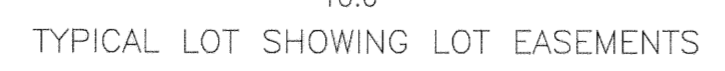
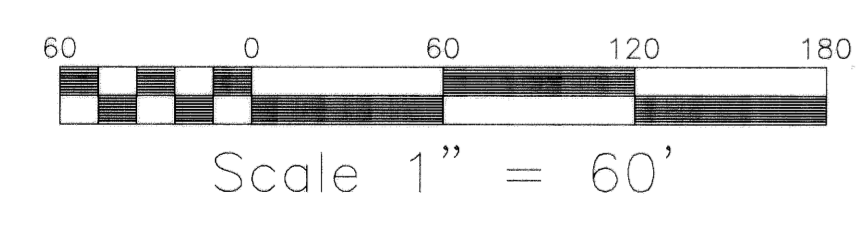
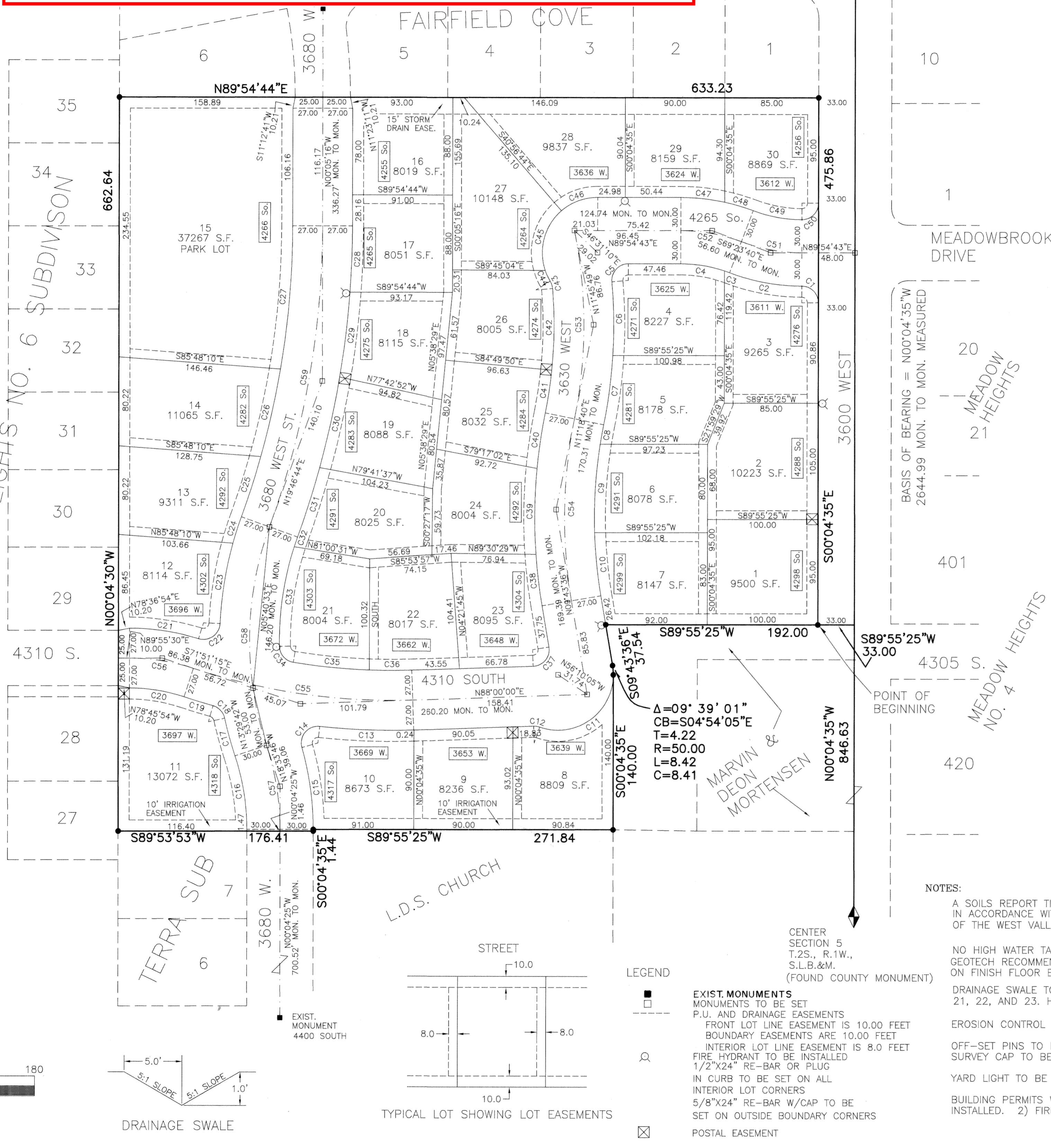
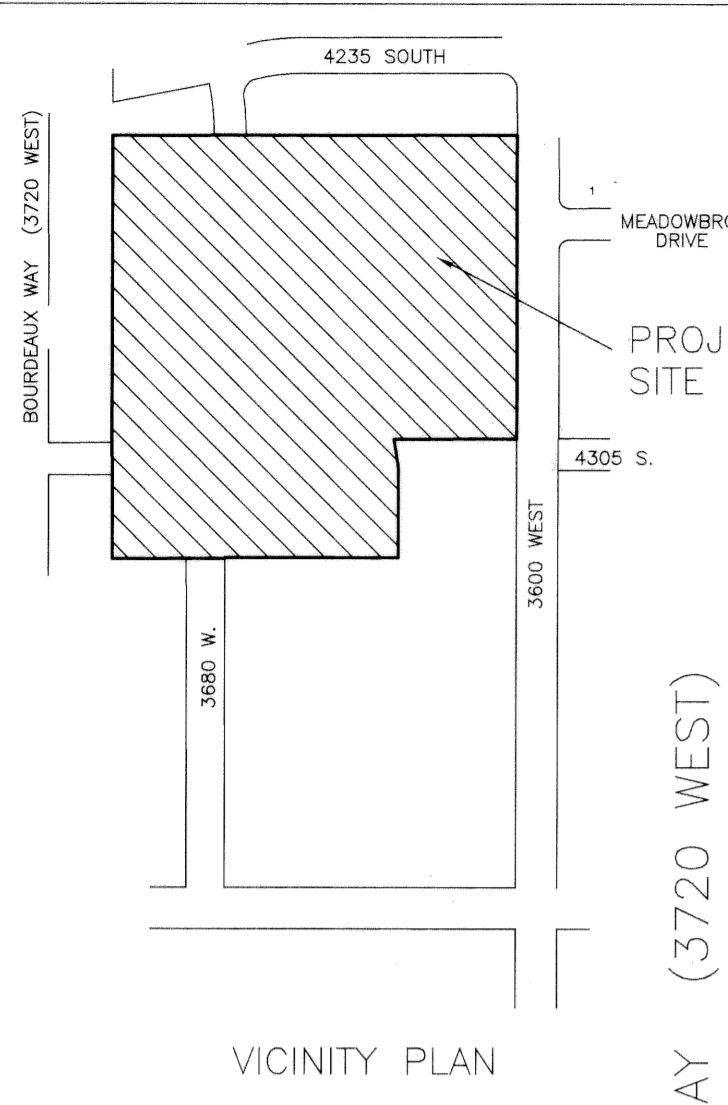


