

STATE PLANE		COORDINATES
POINT #	NORTHING	EASTING
A	599,723.4900	1,999,788.5400
B	599,723.3519	1,999,788.5136
C	599,722.1959	1,999,294.3205
D	599,719.2099	1,998,017.7600
E	599,950.6608	1,995,574.8553
F	597,732.9965	1,994,400.8582
G	597,732.9965	1,997,773.8536
H	597,933.3981	1,997,911.2327
I	597,906.3084	1,997,999.2549
J	597,905.2379	1,998,060.3639
K	597,911.9625	1,998,114.8857
L	597,920.7810	1,998,165.3429
M	597,932.0303	1,998,221.7367
N	597,943.1109	1,998,275.0600
O	597,951.9305	1,998,330.5751
P	597,958.2657	1,998,380.9732
Q	597,954.7063	1,998,432.3693
R	597,929.9727	1,998,484.2157
S	597,896.9695	1,998,526.8142
T	597,853.6908	1,998,553.8148
U	597,803.6464	1,998,569.8310
V	597,751.5048	1,998,583.4010
W	597,698.4099	1,998,603.4507
X	597,652.4228	1,998,635.1457
Y	597,613.4095	1,998,667.5688
Z	597,577.0239	1,998,699.2270
AA	597,502.6969	1,998,702.6933
BB	597,667.0575	1,998,756.8107
CC	597,680.0050	1,998,803.7833
DD	597,747.0944	1,998,858.3862
EE	598,036.2657	1,999,054.9249
FF	598,560.4659	1,999,141.3896
GRID FACTOR = 0.9996061		

TANGENT TABLE			
No.	BEARING	HORIZ. DIST.	GRID DIST.
T1	N 34°25'53" E	243.80	242.97
T2	S 72°53'37" E	92.13	92.10
T3	S 88°59'47" E	61.14	61.12
T4	N 82°58'00" E	54.96	54.94
T5	N 88°05'11" E	51.24	51.22
T6	N 78°43'08" E	57.52	57.51
T7	N 78°25'07" E	55.21	55.19
T8	N 80°51'07" E	55.50	55.48
T9	N 82°59'07" E	50.81	50.79
T10	S 06°02'10" E	51.54	51.52
T11	S 64°29'47" E	57.47	57.44
T12	S 52°14'00" E	53.01	53.00
T13	S 31°57'33" E	51.03	51.01
T14	S 17°44'49" E	52.57	52.55
T15	S 14°36'34" E	53.82	53.80
T16	S 20°30'32" E	56.85	56.83
T17	S 34°34'34" E	55.87	55.85
T18	S 39°43'42" E	58.75	58.73
T19	S 41°01'33" E	48.25	48.23
T20	N 31°25'34" E	6.65	6.65
T21	N 32°40'49" E	100.27	100.23
T22	N 74°28'26" E	48.69	48.67
T23	N 39°12'58" E	86.52	86.49

