

**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.**

**SURVEYOR'S CERTIFICATE**

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED SOMERSET VILLAGE PHASE 2, A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY REFRANCE OR RE-ESTABLISH THIS SURVEY.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS N89°36'55"E ALONG THE SECTION LINE 682.49 FEET AND SOUTH 2139.08 FEET FROM THE NORTH 1/4 CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 55°02'27" EAST 1140.47 FEET; THENCE SOUTH 00°09'02" EAST 51.02 FEET; THENCE SOUTH 78°45'33" WEST 113.94 FEET TO A POINT OF CURVATURE WITH A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE LEFT 87.91 FEET THROUGH A CENTRAL ANGLE OF 43°48'00", THE CHORD OF WHICH BEARS NORTH 33°08'28" WEST 85.79 FEET; THENCE NORTH 55°02'27" WEST 870.75 FEET; THENCE SOUTH 34°57'33" WEST 60.04 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT 55.69 FEET THROUGH A CENTRAL ANGLE OF 35°27'06", THE CHORD OF WHICH BEARS SOUTH 17°14'00" WEST 54.80 FEET; THENCE SOUTH 00°29'33" EAST 290.98 FEET; THENCE SOUTH 89°30'27" WEST 4.00 FEET; THENCE SOUTH 00°29'33" EAST 73.90 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 75.50 FOOT RADIUS CURVE TO THE RIGHT 30.22 FEET THROUGH A CENTRAL ANGLE OF 22°56'08", THE CHORD OF WHICH BEARS SOUTH 10°58'31" WEST 30.02 FEET; THENCE SOUTH 22°26'35" WEST 81.81 FEET; THENCE SOUTH 34°58'19" WEST 9.22 FEET; THENCE NORTH 67°33'25" WEST 95.92 FEET; THENCE NORTH 22°26'35" EAST 179.01 FEET; THENCE NORTH 67°33'25" WEST 68.00 FEET; THENCE NORTH 00°29'33" WEST 260.47 FEET; THENCE NORTH 34°57'33" EAST 136.90 FEET; THENCE NORTH 55°02'27" WEST 45.70 FEET; THENCE NORTH 34°57'33" EAST 131.98 FEET TO THE POINT OF BEGINNING.

AREA = 4.039 ACRES

**OWNER'S CERTIFICATE AND CONSENT TO RECORD:**  
 I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED SOMERSET VILLAGE PHASE 2, A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY REFRANCE OR RE-ESTABLISH THIS SURVEY.

**ACKNOWLEDGEMENT:**  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE 8 DAY OF Sept, A.D. 2004 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES 3/15/2007 Carolyn A. Burningham, NOTARY PUBLIC (SEE SEAL BELOW)

**UTILITY DEDICATION:**  
 OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF SOMERSET VILLAGE PHASE 2, A PLANNED DEVELOPMENT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "COMMON AREA" AND "PRIVATE STREET" ON THE AND WITHIN THE PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, CABLE, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

**RESERVATION OF COMMON AREAS:**  
 IN RECORDING THIS PLAT OF SOMERSET VILLAGE PHASE 2, A PLANNED DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS IN SOMERSET VILLAGE PHASE 2, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN SOMERSET VILLAGE PHASE 2, AS MORE FULLY PROVIDED IN THE DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO SOMERSET VILLAGE PHASE 2, A PLANNED DEVELOPMENT. SAID DECLARATION IS TO BECOME EFFECTIVE AS TO THIS PLAT UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

**PLANNING COMMISSION APPROVAL:**  
 APPROVED THIS 5th DAY OF May, A.D. 2004 BY THE PLANNING COMMISSION  
 END RIM, DIRECTOR-SECRETARY  
 CHAIRMAN, PLANNING COMMISSION

