

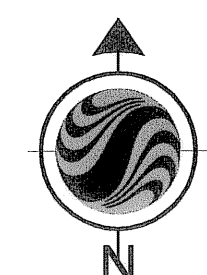
ROSE CREEK CROSSING PHASE 4 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON, SALT LAKE COUNTY, UTAH

NORTH QUARTER CORNER SECTION 5
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

S89°49'00"E BASIS OF BEARING
2653.75' (MEASURED)
2653.40' (A.R.P.)

NORTHEAST CORNER SECTION 5
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 as prescribed under the laws of the State of Utah. I further certify that by 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 **ROSE CREEK CROSSING PHASE 4 SUBDIVISION** and that same has been surveyed and staked on the ground as shown on this plat.

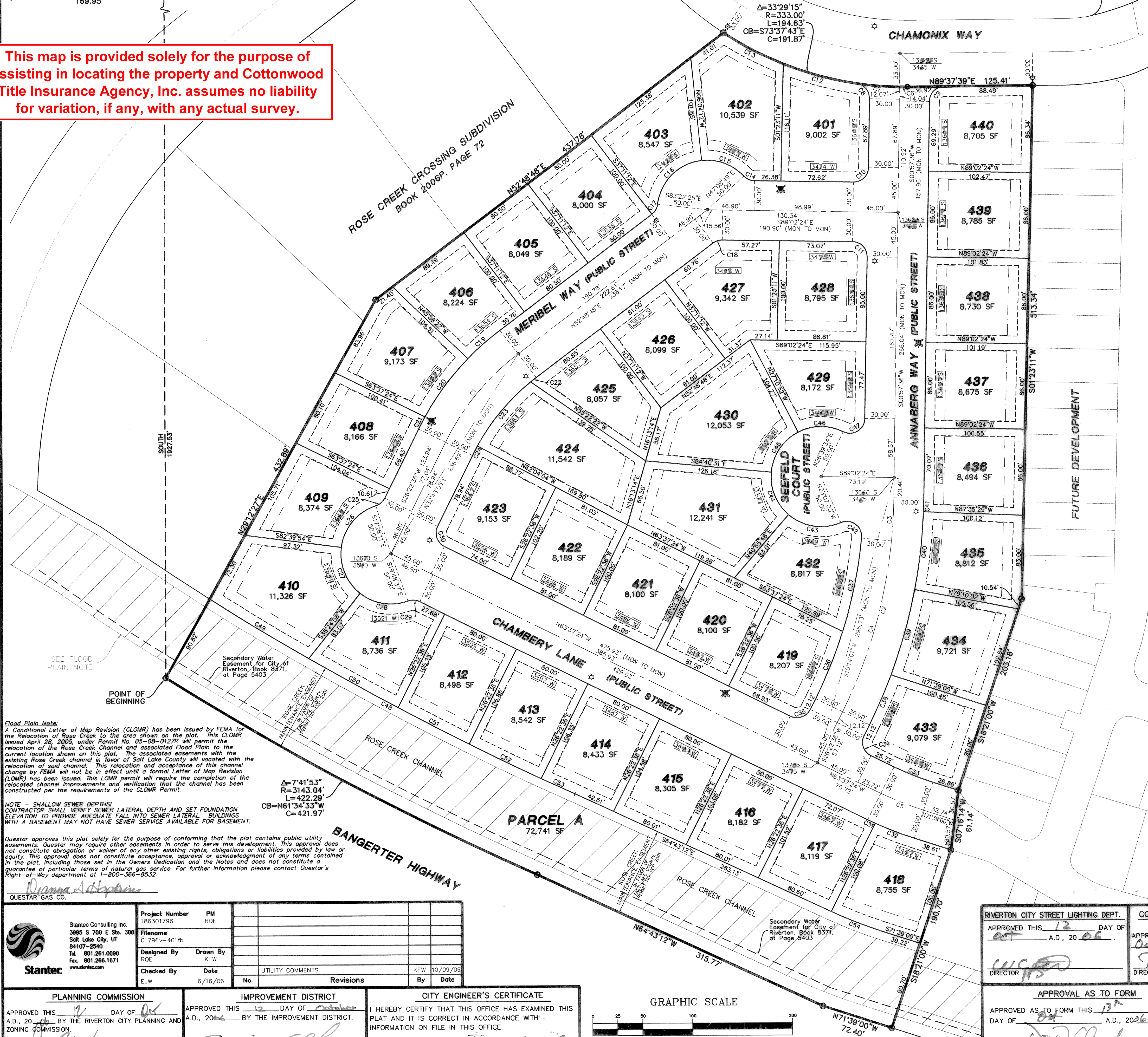
BOUNDARY DESCRIPTION

Beginning at a point S89°49'00"E 169.95 feet along the Section Line and South 1927.53 feet from the North Quarter Corner of Section 5, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence N29°12'27"E 432.89 feet; thence N52°48'48"E 437.78 feet; thence Southeastly 194.63 feet along the arc of a 333.00 foot radius curve to the left, chord bears S73°37'43"E 191.87 feet; thence N83°37'39"E 125.41 feet; thence S01°23'11"W 513.34 feet; thence S18°21'00"W 203.18 feet; thence S07°16'14"W 61.14 feet; thence S18°21'00"W 190.70 feet to the Northernly Right-of-Way Line of Bangarter Highway, thence the following three courses along said Northernly Right-of-Way Line: (1) N71°39'00"W 72.40 feet; (2) thence N64°43'12"W 315.77 feet; (3) thence Northwesterly 422.29 feet along the arc of a 3143.04 foot radius curve to the right, chord bears N61°34'33"W 421.97 feet to the point of beginning.

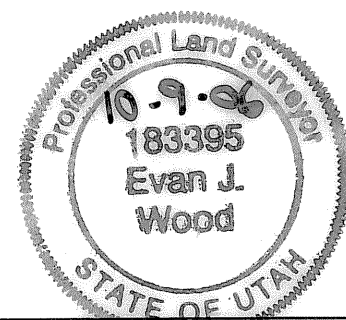
Contains 12.793 acres or 40 Lots

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.

