

VICINITY MAP - NO SCALE

NOTE: THE FOLLOWING ARE TYPICAL FOR SETBACK YARDS FOR THE SINGLE FAMILY LOTS:

- * FRONT AND REAR YARDS TO STAGGER:
20' FRONT YARD TO TBC (9.5' FROM R)/ 30' REAR YARD
25' FRONT YARD TO TBC (14.5' FROM R)/ 25' REAR YARD
30' FRONT YARD TO TBC (19.5 FROM R)/ 20' REAR YARD
- NOTE: EACH COMBINED FRONT AND REAR YARD SHALL TOTAL 50 FT. AT ALL LOTS EXCEPT LOT NOS. 6, 7, 8, 9, 29, AND 32 WHICH HAVE 40 FT. COMBINED SETBACK.
- * SIDE YARD MIN: 10 FT ON ONE SIDE / 10 FT ON OPP. SIDE WHERE A HOME CAN BE PLACED TO OBTAIN 25 FOOT SIDE YARD ON ONE SIDE THEN FLEXIBILITY WILL BE GIVEN TO THE 10 FOOT RULE.
- COMBINED SIDE YARDS AT WIDE SIDE: 30 FT.
COMBINED SIDE YARDS AT NARROW SIDE: 12 FT. @
- REAR YARD MIN: 20 FT FROM REAR PROPERTY LINE TYPICAL AT SHALLOW LOTS
- (WHEN A LOT ABUTS A COMMON AREA AND THE PUBLIC UTILITY EASEMENT IS OUTSIDE THE LOT LINE, IN THIS CASE, THE HOME MAY BE PLACED AS CLOSE AS 5 FEET FROM THE PROPERTY LINE.)

NOTE: EACH LOT TO ACCOMMODATE 1 ERU EACH WITH A MAX. 5,000 S.F. HOME (TWO LEVELS OF 2,500 S.F.) WITH A MAX. BLDG. FOOTPRINT OF 3,200 S.F.

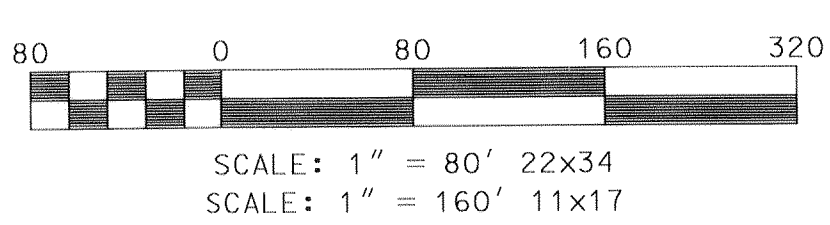
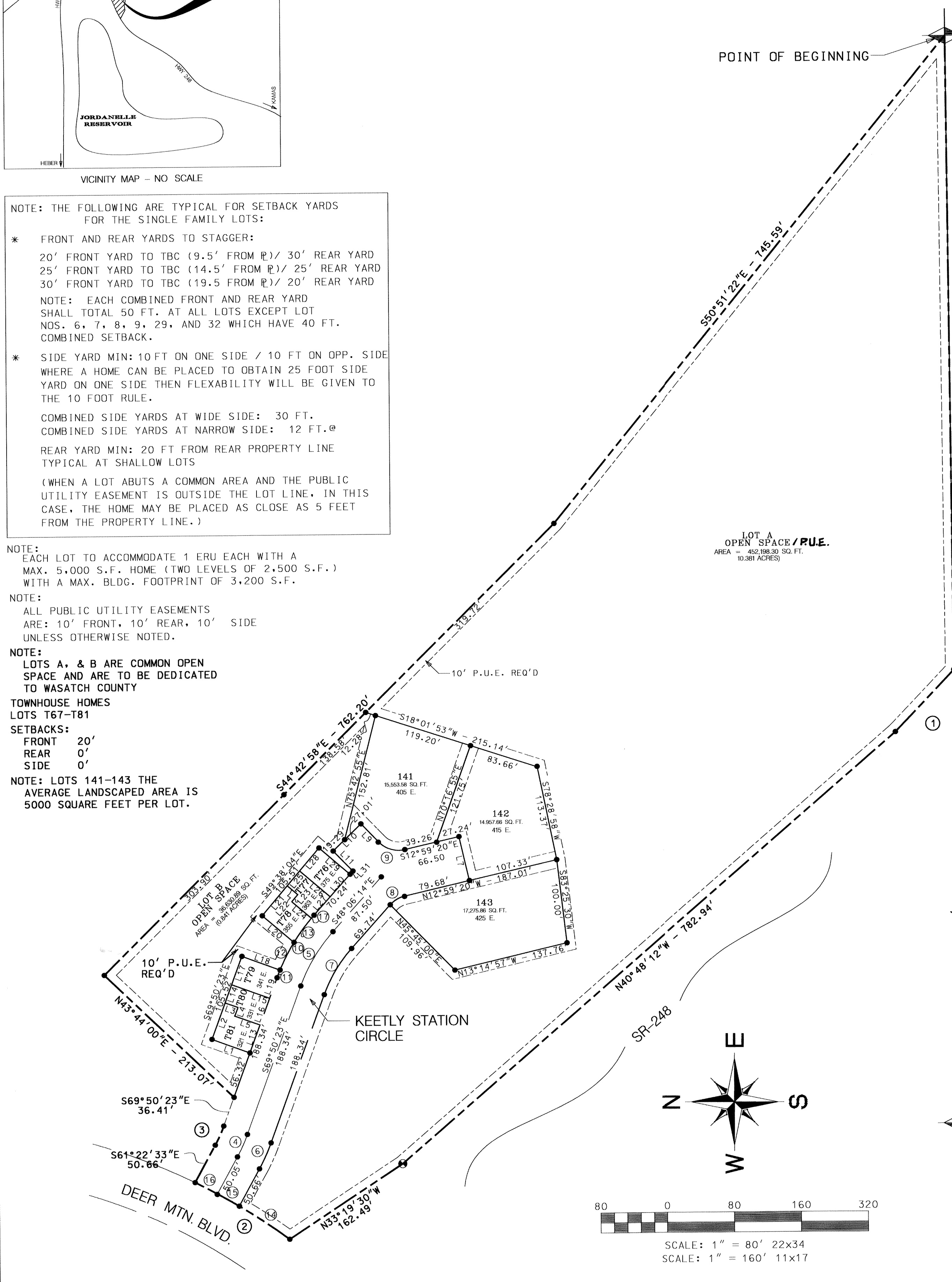
NOTE: ALL PUBLIC UTILITY EASEMENTS ARE: 10' FRONT, 10' REAR, 10' SIDE UNLESS OTHERWISE NOTED.

