

FINAL PLAT

DEERWOOD FARMS SUBDIVISION PHASE 3 - AMENDING AND VACATING A PORTION OF DEERWOOD FARMS PHASE 2

A Residential Subdivision located in:
Southeast 1/4 of Section 15 and Southwest 1/4 of Section 14,
Township 2 South, Range 1 East,
Salt Lake Base & Meridian
Zone R-1-87

GENERAL NOTES:

- ALL ROADWAYS AND DRIVEWAYS SHOWN ON THIS PLAT ARE PRIVATE ROADS.
- NO CITY MAINTENANCE PROVIDED ON PRIVATE ROADWAYS.
- THE LOT AREAS SHOWN ON THIS PLAT INCLUDE THE TOTAL LOT AREA AND THE NET AREA WHICH EXCLUDES THE AREA WITHIN THE PRIVATE ROADWAYS.
- THE ENTRANCE ROAD/LANE AND CUL-DE-SAC/GATE AREAS ARE INCLUDED IN THE AREA FOR LOT NUMBER 7 OF DEERWOOD FARMS, PHASE 2 BUT LOTS 1-4 OF THIS PLAT HAVE FULL RIGHTS AND USE OF SAID ROADS, LANES AND EASEMENTS.
- A 7.50 PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE CREATED ALONG ALL SIDE AND REAR LOT LINES AS SHOWN ON THIS PLAT. A 10.00 FOOT PUBLIC UTILITY, DRAINAGE AND LANDSCAPE EASEMENTS ARE CREATED ALONG ALL PRIVATE ROADWAYS AS SHOWN ON THIS PLAT AND HEREBY CREATED WITH THE RECORDING OF THIS PLAT.
- ALL PRIVATE ROADS, CIRCLES AND LANES SHALL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT OVER, UNDER AND ACROSS THE AREAS AS SHOWN ON THIS PLAT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE OWN'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- THE BIG COTTONWOOD AND TANNER DITCH IRRIGATION AND CANAL COMPANIES, THEIR SUCCESSORS AND ASSIGNS SHALL HAVE AN ACCESS AND MAINTENANCE EASEMENT ALONG ALL PRIVATE ROADS AND AS CALLED FOR AND AS SHOWN ON THIS PLAT.
- LOTS IN THIS SUBDIVISION IS WITHIN A FLOOD ZONE AREA. HOMEOWNERS SHALL BE REQUIRED TO COMPLY WITH ALL BUILDING AND OTHER REQUIREMENTS IMPOSED BY CITY OF HOLLADAY (CHAPTER 13.74 FLOOD DAMAGE PREVENTION), LOWEST FLOOR OF ALL STRUCTURES SHALL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
- THE BOUNDARY OF THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS AS STATED IN THE BOUNDARY LINE AGREEMENT AND QUIT CLAIMS, DATED THE 28TH DAY OF OCTOBER 1992, BETWEEN (PHILLIP A MALLINCKRODT & NATALIE R. MALLINCKRODT) AND (ARTHUR R. STOUT & MARY L. STOUT), AND RECORDED IN BOOK 6658, PAGE 0983, RECORD'S OF SALT LAKE COUNTY, UTAH.

11. THIS PLAT HAS SHOWN AND IDENTIFIED THE EXISTING WATERWORKS, DIVERSION FACILITIES AND DITCHES AS COVERED BY THE EASEMENT TO CONVEY IRRIGATION WATER DELIVERED BY BIG COTTONWOOD-TANNER DITCH COMPANY AS RECORDED IN BOOK 6960, PAGE 0143, RECORD'S OF SALT LAKE COUNTY, UTAH (NORTHEAST CORNER OF LOT 1, WITHIN "PUBLIC UTILITY, DRAINAGE, IRRIGATION AND CREEK & CANAL ACCESS EASEMENT")

12. ALL PRIOR ACCESS AGREEMENTS, RIGHTS OF WAY OR EASEMENTS INTENDED TO PROVIDE ACCESS TO PARCELS OR STRUCTURES WHICH NO LONGER EXIST AND WHICH TITLE NOW RESIDES WITH THE OWNERS AS SHOWN ON THIS PLAT SHALL BE ABANDONED IN FAVOR OF THE PRIVATE ROADS/LANES AS SHOWN ON THIS PLAT.

13. NOT WITHSTANDING THE RECORDING OF THIS PLAT ALL VESTED RIGHTS AS CREATED BY THE VARIOUS INSTRUMENTS AS CALLED FOR IN THE COMMITMENT FOR TITLE INSURANCE, PREPARED BY UTAH MOUNTAIN TITLE, COMMITMENT NO. 67976A, DATED JANUARY, 2013 AND SPECIFICALLY LISTED IN SCHEDULE B, ALL ITEMS LISTED SHALL REMAIN WITH THOSE OWNERS AS CALLED FOR OR SPECIFIED WITHIN EACH RELATED INSTRUMENT UNLESS OTHERWISE CALLED FOR AND CONVEYED BY THE OWNERS AS SHOWN ON THIS PLAT.

14. ALL DRIVEWAYS REQUIRE TURN AROUNDS INTO THE INDIVIDUAL LOT IN THIS SUBDIVISION AND ARE REQUIRED TO MEET UNIFIED FIRE AUTHORITY SPECIFICATIONS.

15. ALL ROADS MUST HAVE UNENCUMBERED CLEARANCE HEIGHT OF 13 FEET 6 INCHES TO ACCOMMODATE PUBLIC SAFETY AND UTILITY SERVICE VEHICLES.

16. ALL NEW HOMES WITHIN THIS SUBDIVISION MUST HAVE A UNIFIED FIRE AUTHORITY APPROVED FIRE SPRINKLER SYSTEM.

17. ALL RESIDENTIAL FIRE SPRINKLER SYSTEMS WITHIN THIS SUBDIVISION ARE REQUIRED TO BE INSPECTED ANNUALLY BY A LICENSED FIRE SPRINKLER CONTRACTOR.