ROSE CREEK CROSSING SUBDIVISION
BOOK 2006P, PAGE 72



CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.00'	115.35'	26°26'11"	S39°35'42"W	114.33'
C2	500.00'	221.80'	25°25'01"	N13°40'06"E	219.99'
C3	500.00'	42.84'	4°54'35"	N03°24'53"E	42.83'
C4	500.00'	178.96'	20°30'26"	N18°07'23"E	178.01'
C5	330.00'	46.23'	8°01'36"	S67°38'12"E	46.19'
C6	333.00'	7.74'	1°19'57"	S89°42'23"E	7.74'
C7	333.00'	43.52'	7°29'20"	S85°17'45"E	43.49'
C8	15.00'	21.62'	82°34'23"	N40°19'36"W	19.79'
C9	15.00'	22.81'	87°08'36"	S44°31'54"W	20.68'
C10	15.00'	23.56'	90°00'00"	N45°57'36"E	21.21'
C11	15.00'	23.56'	90°00'00"	N44°02'24"W	21.21'
C12	332.97'	76.11'	1°30'54"	S75°03'54"E	75.94'
C13	332.97'	67.59'	1°13'53"	S62°42'05"E	67.48'
C14	15.00'	12.09'	46°11'13"	S65°56'48"E	11.77'
C15	50.00'	46.44'	53°13'01"	N68°27'42"W	44.79'
C16	50.00'	67.46'	77°18'13"	S45°16'41"W	62.46'
C17	15.00'	12.09'	46°11'13"	N29°43'11"E	11.77'
C18	15.00'	9.99'	38°08'48"	S71°53'12"W	9.80'
C19	280.00'	42.94'	8°47'09"	S48°25'13"W	42.89'
C20	280.00'	72.68'	14°52'23"	S36°35'27"W	72.48'
C21	280.00'	13.57'	2°46'38"	S27°45'56"W	13.57'
C22	220.00'	7.06'	1°50'23"	S51°53'36"W	7.06'
C23	220.00'	83.78'	21°49'05"	S40°03'52"W	83.27'
C24	220.00'	10.67'	2°46'43"	S27°45'58"W	10.67'
C25	15.00'	12.09'	46°11'13"	N48°28'13"E	11.77'
C26	50.00'	56.92'	6°51'34"	S39°56'58"W	53.90'
C27	50.00'	51.43'	5°55'58"	S22°07'53"E	49.19'
C28	50.00'	50.80'	5°58'12"	S80°42'14"E	48.64'
C29	15.00'	12.09'	46°11'13"	N86°43'00"W	11.77'
C30	15.00'	23.56'	90°00'00"	S18°37'24"E	21.21'
C31	360.00'	49.51'	1°21'18"	S64°18'02"E	49.51'
C32	360.00'	41.92'	6°40'18"	S68°18'50"E	41.90'
C33	300.00'	42.03'	8°01'36"	S67°38'12"E	41.99'
C34	15.00'	23.56'	90°00'00"	S18°37'24"E	21.21'
C35	15.00'	23.56'	90°00'00"	N71°22'36"E	21.21'
C36	470.00'	73.17'	8°55'12"	N21°55'00"E	73.10'
C37	470.00'	45.69'	1°13'54"	N11°39'47"E	44.89'
C38	530.00'	54.75'	5°55'09"	N23°25'02"E	54.73'
C39	530.00'	89.03'	9°37'28"	N15°38'43"E	88.93'
C40	530.00'	77.93'	8°25'27"	N06°37'15"E	77.86'
C41	530.00'	13.40'	1°26'56"	N01°41'03"E	13.40'
C42	15.00'	31.16'	11°59'13"	N63°37'26"W	25.85'
C43	50.00'	58.89'	6°40'25"	S81°06'37"E	53.03'
C44	50.00'	47.47'	8°42'30"	S21°52'22"E	45.71'
C45	50.00'	50.17'	5°29'39"	S34°04'18"W	48.09'
C46	50.00'	46.98'	5°35'26"	S89°44'21"W	45.28'
C47	15.00'	30.29'	11°54'58"	N58°48'35"E	25.40'
C48	3053.10'	415.51'	7°47'52"	S61°32'14"E	415.19'
