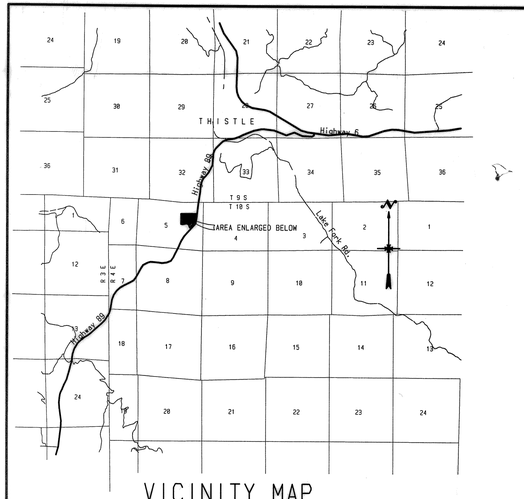


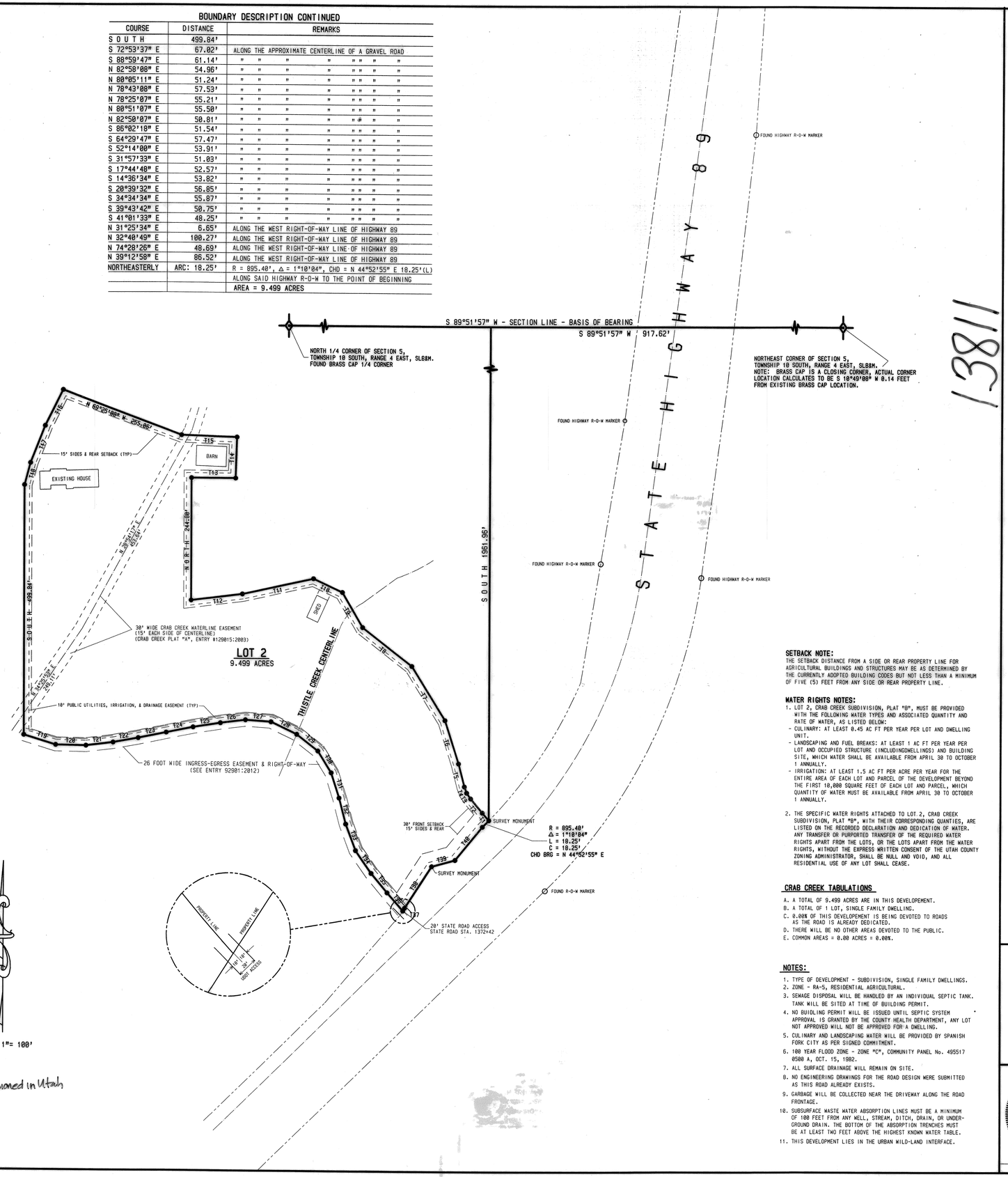
VICINITY MAP

BOUNDARY DESCRIPTION CONTINUED

COURSE	DISTANCE	REMARKS
S O U T H	499.84'	
S 72°53'37" E	67.02'	ALONG THE APPROXIMATE CENTERLINE OF A GRAVEL ROAD
S 88°59'47" E	61.14'	" " " " " " "
N 82°58'08" E	54.96'	" " " " " " "
N 80°05'11" E	51.24'	" " " " " " "
N 78°43'08" E	57.53'	" " " " " " "
N 78°25'07" E	55.21'	" " " " " " "
N 80°51'07" E	55.50'	" " " " " " "
N 82°58'07" E	50.81'	" " " " " " "
S 86°02'18" E	51.54'	" " " " " " "
S 64°29'47" E	57.47'	" " " " " " "
S 52°14'00" E	53.91'	" " " " " " "
S 31°57'33" E	51.03'	" " " " " " "
S 17°44'48" E	52.57'	" " " " " " "
S 14°36'34" E	53.82'	" " " " " " "
S 20°39'32" E	56.85'	" " " " " " "
S 34°34'34" E	55.87'	" " " " " " "
S 39°43'42" E	50.75'	" " " " " " "
S 41°01'33" E	48.25'	" " " " " " "
N 31°25'34" E	6.65'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
N 32°40'49" E	100.27'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
N 74°28'26" E	48.69'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
N 39°12'58" E	86.52'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
NORTHEASTERLY	ARC: 18.25'	R = 895.40', Δ = 1°10'04", CHD = N 44°52'55" E 18.25'(L)
		ALONG SAID HIGHWAY R-O-W TO THE POINT OF BEGINNING
		AREA = 9.499 ACRES

TANGENT TABLE

No.	BEARING	HORIZ. DIST.
T1	N 41°01'33" W	20.27
T2	N 39°43'42" W	36.67
T3	N 34°34'34" W	14.11
T4	N 20°39'32" W	13.13
T5	N 14°36'34" W	47.46
T6	N 17°44'48" W	90.58
T7	N 31°57'33" W	126.90
T8	N 52°14'00" W	125.46
T9	N 38°23'35" W	88.91
T10	N 65°13'38" W	64.15
T11	S 77°37'53" W	146.40
T12	S 82°50'07" W	103.72
T13	E A S T	88.48
T14	N 1°43'36" E	82.46