CRAB CREEK TABULATIONS

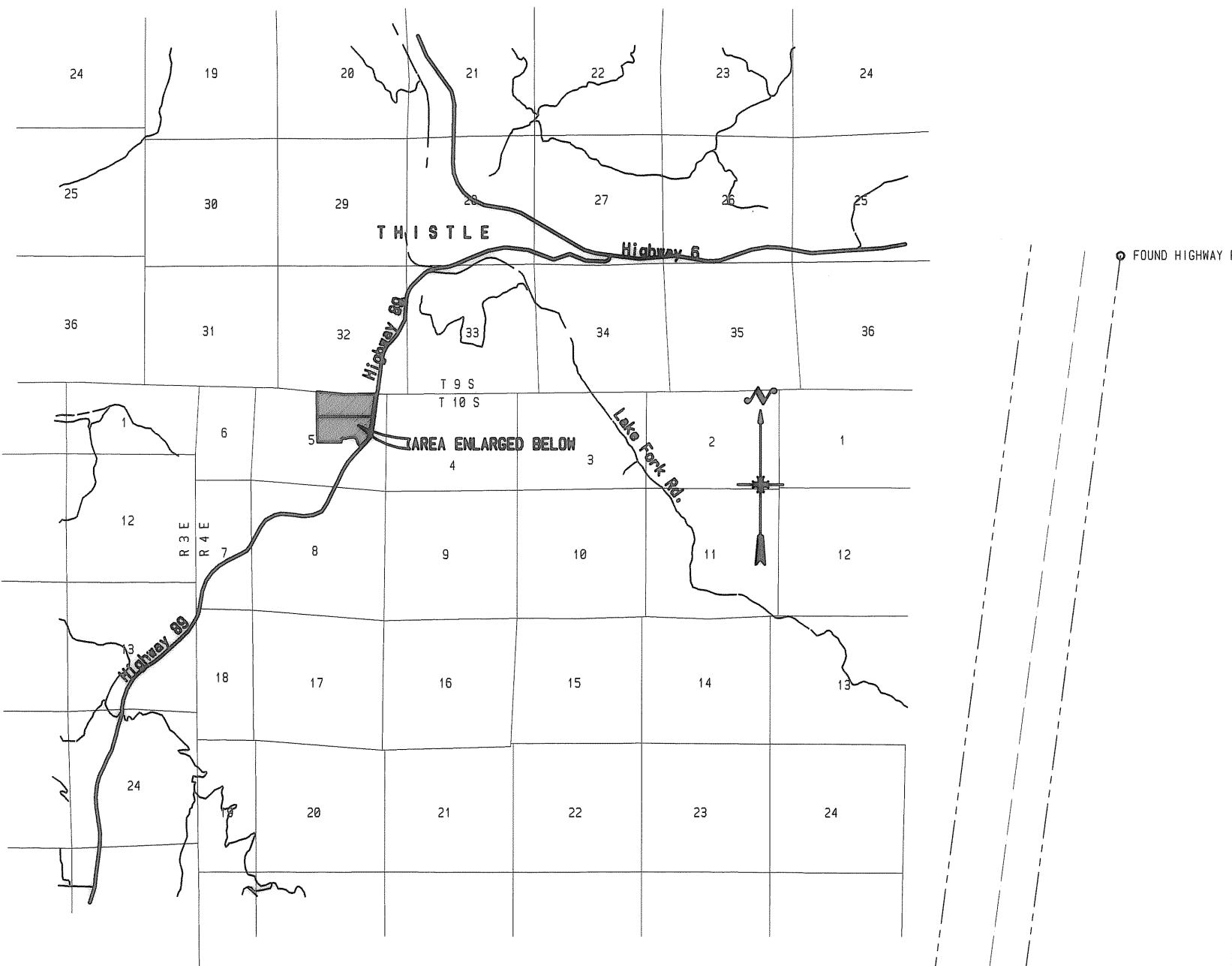
- A. A TOTAL OF 196.526 ACRES ARE IN THIS DEVELOPMENT.
B. A TOTAL OF 2 LOTS, SINGLE FAMILY DWELLINGS.
C. 0.00% OF THIS DEVELOPMENT IS BEING DEVOTED TO ROADS AS THE ROAD IS ALREADY DEDICATED.

NOTES:

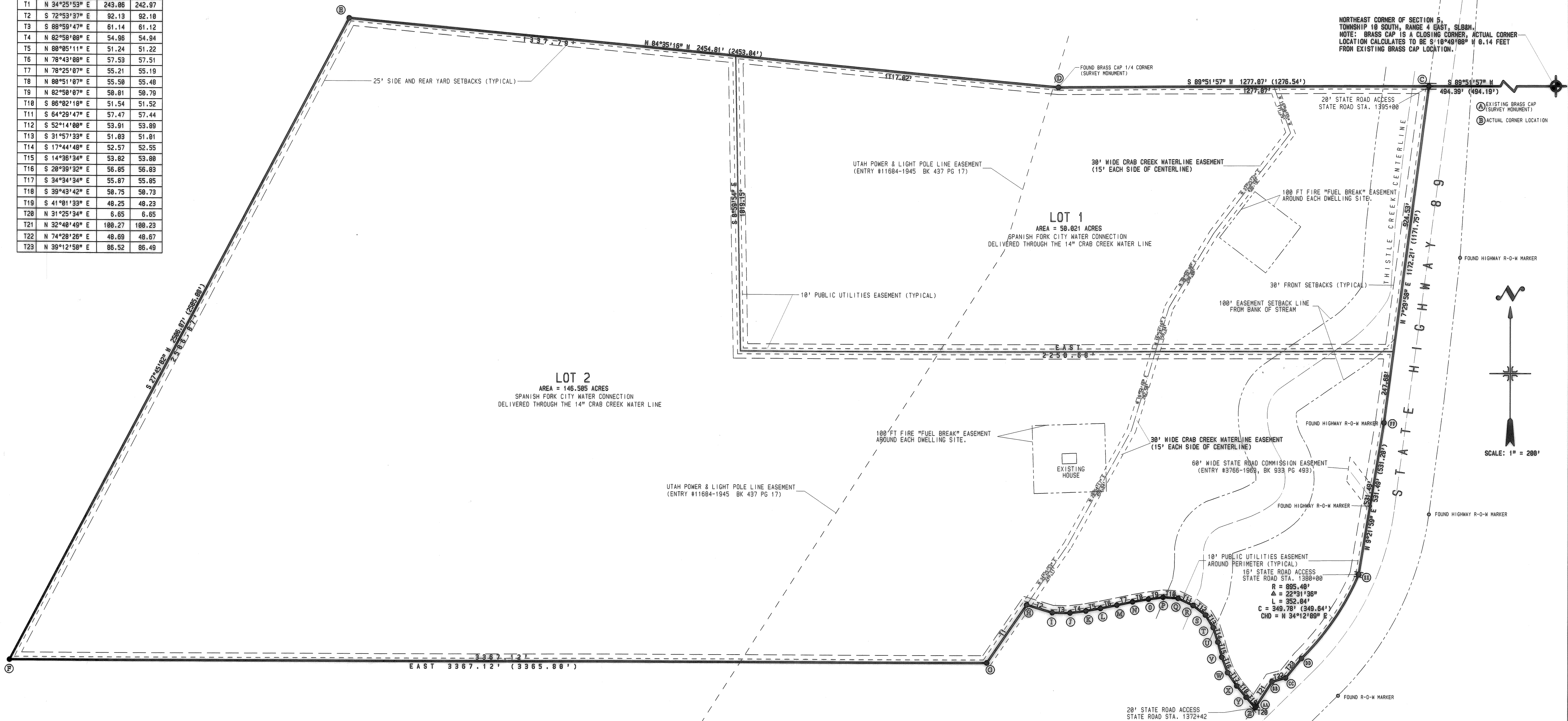
- TYPE OF DEVELOPMENT - SUBDIVISION, SINGLE FAMILY DWELLINGS.
- ZONE - CE-1, CRITICAL ENVIRONMENT ZONE.
- SEWAGE DISPOSAL WILL BE HANDLED BY INDIVIDUAL SEPTIC TANKS FOR EACH LOT. TANKS WILL BE SITED AT TIME OF BUILDING PERMITS.
- INDIVIDUAL LOTS HAVE NEVER BEEN TESTED NOR APPROVED FOR SEPTIC TANKS. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEPTIC SYSTEM APPROVAL IS GRANTED BY THE COUNTY HEALTH DEPARTMENT. IF APPROVAL IS NOT GRANTED BY THE COUNTY HEALTH DEPARTMENT, ANY ONE (1) OR MORE OF THE LOTS MAY NEVER BE APPROVED FOR A DWELLING.
- CULINARY AND LANDSCAPING WATER WILL BE DELIVERED THROUGH THE 14" CRAB CREEK WATER LINE THAT TRAVERSES THE SUBDIVISION.
- 100 YEAR FLOOD ZONE - ZONE "C", COMMUNITY PANEL NO. 495517 0500 A, OCT. 15, 1982.
- NO LOT IS TO BE SOLD SEPARATE FROM THE ATTACHED WATER RIGHTS.
- ALL SURFACE DRAINAGE WILL REMAIN ON SITE.
- NO ENGINEERING DRAWINGS FOR THE ROAD DESIGN WERE SUBMITTED AS THIS ROAD ALREADY EXISTS.
- FIRE CONTROL: A) EACH BUILDING ON THE LOT SHALL BE SURROUNDED BY AN IRRIGATED BAND OF LANDSCAPING THAT IS NO NARROWER THAN 30 FEET AT ANY POINT AND NOT SMALLER THAN 10,000 SQUARE FEET IN AREA; B) THE IRRIGATED BAND OF LANDSCAPING SHALL BE SURROUNDED BY A PLATTED, MAINTAINED FUEL BREAK EASEMENT WHICH IS 100 FEET IN WIDTH; AND C) THE FLAMMABLE NATIVE SPECIES SHALL BE THINNED AND/OR REPLACED IN ACCORDANCE WITH TERMS RECOMMENDED BY THE UTAH COUNTY FIRE MARSHALL.