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



- LEGEND**
- EXIST. MONUMENTS
 - P.U. AND DRAINAGE EASEMENTS
 - FRONT LOT LINE EASEMENT IS 10.00 FEET
 - BOUNDARY EASEMENTS ARE 10.00 FEET
 - INTERIOR LOT LINE EASEMENT IS 8.0 FEET
 - FIRE HYDRANT TO BE INSTALLED
 - 1/2" X 24" RE-BAR OR PLUG
 - IN CURB TO BE SET ON ALL INTERIOR LOT CORNERS
 - 5/8" X 24" RE-BAR W/CAP TO BE SET ON OUTSIDE BOUNDARY CORNERS
 - POSTAL EASEMENT

NORTH QUARTER CORNER SECTION 5 T.2S., R.1W., S.L.B.&M. (FOUND COUNTY MONUMENT)

MEADOWBROOK DRIVE

POINT OF BEGINNING

NOTES:

- A SOILS REPORT TITLED PROJECT NUMBER 1020636 DATED, OCTOBER 9, 2002 IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY ORDINANCES HAS BEEN PREPARED BY AGE
- NO HIGH WATER TABLE IS PRESENT THEREFORE IN ACCORDANCE WITH GEOTECH RECOMMENDATIONS THERE ARE NO RESTRICTIONS ON FINISH FLOOR ELEVATIONS
- DRAINAGE SWALE TO BE CONSTRUCTED BY DEVELOPER ALONG THE BACKS OF LOTS 21, 22, AND 23. HOME OWNERS SHALL NOT ALTER DRAINAGE SWALE
- EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES OF CONSTRUCTION
- OFF-SET PINS TO BE PLACED IN BACK OF CURB AND 5/8" X 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY
- YARD LIGHT TO BE INSTALLED ON EACH LOT.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL: 1) ASPHALT PAVING IS INSTALLED. 2) FIRE HYDRANTS ARE INSTALLED, APPROVED, AND CHARGED.

