

**SURVEYOR'S CERTIFICATE**

I, RICHARD P. SORENSEN do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I hold Certificate No. 1798, as prescribed under the laws of the State of Utah. I further certify that by the 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

**BALSAM RIDGE PARK PHASE II**

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

Beginning at a point on the EAST line of Mt. Olympus Hills No. 15, said point being S 0°07'W 3,608.76 feet and East 3.61 feet from the North 1/4 Cor. Section 1, T2S, R1E, Salt Lake Base and Meridian, running thence South 85°00' East 156.16 feet; thence North 56°41' East 222.79 feet; thence North 65°41' East 32.72 feet; thence South 39°00' East 341.43 feet; thence South 51°00' West 366.89 feet; thence N 12°18' E 52.78 ft; thence S 51°00' W 190.59 ft; thence S 39°00' E 33.00 feet; thence South 51°00' West 237.60 feet; thence North 0°03' West along the East line of Mt. Olympus Hills No. 15 and said East line extended 617.54 feet to the point of beginning. Contains 5.97 acres.

LOTS MEET MINIMUM AREA REQUIREMENTS OF APPLICABLE ZONING ORDINANCE.

*Richard P. Sorensen*  
Richard P. Sorensen  
Registered Land Surveyor  
No. 1798

**OWNER'S DEDICATION**

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

**BALSAM RIDGE PARK PHASE II**

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 \_\_\_\_\_ this \_\_\_\_\_ day of January A.D. 1992.

*Leo B. Thorsp*  
*Thomas M. Morgan*  
*James H. Phares*  
*David H. Phares*

**ACKNOWLEDGEMENT**

State of Utah } SS  
County of Salt Lake }

On the 28th day of January A.D. 1992, 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, in number, who duly acknowledged to me that Leo B. Thorsp and Thomas M. Morgan signed it freely and voluntarily and for the uses and purposes therein mentioned.

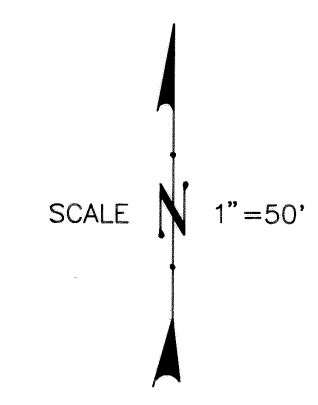
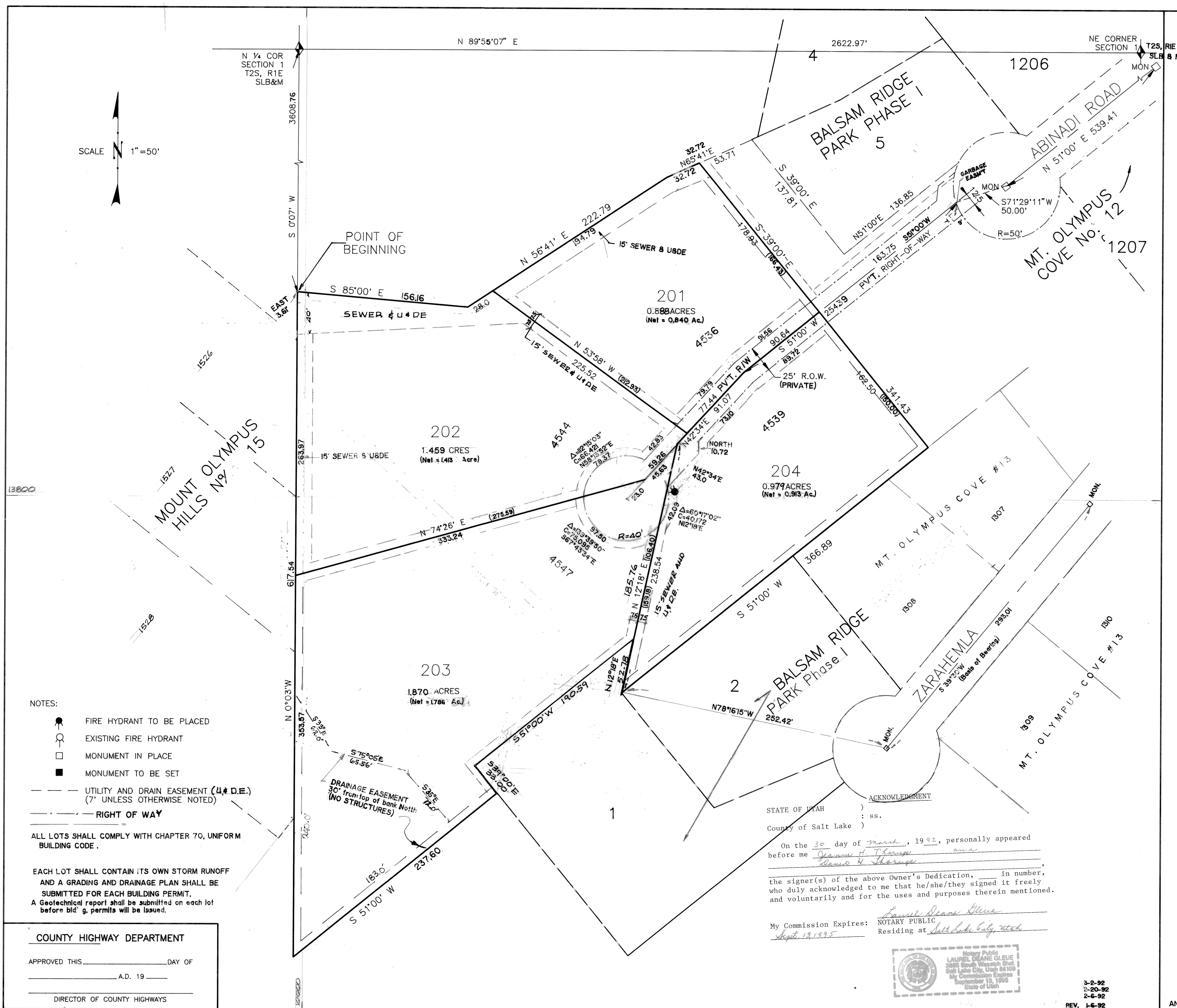
My commission expires 07-17-93  
*Michelle Lighty*  
NOTARY PUBLIC  
RESIDING IN Salt Lake COUNTY