C49	3053.10'	115.84'	2°10'05"	S58°43'21"E	115.53'
C50	3053.10'	102.44'	1°52'24"	S80°48'04"E	102.43'
C51	3053.10'	80.00'	1°30'06"	S82°28'47"E	80.00'
C52	3053.10'	80.00'	1°30'05"	S63°58'53"E	80.00'
C53	3053.10'	37.51'	0°42'14"	S65°05'02"E	37.51'
C54	457.38'	55.32'	6°55'48"	S68°11'06"E	55.29'



Oct. 9, 2006
Date

Evan J. Wood
P.L.S. No. 183395

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots, streets and easements to be hereafter known as **ROSE CREEK CROSSING PHASE 4 SUBDIVISION** do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Public Use.

In witness whereof, I have hereunto set my hand this 10th day of October, A.D., 2006

Mark J. Peterson V.P. Land Acquisition DR. Horton, Inc.

Janis E. Blackwood City Manager, Riverton City

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Wasatch, J.S.S.
On the 10th day of October, A.D., 2006, personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch, in the State of Utah, Janis E. Blackwood, Vice President of DR. Horton, Inc., a Delaware Corporation, that who after being duly sworn, acknowledged to me that DR. Horton, Inc. signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES April 8, 2009

Janis E. Blackwood NOTARY PUBLIC, RESIDING IN Utah COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Wasatch, J.S.S.
On the 10th day of October, A.D., 2006, Michal Peters personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch, in the State of Utah, who after being duly sworn, acknowledged to me that he is the Vice President of Land Acquisition of DR. Horton, Inc., a Delaware Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES April 8, 2009

Michal Peters NOTARY PUBLIC, RESIDING IN Utah COUNTY

ROSE CREEK CROSSING PHASE 4 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON, SALT LAKE COUNTY, UTAH

RECORDED # 9875844
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Riverton City
DATE: 10/13/06 TIME: 2:45 PM BOOK: 2006 PAGE: 304
FEE: \$ 71.00 DEPUTY SALT LAKE COUNTY RECORDER

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT
- MONUMENT TO BE SET PER CITY STANDARDS (SEE DETAIL SM & SM-2)
- EXISTING MONUMENT
- BOUNDARY CORNER SET WITH REBAR & CAP
- SECTION CORNER MONUMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUDE), 10' FRONT & REAR, 7.5' SIDE TYPICAL
- BUILDING SETBACK

Driveway Note:
Driveways shall be restricted at storm drain catch basin location.

