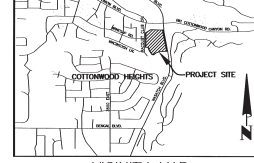


CANYON CENTRE
AMENDING WASATCH GATES SUBDIVISION
Located in the West Half of Section 25, T.25, R.1E,
Salt Lake Base and Meridian

7350 South Wasatch Boulevard
Cottonwood Heights, Salt Lake Co., Utah

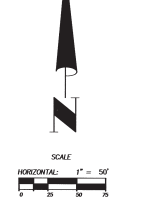
SURVEYOR'S CERTIFICATE
I, Raymond E. Abquist do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 36247 as provided under the laws of the State of Utah. I further certify that by the authority of the owner, I have made a survey of the tract of land shown on this plan and described below, and have subdivided said tract of land into lots and streets, heretofore to be known as Canyon Centre Amending Wasatch Gates Subdivision and the same have been correctly surveyed and shown as on this plan.

Raymond E. Abquist
Raymond E. Abquist
Professional Land Surveyor
No. 36247
Utah Certificate No. 36247
November 3, 2014
Date

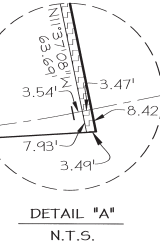


CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	200.00'	324.97'	49°05'44"	N43°27'08"W	210.38'
C2	200.00'	335.94'	46°04'52"	S44°56'42"E	217.49'
C3	400.00'	594.06'	8°27'33"	N82°47'06"E	594.00'
C4	25.00'	40.91'	49°34'05"	N35°15'54"E	36.50'
C5	370.00'	31.42'	45°15'55"	N48°34'54"E	31.41'
C6	170.00'	285.08'	46°04'52"	S44°56'42"E	252.83'
C7	230.00'	212.65'	72°31'07"	N09°35'51"W	26.33'
C8	230.00'	212.83'	53°01'00"	N30°49'01"W	205.32'
C9	230.00'	131.23'	32°41'24"	N73°31'18"W	123.45'
C10	13.67'	13.67'	90°00'00"	S45°00'00"E	19.61'
C11	15.00'	23.56'	90°00'00"	S45°00'00"E	21.21'
C12	170.00'	276.22'	49°05'44"	N43°27'08"W	246.82'
C13	230.00'	71.91'	17°55'44"	S05°52'07"E	71.68'
C14	230.00'	236.19'	58°50'14"	S44°15'06"E	225.98'
C15	60.50'	174.15'	164°49'42"	S67°18'44"E	184.98'
C16	4.50'	6.99'	83°53'39"	N62°43'54"E	6.02'
C17	42.50'	34.41'	46°23'49"	S43°58'44"W	33.48'
C18	27.50'	26.47'	55°00'00"	N39°36'21"E	26.46'
C19	107.50'	44.20'	23°33'21"	N00°15'11"E	43.84'
C20	122.50'	180.28'	84°14'11"	N53°41'07"W	164.45'
C21	20.00'	4.18'	26°18'36"	S70°58'58"W	9.10'
C22	170.00'	98.21'	33°06'05"	S46°12'00"W	96.85'
C23	249.50'	51.83'	11°54'08"	S68°42'07"W	51.74'
C24	200.00'	115.91'	33°12'23"	S46°08'52"W	114.30'
C25	274.50'	22.91'	43°25'53"	S64°35'18"W	22.18'
C26	100.00'	35.94'	20°23'36"	S67°03'32"W	35.41'



DEVELOPED BY:
Canyon Centre Capital LLC
1967 South 1300 West #303
West Jordan, UT 84088
801-984-5770



FIND S.L. COUNTY MONUMENT
WEST 1/4 COR. SEC. 25
T.25, R.1E, S.L.B.#1.
BRASS DISK

FIND S.L. COUNTY MONUMENT
SOUTHWEST COR. SEC. 25
T.25, R.1E, S.L.B.#1.
BRASS DISK

FLOOD ZONE
The subject property lies entirely within Flood Zone X (unshaded) as designated on FEMA Flood Insurance Rate Maps for Salt Lake County, Utah and Incorporated Areas Community Panel No. 456 of 425. The residential use of the subject property is not a use of Flood Zone X (unshaded) as defined on Annex determined to be outside the 0.2% annual exceedance flood.

