

9000785

WHEN COMPLETED AND NOTORIZED
RETURN TO:
Draper City Planning
1020 East Pioneer Road
Draper, Utah 84020

9000785
03/11/2004 09:23 AM 51.00
Book - 8956 Pg - 5328-5329
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
12441 S 900 E
DRAPER UT 84020
BY: ALG, DEPUTY - WE 2 P.

DISCLOSURE AND ACKNOWLEDGEMENT DRAPER UT
REGARDING DEVELOPMENT OF PROPERTY LOCATED WITHIN 84020
A NATURAL HAZARDS SPECIAL STUDY AREA

The undersigned, Patriot Capital Residential II, LLC, and Idaho limited liability company, hereby certifies to be the owner of the hereinafter described real property which is located within Draper City, Utah.

Application Number: JS-2003-0420, Ridgewood Subdivision
Street Address: Approximately 1100 East Traverse Ridge Road
Parcel Numbers: 3408400020 & 3409300004
Legal Description:

Beginning at a point which lays South 64°16'44" West 105.03 feet from the East Quarter Corner of Section 8, a found monument, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said East Quarter Corner being South 89°16'04" East 5211.27 feet from the West Quarter Corner of said Section 8, a found monument;
and running thence, Southeasterly 133.39 feet along a 225.00 foot radius curve to the right (long chord of which bears South 39°26'10" East a distance of 131.44 feet with a delta of 33°58'00");
thence Southeasterly 128.45 feet along a 175.00 foot radius curve to the left (long chord of which bears South 43°28'51" East a distance of 125.59 feet with a delta of 42°03'21");
thence Southeasterly 42.79 feet along a 170.00 foot radius curve to the right (long chord of which bears South 57°17'50" East a distance of 42.68 feet with a delta of 14°25'23");
thence Easterly 16.81 feet along a 15.00 foot radius curve to the left (long chord of which bears South 82°11'15" East a distance of 15.94 feet with a delta of 64°12'11");
thence, North 65°42'40" East a distance of 145.30 feet;
thence South 24°17'20" East a distance of 50.00 feet;
thence, South 10°00'20" East a distance of 188.71 feet;
thence, South 39°25'30" East a distance of 42.42 feet;
thence, South 58°30'36" West a distance of 137.09 feet;
thence, South 10°34'31" West a distance of 141.11 feet;
thence, South 74°36'12" West a distance of 135.05 feet;
thence, South 31°22'50" West a distance of 146.86 feet to the South Mountain L.C. property line;
thence along said property line the following nine (9) courses:
i) South 31°22'50" West a distance of 186.14 feet;
ii) South 14°34'40" West a distance of 460.50 feet;
iii) South 74°08'16" West a distance of 270.21 feet;
iv) North 31°14'05" West a distance of 181.28 feet;
v) West a distance of 231.74 feet;
vi) North a distance of 129.51 feet;
vii) North 60°25'04" East a distance of 158.39 feet;
viii) North 00°30'26" East a distance of 521.07 feet; and
ix) North 10°53'56" East a distance of 182.66 feet to a point on the south line of the Traverse Ridge road condemnation line;
thence along said condemnation line the following four (4) courses:
i) North 62°38'34" East a distance of 124.05 feet;
ii) North 35°24'03" East a distance of 409.21 feet;
iii) North 05°43'51" East a distance of 109.25 feet; and
iv) North 51°42'20" East a distance of 36.12 feet;
thence leaving said condemnation line and running South 46°31'44" East a distance of 29.34 feet;
thence, Southeasterly 64.73 feet along a 375.00 foot radius curve to the left (long chord of which bears South 51°28'27" East a distance of 64.65 feet with a delta of 9°53'26");
thence, South 56°25'10" East a distance of 94.06 feet to the point of beginning.

Contains an area of 20.841 acres, more or less.

Acknowledge and Disclose:

1. The above-described property is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted by the Draper City Council, pursuant to Ordinance No. 547 for:

| | |
|---|--|
| <input type="checkbox"/> <i>Surface Fault Rupture</i> | <input checked="" type="checkbox"/> <i>Landslide</i> |
| <input type="checkbox"/> <i>High Liquifaction Potential</i> | <input type="checkbox"/> <i>Debris flow</i> |
| <input type="checkbox"/> <i>Moderate Liquifaction Potential</i> | <input type="checkbox"/> <i>Rock fall Path</i> |

2. A site specific natural hazards study and report has been prepared for the above-described property which addresses the nature of the hazard and the potential effect on the development of the property and the occupants thereof in terms of risk and potential damage. The report and conditions for development of the property are on file with the Draper Planning Office and available for public inspection.

Matthew L. Hawkins
MATTHEW L. HAWKINS, MEMBER
PATRIOT CAPITAL RESIDENTIAL II LLC
AN IDAHO LIMITED LIABILITY COMPANY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE

On the 8th day of March A.D., 2004, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake, in said State of Utah, Matthew L. Hawkins, who after being duly sworn, acknowledged to me that he is a Manager of Patriot Capital Residential I LLC, an Idaho Limited Liability Company, and that he signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and that said entity executed the same.

Meghan Laudie
NOTARY PUBLIC
Residing in:
H Trad Center, Suite 150

My commission expires:
July 5, 2005

