [Signature]

RECORD # 400596
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF INNOVATIVE DEVELOPMENTS GROUP LLC
 DATE 05-05-14 TIME 4:07PM BOOK 1104 PAGE 705-734
 126.00 FEE \$
 ELIZABETH PALMIER WASATCH COUNTY RECORDER



April 16, 2014
 Date

[Signature]

OWNER'S DEDICATION

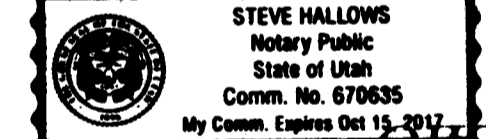
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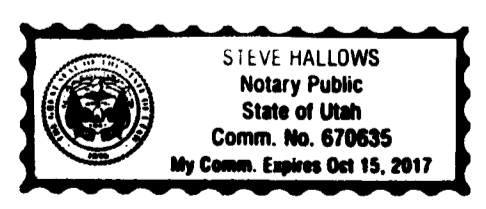
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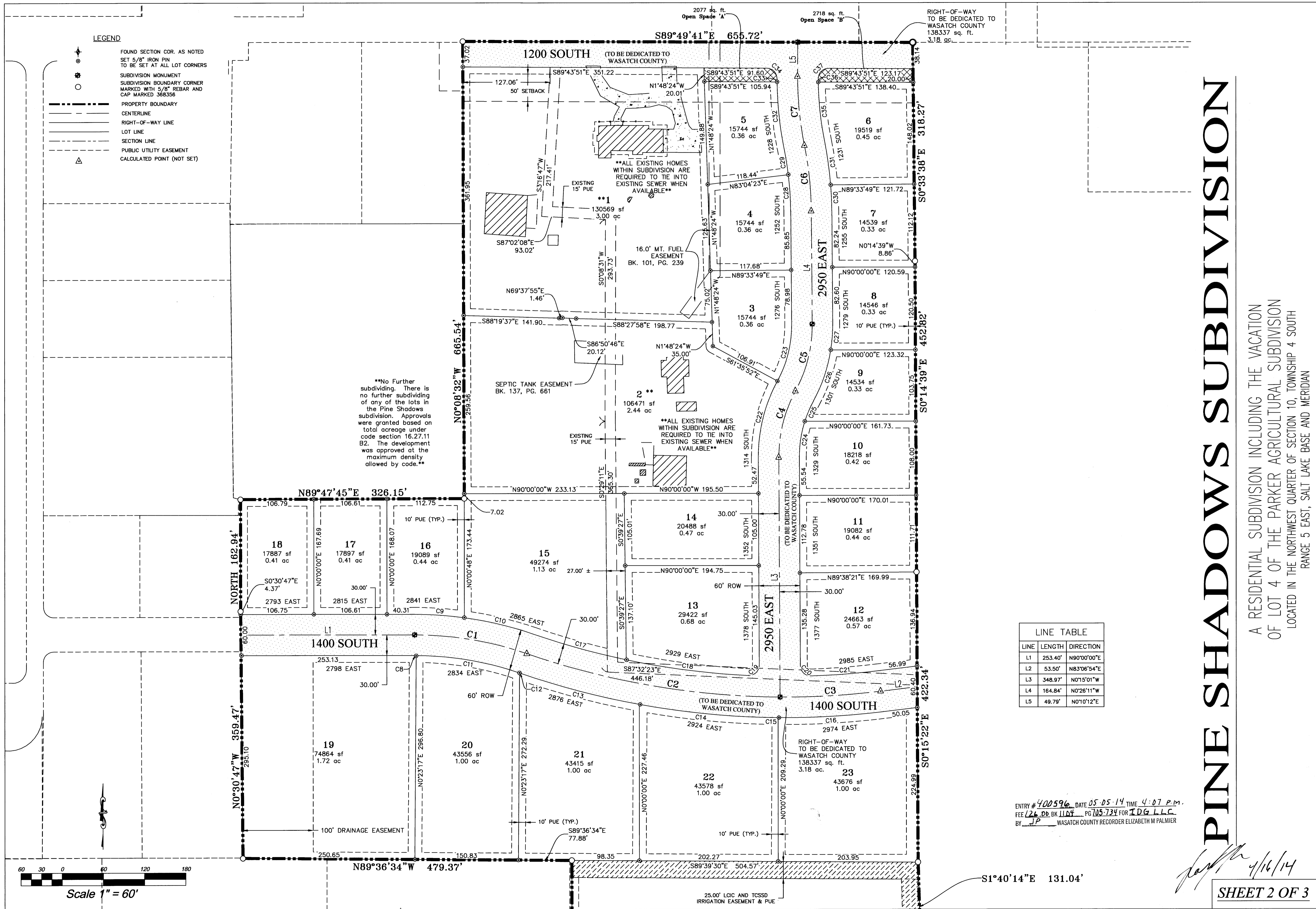
NOTARY PUBLIC RESIDING IN WASATCH COUNTY

- LEGEND**
- FOUND SECTION COR. AS NOTED SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - SUBDIVISION MONUMENT
 - SUBDIVISION BOUNDARY CORNER MARKED WITH 5/8" REBAR AND CAP MARKED 368356
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)