BUILDING SETBACKS
Minimum front or side yard along a street shall be 20 feet.
Minimum side and rear yards of 25 feet shall be required for side or rear yards of a lot, excluding a residential use of the lot adjacent to a non-residential use, the minimum setback shall be ten feet for side and rear yards not on a street.

- NOTES**
- The 10' wide easement for the irrigation ditch Brown-Sanford Irrigation Company, DC. 3066 PG. 20, and shown on this plan is to be abandoned upon approval by Cottonwood Heights City (continued by the voters of the Cottonwood Heights City) Mayor on this plan and the filing of this plan.
 - Final fire building setbacks are based on setback calculations in a geospatial report prepared by Simon Brenner Inc., dated October 16, 2014. Linkwork for final lines and setbacks were prepared by Simon Brenner Inc.
 - This amendment to Wasatch Gates Subdivision is creating five lots and Canyon Centre Parkway from the original lot size.

MONUMENT NOT FOUND
CENTER OF SEC. 25
T.25, R.1E, S.L.B.#1
CALC. POSITION FROM MONUMENTS
LOCATED IN PROSPECTOR HILL
SUBDIVISION NO.2 & NO.5

- LEGEND**
- SECTION MONUMENT
 - FOUND STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - NAIL
 - REBAR 4 CAP
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - CENTER LINE
 - P.U.E.
 - EXISTING EASEMENT
 - OVERHEAD POWER LINE
 - F6 - FAULT, BALL ON DOWNDROPPED SIDE
 - RIGHT OF WAY DEDICATION TO UDOT
 - INGRESS/EGRESS EASEMENT
 - SEWER EASEMENT
 - BUILDABLE AREA

BOUNDARY DESCRIPTION
Beginning on the east line of Racquet Club Drive at a point South 89°10'07" East along the Quarter Section line 1981.1 feet and North 89°15.0 feet from the West Quarter corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian (No surveyed section) to the center line of Racquet Club Drive at a point East 1981.5 feet and North 100.0 feet from the West Quarter corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Basis of bearing and distance South 69°07'07" East 201.29 feet between the West Quarter corner and the Southwest corner of said Section 25) and running thence North along said line 492.20 feet, thence North 57°54'49" East 210.65 feet, thence South 57°48'49" East 48.38 feet to the west line of Headach Road, thence along the west line of Headach Boulevard for (2) corners as follows along the arc of a 1482.69 foot radius curve to the left 136.63 feet (The chord bears South 89°15'07" East 181.11 feet to the center line of said Section 25) to the North Quarter corner of the Canyon Racquet Club Condominiums; thence along the north line of said Canyon Racquet Club Condominiums for (3) corners as follows: South 88°50' West 253.63 feet, thence North 70°57' West 102.36 feet, thence South 47°50' West 100.00 feet, thence North 88°50' West 46.20 feet, thence North 85°00' West 82.40 feet, thence North 58°59' West 103.62 feet, thence North 20°25' West 87.65 feet, thence West 85.44 feet to the POINT OF BEGINNING.

Containing 414,567 Sq.Ft. or 10.695 acres more or less.
Right of way Easement:
Together with a general covenant and right of way for ingress and egress and for public and private utilities and for the installation, operation and continued maintenance and repair of a roadway, as it now, or may, or may hereafter be, owned, controlled, operated or managed by the State of Utah, and more particularly described in that certain Utah Claim deed dated August 7, 1978 by and between Victor S. Morris and Patricia J. Morris, as Grantors, and Clayton F. Lee, a Utah Public Officer, as Grantee, and Calli Bagley, Inc., a Utah corporation, as Grantee, recorded August 8, 1978 on Entry No. 301481 in the City and County of Salt Lake County, Utah, which covenant and right of way shall be for the benefit of and appurtenant to and shall pass with title to the tract of land described above which is commonly known and referred to as the Canyon Racquet Club project.