T15	N 88°16'24" W	111.39
T16	S 26°28'36" W	88.31
T17	S 21°18'21" W	88.29
T18	S 15°02'55" W	45.71
T19	S 72°53'37" E	67.02
T20	S 88°59'47" E	61.14
T21	N 82°58'08" E	54.96
T22	N 80°05'11" E	51.24
T23	N 78°43'08" E	57.53
T24	N 78°25'07" E	55.21
T25	N 80°51'07" E	55.50
T26	N 82°58'07" E	50.81
T27	S 86°02'18" E	51.54
T28	S 64°29'47" E	57.47
T29	S 52°14'00" E	53.91
T30	S 31°57'33" E	51.03
T31	S 17°44'48" E	52.57
T32	S 14°36'34" E	53.82
T33	S 20°39'32" E	56.85
T34	S 34°34'34" E	55.87
T35	S 39°43'42" E	50.75
T36	S 41°01'33" E	48.25
T37	N 31°25'34" E	6.65
T38	N 32°40'49" E	100.27
T39	N 74°28'26" E	48.69
T40	N 39°12'58" E	86.52



13811

CONSENT TO RECORD:

THE UNDERSIGNED, Utah Standard Title, AS TRUSTEE UNDER A TRUST DEED DATED 9 Feb 06, EXECUTED BY Keith Allred Riddle AS TRUSTOR, AND RECORDED ON THE 14th DAY OF Sept 2006 AS ENTRY No 96[illegible] OF THE RECORDS OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, (THE "TRUST DEED"), PURSUANT TO A WRITTEN REQUEST OF THE BENEFICIARY UNDER SAID TRUST DEED, HEREBY CONSENTS TO THIS SUBDIVISION PLAT, DESIGNATED AS THE Crab Creek Est. SUBDIVISION, PLAT "B", (THE "SUBDIVISION PLAT"), CONSENTS TO THE RECORDING OF THIS SUBDIVISION PLAT, CONSENTS TO THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE SUBDIVISION PLAT INTO LOTS, AND SUBORDINATES THE LIEN AND INTEREST OF THE TRUSTEE, ARISING OUT OF THE TRUST DEED, TO THE SUBDIVISION PLAT AND TO ALL AREAS DEDICATED TO THE PUBLIC, OR DEDICATED FOR PUBLIC USE, ALL ROADS AND STREETS (PUBLIC AND PRIVATE), ALL UTILITY EASEMENTS, ALL IRRIGATION, WATER AND WELL EASEMENTS, ALL OTHER EASEMENTS, ALL COMMON AREAS, AND ALL OPEN SPACE AREAS, AS SHOWN ON THE SUBDIVISION PLAT.

