

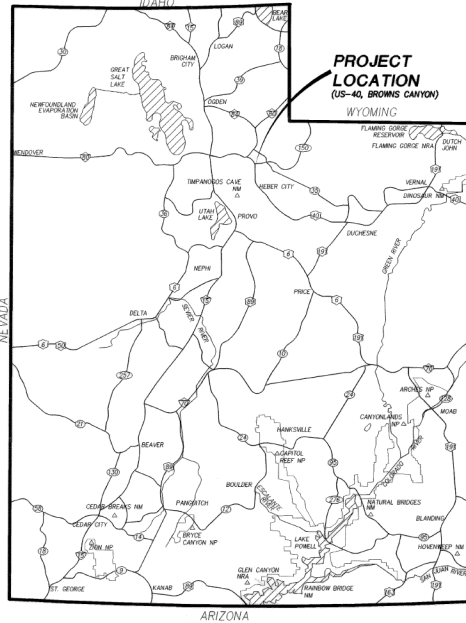
IROQUOIS PHASE 4

LOCATED IN SECTION 6, TOWNSHIP
2 SOUTH, RANGE 5 EAST AND THE SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ACCESS EASEMENT "A" LEGAL DESCRIPTION

A 20.07'-wide access road to be abandoned, located in the East half of Section 1, Township 2 South, Range 4 East, and in the Northwest Quarter of Section 6, Township 2 South, Range 5 East, Salt Lake Base and Meridian, being 12.05 feet on each side of the following described centerline:

Beginning at a point on the westerly line of the Wasatch County line and a 291.92-foot radius curve to the left (radius bears North 43°36'58" West), which point is 399.45 feet, North 02°09'20" West along the East-West Quarter section line and 772.56 feet, South 02°09'40" West from the brass cap monument found marking the West Quarter corner of said Section 6 (basis of bearings being South 02°04'47" East, 2643.77 feet along the section line between the brass cap monuments found marking the Northwest and West Quarter corners of said Section 6), and running thence northeasterly 184.17 feet along the arc of said curve through a central angle of 36°58'32" (chord bears North 23°16'34" East, 181.12 feet), thence North 02°14'30" East, 156.40 feet to a 750.00-foot radius curve to the right (radius bears South 84°45'50" East), thence northeasterly 231.43 feet along the arc of said curve through a central angle of 17°46'48" (chord bears North 14°54'34" East, 230.52 feet), thence North 22°54'58" East, 421.39 feet to a 600.00-foot radius curve to the right (radius bears South 07°02'52" East), thence northeasterly 360.10 feet along the arc of said curve through a central angle of 37°15'07" (chord bears North 32°32'02" East, 353.27 feet), thence North 02°07'05" East, 434.42 feet to a 400.00-foot radius curve to the left (radius bears North 29°49'55" West), thence northeasterly 22.21 feet along the arc of said curve through a central angle of 03°04'33" (chord bears North 28°24'30" East, 22.21 feet), thence North 50°59'13" East, 46.91 feet, more or less, to the point of termination on a westerly line of Iroquois Phase 4 subdivision.