NOTE: LOTS A, & B ARE COMMON OPEN SPACE AND ARE TO BE DEDICATED TO WASATCH COUNTY

TOWNHOUSE HOMES LOTS T67-T81

SETBACKS:
FRONT 20'
REAR 0'
SIDE 0'

NOTE: LOTS 141-143 THE AVERAGE LANDSCAPED AREA IS 5000 SQUARE FEET PER LOT.



- SET 5/8" REBAR AND CAP
- FOUND RIGHT OF WAY MONUMENTS

WASATCH COUNTY RECORDER
Entry No. 246048 Fee Paid 40.00
Filed for record and recorded this 20th day of JUNE 2002.
At 11:50 in Book No. 564 Page No. 478-597
of the Records. MARILYN W. CUMMINGS
County Recorder

CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING
C1	0°46'48"	101.95	7489.44	101.95	N 46°23'11" W
C2	10°22'16"	132.14	-730.00	131.96	N 31°27'16" E
C3	8°27'51"	29.55	-200.00	29.52	S 65°36'28" E
C4	8°27'51"	29.55	-200.00	29.52	S 65°36'27" E
C5	21°44'04"	75.87	200.00	75.42	S 58°58'22" E
C6	8°27'51"	33.98	-230.00	33.95	S 65°36'28" E
C7	21°44'04"	64.49	170.00	64.11	S 58°58'22" E
C8	35°06'53"	20.22	33.00	19.91	S 30°32'46" E
C9	58°50'29"	33.89	33.00	32.42	N 16°25'55" E
C10	21°44'04"	87.25	230.00	86.73	S 58°58'22" E
C11	2°28'09"	9.91	230.00	9.91	N 68°36'20" W
C12	9°13'55"	37.06	230.00	37.02	S 62°45'18" E
C13	8°52'31"	35.63	230.00	35.59	N 53°42'05" W
C14	5°39'38"	72.12	-730.00	72.09	N 33°48'35" E
C15	2°21'19"	30.01	-730.00	30.01	N 29°48'06" E
C16	2°21'19"	30.01	-730.00	30.01	N 27°26'47" E
C17	1°09'30"	4.65	-230.00	4.65	N 48°41'05" W

