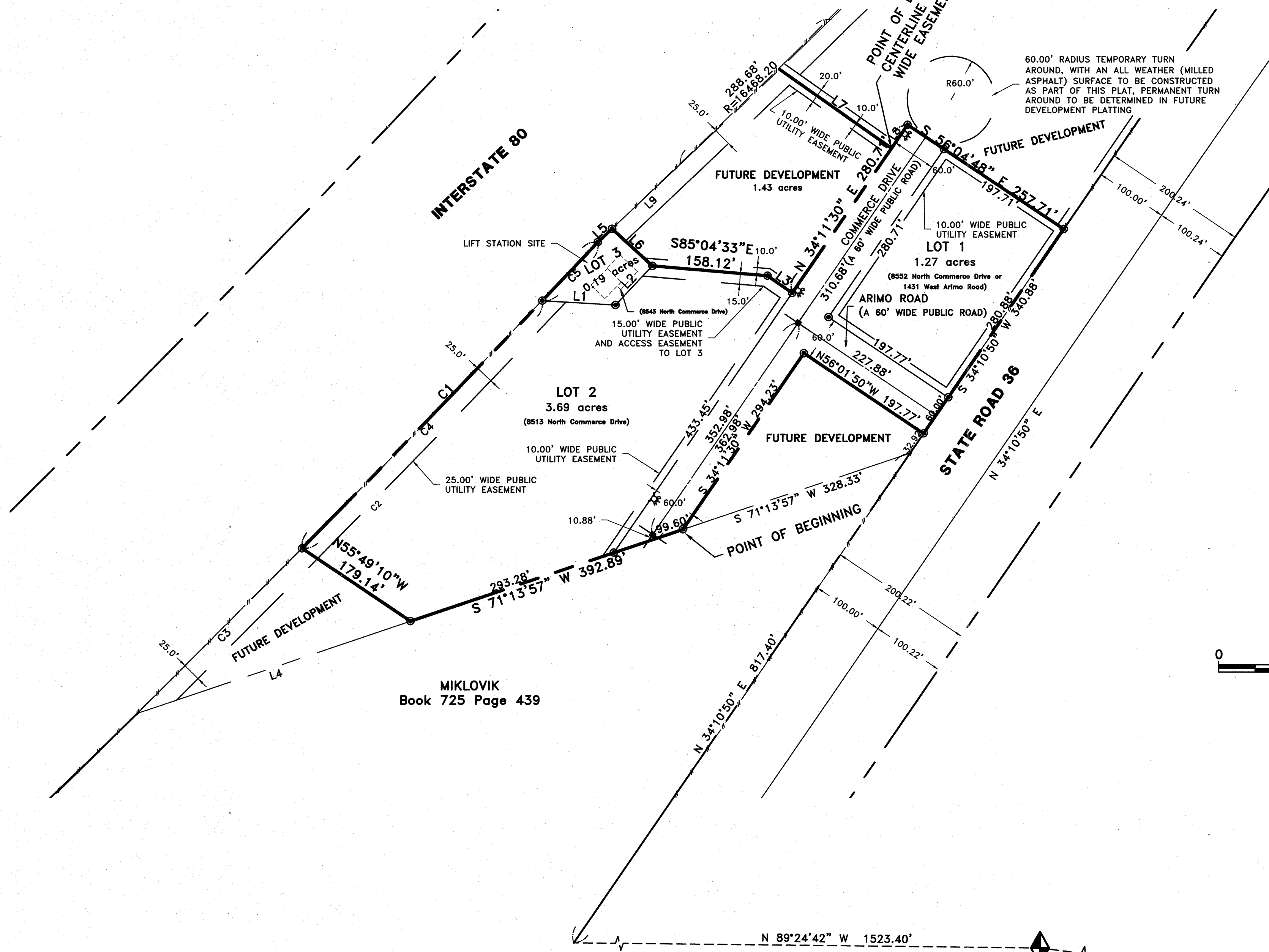


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

FINAL PLAT OF SADDLEBACK SR-36 PLANNED UNIT DEVELOPMENT - PHASE 1

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, STATE OF UTAH.