BOUNDARY DESCRIPTION CONTINUED

COURSE	DISTANCE	REMARKS
S 39°43'42" E	50.75'	
S 41°01'33" E	48.25'	
N 31°25'34" E	6.65'	ALONG HIGHWAY 89 RIGHT-OF-WAY
N 32°40'49" E	100.27'	ALONG HIGHWAY 89 RIGHT-OF-WAY
N 74°28'26" E	48.69'	ALONG HIGHWAY 89 RIGHT-OF-WAY
N 39°12'58" E	86.52'	ALONG HIGHWAY 89 RIGHT-OF-WAY
NORTHEASTERLY	ARC: 352.04'	R = 895.40', Δ = 22°31'36", CHD = N 34°12'09" E 349.78'
N 9°21'59" E	531.49'	ALONG HIGHWAY 89 RIGHT-OF-WAY
N 7°29'58" E	1172.21'	ALONG HIGHWAY 89 R-O-W TO THE POINT OF BEGINNING.
		AREA = 196.526 ACRES



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING SOUTH 89°51'57" WEST 494.39 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 89°51'57" W	1277.07'	ALONG SEC LINE TO THE SOUTH 1/4 OF SEC 32, T9S, R4E
N 84°35'16" W	2454.81'	ALONG SEC LINE TO ESNET PROP LINE ENTRY #50582-1996
S 27°45'02" W	2506.87'	ALONG SAID ESNET PROP LINE (SEE RECORD OF SURVEY BY BULLOCH BROS. ENG. FOR ESNET @ COUNTY ENG. OFFICE)
E A S T	3367.12'	
N 34°25'53" E	243.80'	ALONG THE APPROXIMATE CENTERLINE OF A GRAVEL ROAD
S 72°53'37" E	92.13'	" " " " " " " " " " " "
S 88°59'47" E	61.14'	" " " " " " " " " " " "
N 82°58'00" E	54.96'	" " " " " " " " " " " "
N 88°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°59'07" E	50.81'	" " " " " " " " " " " "
S 06°02'10" 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°44'49" E	52.57'	" " " " " " " " " " " "
S 14°36'34" E	53.82'	" " " " " " " " " " " "
S 20°30'32" E	56.85'	" " " " " " " " " " " "
S 34°34'34" E	55.87'	" " " " " " " " " " " "

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, SL88M.

July 21, 2003
DATE

Barry L. Prettyman
SURVEYOR
(See Seal Below)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, 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 PERPETUAL USE OF THE PUBLIC AND THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 5th DAY OF August, A.D. 2003
Gary R. Hubbs
GARY R. HUBBS
Sandra P. Hubbs
Sandra P. Hubbs

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF August, A.D. 2003 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 3/20/04
Shirley A. Enderson
NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE County Commission OF UTAH, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12th DAY OF August, A.D. 2003
Gary R. Hubbs
Shirley A. Enderson
APPROVED Gary R. Hubbs ENGINEER (See Seal Below) ATTEST Sandra P. Hubbs CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
CITY-COUNTY HEALTH DEPARTMENT
PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE PLANNING COMMISSION
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

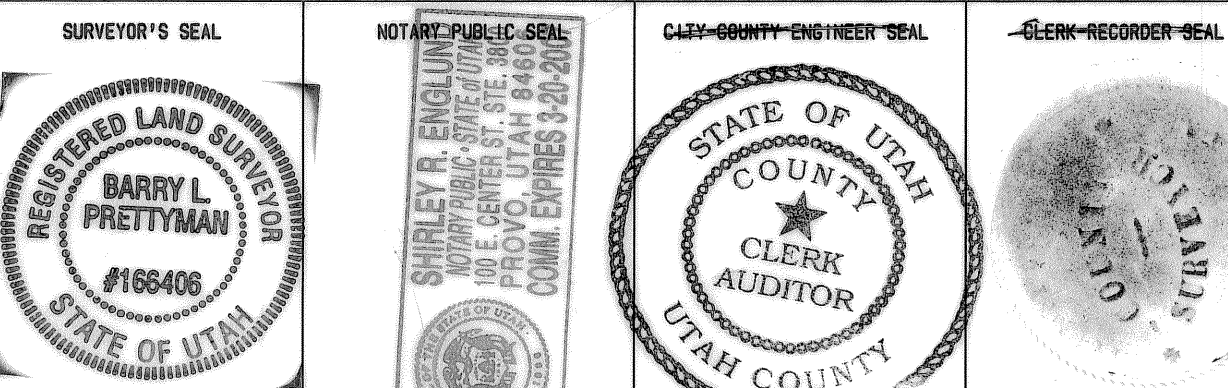
PLAT "A"

ENT 120015, 2003 No. 1102
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
5000 And 13 0-10 in Fee 32.00 BY SS
RECORDED FOR HUBBS, GARY

CRAB CREEK ESTATES

SUBDIVISION

THISTLE AREA OF UTAH COUNTY, UTAH
SCALE: 1" = 200 FEET



10112-114