18. ALL ROADS IN THE SUBDIVISION ARE REQUIRED TO BE BUILT TO CITY OF HOLLADAY QUALITY AND DURABILITY SPECIFICATIONS.

19. NO PARKING ON AT ANY TIME ON PRIVATE ROADS.

20. NO ROAD CONNECTION ALLOWED FROM DEERWOOD SUBDIVISION TO THE MOYLE PARK SUBDIVISION OR THE PROVIDENCE SUBDIVISION.

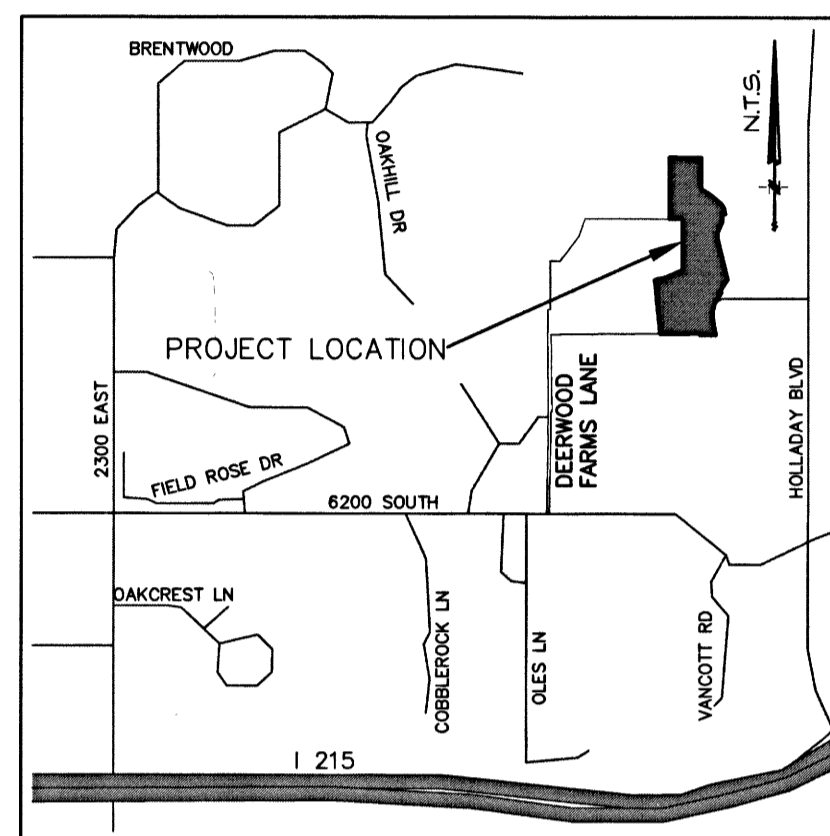
21. A ROAD WIDTH EXCEPTION (HOLLADAY CITY COUNCIL RESOLUTION 2012-06) WAS GRANTED ON JANUARY 19, 2012. THE MINIMUM PAVEMENT WIDTH FOR THE SOUTH 1300 FEET OF DEERWOOD LANE SHALL BE 17 TO 23 FEET. THE REMAINING PRIVATE ROADS PAVEMENT WIDTH SHALL BE CONSTRUCTED AS WIDE AS POSSIBLE (26") BUT IN NO CASE LESS THAN 20 FEET IN WIDTH IN ACCORDANCE WITH THE UNIFIED FIRE AUTHORITY CODE MODIFICATION APPROVAL LETTER ISSUED AUGUST 16, 2012.

22. A SIGN SHALL BE POSTED AND MAINTAINED AT THE 6200 SOUTH ENTRANCE STATING "PRIVATE ROAD, DO NOT ENTER".

23. THE WIDTH EXEMPTION GRANTED BY THE HOLLADAY CITY COUNCIL (NOTE 23) IS EXTENDED TO ALL ROADS WITHIN THIS PLAT, TO ALLOW 20 FOOT WIDE ROADWAYS.

24. THERE SHALL BE "NO PARKING" SIGNS POSTED AND MAINTAINED EVERY 200 FEET TO 300 FEET ALONG ALL ROADWAYS WITHIN THIS SUBDIVISION.

25. THIS SUBDIVISION IS SUBJECT TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR DEERWOOD FARMS SUBDIVISION - HOLIDAY, UTAH, RECORDED IN BOOK 10223 AT PAGES 6250-6252 ENTRY NO. 11833145, OF OFFICIAL RECORDS.



VICINITY MAP
NOT TO SCALE

THE PURPOSE OF DEERWOOD FARMS PHASE 3 IS TO MODIFY THE LOT LINES BETWEEN LOTS 3 AND 4, AND TO RELOCATE THE PRIVATE ROADWAYS AND ASSOCIATED UTILITIES FOR LOTS 1 THRU 4. NO OTHER CHANGES WERE MADE OR INTENDED TO DEERWOOD FARMS SUBDIVISION, PHASE 2.

NARATIVE

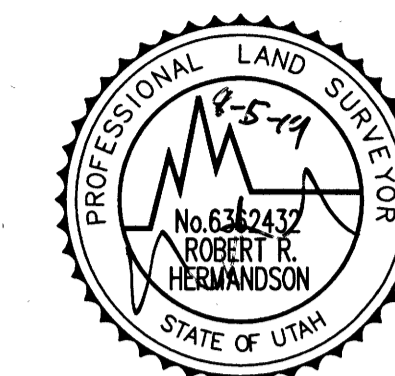
SURVEYOR'S CERTIFICATION:

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

DEERWOOD FARMS SUBDIVISION PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 8-5-14
BUSH AND GUGGELL, INC.



ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT S 0°04'42" W 3156.09 FEET ALONG THE CENTER SECTION LINE AND S 89°55'18" E 2449.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, POINT BEING ON THE BOUNDARY OF COTTONWOOD ACRES NO. 2 SUBDIVISION, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH, AND RUNNING THENCE N 0°03'18" W ALONG SAID BOUNDARY LINE 432.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 9783250 ACCORDING TO THE OFFICIAL RECORDS THEREOF; THENCE S 89°47'18" E 222.30 FEET ALONG SAID BOUNDARY TO A POINT ON THE WESTERLY BOUNDARY OF JRJ SUBDIVISION, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES, 1) S 01°18'23" W 211.80 FEET; 2) THENCE S 31°48'41" E 15.25 FEET; 3) THENCE S 59°24'01" E 56.51 FEET; 4) THENCE S 51°00'18" E 57.35 FEET; THENCE S 48°02'19" E 60.57 FEET; THENCE S 29°10'07" E 38.00 FEET; THENCE S 7°01'07" E 35.00 FEET; THENCE S 89°48'53" W 15.48 FEET TO A POINT ON THE EXTENSION OF A BOUNDARY LINE OF MADSEN MANOR ESTATES SUBDIVISION, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 3°33'18" W 57.25 FEET ALONG SAID EXTENSION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES, 1) S 23°23'48" W 75.50 FEET; 2) THENCE S 8°40'38" W 20.36 FEET; 3) THENCE S 3°52'00" E 41.07 FEET; 4) THENCE S 13°38'40" E 285.95 FEET; 5) THENCE S 32°28'36" W 109.47 FEET; 6) THENCE N 89°58'23" E 15.71 FEET TO A POINT ON THE EAST BANK OF BIG COTTONWOOD CREEK; THENCE ALONG SAID EAST BANK THE FOLLOWING FOUR (4) COURSES, (1) S 30°20'53" W 92.20 FEET; (2) THENCE S 14°50'53" W 61.75 FEET; (3) THENCE S 4°48'07" E 76.75 FEET; (4) THENCE S 10°27'07" E 87.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SHADY BROOK ESTATES SUBDIVISION, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 89°58'53" W 109.58 FEET ALONG SAID BOUNDARY TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE N 01°18'23" E 11.74 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF PROVIDENCE SUBDIVISION, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION S 89°32'01" W 281.10 FEET; THENCE N 5°45'58" W 382.94 FEET; THENCE N 75°46'58" E 85.42 FEET; THENCE N 65°47'28" E 124.41 FEET; THENCE NORTH 364.15 FEET; THENCE S 89°56'42" W 91.93 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE ROADWAYS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE

DEERWOOD FARMS SUBDIVISION PHASE 3

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THIS 07 DAY OF AUGUST, 2014.

DEERWOOD FARMS HOME OWNERS ASSOCIATION
PRESIDENT: MARK MABEY

DUE TO THE LACK OF SPACE, THE SIGNATURES OF THE FOUR LOT OWNERS ARE SHOWN UNDER THEIR RESPECTIVE NOTARY JURAT/BLOCKS.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Salt Lake } s.s.

ON THE 6th DAY OF Aug, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Steve Peterson, Mgr. WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF MILLROCK CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MILLROCK CAPITAL, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

LEE ANDERSON
#654925
MY COMMISSION EXPIRES: 04-10-2016

STEVE PETERSON, MGR.
MILLROCK CAPITAL, LLC

NOTARY PUBLIC
RESIDING IN: SALT LAKE
UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Salt Lake } s.s.

ON THE 07 DAY OF August, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Mark Mabey WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF M3 PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF M3 PROPERTIES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

CHRISTINE CARSON
#660143
MY COMMISSION EXPIRES: 10-25-2016

MARK MABEY, MGR.
M3 PROPERTIES, LLC

NOTARY PUBLIC
RESIDING IN: Salt Lake
UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Salt Lake } s.s.

ON THE 07 DAY OF August, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Franklin S. Ivory WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF LANDFORM, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF LANDFORM, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

CHRISTINE CARSON
#660143
MY COMMISSION EXPIRES: 10-25-2016

FRANKLIN S. IVORY, MGR.
LANDFORM, LLC

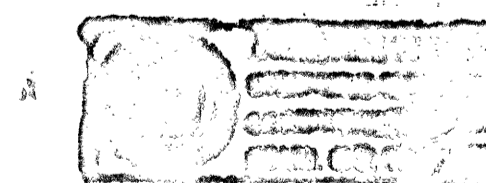
NOTARY PUBLIC
RESIDING IN: Salt Lake
UTAH

HOME OWNERS ASSOCIATION ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Salt Lake } s.s.

ON THE 07 DAY OF August, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Mark Mabey WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DEERWOOD FARMS HOME OWNERS ASSOCIATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID HOME OWNERS ASSOCIATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DEERWOOD FARMS HOME OWNERS ASSOCIATION, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH HOME OWNERS ASSOCIATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

CHRISTINE CARSON
#660143
MY COMMISSION EXPIRES: 10-25-2016



NOTARY PUBLIC
RESIDING IN: Salt Lake
UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Salt Lake } s.s.

ON THE 10 DAY OF August, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Nathan Ricks WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF RH HOLLADAY, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF RH HOLLADAY, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

LEE ANDERSON
#654925
MY COMMISSION EXPIRES: 04-10-2016

NATHAN RICKS, MGR.
RH HOLLADAY, LLC

NOTARY PUBLIC
RESIDING IN: SALT LAKE
UTAH

HEALTH DEPARTMENT
APPROVED THIS 22nd DAY OF October, A.D., 2014
Jeremy Roberts
SALT LAKE COUNTY HEALTH DEPARTMENT

COMMUNITY DEVELOPMENT
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
8/22/14
DATE
COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION
APPROVED THIS 22nd DAY OF August, A.D., 2014 BY THE CITY OF HOLLADAY.
PLANNING COMMISSION CHAIR

CITY ENGINEER
APPROVED THIS 20th DAY OF August, A.D., 2014.
CITY OF HOLLADAY ENGINEER

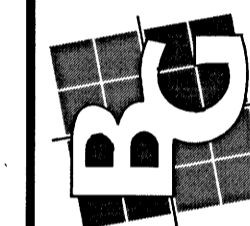
CITY ATTORNEY
APPROVED AS TO FORM THIS 2nd DAY OF August, A.D., 2014.
CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY
PRESENTED TO CITY OF HOLLADAY THIS 10 DAY OF August, 2014 AT WHICH TIME THIS SUBDIVISION WAS APPROVED & ACCEPTED.
CITY MANAGER
RECORDER

SALT LAKE COUNTY RECORDER
RECORDED # 11945273
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Cottonwood Title
DATE 11-13-2014 TIME 3:57 PM BOOK 2014P PAGE 284
\$ 94.00 FEES
Wendy Parkes, deputy
SALT LAKE COUNTY RECORDER

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.