NOTICE TO PURCHASERS

- No Buildings shall be constructed on active fault lines, collapsible soils, landslide areas, alluvial fans, flood debris, flows, on steeper slopes than 75% grade, or other geological hazards, unless approved by Wasatch County.
- No buildings shall be constructed on wetlands or other areas where ground water is periodically within 7 feet of the surface, on areas within 150 feet of a live or intermittent water, on areas within 150 feet radius from a well used for culinary water, on areas within a 100-year 24 hour storm incident drainage path, and on any other water related areas where development will have an unreasonable effect on the water course or aquifer.
- No building shall be constructed on any utility easement or record.
- Subject to any restrictions per the Declaration of Covenants, Conditions and Restriction.
- Subject to any restrictions per the Architectural/Technical Control Committee.
- Subject to any restrictions per the Wasatch County Fire District and Wasatch County.
- Subject to any regulations per Developer Maintenance Agreement.
- Subject to any regulations per Developer U.S.D. Regulations and Guidelines.
- Subject to any regulations per Home Owners Associations Articles of Incorporation.
- Subject to any regulations per Home Owners Associations By Laws.
- Subject to any regulations per County Commission and Planning Commission Counsel.
- Subject to any road and driveway drainage detention regulations per the approved set of roadway construction drawings.
- Individual lot owners will be responsible for the maintenance of storm water flow in any drainage devices and channels which has been crossed or modified.
- The following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property (including graded and disturbed areas):
 - The developer until such time the individual lots are sold.
 - Individual lot owners after each lot is purchased.
- Surface drainage ditches shown on the project improvement plans, and existing surface drainage ditches shall be maintained in open conditions at all times for flood control purposes.
- Subject to Wasatch County School Board Bus scheduling and routing.
- Lot owners subject to Wasatch County Water Quality Standards, including treedling runoff from the 2 year 24 hour storm event. See guideline requirements for Wasatch County Erosion Control.
- All road drainage facilities, including storm water ponds, channels, etc. to be maintained by the HOA in accordance with the Utah Water Quality Control Division.
- All driveway and lot drainage facilities, ponds, channels, etc. to be maintained by the lot owner in accordance with the Utah Water Quality Control Division.
- No outside water irrigation on 30% slopes and steeper.
- All outside irrigation systems shall be per Jordanella Special Service District Regulations and standards.
- Raber & cap to be set of all boundary corners & rear lot corners (LS #259981) all front lot corners will be set with lead plugs in the curb at an extension of the lot line.
- All public utility and drainage easements are 10 feet in the front and back and 10 feet of the sides unless otherwise noted.
- Building setbacks are 10 feet on the front, 10 feet on the rear, 10 feet on the side, and 10 feet on the street side of corner lots, unless otherwise noted on the plat. Setbacks are per local regulations.
- Lot 5 is a non-buildable lot, until lot 5 is just amended and establishes no-build on a county road.
- Public utilities shall have the right to install, maintain and operate their equipment above and below ground and all of the other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services with 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. 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.

SURVEYOR'S CERTIFICATE

I, DERRICK S. SMITH do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 259981 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:

IROQUOIS PHASE 4

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

PHASE 4 BOUNDARY DESCRIPTION

A parcel of land located in the East half of Section 1, Township 2 South, Range 4 East, and in the Northwest Quarter of Section 6, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly line of the Wasatch County line, which point is 420.54 feet, North 89°50'20" West along the East-West Quarter section line and 736.05 feet, South 02°09'40" West from the brass cap monument found marking the West Quarter corner of said Section 6 (basis of bearings being South 02°04'47" East, 2643.77 feet along the section line between the brass cap monuments found marking the Northwest and West Quarter corners of said Section 6), and running thence along said westerly line the following four (4) courses: (1) North 28°19'09" West, 334.05 feet; (2) North 07°48'30" West, 1031.06 feet; (3) North 30° 03'00" East, 481.00 feet; (4) North 15°43'00" West, 623.18 feet to the southeasterly line of Highway 248 and a 1673.86-foot curve to the right (center bears South 82°24'52" West), thence along said southwesterly line the following five (5) courses: (1) southeasterly 1056.71 feet along the arc of said curve through a central angle of 36°06'36" (chord bears South 53° 31'50" East, 1041.28 feet); (2) South 31°52'30" East, 371.66 feet; (3) South 42°52'21" East, 264.22 feet to a 360.24-foot radius curve to the right (radius bears South 26°14'55" West); (4) southeasterly 157.82 feet along the arc of said curve through a central angle of 21°55'17" (chord bears South 52°14'28" East, 156.88 feet); (5) South 30°11'46" East, 147.33 feet to the northerly line of the Roll Trail and a 647.96-foot radius curve to the left (center bears South 12°05'19" West), thence along said line the following five (5) courses: (1) southeasterly 1206.51 feet along the arc of said curve through a central angle of 106°14'07" (chord bears South 60°34'45" West, 1039.61 feet); (2) South 07°14'13" West, 244.70 feet to a 641.78-foot radius curve to the right (center bears North 52°45'47" West); (3) southeasterly 156.77 feet along the arc of said curve through a central angle of 13°59'42" (chord bears South 14°14'05" West, 156.38 feet); (4) North 68°45'01" West, 66.00 feet to a 575.78-foot radius curve to the right (center bears North 68°45'09" West); (5) southeasterly 186.56 feet along the arc of said curve through a central angle of 19°45'32" (chord bears South 31°57'32" West, 197.58 feet) to the point of beginning.