CURVE TABLE with columns: Curve, Length, Radius, Delta, Chord Dir., Chord. Lists curves C1 through C5.

LINE TABLE with columns: Line, Direction, Distance. Lists lines L1 through L9.

LEGEND

- SECTION CORNER MONUMENTS FOUND (AS NOTED)
STREET MONUMENT TO BE SET
SET REBAR W/ CAP STAMPED "BINGHAM ENG."
SUBDIVISION BOUNDARY LINE
RIGHT-OF-WAY LINE
BOUNDARY REFERENCE LINE
PROPOSED LOT LINE
CENTERLINE
EASEMENT LINE
WIRE FENCE LINE
PROPOSED FIRE HYDRANT



NOTES:

- 1. ADJACENT LOT OWNERS SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN THE PARKSTRIP (BACK OF CURB TO EDGE OF RIGHT-OF-WAY) LANDSCAPE IMPROVEMENTS. IMPROVEMENTS SHALL MEET TOOELE COUNTY STANDARDS INCLUDING APPROVED TREE TYPE AND SPACING.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
1-80 FRONTAGE: 25'
SR-36 FRONTAGE: 20'
FRONTAGE ROAD FRONTAGE: 20'
SIDE YARD: 10'
3. DRIVEWAY WIDTH FOR LOTS ANTICIPATING LARGE (18-WHEELERS) TRUCK TRAFFIC SHALL BE AS REQUIRED FOR ADEQUATE ACCESS BUT NO WIDER THAN 50'. DRIVEWAYS CAN BE LOCATED ADJACENT TO PROPERTY LINES. MINIMUM DISTANCE BETWEEN DRIVEWAYS SHALL BE 12'.

SURVEYOR'S CERTIFICATE

I, Charles R. Heaton, a Professional Land Surveyor holding License No. 4938726 as prescribed by the laws of the State of Utah, do hereby certify that by the authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land, hereafter to be known as Saddleback SR-36 Planned Unit Development - Phase 1 and that the same has been surveyed and staked on the ground as shown on this plat.

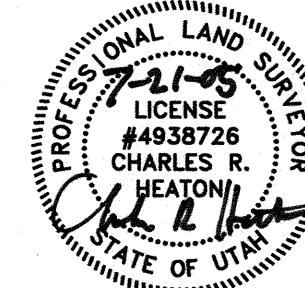
BOUNDARY DESCRIPTION

BEGINNING at a point on the north boundary line of Miklovik's property as referenced in the Special Warranty Deed, recorded in Book 725 Page 439 filed at the Tooele County Recorder's Office said point being North 89°24'42" West 1,523.40 feet to the west right-of-way line of State Road 36, along said west right-of-way line North 34°10'50" East 817.40 feet and South 71°13'57" West 328.33 feet from the South Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said Quarter Corner bears North 82°49'39" West 2659.42 feet from the Tooele County Witness Corner to the Southeast Corner of said Section 35, and thence coincident with said north boundary line South 71°13'57" West 392.89 feet; thence North 55°49'10" West 179.14 feet to the easterly right-of-way line of Interstate 80 and a point of non-tangency of a 25,584.79 foot radius curve to the left, of which the radius point bears North 45°39'28" West; thence Northeastly 584.26 feet along said curve through a central angle of 01°18'30"; thence North 46°22'03" East 26.67 feet; thence South 47°07'15" East 75.42 feet; thence South 85°04'33" East 158.12 feet; thence South 54°55'24" East 41.30 feet to the west line of the proposed Commerce Drive right-of-way; thence coincident with said west right-of-way North 34°11'30" East 280.71 feet; thence South 56°04'48" East 257.71 feet to said west right-of-way line of State Road 36; thence coincident with said west line South 34°10'50" West 340.88 feet to the south line of the proposed Arimo Road right-of-way; thence coincident with said proposed right-of-way North 56°01'50" West 197.77 feet to the east right-of-way of said Commerce Drive; thence coincident with said east right-of-way South 34°11'30" West 294.23 feet to the POINT OF BEGINNING. Said parcel contains 3 lots and 2 streets 276,502 square feet or 6.35 acres, more or less.