BUSH & GUGGELL, INC.
Engineers - Planners - Surveyors
665 East 4500 South, Suite #100
Salt Lake City, Utah 84107
Phone (801) 686-6194 / Fax (801) 686-6195
www.bushandguggell.com



Drawn: MGR/CEW/BSB/ore - 5/2014
Checked: BRH
Approved: BRH
Scale: NTS
Job No.: 102044

DEERWOOD FARMS SUBDIVISION PHASE 3
LOCATED IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
25-45 EAST 6200 SOUTH, HOLLADAY CITY, UTAH 84121

SHEET 1
3 SHEETS
FILE: 102044PH3

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FINAL PLAT

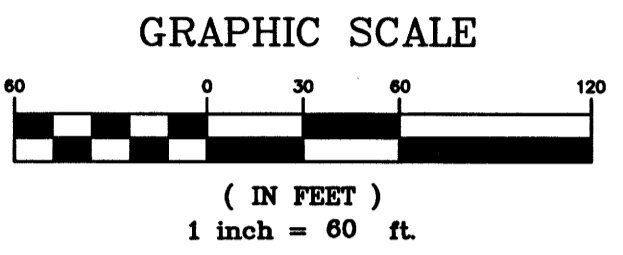
DEERWOOD FARMS SUBDIVISION PHASE 3 - AMENDING AND VACATING A PORTION OF DEERWOOD FARMS PHASE 2

A Residential Subdivision located in:
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Township 2 South, Range 1 East,
Salt Lake Base & Meridian
Zone R-1-87

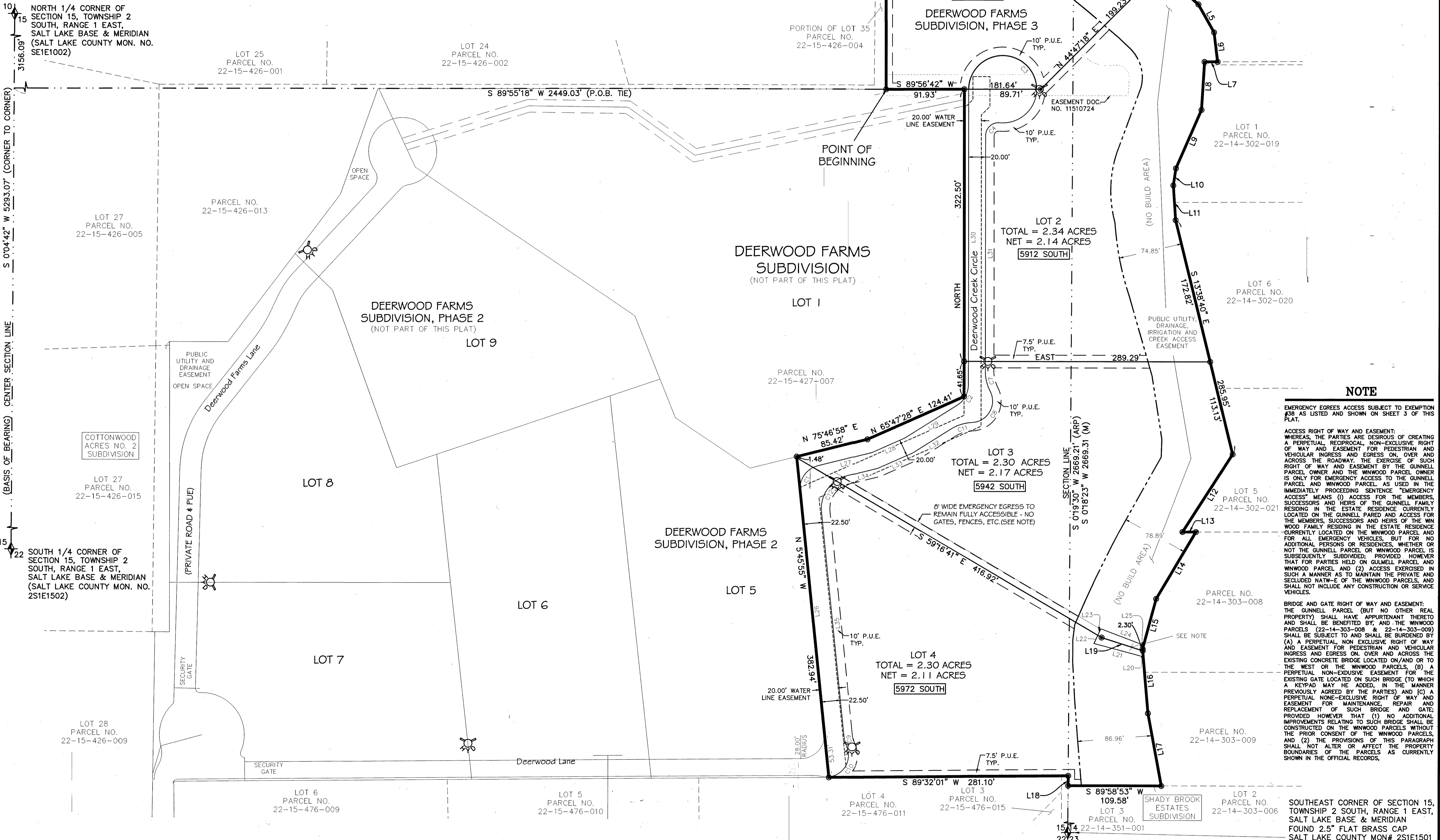
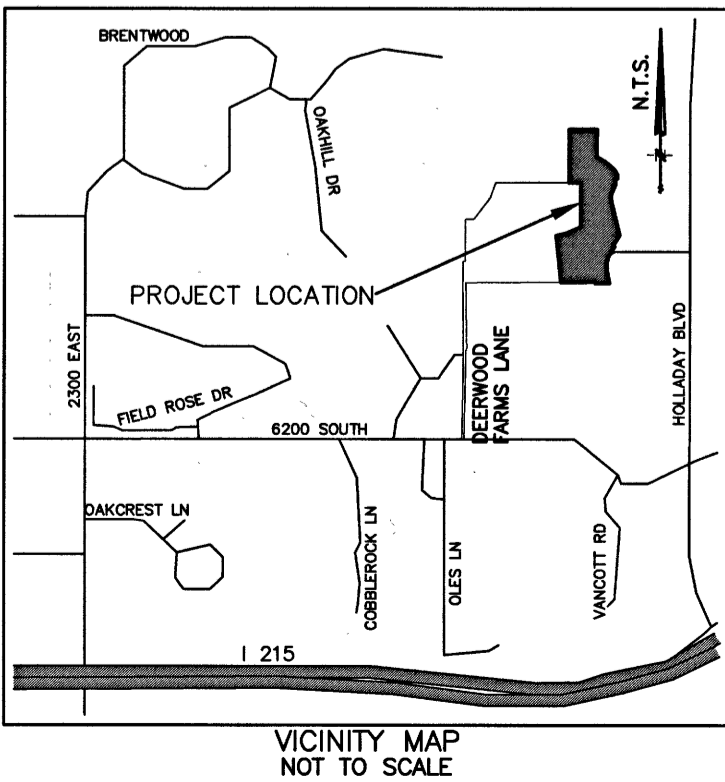
LEGEND

- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED LS 334569, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- NOTE: ALL PRIVATE ROADS ARE A PUBLIC UTILITY, DRAINAGE AND UTILITY EASEMENT.
NO PARKING IS ALLOWED AT ANY TIME ON THE PRIVATE ROADS APPLICABLE TO THIS SUBDIVISION.

Curve #	Length	Radius	Delta	Tangent
C1	39.85'	28.00'	81°32'52"	24.15'
C2	28.61'	28.50'	57°30'38"	15.64'
C3	192.14'	40.00'	275°12'57"	36.51'
C4	24.93'	15.00'	95°12'57"	16.43'
C7	23.97'	50.00'	27°28'04"	12.22'
C8	51.13'	25.50'	114°53'14"	39.94'
C9	14.53'	50.00'	16°38'47"	7.31'
C10	47.63'	25.50'	107°00'55"	34.47'
C11	26.10'	50.00'	29°54'33"	13.35'
C12	56.93'	40.00'	81°32'52"	34.50'



LINE #	BEARING	LENGTH
L1	S31°48'41"E	15.25'
L2	S59°24'01"E	56.51'
L3	S51°00'18"E	57.35'
L4	S48°02'19"E	60.57'
L5	S29°01'07"E	38.00'
L6	S7°01'07"E	35.00'
L7	S89°48'53"W	15.46'
L8	N3°33'18"E	57.25'
L9	N23°23'48"E	75.50'
L10	N8°40'38"E	20.36'
L11	N3°52'00"W	41.07'
L12	N32°28'36"E	109.47'
L13	S89°58'23"W	15.71'
L14	S30°20'53"W	92.20'
L15	S14°50'53"W	61.75'
L16	S4°48'07"E	76.75'
L17	S10°27'07"E	87.50'
L18	N0°18'23"E	11.74'
L19	N72°00'42"W	50.90'
L20	S4°48'07"E	9.30'
L21	N74°58'11"W	60.08'
L22	N24°30'45"E	10.79'
L23	N24°30'45"E	8.44'
L24	S69°06'21"E	54.02'
L25	S14°50'53"W	4.70'
L26	N5°45'55"W	288.71'
L27	S75°46'57"W	65.08'
L28	S65°47'28"W	42.33'
L29	S57°30'38"W	72.67'
L30	S0°00'00"E	350.48'
L31	S0°00'00"E	280.01'
L32	S57°30'38"W	52.78'
L33	S65°47'28"W	45.53'
L34	S75°46'57"W	36.70'
L35	N5°45'55"W	267.02'



NOTE

EMERGENCY EGRESS ACCESS SUBJECT TO EXEMPTION AS LISTED AND SHOWN ON SHEET 3 OF THIS PLAT.

ACCESS RIGHT OF WAY AND EASEMENT: WHEREAS, THE PARTIES ARE DESIROUS OF CREATING A PERPETUAL, RECIPROCAL, NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER AND ACROSS THE ROADWAY, THE EXERCISE OF SUCH RIGHT OF WAY AND EASEMENT BY THE GUNNELL PARCEL OWNER AND THE WINWOOD PARCEL OWNER IS ONLY FOR EMERGENCY ACCESS TO THE GUNNELL PARCEL AND WINWOOD PARCEL, AS USED IN THE IMMEDIATELY PRECEDING SENTENCE "EMERGENCY ACCESS" MEANS (1) ACCESS FOR THE MEMBERS, SUCCESSORS AND HEIRS OF THE GUNNELL FAMILY RESIDING IN THE ESTATE RESIDENCE CURRENTLY LOCATED ON THE WINWOOD PARCEL AND ACCESS FOR THE MEMBERS, SUCCESSORS AND HEIRS OF THE WINWOOD FAMILY RESIDING IN THE ESTATE RESIDENCE CURRENTLY LOCATED ON THE GUNNELL PARCEL AND FOR ALL EMERGENCY VEHICLES, BUT FOR NO ADDITIONAL PERSONS OR RESIDENCES, WHETHER OR NOT THE GUNNELL PARCEL OR WINWOOD PARCEL IS SUBSEQUENTLY SUBDIVIDED; PROVIDED HOWEVER THAT FOR PARTIES HELD ON GULMELL PARCEL AND WINWOOD PARCEL AND (2) ACCESS EXERCISED IN SUCH A MANNER AS TO MAINTAIN THE PRIVATE AND SECLUDED NAT-E OF THE WINWOOD PARCELS, AND SHALL NOT INCLUDE ANY CONSTRUCTION OR SERVICE VEHICLES.