**DEVELOPER:**  
 LES ALLEN  
 3048 E. SOMERSET DR.  
 SPANISH FORK, UTAH 84660  
 (801) 722-8223

**10748**

**31 So. 400 W.**  
 Orem, Utah 84058  
 Office (801) 377-1790  
 Fax (801) 377-1789

**BROWN ENGINEERING INC.**

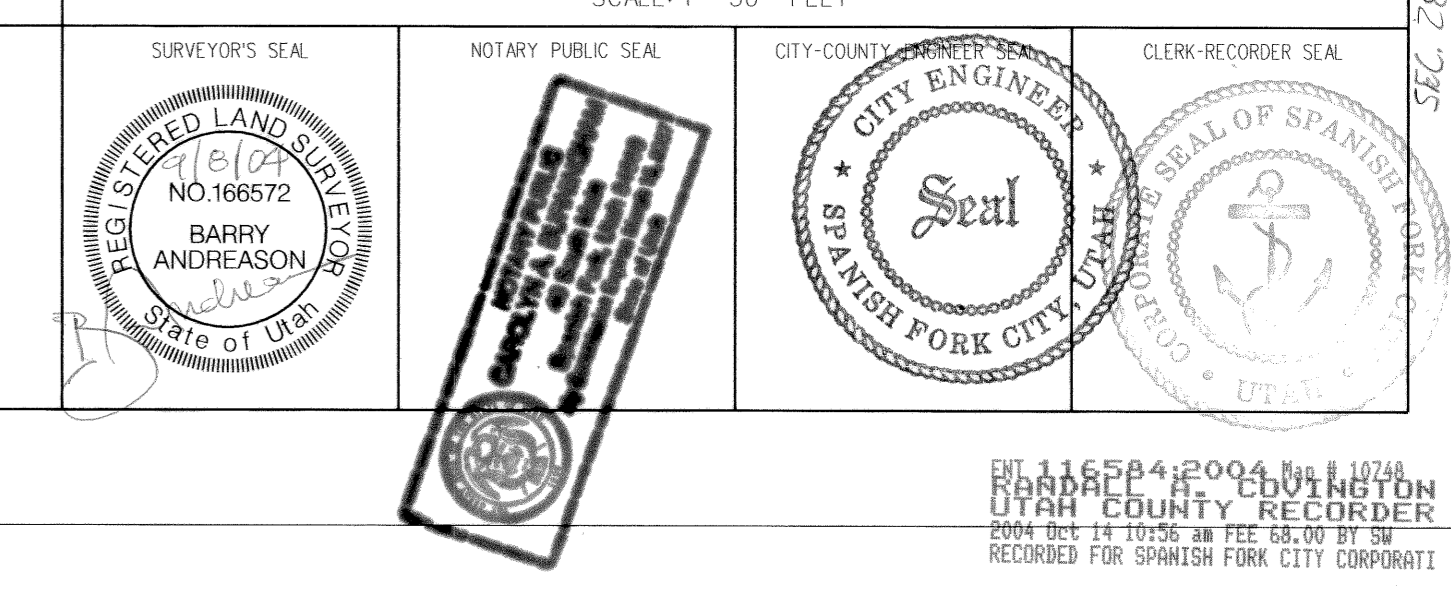
**AREA TABULATION TABLE**

DESCRIPTION	ACRES
TOTAL ACREAGE	4.039
TOTAL ACREAGE IN LOTS	1.483
TOTAL ACREAGE IN ROADS	0.199
TOTAL ACREAGE IN OPEN SPACE	2.357
PERCENTAGE OF OPEN SPACE	58.36%
TOTAL NUMBER OF LOTS	38
UNITS PER ACRE	9.41

**NOTES:**  
 1. VERTICAL DATA IS BASED ON NAVD29.  
 2. ALL STREETS AND COMMON AREA WILL SERVE AS A P.U.E.  
 3. DISTANCES IN PARENTHESIS ARE STATE PLANE.

**SCALE:** 1" = 50 FT

**PHASE 2 REVISED.dgn 9/7/2004 5:38:32 PM**



SEC 28 T8S R3E T41S0