Loss and Existing - UDOT Right of Way (recorded in Book 10065 Page 2047)
Commencing at the West Quarter corner of said Section 25, Basis of bearing being South 07°07'11" East (Capehart Highway South 07°07'11" East); 814.863 meters (2672.46 feet) between the West Quarter corner of said Section 25 and the Southwest corner of said Section 25) and running thence North 78°00'00" East 261.20 meters (856.95 feet) to the Southeast corner of Lot 1 of the Headach Park Subdivision recorded in Book 20067 of Page 290, in the office of the Salt Lake County Recorder, said corner being on the west right of way line of Headach Boulevard and being the POINT OF BEGINNING, and running South 80°00'00" East along the north line of said Lot 1 for 1063 meters (3488 feet), thence North 17°10'00" East for 114.67 meters (3778.94 feet), thence South 78°22'24" East for 24.88 meters (816.02 feet), thence North 17°10'00" East for 318.69 meters (1045.62 feet), thence North 78°22'24" East for 24.88 meters (816.02 feet), thence North 17°10'00" East for 21.00 meters (68.88 feet), thence North 07°40'00" East for 17.673 meters (57.98 feet) to said west right of way line, thence South 17°10'00" East (Capehart Highway South 17°10'00" East) along said west right of way line for 10.660 meters (350.38 feet) to the POINT OF BEGINNING.

OWNER'S DEDICATION
Know all men by these presents that I, the undersigned owner of the above described tract of land, hereafter known as:
**CANYON CENTRE
AMENDING WASATCH GATES SUBDIVISION**
do hereby dedicate for perpetual use of the public all parcels of land and easements so shown on this plan as intended for public use.
In witness whereof I have here unto set my hand this 16th day of MARCH, A.D. 2015.
Canyon Centre Capital, LLC
Christophers J. Conroy
Name
PRESIDENT OF CANYON CENTRE CAPITAL MANAGEMENT CORPORATION
Title
In witness whereof I have here unto set my hand this day of _____ A.D. 20____.
Name

CORPORATE ACKNOWLEDGMENT
State of Utah: 35.
on the 16 day of March, A.D. 2015 personally appeared before me, the undersigned notary public, in and for said county of Salt Lake in the state of Utah, who after being duly sworn, acknowledged to me that Christophers J. Conroy of Canyon Centre Capital, LLC signed the owner's dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned.
my commission expires May 23 2016 *John Aldred*

CORPORATE ACKNOWLEDGMENT
State of Utah: 35.
on the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned notary public, in and for said county of _____ in the state of _____, who after being duly sworn, acknowledged to me that _____ signed the owner's dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned.
my commission expires _____
Notary Public
residing in _____
Notary Public
residing in _____

SURVEY SERVICES
328 SOUTH 200 EAST
AMERICAN FORK, UT 84003
PH. 801-400-4977

COMMUNITY DEVELOPMENT
APPROVED THIS 16th DAY OF MARCH, A.D. 2015.
Brian Benoit
BRIAN BENOIT

PLANNING COMMISSION
APPROVED THIS 16 DAY OF MARCH, A.D. 2015. BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION
Walter R. Walker
CHAIRMAN, PERRY GILSON

BOARD OF HEALTH
APPROVED THIS 16 DAY OF MARCH, A.D. 2015.
Rick Jackson
RICK JACKSON

CITY ENGINEER
APPROVED THIS 16 DAY OF MARCH, A.D. 2015.
Walter Gilson
CITY ENGINEER, BRAD GILSON, P.E.

CITY ATTORNEY
APPROVED AS TO FORM THIS 8th DAY OF APRIL, A.D. 2015.
W. S. Quinn
WEL SHANE TORIAN, CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 8th DAY OF April, A.D. 2015.
Kevin H. Gilmore, Jr.
KEVIN H. GILMORE, JR., MAYOR

RECORDED # 12026637
PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 8th DAY OF April, A.D. 2015.
Raymond E. Abquist
RAYMOND E. ABQUIST, CITY RECORDER



STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE DEPARTMENT OF **CANYON CENTRE CAPITAL**
DATE: 04-08-2015 TIME: 2:10PM BOOK: 2015P PAGE: 83
Raymond E. Abquist
RAYMOND E. ABQUIST, SALT LAKE COUNTY RECORDER
355