

7612126

When recorded mail to:
Woodside Homes Corporation
Attn: Kip Gilleland
127 South 500 East, #600
Salt Lake City, UT 84102

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

7612126
04/06/2000 11:46 AM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 2 P.

DECLARATION

Woodside Homes Corporation, a Utah Corporation, herein referred to as "Declarant", states the following:

Whereas Declarant owns said land and lots in the South Mountain Phase 3D Subdivision, referred to below in the metes & bounds legal description;

Whereas the recorded plat of South Mountain Phase 3D Subdivision fails to grant certain easements which are essential to the continued development of said subdivision;

Whereas the Declarant is willing to dedicate certain easements due to the heavily wooded nature of the lots and the inability to construct drainage swales, Declarant hereby dedicates a drainage easement for the purpose of allowing water to flow from property to property until it reaches the city storm drain over the following described property in South Mountain Phase 3D Subdivision:

Please see attached Exhibit "A" by reference hereto made a part hereof.

In witness whereof, the undersigned has caused its corporate name to be hereunto affixed by its duly authorized officer this 5 day of April, A.D., 2000,

Woodside Homes Corporation, a Utah Corporation

By: J. Bradley Simons, President

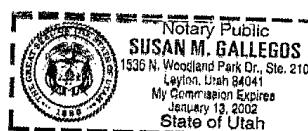
STATE OF UTAH

COUNTY OF SALT LAKE

On the 5 day of April, A.D. 2000, personally appeared before me J. Bradley Simons, who being by me duly sworn did say, for himself, that he, the said J. Bradley Simons, is the President of Woodside Homes Corporation, a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the said J. Bradley Simons duly acknowledged to me that the said corporation executed the same.

Susan M. Gallegos
Notary Public

My Commission Expires:
Residing In:



8K8353PG5914

SURVEYOR'S CERTIFICATE
I, RALPH E. GOFF, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 144147, AS PRESCRIBED BY THE STATE OF UTAH DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT KNOWN AS

14414
ALPH E.
GOFF
119199
EOF 1

SOUTH MOUNTAIN SUBDIVISION PHASE 3D
AND I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS
AND STREETS AND STAKED THE SURVEY ON THE GROUND
AS SHOWN ON THIS PLAT.

SIGNED ON THIS 22 DAY OF MARCH A.D. 1999
RECEIVED APRIL 1999

22 DAY OF MARCH 1995 A
9 APRIL
Ralph E. Hoff
Registered Land Surveyor

Registered Land Surveyor

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY OF PARCEL A OF THE GOLF COURSE AT SOUTH MOUNTAIN RECORDED S96-11-0511 DATED NOVEMBER 11, 1996 SALT LAKE COUNTY RECORDERS OFFICE AND A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 SAID POINT BEING 300°30'17" W 662.18 FEET FROM THE EAST QUARTER CORNER OF SECTION 5 TOWNSHIP 4 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (SAID CORNER BEING A STANDARD SALT LAKE COUNTY BRASS CAP MONUMENT SET IN CONCRETE) THENCE THE FOLLOWING THIRTEEN (13) COURSES ALONG SAID PARCEL A BOUNDARY (1) S87°12'10"E 35.97 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY 299.84 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 45°25'55" (CENTER BEARS S02°47'50"W) TO A POINT OF TANGENCY; (3) THENCE S40°46'15"E 52.21 FEET TO A POINT OF CURVATURE; (4) THENCE SOUTHEASTERLY 102.18 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 32°31'26" (CENTER BEARS N49°13'45"E) TO A POINT OF REVERSE CURVATURE; (5) THENCE SOUTHEASTERLY 206.90 FEET ALONG THE ARC OF A 320.70 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE 36°57'54" (CENTER BEARS S16°42'19"W) TO A POINT OF COMPOUND CURVATURE; (6) THENCE SOUTHERLY 245.17 FEET ALONG THE ARC OF A 845.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 16°37'27" (CENTER BEARS S53°40'13"W) TO A POINT OF COMPOUND CURVATURE; (7) THENCE SOUTHWESTERLY 146.80 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 43°08'01" (CENTER BEARS S70°17'40"W) TO A POINT OF COMPOUND CURVATURE; (8) THENCE SOUTHWESTERLY 742.82 FEET ALONG THE ARC OF A 1478.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 28°47'46" (CENTER BEARS N66°34'19"W); (9) THENCE S51°29'17"W 594.10 FEET TO A POINT OF CURVATURE; (10) THENCE NORTHWESTERLY 241.37 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 70°55'55" (CENTER BEARS N38°30'43"W) TO A POINT OF COMPOUND CURVATURE; (11) THENCE NORTHWESTERLY 475.71 FEET ALONG THE ARC OF A 1186.54 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 22°58'16" (CENTER BEARS N32°24'32"E) TO A POINT OF COMPOUND CURVATURE; (12) THENCE NORTHERLY 227.77 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 50°11'33" (CENTER BEARS N55°22'48"E) TO A POINT OF TANGENCY; (13) THENCE N15°34'21"E 84.11 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VESTRY ROAD SOUTH MOUNTAIN SUBDIVISION PHASE ONE (1) AMENDED RECORDED #6131011 BOOK #95-7P PAGE 183 DATED JULY 31, 1995 SALT LAKE COUNTY RECORDERS OFFICE) THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY (1) N51°29'17"E 684.81 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHERLY 551.11 FEET ALONG THE ARC OF A 636.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 49°38'55" (CENTER BEARS N38°30'43"W) TO A POINT OF TANGENCY; (3) THENCE N01°50'22"E 134.16 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL A OF THE GOLF COURSE AT SOUTH MOUNTAIN; THENCE S87°12'10"E 23.18 FEET ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

180.00
102.18

32°31'26"
180.00
102.18

36°57'54"
320.70
206.90

CONTAINS: 32.0647 ACRES 117 LOTS

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

SOUTH MOUNTAIN SUBDIVISION PHASE 3D

DO HEREBY DEDICATED FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND

RADIAL

-POOR COPY.
CO. RECORDER

BK 83353 P659-5