Fencing Notes:
6' solid masonry wall fence to be installed on rear lot lines of all lots adjacent to Commercial Lots.
6' solid vinyl privacy fence to be installed on rear lot lines of all lots adjacent to the creek and townhomes.

EASEMENT APPROVAL

QUEST	DATE
<i>Chris DeWitt</i>	10/10/06
UTAH POWER AND LIGHT	DATE
<i>Donald Stephen Jensen</i>	10-11-06
QUESTAR GAS CO.	DATE
<i>Samuel Johnson</i>	10/10/06
COMCAST CABLE CO.	DATE

RIVERTON CITY STREET LIGHTING DEPT.
APPROVED THIS 12 DAY OF Oct, A.D., 2006
DIRECTOR *[Signature]*

COUNTY HEALTH DEPARTMENT
APPROVED THIS 11 DAY OF October, A.D., 2006
DIRECTOR *[Signature]*

FLOOD CONTROL DEPT.
APPROVED THIS 11th DAY OF October, A.D., 2006
FLOOD CONTROL COORDINATOR *[Signature]*

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13th DAY OF Oct, A.D., 2006
RIVERTON CITY ATTORNEY *[Signature]*

RIVERTON CITY COUNCIL
PRESENTED TO THE RIVERTON CITY COUNCIL THIS 12 DAY OF Oct, A.D., 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: *[Signature]* CITY RECORDER, *[Signature]* MAYOR

Flood Plain Note:
A Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the relocation of Rose Creek to the area shown on the plat. This CLOMR issued April 28, 2005, under Permit No. 05-08-0127R will permit the relocation of the Rose Creek Channel and associated Flood Plain to the current location shown on this plat. The associated easements with the existing Rose Creek channel in favor of Salt Lake County will vacated with the relocation of said channel. This relocation and acceptance of this channel change by FEMA will not be in effect until a formal Letter of Map Revision (LOMR) has been issued. This LOMR permit will require the completion of the relocated channel improvements and verification that the channel has been constructed per the requirements of the CLOMR Permit.

NOTE - SHALLOW SEWER DEPTHS!
CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

Quesar approves this plat solely for the purpose of conforming that the plat contains public utility easements. Quesar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Quesar's Right-of-Way department at 1-800-366-8532.

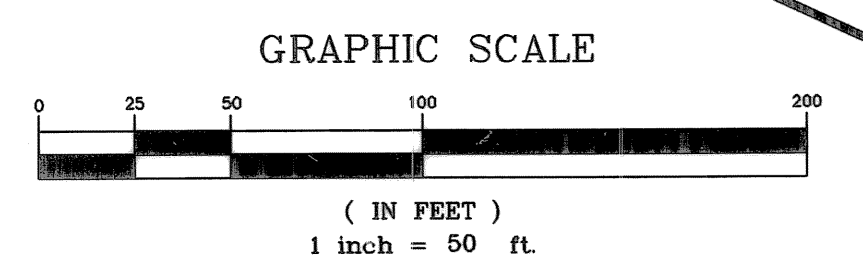
Diana J. Quesar

Project Number	PM
186301796	RQE
File Name	
01796-401fb	
Designed By	Drawn By
RQE	KFW
Checked By	Date
EJW	6/16/06
No.	Revisions
1	UTILITY COMMENTS
By	Date
	10/09/06

PLANNING COMMISSION
APPROVED THIS 12 DAY OF Oct, A.D., 2006, BY THE RIVERTON CITY PLANNING AND ZONING COMMISSION.
CHAIRMAN, RIVERTON CITY PLANNING & ZONING *[Signature]*

IMPROVEMENT DISTRICT
APPROVED THIS 12 DAY OF October, A.D., 2006, BY THE IMPROVEMENT DISTRICT.
SOUTH VALLEY SEWER DISTRICT DISTRICT MANAGER *[Signature]*

CITY 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: 10-12-06
RIVERTON CITY ENGINEER *[Signature]*



\\us1210-103\share\corra\52663\active\186301796\drawing\roads\0796-401fb.dwg 2006-10-09 04:31 PM By: white