Together with a 20' wide public utility easement the centerline of which is described as follows: Beginning at a point on the west right-of-way line of the proposed Commerce Drive said point being South 34°11'30" West 39.17 feet coincident with said right-of-way from the northerly most property corner of the Saddleback SR-36 Planned Unit Development, said property corner also being the northwest corner of said right-of-way for the proposed Commerce Drive, and thence North 54°38'35" West 188.09 feet to the easterly right-of-way line of Interstate 80 said centerline being offset 10.00 feet perpendicularly distant to the north and south sides of said centerline. (Said centerline of the 20.00' wide public utility easement being labeled as L7 of the line table on the Saddleback SR-36 Planned Unit Development - Phase 1 Plat.)

Date: 7-21-05

Charles R. Heaton
Charles R. Heaton
P.L.S. No. 4938726



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these present that Saddleback Partners, L.C., a Utah limited liability company, and Lake Point Improvement District, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets together with easements as set forth hereafter to be known as:

SADDLEBACK SR-36 PLANNED UNIT DEVELOPMENT - PHASE 1

the undersigned owner(s) hereby dedicate to Tooele County all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance, and operation of public utility service lines and facilities.

IN WITNESS WHEREOF, we have set our hands hereto this 21st day of July, A.D., 2005.

Christopher F. Robinson, Manager
Saddleback Partners, L.C.

Keith B. Fryer
Chairman,
Lake Point Improvement District

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
On this 21st day of July, 2005, personally appeared before me, Keith Fryer, who being by me duly sworn, did say that he is the Chairperson of Lake Point Improvement District, and that the foregoing instrument was signed on behalf of said district, and said Keith Fryer acknowledged to me that said district executed the same.
Notary Public for the State of UTAH
My Commission Expires 4-5-06

ACKNOWLEDGMENT

State of UTAH
County of SALT LAKE
The foregoing instrument was acknowledged before me this 21st day of July, 2005 A.D., by Christopher F. Robinson, as manager of SADDLEBACK PARTNERS, L.C. a Utah limited liability company.
MY COMMISSION EXPIRES: 4-5-06
Deanna S. Storky
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

NORTH TOOELE COUNTY FIRE DISTRICT
APPROVED THIS 21st DAY OF July, A.D. 2005

LAKE POINT IMPROVEMENT DISTRICT
APPROVED THIS 21st DAY OF July, A.D. 2005

TOOELE CO. PLANNING COMMISSION
APPROVED THIS 20th DAY OF July, A.D. 2005

BOARD OF HEALTH
APPROVED THIS 21st DAY OF July, A.D. 2005

FINAL PLAT OF SADDLEBACK SR-36 PLANNED UNIT DEVELOPMENT PHASE 1

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, STATE OF UTAH.

TOOELE COUNTY RECORDER
Recorded No: 244502
State of Utah, County of Tooele, recorded and filed at the request of: Heaton Surveying Company
Date: Aug 2, 2005 Time: 3:28 pm Book: N/A Page: N/A
Fee \$ 33.00
Date MAY 2005 Proj: # 3064 Sht 1 of 1

BINGHAM ENGINEERING logo and contact information: 5160 Wiley Post Way, Salt Lake City, UT 84116 (801) 532-2520 www.binghamnet.com

Design:
Drawn: CRH
Checked:
Reviewed: JRL

TOOELE COUNTY ENGINEERING
APPROVED THIS 26th DAY OF July, A.D. 2005

TOOELE COUNTY SURVEYOR
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION.
July 21, 2005 (DATE)

TOOELE COUNTY ATTORNEY
APPROVED AS TO FORM THIS 22nd DAY OF July, A.D. 2005

TOOELE COUNTY TREASURER
APPROVED THIS 21st DAY OF July, A.D. 2005

TOOELE COUNTY COMMISSION
PRESENTED TO THE BOARD OF TOOELE COUNTY COMMISSIONERS THE 20th DAY OF July, A.D. 2005
DATE WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.