NUMBER	DELTA	CHORD BEARING	TAN.	RAD.	LEN.	CHD.
C1	90°00'28"	N45°04'49"W	15.00	15.00	23.56	21.21
C2	20°41'30"	N79°44'25"W	33.77	185.00	66.81	66.45
C3	0°14'58"	N70°31'09"W	2.45	125.00	4.91	4.91
C4	18°28'39"	N80°51'58"W	20.29	125.00	40.24	40.07
C5	95°02'15"	S42°23'35"W	16.38	15.00	24.88	22.12
C6	08°26'19"	S00°54'23"E	33.35	452.00	66.57	66.51
C7	07°59'54"	S07°18'43"W	31.60	452.00	63.10	63.05
C8	02°24'19"	S10°06'31"W	8.88	423.00	17.76	17.76
C9	10°52'23"	S03°28'10"W	40.26	423.00	80.27	80.15
C10	07°43'33"	S05°50'49"E	28.69	423.00	57.28	57.24
C11	109°19'40"	S54°35'15"W	70.52	50.00	95.41	81.58
C12	21°15'05"	N81°22'28"W	2.81	15.00	5.56	5.53
C13	08°08'19"	N87°55'51"W	42.69	600.00	85.23	85.16
C14	112°09'17"	S40°03'40"W	22.30	15.00	29.36	24.89
C15	15°56'23"	S08°02'47"E	37.80	270.00	75.11	74.87
C16	18°29'21"	N09°19'11"W	34.18	210.00	67.76	67.46
C17	08°07'11"	S15°30'11"E	17.64	330.00	35.25	35.23
C18	82°01'27"	N43°27'18"W	9.02	15.00	16.24	15.46
C19	02°36'47"	N73°09'39"W	13.68	600.00	27.36	27.36
C20	18°13'15"	N80°57'53"W	25.34	158.00	50.25	50.03
C21	17°08'08"	N81°30'26"W	31.94	212.00	63.40	63.17
C22	104°33'44"	S54°46'47"W	19.39	15.00	27.37	23.73
C23	125°3'08"	S08°56'29"W	36.93	327.00	73.54	73.39
C24	04°23'41"	S17°34'53"W	12.55	327.00	25.08	25.08
C25	04°14'20"	N17°39'34"E	28.61	773.00	157.19	157.18
C26	05°59'45"	N12°32'31"E	40.48	773.00	80.89	80.86
C27	09°37'55"	N04°43'41"E	65.13	773.00	129.95	129.79
C28	04°08'58"	S01°59'13"W	29.96	827.00	59.89	59.88
C29	05°21'06"	S06°44'14"W	38.65	827.00	77.24	77.22
C30	05°47'40"	S12°18'37"W	41.85	827.00	83.64	83.60
C31	04°34'17"	S17°29'36"W	33.01	827.00	65.98	65.96
C32	01°55'52"	S18°48'48"W	4.80	273.00	9.20	9.20
C33	19°08'36"	S08°16'34"W	46.04	273.00	91.21	90.79
C34	79°24'49"	S41°00'08"E	12.46	15.00	20.79	19.17
C35	07°15'46"	S84°20'25"E	34.65	546.00	69.21	69.16
C36	04°01'42"	S89°59'09"E	19.20	546.00	38.39	38.38
C37	97°43'36"	N59°08'12"E	17.17	15.00	25.58	22.59
C38	08°38'59"	N06°55'08"W	23.39	477.00	46.75	46.73
C39	08°19'56"	N00°33'17"E	38.93	477.00	77.69	77.61
C40	06°05'25"	N08°15'58"E	25.38	477.00	50.70	50.68
C41	05°36'54"	S08°30'13"W	19.52	398.00	39.00	38.99
C42	10°37'38"	N00°22'57"E	37.02	398.00	73.82	73.72
C43	26°21'22"	S18°06'33"E	3.51	15.00	6.90	6.84
C44	12°18'51"	S25°07'49"E	5.39	50.00	10.75	10.73
C45	68°01'39"	N15°02'26"W	33.74	50.00	59.37	55.94
C46	40°51'27"	N89°28'59"E	18.62	50.00	35.65	34.90
C47	12°20'50"	S83°54'52"E	20.01	185.00	39.87	39.79
C48	08°20'46"	N73°34'04"W	13.50	185.00	26.95	26.92
C49	20°42'02"	N79°44'41"W	22.83	125.00	45.16	44.92
C50	89°59'18"	N44°55'04"E	15.00	15.00	23.56	21.21
C51	20°41'37"	N79°44'25"W	28.30	155.00	55.98	55.68
C52	20°41'37"	N79°44'25"W	28.30	155.00	55.98	55.68
C53	23°04'29"	S00°13'34"E	86.76	425.00	171.16	170.01
C54	21°02'16"	S00°47'32"W	83.56	450.00	165.23	164.30
C55	20°08'45"	S81°55'38"E	101.79	573.00	201.47	200.44
C56	18°13'15"	N80°57'53"W	29.67	185.00	58.83	58.58
C57	18°29'21"	S09°19'11"W	39.06	240.00	77.44	77.10
C58	38°20'30"	S00°36'29"W	104.30	300.00	200.76	197.03
C59	19°52'00"	N09°50'44"E	140.10	800.00	277.39	276.00

