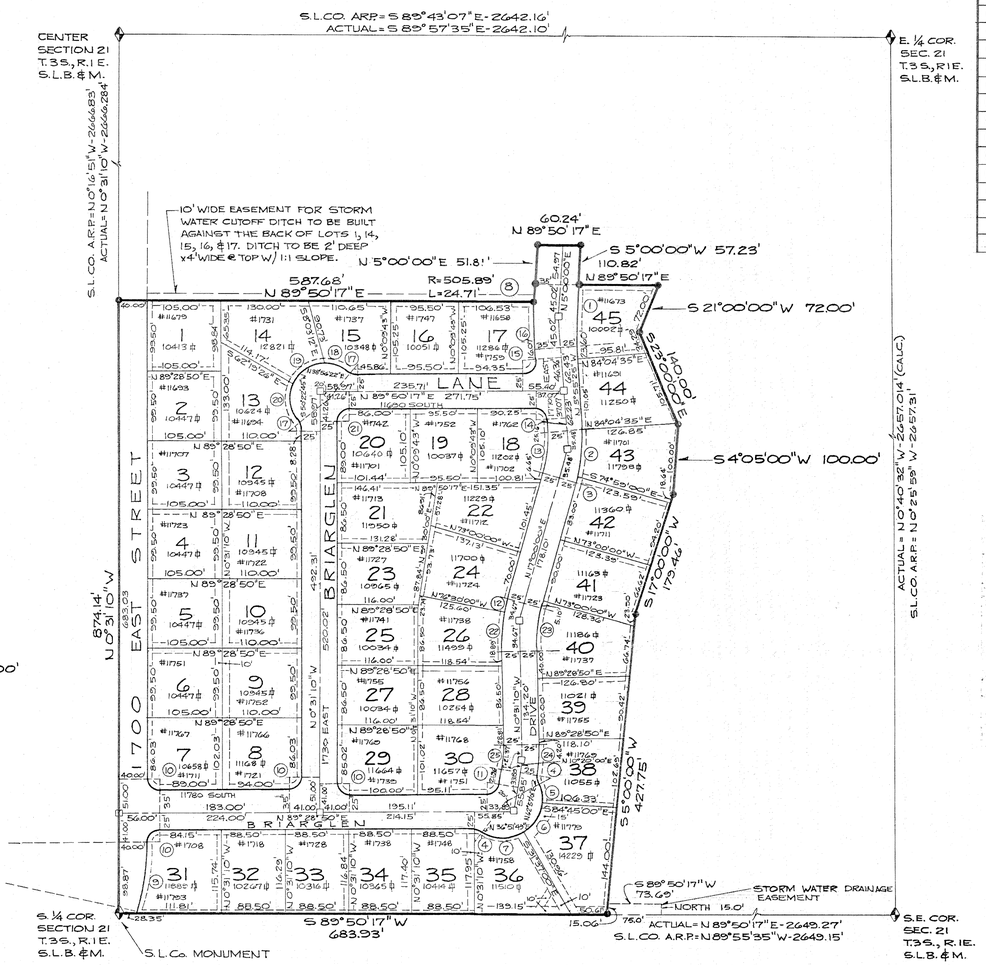
CONDITIONS OF APPROVAL:

1. That street dedication and improvements be carried out according to plan and profiles stamped and approved by the Engineering Department and specifically that 1700 East be dedicated and improved as a 40' half including curb, gutter, sidewalk, asphalt, and raised median.
2. That adequate water lines be installed before building construction proceeds beyond foundations as per Engineering and Fire Department requirements.
3. That the City's Water Policy be complied with.
4. That the rear of the lots abutting the Hidden Valley Golf Course be fenced as per prior agreement.



CURVE DATA

#	CHORD	Δ	RADIUS	LENGTH	TAN.
1	84.88'	10°55'25"	445.89'	85.01'	42.63'
2	72.69	20°56'25"	200.00'	73.10'	36.96'
3	6.92'	1°59'00"	200.00'	6.92'	3.46'
4	10.26'	37°22'59"	16.00'	10.44'	5.41'
5	30.60'	32°17'59"	55.00'	31.01'	15.93'
6	49.20'	53°08'00"	55.00'	51.00'	27.50'
7	61.89'	68°28'49"	55.00'	65.74'	37.43'
8	24.71'	2°47'54"	505.89'	24.71'	12.36'
9	99.78'	12°56'24"	442.75'	99.99'	50.21'
10	22.63'	90°00'00"	16.00'	25.13'	16.00'
11	20.38'	79°08'50"	16.00'	22.10'	13.22'
12	15.27'	3°30'00"	250.00'	15.27'	7.64'
13	59.61'	22°55'25"	150.00'	60.01'	30.41'
14	21.46'	84°14'18"	16.00'	23.52'	14.47'
15	23.74'	95°45'42"	16.00'	26.74'	17.70'
16	71.68'	8°07'31"	505.89'	71.74'	35.93'
17	10.71'	39°06'05"	16.00'	10.92'	5.68'
18	43.86'	46°59'34"	55.00'	45.11'	23.91'
19	50.17'	54°16'14"	55.00'	52.10'	28.19'
20	60.95'	67°19'49"	55.00'	64.60'	36.61'
21	22.70'	90°21'27"	16.00'	25.23'	16.10'
22	61.02'	14°01'10"	250.00'	61.17'	30.74'
23	60.92'	17°31'10"	200.00'	61.15'	30.82
24	47.28'	10°51'10"	250.00'	47.35'	23.75
25	37.83	10°51'10"	200.00'	37.88'	19.00

□= MONUMENT TO BE SET.

ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS 7' UNLESS NOTED.

REGISTERED PROFESSIONAL ENGINEER No. 2425 George Z. Aposhian, Jr. State of Utah

REGISTERED LAND SURVEYOR 2967 GEORGE Z. APOSHIAN, JR. State of Utah

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS THE 21st DAY OF February A.D. 19 79, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY Wayne S. Hintze WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT He is Senior Vice President of Zions First National A UTAH CORPORATION, THAT ____ SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES Nov. 26, 1980

Kathleen Gates
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THE 21st DAY OF February, 19 79, PERSONALLY APPEARED BEFORE ME Lamar Bradshaw and Larry Bradshaw WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT they IS/ARE THE President and Sec./Treasurer OF Cottonwood Development Company AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Company BY AUTHORITY OF Lamar Bradshaw & Larry Bradshaw AND THE SAID ____ ACKNOWLEDGED TO ME THAT SAID Lamar Bradshaw and Larry Bradshaw EXECUTED THE SAME.

MY COMMISSION EXPIRES Nov. 26, 1980

Kathleen Gates
NOTARY PUBLIC
RESIDING IN Salt Lake City, Ut

SURVEYOR'S CERTIFICATE

I, GEORGE Z. APOSHIAN JR., do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 2967, as prescribed under the laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, hereafter to be known as HIDDEN VALLEY ESTATES and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT THE SOUTH QUARTER CORNER,
		SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
		SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE
		ALONG THE QUARTER SECTION LINE OF SAID SECTION
		21
N 0°31'10"W	874.14	FEET, THENCE
N 89°50'17"E	587.68	FEET TO A POINT ON THE ARC OF A 505.89 FOOT
		RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC
		OF SAID CURVE 24.71 FEET (THE LONG CHORD WHICH
		BEARS N 3°36'02" E) THROUGH A CENTRAL ANGLE OF
		2°47'54", THENCE
N 5°00'00"E	51.81	FEET, THENCE
N 89°50'17"E	60.24	FEET, THENCE
S 5°00'00"W	57.23	FEET, THENCE
N 89°50'17"E	110.82	FEET, THENCE
S 21°00'00"W	72.00	FEET, THENCE
S 23°00'00"E	140.00	FEET, THENCE
S 4°05'00"W	100.00	FEET, THENCE
S 17°00'00"W	173.46	FEET, THENCE
S 5°00'00"W	427.75	FEET, TO THE SOUTHERLY SECTION LINE OF
		SECTION 21, THENCE ALONG SAID SECTION LINE
S 89°50'17"W	683.93	FEET TO THE POINT OF BEGINNING.
		CONTAINS 14.865 ACRES.

26 January 1979
DATE

George Z. Aposhian Jr.
GEORGE Z. APOSHIAN JR.

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 and streets to be hereafter known as the

HIDDEN VALLEY ESTATES

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 we have hereunto set our hands this 21st day of February A.D., 19 79

Cottonwood Development	Zions First National Bank
Lamar Bradshaw	Wayne S. Hintze Sr. V.P.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the 21st day of February A.D., 19 79, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, 2 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Nov. 26, 1980

Kathleen Gates
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

HIDDEN VALLEY ESTATES

A SUBDIVISION LOCATED IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PLANNING COMMISSION

APPROVED THIS 20th DAY OF February A.D., 1979 BY THE CITY PLANNING COMMISSION.

David Sakai
CHAIRMAN, SANDY CITY PLANNING COMM.

BOARD OF HEALTH

APPROVED THIS 14th DAY OF February A.D., 19 79

Leland S. Hoffman
DIRECTOR, S.L. CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.

APPROVED THIS 14th DAY OF February A.D., 19 79

B. M. Parker
FLOOD CONTROL COORDINATOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

2-14-79 [illegible]
DATE SANDY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21st DAY OF February A.D., 19 79

Michael K. Burton
SANDY CITY ATTORNEY

CITY COMMISSION

PRESENTED TO THE BOARD OF ~~COUNTY~~ CITY COMMISSIONERS THIS 20th DAY OF February A.D., 19 79 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Shirley A. Bybee
ATTEST: SANDY CITY CLERK

[illegible]
MAYOR: SANDY CITY

RECORDED # 3240288

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Cottonwood Development Co.

DATE 2-22-79 TIME 10:47AM. BOOK 79-2 PAGE 54

FEE $ #3250

Thomas M. Allen
CHIEF DEPUTY SALT LAKE COUNTY RECORDER

79-2-54