BRIDGE AND GATE RIGHT OF WAY AND EASEMENT: THE GUNNELL PARCEL (BUT NO OTHER REAL PROPERTY) SHALL HAVE APPURTENANT THERETO AND SHALL BE BENEFITED BY, AND THE WINWOOD PARCELS (22-14-303-008 & 22-14-303-009) SHALL BE SUBJECT TO AND SHALL BE BURDENED BY (A) A PERPETUAL, NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER AND ACROSS THE EXISTING CONCRETE BRIDGE LOCATED ON/AND OR TO THE WEST OR THE WINWOOD PARCELS, (B) A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE EXISTING GATE LOCATED ON SUCH BRIDGE (TO WHICH A KEYPAD MAY BE ADDED, IN THE MANNER PREVIOUSLY AGREED BY THE PARTIES) AND (C) A PERPETUAL, NON-EXCLUSIVE, RIGHT OF WAY AND EASEMENT FOR MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH BRIDGE AND GATE, PROVIDED HOWEVER THAT (1) NO ADDITIONAL IMPROVEMENTS RELATING TO SUCH BRIDGE SHALL BE CONSTRUCTED ON THE WINWOOD PARCELS WITHOUT THE PRIOR CONSENT OF THE WINWOOD PARCELS, AND (2) THE PROVISIONS OF THIS PARAGRAPH SHALL NOT ALTER OR AFFECT THE PROPERTY BOUNDARIES OF THE PARCELS AS CURRENTLY SHOWN IN THE OFFICIAL RECORDS.

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DERWOOD FARMS SUBDIVISION PHASE 3

SHEET **2** OF 3 SHEETS
FILE: 102044PH3

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.

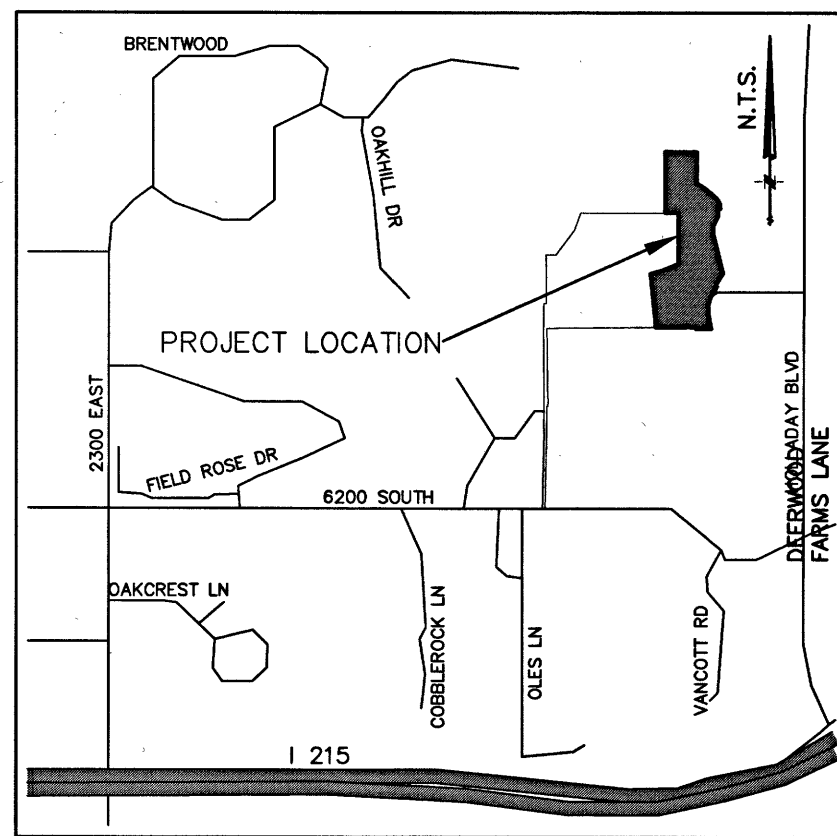
FINAL PLAT

DEERWOOD FARMS SUBDIVISION PHASE 3 - AMENDING AND VACATING A PORTION OF DEERWOOD FARMS PHASE 2

A Residential Subdivision located in:
Southeast 1/4 of Section 15 and Southwest 1/4 of Section 14,
Township 2 South, Range 1 East,
Salt Lake Base & Meridian
Zone R-1-87

LEGEND

- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED LS 334569, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - ⊙ EXISTING WELL
- NOTE: ALL PRIVATE ROADS ARE A PUBLIC UTILITY, DRAINAGE AND UTILITY EASEMENT.
NO PARKING IS ALLOWED AT ANY TIME ON THE PRIVATE ROADS APPLICABLE TO THIS SUBDIVISION.