PLANNING DEPARTMENT APPROVED THIS 2 DAY OF MAY A.D. 2014 BY WASATCH COUNTY PLANNING DEPARTMENT [Signature]	SHERIFF APPROVED THIS 22 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY SHERIFF [Signature]	WEED BOARD APPROVED THIS 13 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY WEED BOARD [Signature]	FIRE CHIEF APPROVED THIS 28 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY FIRE CHIEF [Signature]	TCSSD APPROVED THIS 23 DAY OF APRIL A.D. 2014 BY TCSSD [Signature]	PUBLIC WORKS APPROVED THIS 28 DAY OF APRIL A.D. 2014 BY WASATCH COUNTY PUBLIC WORKS DEPARTMENT [Signature]
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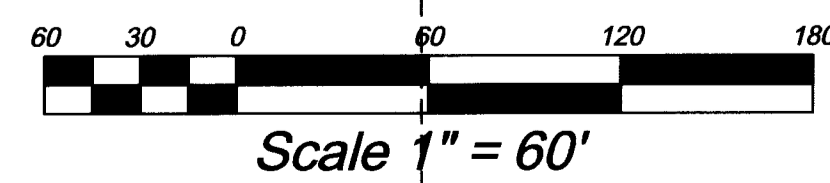


No Further subdividing. There is no further subdividing of any of the lots in the Pine Shadows subdivision. Approvals were granted based on total acreage under code section 16.27.11 B2. The development was approved at the maximum density allowed by code.

ALL EXISTING HOMES WITHIN SUBDIVISION ARE REQUIRED TO TIE INTO EXISTING SEWER WHEN AVAILABLE

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	253.40'	N90°00'00"E
L2	53.50'	N83°06'54"E
L3	348.97'	N0°15'01"W
L4	164.84'	N0°26'11"W
L5	49.79'	N0°10'12"E

ENTRY # 400596 DATE 05.05.14 TIME 4:07 P.M.
 FEE 126.00 BK 1104 PG 105-734 FOR IDG LLC
 BY JP WASATCH COUNTY RECORDER ELIZABETH M PALMIER



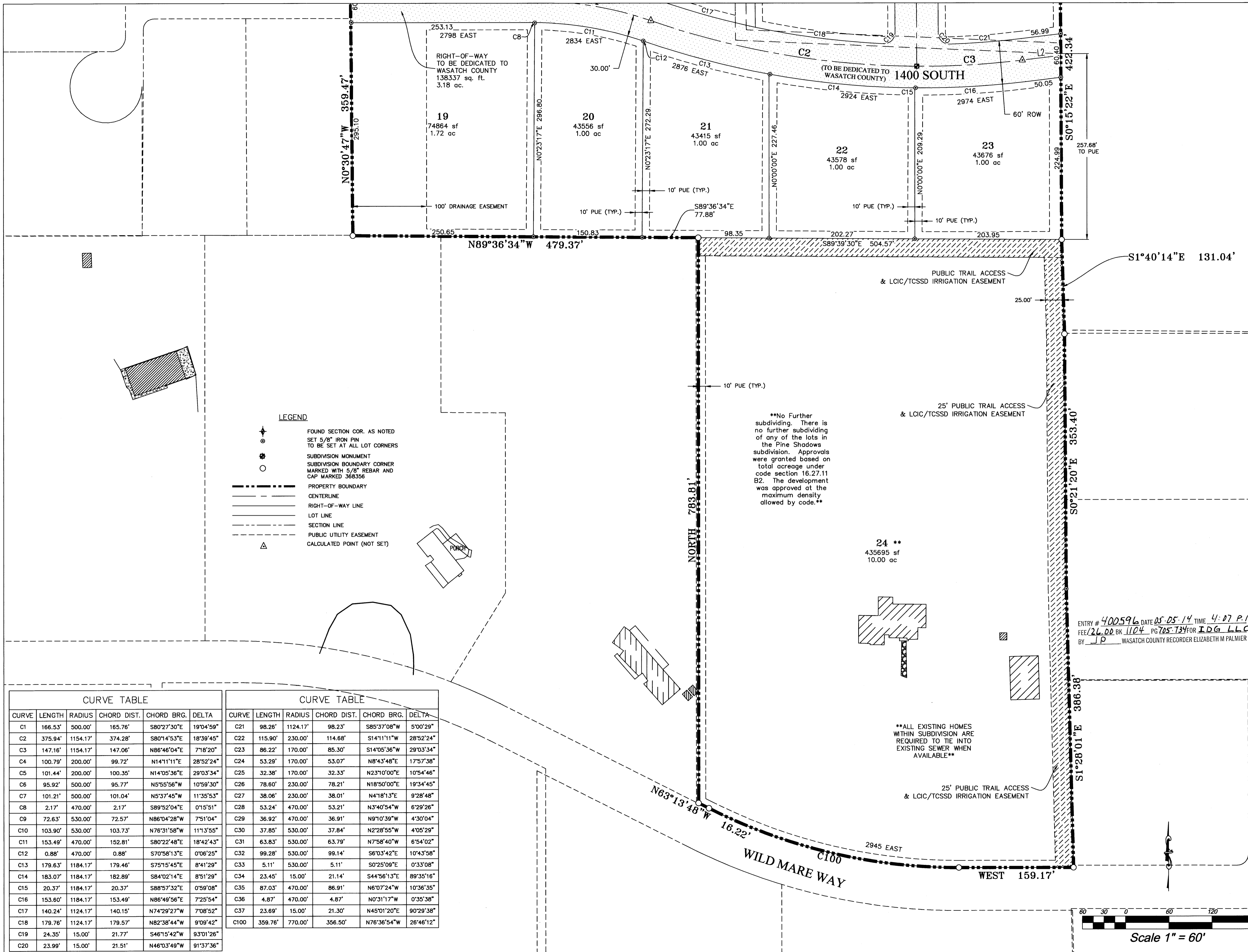
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JP 4/16/14