Contains 6 lots, 32.70 acres, more or less



DATE: 7-11-05

OWNER'S DEDICATION

Know all men by these presents that DERRICK S. SMITH, L.L.C., the undersigned owner (s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

IROQUOIS PHASE 4

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof I have hereunto set my hand this 13th day of July A.D., 2005

Manager of Derr Mackdon Preserve, L.L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Summit S.S.
On the 13th day of July, A.D., 2005, personally appeared before me, the undersigned Notary Public, in and for said County of Summit in said State of Utah, DERRICK S. SMITH, L.L.C., who after being duly sworn acknowledged to me that DERRICK S. SMITH, L.L.C., a Limited Liability Company (1), that he signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein.

MY COMMISSION EXPIRES 5-4-2009 Notary Public
RESIDING IN SUMMIT COUNTY

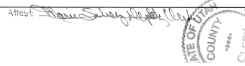
WASATCH COUNTY RECORDER

NO 290634 BOOK 79 PAGE 335 DATE 10-18-06
STATE OF UTAH, COUNTY OF WASATCH, TIME 4:02 P.M. FEE 126.00
RECORDED AND FILED AT THE REQUEST OF DERRICK S. SMITH, L.L.C.
COUNTY RECORDER DAVID L. PETERSON

SHEET NO

1/4

WASATCH COUNTY PLANNING OFFICE APPROVED AS TO FORM THIS 13th DAY OF July, 2005 DIRECTOR, PLANNING & ZONING DEPT.	WASATCH COUNTY SHERIFF DEPT. APPROVED THIS 1 DAY OF Aug. 2005 WASATCH COUNTY SHERIFF	WASATCH COUNTY WEED BOARD APPROVED THIS 26 DAY OF July, 2005 WEED DEPARTMENT SUPERVISOR	WASATCH COUNTY ENGINEERING DEPT. APPROVED THIS 16 DAY OF Aug. 2005 DIRECTOR, ENGINEERING DEPT.
ADMINISTRATIVE BODY The County of Wasatch approves the IROQUOIS PHASE 4 subdivision, and hereby dedicates the dedication of all streets, easements and other improvements to the public for the purpose of the practical use of the public, subject to the dedication complying all improvements according to Wasatch County Development Standards. Approved this 13th day of October, 2005 Wasatch County Executive	WASATCH COUNTY HEALTH DEPT. APPROVED AS TO FORM THIS 26 DAY OF July, 2005 DIRECTOR, COUNTY HEALTH DEPT.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 22 DAY OF July, 2005 WASATCH COUNTY ATTORNEY	WASATCH COUNTY PUBLIC WORKS APPROVED THIS 1 DAY OF Aug. 2005 DIRECTOR, PUBLIC WORKS DEPT.
JORDANELLE SPECIAL SERVICE DISTRICT APPROVED THIS 26 DAY OF July, 2005 JSD AUTHORIZED REPRESENTATIVE	JORDANELLE SPECIAL IMPROVEMENT DISTRICT APPROVED THIS 26 DAY OF July, 2005 JSD AUTHORIZED REPRESENTATIVE	WASATCH COUNTY SURVEYOR THIS OFFICE HAS REVIEWED THE PLAT AND ACCEPTS THE PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE UTAH COUNTY CODE. WASATCH COUNTY SURVEYOR DATE 7-15-05	WASATCH COUNTY FIRE MARSHALL APPROVED THIS 26 DAY OF July, 2005 FIRE MARSHALL DATE 7-15-05



MY COMMISSION EXPIRES: 5-4-2009

MAE MAIR
NOTARY PUBLIC - STATE OF UTAH
1700 BIRCHMOUNT DRIVE
PARK CITY, UT 84060
COMM. EXPIRES 5-4-2009

RESIDING IN JORDANVILLE COUNTY, Utah

IROQUOIS PHASE 4

LOCATED IN SECTION 6, TOWNSHIP
2 SOUTH, RANGE 5 EAST AND THE SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE
BASE AND MERIDIAN.