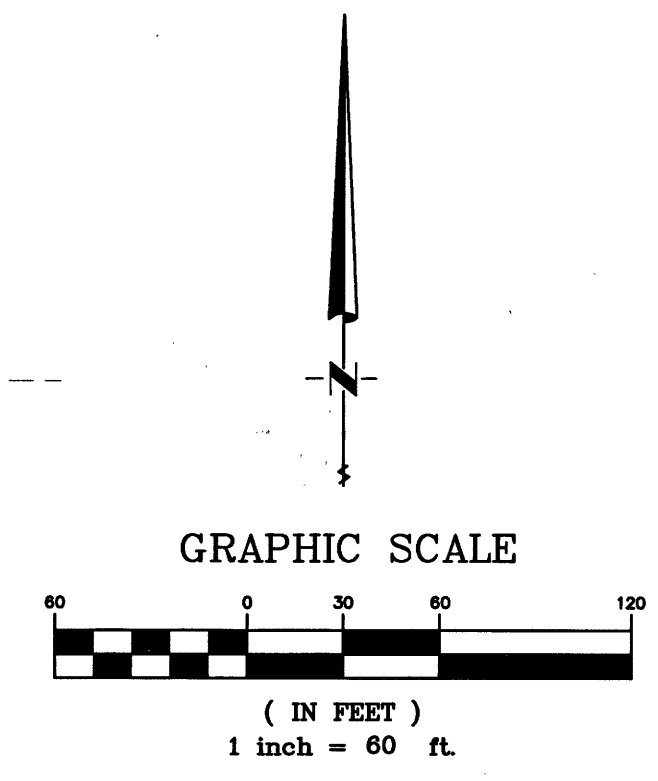
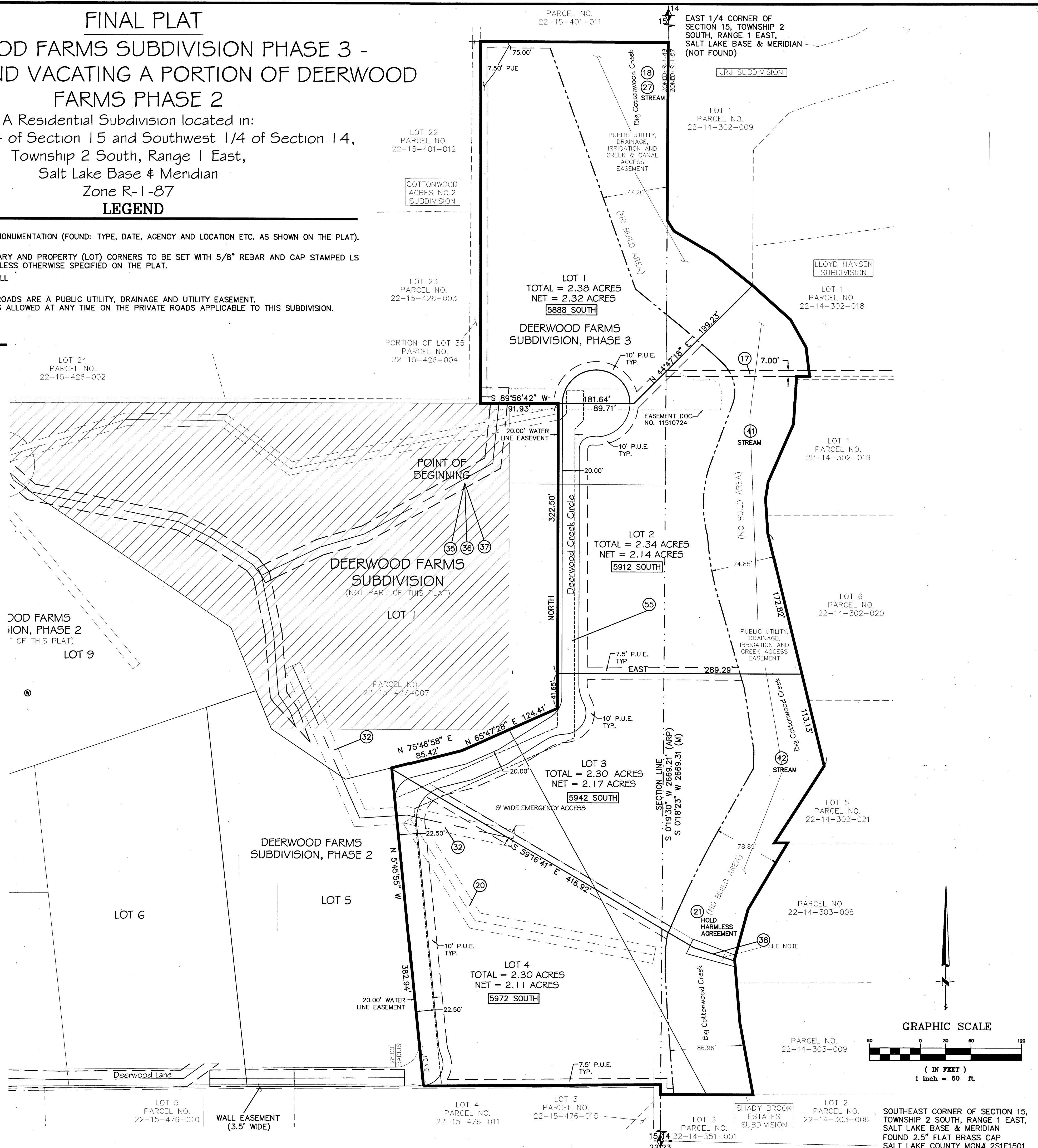


VICINITY MAP
NOT TO SCALE

EASEMENTS & EXEMPTIONS

COMMITMENT FOR TITLE INSURANCE
UTAH MOUNTAIN TITLE
ORDER NUMBER: 67976A 5TH AMEND, JANUARY 4, 2013 AT 8:00 A.M.