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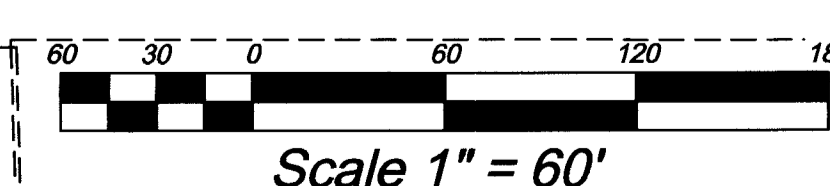


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CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	166.53'	500.00'	165.76'	S80°27'30"E	19°04'59"	C21	98.26'	1124.17'	98.23'	S85°37'08"W	5°00'29"
C2	375.94'	1154.17'	374.28'	S80°14'53"E	18°39'45"	C22	115.90'	230.00'	114.68'	S14°11'11"W	28°52'24"
C3	147.16'	1154.17'	147.06'	N86°46'04"E	7°18'20"	C23	86.22'	170.00'	85.30'	S14°05'36"W	29°03'34"
C4	100.79'	200.00'	99.72'	N14°11'11"E	28°52'24"	C24	53.29'	170.00'	53.07'	N8°43'48"E	17°57'38"
C5	101.44'	200.00'	100.35'	N14°05'36"E	29°03'34"	C25	32.38'	170.00'	32.33'	N23°10'00"E	10°54'46"
C6	95.92'	500.00'	95.77'	N5°55'56"W	10°59'30"	C26	78.60'	230.00'	78.21'	N18°50'00"E	19°34'45"
C7	101.21'	500.00'	101.04'	N5°37'45"W	11°35'53"	C27	38.06'	230.00'	38.01'	N4°18'13"E	9°28'48"
C8	2.17'	470.00'	2.17'	S89°52'04"E	0°15'51"	C28	53.24'	470.00'	53.21'	N3°40'54"W	6°29'26"
C9	72.63'	530.00'	72.57'	N86°04'28"W	7°51'04"	C29	36.92'	470.00'	36.91'	N9°10'39"W	4°30'04"
C10	103.90'	530.00'	103.73'	N76°31'58"W	11°13'55"	C30	37.85'	530.00'	37.84'	N2°28'55"W	4°05'29"
C11	153.49'	470.00'	152.81'	S80°22'48"E	18°42'43"	C31	63.83'	530.00'	63.79'	N7°58'40"W	6°54'02"
C12	0.88'	470.00'	0.88'	S70°58'13"E	0°06'25"	C32	99.28'	530.00'	99.14'	S6°03'42"E	10°43'58"
C13	179.63'	1184.17'	179.46'	S75°15'45"E	8°41'29"	C33	5.11'	530.00'	5.11'	S0°25'09"E	0°33'08"
C14	183.07'	1184.17'	182.89'	S84°02'14"E	8°51'29"	C34	23.45'	15.00'	21.14'	S44°56'13"E	89°35'16"
C15	20.37'	1184.17'	20.37'	S88°57'32"E	0°59'08"	C35	87.03'	470.00'	86.91'	N6°07'24"W	10°36'35"
C16	153.60'	1184.17'	153.49'	N86°49'56"E	7°25'54"	C36	4.87'	470.00'	4.87'	N0°31'17"W	0°35'38"
C17	140.24'	1124.17'	140.15'	N74°29'27"W	7°08'52"	C37	23.69'	15.00'	21.30'	N45°01'20"E	90°29'38"
C18	179.76'	1124.17'	179.57'	N82°38'44"W	9°09'42"	C100	359.76'	770.00'	356.50'	N76°36'54"W	26°46'12"
C19	24.35'	15.00'	21.77'	S46°15'42"W	93°01'26"						
C20	23.99'	15.00'	21.51'	N46°03'49"W	91°37'36"						

ENTRY # 400596 DATE 05-05-14 TIME 4:07 P.M.
 FEE/26.00 BK 1104 PG 705-734 FOR IDG LLC
 BY JP WASATCH COUNTY RECORDER ELIZABETH M PALMIER



[Signature]
 4-16-14
SHEET 3 OF 3