**BALSAM RIDGE PARK PHASE II**

LOCATED IN SECTION 1 T2S, R1E  
SALT LAKE BASE AND MERIDIAN  
AND AMENDING LOT 1, BALSAM RIDGE PARK PHASE I (Recorded in Book 90-12, Page 138)

RECORDED # 5228532

STATE OF UTAH, COUNTY OF SALT LAKE  
RECORDED AND FILED AT THE REQUEST OF  
TOM MORGAN  
DATE 4-1-92 TIME 2:20 P.M. BOOK 92-4 PAGE 62  
FEE \$ 22.00  
DEPUTY COUNTY RECORDER  
*Wanda MacCowan*



- NOTES:
- FIRE HYDRANT TO BE PLACED
  - EXISTING FIRE HYDRANT
  - MONUMENT IN PLACE
  - MONUMENT TO BE SET
  - UTILITY AND DRAIN EASEMENT (4# D.E.) (7' UNLESS OTHERWISE NOTED)
  - RIGHT OF WAY

ALL LOTS SHALL COMPLY WITH CHAPTER 70, UNIFORM BUILDING CODE.

EACH LOT SHALL CONTAIN ITS OWN STORM RUNOFF AND A GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED FOR EACH BUILDING PERMIT. A Geotechnical report shall be submitted on each lot before bid'g. permits will be issued.

COUNTY HIGHWAY DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_  
DIRECTOR OF COUNTY HIGHWAYS

PLANNING COMMISSION  
APPROVED THIS 26th DAY OF November A.D. 1991  
BY THE COUNTY PLANNING COMMISSION  
*David H. Phares* 3-17-92  
CHAIRMAN, CO. PLANNING COMM.

BOARD OF HEALTH  
APPROVED THIS 15th DAY OF Jan A.D. 1992  
*Richard P. Sorensen*  
DIRECTOR, CO. BOARD OF HEALTH

COUNTY HIGHWAY DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_  
FLOOD CONTROL COORDINATOR

DEVELOPMENT SERVICES  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE 3-26-92  
COUNTY SURVEYOR D.S.

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 31 DAY OF March A.D. 1992  
*Richard P. Sorensen*  
COUNTY ATTORNEY

COUNTY COMMISSION  
PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Jim Bradley*  
CHAIRMAN, BD. OF CO. COMM.

STATE OF UTAH, COUNTY OF SALT LAKE  
RECORDED AND FILED AT THE REQUEST OF  
TOM MORGAN  
DATE 4-1-92 TIME 2:20 P.M. BOOK 92-4 PAGE 62  
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DEPUTY COUNTY RECORDER  
*Wanda MacCowan*

R-1-10  
80' 10,000/4m 30/50  
S. Phares

PL91-1048

92-4-62