- (17) AN EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND STORM DRAIN OVER THE SOUTHERLY 7 FEET AND CREEK MAINTENANCE EASEMENT OVER THE NORTHEASTERLY AND EASTERLY PORTIONS OF SUBJECT PROPERTY AS SHOWN ON THE OFFICIAL RECORDED PLAT OF LLOYD HANSEN SUBDIVISION.
- (18) SUBJECT TO ALL EASEMENTS FOR IRRIGATION OR WATER DITCHES AS NOW ESTABLISHED OVER AND UPON SAID PREMISES, AND RIGHTS HELD AND ENJOYED BY SALT LAKE CITY, A MUNICIPAL CORPORATION, UNDER EASEMENT DATED JULY 20, 1934, AND RECORDED IN BOOK 125 OF LIENS AND LEASES AT PAGE 519, OF OFFICIAL RECORDS.
- (20) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN FUEL SUPPLY
PURPOSE: TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE, AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES THROUGH AND ACROSS THE ABOVE.
LOCATION: BEGINNING ON THE EAST BANK OF BIG COTTONWOOD CREEK, SAID POINT BEING 1478.77 FEET NORTH AND 101.23 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE NORTH 79°05'55" WEST 216.58 FEET; THENCE NORTH 32°16'25" WEST 143.9 FEET
RECORDED: NOVEMBER 28, 1973
ENTRY NUMBER: 2584699
BOOK: 3466, PAGE: 1
- (21) SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED WITHIN THAT CERTAIN HOLD HARMLESS AGREEMENT, DATED NOVEMBER 3, 1973, BY AND BETWEEN MOUNTAIN FUEL SUPPLY COMPANY AND STANLEY L. MAGID AND JUDY MAGID AND WARREN C. FISHER AND DAPHNE V. FISHER AND BARBARA F. FOLEY, RECORDED NOVEMBER 28, 1973, AS ENTRY NO. 2584700, IN BOOK 3466, AT PAGE 3, OF OFFICIAL RECORDS.
- (27) EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: STEVE AND CATHY ZABRISKIE
PURPOSE: OF WATER CONVEYANCE
RECORDED: JUNE 13, 1994
ENTRY NO. 5847875
BOOK: 6960 PAGE 143
- (32) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: QUESTAR GAS
PURPOSE: TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE, AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES THROUGH AND ACROSS THE ABOVE.
RECORDED: JANUARY 26, 1999
ENTRY NUMBER: 7234269
BOOK: 8239, PAGE: 7
- (35) EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: (PORTIONS THROUGH PHASE 2 LOTS HAVE BEEN ABANDONED)
GRANTEE: SALT LAKE CITY CORPORATION
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF A WATER MAIN
RECORDED: MARCH 3, 2009
ENTRY NO. 10637373
BOOK: 9693 PAGE 2650
- (36) EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: (PORTIONS THROUGH PHASE 2 LOTS HAVE BEEN ABANDONED)
GRANTEE: SALT LAKE CITY CORPORATION
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF A WATER MAIN
RECORDED: MARCH 3, 2009
ENTRY NO. 10637374
BOOK: 9693 PAGE 2655
- (37) EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: (PORTIONS THROUGH PHASE 2 LOTS HAVE BEEN ABANDONED)
GRANTEE: SALT LAKE CITY CORPORATION
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF A WATER MAIN
RECORDED: MARCH 3, 2009
ENTRY NO. 10637375
BOOK: 9693 PAGE 2660
- (38) SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED WITHIN THAT CERTAIN EASEMENT AGREEMENT DATED FEBRUARY 9, 2012, BY AND BETWEEN RICHARD I. WINWOOD AND RONALD GUNNELL, HIS SUCCESSORS AND ASSIGNS, FOR A PERPETUAL, RECIPROCAL, NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT, RECORDED FEBRUARY 10, 2012, AS ENTRY NO. 11331056, IN BOOK 9990, AT PAGE 5236, OF OFFICIAL RECORDS.
- (39) SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED WITHIN THAT CERTAIN BOUNDARY LINE AGREEMENT AND EASEMENT AGREEMENT DATED JUNE 10, 2012, BY AND BETWEEN DEERWOOD FARMS, LC, A UTAH LIMITED LIABILITY COMPANY AND MARLIS L. THOEN, TRUSTEE FOR MARLIS L. THOEN TRUST, RECORDED JUNE 19, 2012, AS ENTRY NO. 11413502, IN BOOK 10027, AT PAGE 7036, OF OFFICIAL RECORDS.
- (40) SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED WITHIN THAT CERTAIN EASEMENT AGREEMENT FOR RIGHT OF WAY AND TURN OUT EASEMENT, DATED AUGUST 21, 2012, BY AND BETWEEN MOYLE PARK HOMEOWNERS ASSOCIATION, INCORPORATED AND DEERWOOD FARMS, LC, A UTAH LIMITED LIABILITY COMPANY, RECORDED AUGUST 30, 2012, AS ENTRY NO. 11461744, IN BOOK 10051, AT PAGE 5176, OF OFFICIAL RECORDS.
- (41) A RIGHT OF WAY AND EASEMENT FOR THE BIG COTTONWOOD CREEK AND ALL FACILITIES APPURTENANT TO THE MAINTENANCE THEREOF, AS THE SAME MAY BE FOUND TO INTERSECT CERTAIN PORTIONS OF THE HEREIN DESCRIBED PROPERTIES.
- (42) ANY LOSS OR CLAIM ARISING FROM THE FACT THAT CERTAIN BOUNDARIES OF THE HEREIN DESCRIBED PROPERTIES ARE REFERRED TO AS THE CENTERLINE AND EASTERLY LINE OF THE BIG COTTONWOOD CREEK WHICH BOUNDARIES MAY BE SUBJECT TO CHANGE AND/OR UNCERTAINTY.
- (55) EASEMENT, AND TERMS AND CONDITIONS THEREOF: GRANTEE: SALT LAKE CITY CORPORATION, ENTRY NUMBER 11510724, BOOK 10075, PAGE 5487.
THE INTENT OF THIS EASEMENT IS FOR THE CONSTRUCTION, OPERATION, AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF A WATER MAIN, TOGETHER WITH ALL FACILITIES ATTENDANT THERETO.



BUSH & GUDGELL, INC. Engineers - Planners - Surveyors 655 East 4500 South Suite #100 Salt Lake City, Utah 84107 Phone (801) 488-6195 www.bushandgudgell.com	BG
Drawn: MBR, P.M.W./RBS Date: 5/2014 Designer: RBH Checked: RBH Approved: RBH Scale: 1"=60' Job No.: 102044	DEERWOOD FARMS SUBDIVISION PHASE 3 SHEET <h1 style="font-size: 2em;">3</h1> SHEETS FILE: 102044PH3

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