

9339430

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

9339430
04/01/2005 04:47 PM \$72.00
Book - 9113 Pg - 7993-7994
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH

DISCLOSURE AND ACKNOWLEDGEMENT
REGARDING DEVELOPMENT OF PROPERTY LOCATED OR CONSTRUCTED UPON ENGINEERED 2 P. BY: JLJ
STRUCTURAL FILL

CITY OF DRAPER 1020 E Pioneer Rd
1020 E PIONEER RD 84020 Draper, UT 84020
UPON ENGINEERED 2 P. BY: JLJ
CITY OF DRAPER

The undersigned, Rockwell Estates, LLC, a Utah 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-2004-0186, Rockwell Estates Subdivision

Street Address: Approximately 600 East Highland Drive

Parcel Numbers: 3407226001, 3407226011 & 3406478002

Legal Description:

Beginning at a point on the southeasterly line of the Utah Transit Authority Railroad right-of-way and the northeast corner of that certain parcel described in Book 7669 at Page 1564 in the Office of the Salt Lake County Recorder, which point is North 00°37'17" East, 366.00 feet from Northeast corner of said Section 7, as shown on the plat of South Mountain Commercial Triangle, Phase 1, as recorded in the Office of the Salt Lake County Recorder), and running thence along said southeasterly line North 65°17'39" East, 961.30 feet to a point on the northwesterly right-of-way line of Highland Drive and a 1039.00-foot radius curve to the left; thence southwesterly 372.86 feet along the arc of said curve through a central angle of 20°33'42" (chord bears South 54°53'32" West, 370.87 feet); thence South 44°36'41" West, 1963.62 feet to the point of tangency with a 20.00-foot radius curve to the right; thence northwesterly 32.15 feet along the arc of said curve through a central angle of 92°05'23" (chord bears North 89°20'38" West, 28.80 feet) to a point on the northerly line of South Mountain Subdivision Phase 2E, as recorded in the Office of the Salt Lake County Recorder, and the northeasterly line of Vestry Drive; thence along said line the following courses: thence North 43°17'56" West, 72.84 feet to the point of curvature with a 261.00-foot radius curve to the left; thence northwesterly 39.81 feet along the arc of said curve through a central angle of 08°44'19" (chord bears North 47°40'07" West, 39.77 feet) to the Firehouse Road Right of way; thence along said right of way the following 4 courses; 1) thence North 31°25'33" East 20.77 feet to a point on a 250.00' radius curve to the left, thence along arc of said curve 246.56 feet through a central angle of 56°30'23" (chord bears North 03°10'21" East 236.68 feet), 2) thence North 25°04'50" West 41.39 feet to a point on a 190.00' radius curve to the right, 3) thence along arc of said curve 62.40 feet through a central angle of 18°48'59" (chord bears North 15°40'20" West 62.12 feet), 4) thence South 83°44'16" West 60.00 feet, thence South 65°17'39" West 329.17 feet to the East Line of South Mountain Subdivision Phase 2E; thence continuing along the boundary line of said subdivision the following two (2) courses: (1) thence North 24°29'43" West, 47.08 feet; (2) thence North 24°20'28" West, 252.92 feet to said southeasterly line of the Utah Transit Authority Railroad right-of-way; thence along said line North 65°17'39" East, 1552.20 feet to the point of beginning.

Parcel contains 19.60 acres.

Acknowledge and Disclose:

1. The subdivision lots located within the above-described property are either partially or wholly constructed over engineered structural fill, particularly lots 1-3, 13-18, and 53-56.
2. A site specific geotechnical report and investigation has been prepared for the above-described property which addresses the geotechnical conditions and requirements for development of the property. The report and conditions for development of the property are on file with the Draper Planning Office and available for public inspection.

Rockwell Estates, by

Name _____

Monogram
Title:

Title

CORPORATE ACKNOWLEDGMENT

On the 17th day of March, A.D., 2005, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake, in said State of Utah, Blake Osborne, who after being duly sworn, acknowledged to me that he is a Manager of Rockwell Estates, LLC, a Utah 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.

My commission expires:

My commission expires
February 2, 2007

NOTARY PUBLIC

NOTARY PUBLIC

Residing in

Salt Lake County