PREPARED BY:

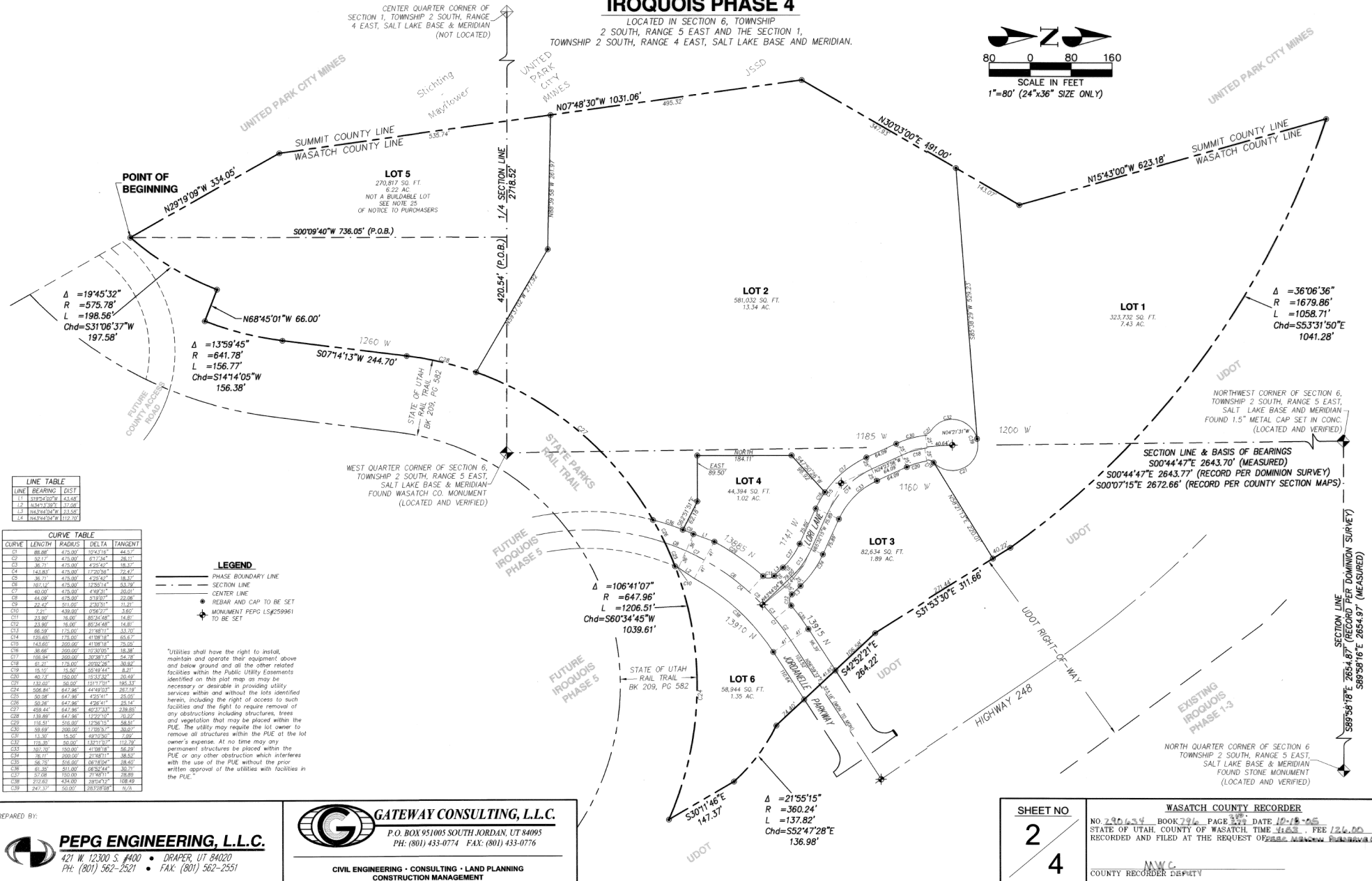
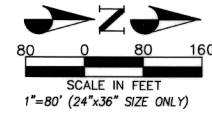
PEPG ENGINEERING, L.L.C.
421 W. 12300 S. #400 • DRAPER, UT 84020
PH: (801) 562-2521 • FAX: (801) 562-2551

GATEWAY CONSULTING, L.L.C.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 433-0774 FAX: (801) 433-0776