DATED THIS 31st DAY OF January, 2013.

TRUSTEE: [signature]

BY: Lisa A. Garner

PRINT NAME

ITS: Vice-President

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2013, BY Lisa A. Garner, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Vice-President OF Utah Standard Title, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID ENTITY.

NOTARY PUBLIC

JULIE S. HAWKINS
NOTARY PUBLIC-STATE OF UTAH
COMM. # 611257
COMM. EXP. 07-30-2015

Julie S. Hawkins
Commission # 611257
A notary Public commissioned in Utah
Expires: 7-30-2015

SETBACK NOTE:
THE SETBACK DISTANCE FROM A SIDE OR REAR PROPERTY LINE FOR AGRICULTURAL BUILDINGS AND STRUCTURES MAY BE AS DETERMINED BY THE CURRENTLY ADOPTED BUILDING CODES BUT NOT LESS THAN A MINIMUM OF FIVE (5) FEET FROM ANY SIDE OR REAR PROPERTY LINE.

WATER RIGHTS NOTES:

1. LOT 2, CRAB CREEK SUBDIVISION, PLAT "B", MUST BE PROVIDED WITH THE FOLLOWING WATER TYPES AND ASSOCIATED QUANTITY AND RATE OF WATER, AS LISTED BELOW:
   - CULINARY: AT LEAST 0.45 AC FT PER YEAR PER LOT AND DWELLING UNIT.
   - LANDSCAPING AND FUEL BREAKS: AT LEAST 1 AC FT PER YEAR PER LOT AND OCCUPIED STRUCTURE (INCLUDINGDWELLINGS) AND BUILDING SITE, WHICH WATER SHALL BE AVAILABLE FROM APRIL 30 TO OCTOBER 1 ANNUALLY.
   - IRRIGATION: AT LEAST 1.5 AC FT PER ACRE PER YEAR FOR THE ENTIRE AREA OF EACH LOT AND PARCEL OF THE DEVELOPMENT BEYOND THE FIRST 10,000 SQUARE FEET OF EACH LOT AND PARCEL, WHICH QUANTITY OF WATER MUST BE AVAILABLE FROM APRIL 30 TO OCTOBER 1 ANNUALLY.
2. THE SPECIFIC WATER RIGHTS ATTACHED TO LOT 2, CRAB CREEK SUBDIVISION, PLAT "B", WITH THEIR CORRESPONDING QUANTIES, ARE LISTED ON THE RECORDED DECLARATION AND DEDICATION OF WATER. ANY TRANSFER OR PURPORTED TRANSFER OF THE REQUIRED WATER RIGHTS APART FROM THE LOTS, OR THE LOTS APART FROM THE WATER RIGHTS, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE UTAH COUNTY ZONING ADMINISTRATOR, SHALL BE NULL AND VOID, AND ALL RESIDENTIAL USE OF ANY LOT SHALL CEASE.

CRAB CREEK TABULATIONS

A. A TOTAL OF 9.499 ACRES ARE IN THIS DEVELOPEMENT.
B. A TOTAL OF 1 LOT, SINGLE FAMILY DWELLING.
C. 0.00% OF THIS DEVELOPEMENT IS BEING DEVOTED TO ROADS AS THE ROAD IS ALREADY DEDICATED.
D. THERE WILL BE NO OTHER AREAS DEVOTED TO THE PUBLIC.
E. COMMON AREAS = 0.00 ACRES = 0.00%.

NOTES:

1. TYPE OF DEVELOPMENT - SUBDIVISION, SINGLE FAMILY DWELLINGS.
2. ZONE - RA-5, RESIDENTIAL AGRICULTURAL.
3. SEWAGE DISPOSAL WILL BE HANDLED BY AN INDIVIDUAL SEPTIC TANK. TANK WILL BE SITED AT TIME OF BUILDING PERMIT.
4. NO BUIDLING PERMIT WILL BE ISSUED UNTIL SEPTIC SYSTEM APPROVAL IS GRANTED BY THE COUNTY HEALTH DEPARTMENT, ANY LOT NOT APPROVED WILL NOT BE APPROVED FOR A DWELLING.
5. CULINARY AND LANDSCAPING WATER WILL BE PROVIDED BY SPANISH FORK CITY AS PER SIGNED COMMITMENT.
6. 100 YEAR FLOOD ZONE - ZONE "C", COMMUNITY PANEL No. 495517 0500 A, OCT. 15, 1982.
7. ALL SURFACE DRAINAGE WILL REMAIN ON SITE.
8. NO ENGINEERING DRAWINGS FOR THE ROAD DESIGN WERE SUBMITTED AS THIS ROAD ALREADY EXISTS.
9. GARBAGE WILL BE COLLECTED NEAR THE DRIVEWAY ALONG THE ROAD FRONTAGE.
10. SUBSURFACE WASTE WATER ABSORPTION LINES MUST BE A MINIMUM OF 100 FEET FROM ANY WELL, STREAM, DITCH, DRAIN, OR UNDER-GROUND DRAIN. THE BOTTOM OF THE ABSORPTION TRENCHES MUST BE AT LEAST TWO FEET ABOVE THE HIGHEST KNOWN WATER TABLE.
11. THIS DEVELOPMENT LIES IN THE URBAN WILD-LAND INTERFACE.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, 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. 166406. 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, 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 FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE WEST LINE OF STATE HIGHWAY 89, WHICH POINT LIES SOUTH 89°51'57" WEST 917.62 FEET ALONG THE SECTION LINE AND AND SOUTH 1961.96 FEET FROM THE NORTHEAST CORNER OF CORNER OF SECTION 5, T 10 S, R 4 E, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 41°01'33" W	20.27'	
N 39°43'42" W	36.67'	
N 34°34'34" W	14.11'	
N 20°39'32" W	13.13'	
N 14°36'34" W	47.46'	
N 17°44'48" W	90.58'	
N 31°57'33" W	126.90'	
N 52°14'00" W	125.46'	
N 38°23'35" W	88.91'	
N 65°13'38" W	64.15'	
S 77°37'53" W	146.40'	
S 82°50'07" W	103.72'	
N O R T H	244.88'	
E A S T	88.48'	
N 1°43'36" E	82.46'	
N 88°16'24" W	111.39'	
N 69°25'00" W	255.06'	
S 26°28'36" W	88.31'	
S 21°18'21" W	88.29'	
S 15°02'55" W	45.71'	
		CONTINUED AT LEFT

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE, N 89°51'57" E BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 4 EAST, SLB&M.

Nov. 18, 2013
DATE

SURVEYOR (See Seal Below)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS 30th DAY OF January, A.D. 2013.

SEID ALFRED RIDDLE

CHERIE MONAHAN
NOTARY PUBLIC
COMMISSION # 651355
COMM. EXP. 08-02-2016

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE 30 DAY OF January, A.D. 2013 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 08/02/2016

NOTARY PUBLIC (See Seal Below)

CHERIE MONAHAN
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION 651355
MY COMM. EXP. 8-2-2016

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY COMMISSION OF THE COUNTY OF UTAH, APPROVED THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 17th DAY OF December, A.D. 2012.

APPROVED ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

APPROVAL BY THE CULINARY WATER AUTHORITY

THE UNDERSIGNED CULINARY WATER AUTHORITY HEREBY APPROVES THIS PLAT FOR CULINARY WATER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT.

THIS 25th DAY OF January, A.D. 2013.

CITY-COUNTY CULINARY OFFICIAL

APPROVAL BY THE SANITARY SEWER AUTHORITY

THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAT FOR SANITARY SEWER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT.

THIS 25th DAY OF January, A.D. 2013.

CITY-COUNTY SANITARY SEWER OFFICIAL

APPROVAL BY OWNERS AND OPERATORS OF UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES

THE UNDERSIGNED OWNERS OR OPERATORS OF THE UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES LOCATED ON THIS PLAT HEREBY APPROVE THE BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; HEREBY APPROVE THE LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; AND HEREBY APPROVE THE CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORDS, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, AS SHOWN ON THIS PLAT.

THIS 18th DAY OF January, A.D. 2013.

UTILITIES OFFICIAL

Chris Thompson
Jr. Branch Cox, CED
UTILITIES OFFICIAL

R. ALLEN STEWART
UTILITIES OFFICIAL

PLAT "B"

MAP # 13811

UTAH COUNTY RECORDER
2013 Feb 06 11:24 am FEE 31.00 BY CLS
RECORDED FOR UTAH COUNTY COMMUNITY DEVEL
ENTRY NUMBER 11857:2013
ENT 11857:2013 OF OFFICIAL R 13811

CRAB CREEK ESTATES

BEING A VACATION OF CRAB CREEK ESTATES LOT 2, PLAT A

SUBDIVISION

THISTLE AREA OF UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
REGISTERED LAND SURVEYOR BARRY L. PRETTYMAN #166406 STATE OF UTAH	CHERIE MONAHAN NOTARY PUBLIC COMMISSION # 651355 MY COMM. EXP. 8-2-2016	COUNTY OF UTAH COUNTY ENGINEER STATE OF UTAH	STATE OF UTAH COUNTY CLERK AUDITOR UTAH COUNTY

This form approved by Utah County and the municipalities therein.

Cole Surveying & Engineering (801) 423-1040

VOL 6074, CRAB CREEK ESTATES 8"
5-10-46 TH 1.25" SW