EASEMENT APPROVAL

U.S. WEST COMMUNICATIONS	DATE 5-1-2003
UTAH POWER AND LIGHT	DATE 5-1-03
QUEPAC GAS	DATE 5-1-03
COMCAST CABLE COMPANY	DATE

SURVEYOR'S CERTIFICATE

I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144147 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

WHEATLAND SUBDIVISION

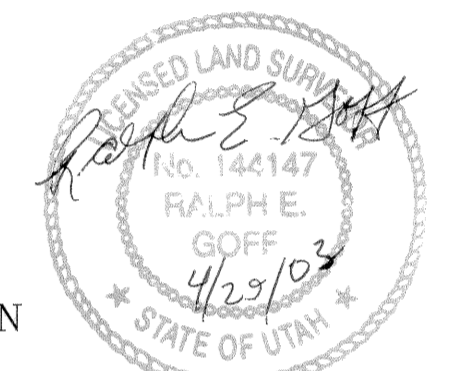
AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N0°04'35"W, 846.63 FEET ALONG THE QUARTER SECTION LINE AND S89°55'25"W, 33.00 FEET FROM THE CENTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°55'25"W, 192.00 FEET; THENCE S89°43'36"E, 37.54 FEET; THENCE 8.42 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S4°54'05"E, 8.41 FEET); THENCE S00°04'35"E, 140.00 FEET; THENCE S89°55'25"W, 271.84 FEET; THENCE S00°04'35"E, 1.44 FEET TO THE NORTH LINE OF TERRA SUBDIVISION; THENCE S89°55'53"W, 176.41 FEET ALONG SAID NORTH LINE OF TERRA SUBDIVISION TO THE EAST LINE OF MEADOW HEIGHTS NO. 6 SUBDIVISION; THENCE N00°04'30"W, 662.64 FEET ALONG SAID EAST LINE OF MEADOW HEIGHTS NO. 6 SUBDIVISION TO THE SOUTH LINE OF FAIRFIELD COVE SUBDIVISION; THENCE N89°54'44"E, 633.23 FEET ALONG SAID SOUTH LINE OF FAIRFIELD COVE SUBDIVISION; THENCE S0°04'35"E, 475.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.8270 ACRES
29 RESIDENTIAL LOTS AND 1 PARK LOT

CONTAINS: 8.8270 ACRES
29 RESIDENTIAL LOTS AND 1 PARK LOT



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE ONE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

WHEATLAND SUBDIVISION

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 I HAVE HEREUNTO SET MY

HAND THIS 15 DAY OF May A.D. 2003

Ivory Homes, Ltd., BY

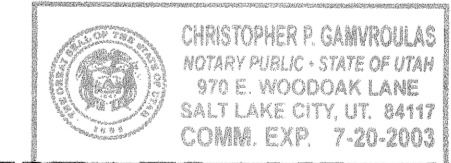
CLARK D. IVORY, MANAGING MEMBER OF VALUE, L.C.; AND SS GENERAL PARTNER OF IVORY HOMES, LTD.

GENERAL PARTNERSHIP ACKNOWLEDGMENT

ON THE 15 DAY OF MAY A.D. 2003 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CLARK D. IVORY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGING MEMBER OF VALUE, L.C. WHO IS GENERAL PARTNER OF IVORY HOMES, LTD. IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNERS DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 7/20/2003

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY



WHEATLAND SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, UTAH

RECORDED # 8897823

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY

DATE: 11-19-03 TIME: 3:26pm BOOK: 2005 PAGE: 362
FEE: \$60.00
SALT LAKE COUNTY RECORDER

PLANNING COMMISSION
APPROVED THIS 6TH DAY OF AUGUST A.D. 2003 BY THE WEST VALLEY CITY PLANNING COMMISSION
CHAIRMAN, WEST VALLEY CITY PLANNING COMM.

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 6TH DAY OF MAY A.D. 2003
DIRECTOR, SALT LAKE VALLEY HEALTH DEPT.

IMPROVEMENT DISTRICT
APPROVED THIS 9TH DAY OF MAY A.D. 2003
DIRECTOR, GRANGER-HUNTER IMPROVEMENT DIST.

ENGINEER'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
DATE 8/11/03
WEST VALLEY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16 DAY OF July A.D. 2003
WEST VALLEY CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 18th DAY OF November A.D. 2003 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY MANAGER, WEST VALLEY CITY