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

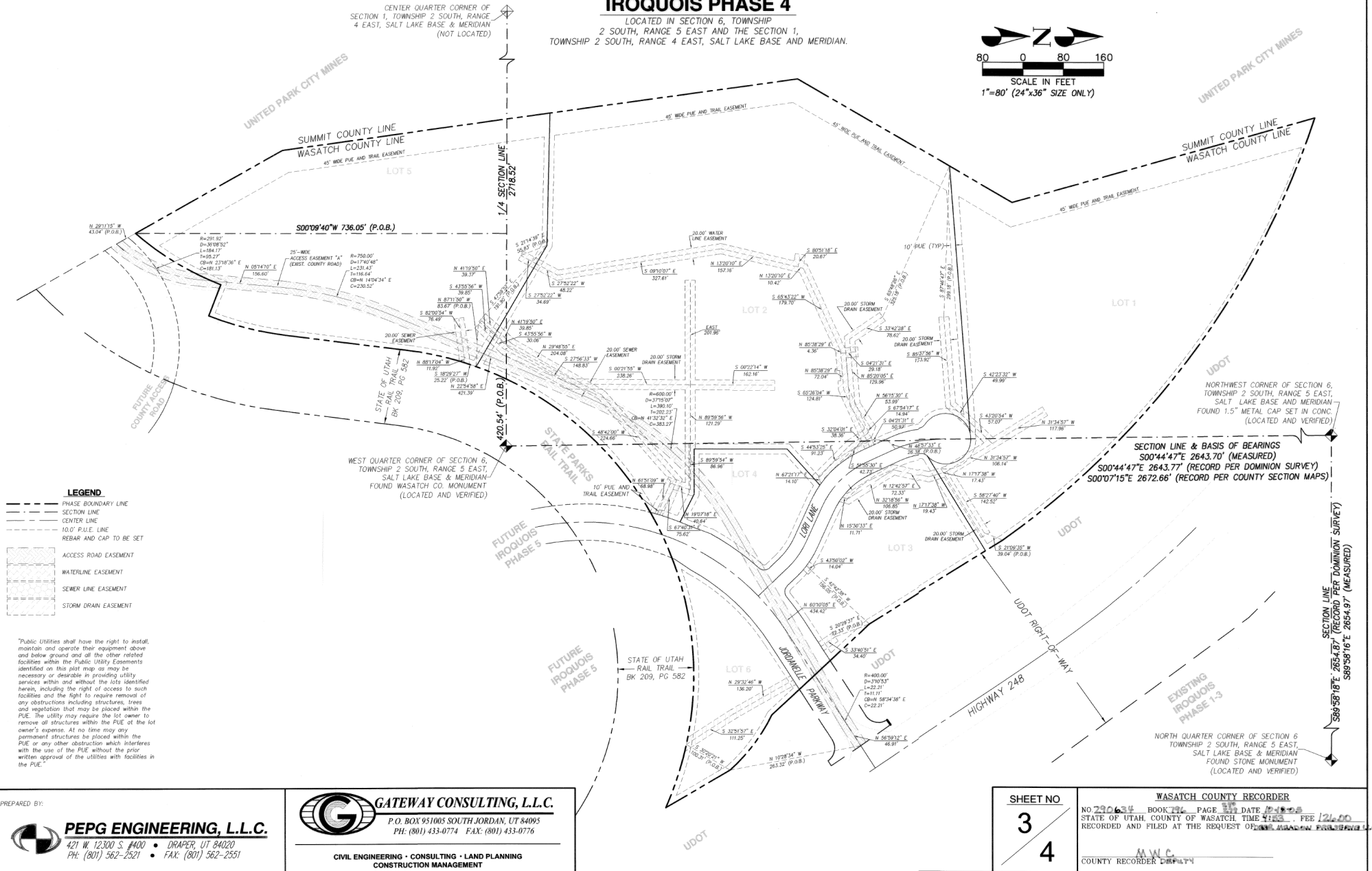
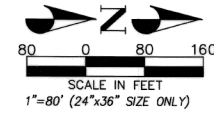
IROQUOIS PHASE 4

LOCATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND THE SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



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LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- REBAR AND CAP TO BE SET
- ACCESS ROAD EASEMENT
- WATERLINE EASEMENT
- SEWER LINE EASEMENT
- STORM DRAIN EASEMENT

"Public Utilities shall have the right to install, maintain and operate their equipment above and below ground and all the other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services 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. 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."

PREPARED BY:



PEPG ENGINEERING, L.L.C.

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SHEET NO.

3
4

WASATCH COUNTY RECORDER

NO. ~~290634~~ BOOK ~~196~~ PAGE ~~33~~ DATE ~~10-18-05~~
STATE OF UTAH, COUNTY OF WASATCH, TIME ~~1:53~~, FEE ~~124.00~~
RECORDED AND FILED AT THE REQUEST OF ~~DAVID M. ANDERSON, FIDELITY & MAGNETIC~~
COUNTY RECORDER ~~DAVID M. ANDERSON~~

IROQUOIS PHASE 4

LOCATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND THE SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