LINE	BEARING	DIST.
L1	N 20°09'37" E	48.19
L2	S 69°50'23" E	46.50
L3	S 20°09'37" E	15.95
L4	S 69°50'23" E	10.95
L5	S 20°09'37" E	32.24
L7	N 77°00'40" E	54.00
L9	N 45°51'09" E	30.50
L10	N 44°08'51" W	46.29
L11	S 45°51'09" W	33.55
L13	N 69°50'24" W	35.55
L14	S 69°50'24" W	23.05
L15	S 20°09'37" W	48.19
L16	N 69°50'24" W	34.00
L17	S 69°50'24" E	35.97
L18	S 20°09'37" W	48.40
L19	N 69°50'24" W	26.06
L20	N 40°21'56" W	49.46
L21	S 49°38'04" E	46.50
L22	S 40°21'56" W	16.32
L23	N 49°38'04" W	11.00
L24	S 40°21'56" W	30.62
L25	S 49°38'04" E	23.00
L26	S 40°21'56" W	47.80
L27	N 48°06'14" W	29.36
L28	S 49°38'04" E	36.01
L29	S 40°21'56" W	48.76
L30	N 48°06'14" W	36.03
L31	S 48°06'14" E	4.86

OWNER HEREBY GRANTS A UTILITY EASEMENT WITHIN ALL STREETS, ROADWAYS AND OPEN SPACE (LOTS A) AS NECESSARY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF BASIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRICAL POWER AND TELEPHONE/TELEVISION. THIS GRANT OF EASEMENT SHALL INURE TO THE BENEFIT OF JORDANELLE SPECIAL SERVICE DISTRICT, QUESTAR, UTAH POWER AND LIGHT AND TELEPHONE/TELEVISION SERVICE PROVIDERS. UTILITY COMPANIES SHALL COORDINATE THE PLACEMENT OF UTILITIES WITHIN THE EASEMENTS IN A MANNER APPROVED BY WASATCH COUNTY.

IN ADDITION TO THE GENERAL GRANT OF EASEMENT ABOVE, OWNER HEREBY COVENANTS TO GRANT ADDITIONAL SPECIFIC EASEMENTS AS NECESSARY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF BASIC UTILITIES AT SUCH TIME AS THE NEED FOR THE ADDITIONAL EASEMENT BECOMES APPARENT.

OWNER AGREES NOT TO CONSTRUCT, PLANT OR OTHERWISE CAUSE OR ALLOW TO BE PLACED ANY IMPROVEMENT OF A PERMANENT NATURE IN SUCH A MANNER AS TO INTERFERE WITH THE BASIC UTILITY IMPROVEMENTS. OWNER SHALL BE WHOLLY RESPONSIBLE FOR REMOVAL, REPAIR OR REPLACEMENT OF ANY PERMANENT IMPROVEMENT OR PLANTING THAT IS DAMAGED AS A RESULT OF NORMAL INSTALLATION, MAINTENANCE AND REPAIR OF THE BASIC UTILITY IMPROVEMENTS.

LIENHOLDER'S CONSENT <i>Wells Fargo Bank</i> THE UNDERSIGNED, BEING A LIENHOLDER ON THE PROPERTY REFERENCED HEREIN, HEREBY GIVE CONSENT TO THE SUBDIVISION, DEDICATION AND OTHER ACTS OUTLINED IN THIS PLAT MAP. NAME: <u>Richard H. Pope</u> DATE: <u>4-30-2002</u>	LIENHOLDER'S CONSENT <i>SunAmerica Inc.</i> THE UNDERSIGNED, BEING A LIENHOLDER ON THE PROPERTY REFERENCED HEREIN, HEREBY GIVE CONSENT TO THE SUBDIVISION, DEDICATION AND OTHER ACTS OUTLINED IN THIS PLAT MAP. NAME: <u>Richard H. Pope</u> DATE: <u>5/2/02</u>
WASATCH COUNTY WATER BOARD APPROVED THIS <u>10</u> DAY OF <u>MAY</u> , 20 <u>02</u> . <u>Michael J. Davis</u> DIRECTOR	WASATCH COUNTY RECREATION DISTRICT APPROVED THIS _____ DAY OF _____, 20____. <u>NA</u> DIRECTOR
WASATCH COUNTY FIRE MARSHAL APPROVED THIS <u>10</u> DAY OF <u>MAY</u> , 20 <u>02</u> , WITH THE FOLLOWING CONDITIONS: <u>Steven Davis</u> FIRE MARSHAL	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>9th</u> DAY OF <u>May</u> , 20 <u>02</u> . <u>Wesley M. Pope</u> WASATCH COUNTY ATTORNEY
WASATCH COUNTY PLANNING OFFICE APPROVED THIS _____ DAY OF _____, 20____. BY THE WASATCH COUNTY PLANNING DIRECTOR.	WASATCH COUNTY SHERIFF DEPARTMENT APPROVED THIS <u>13</u> DAY OF <u>May</u> , 20 <u>02</u> . <u>John B. Blumhagen</u> SHERIFF
WASATCH COUNTY WEED BOARD APPROVED THIS <u>8th</u> DAY OF <u>MAY</u> , 20 <u>02</u> . <u>Dick Jones</u> DIRECTOR	JORDANELLE ARCHITECTURAL ADVISORY BOARD APPROVED THIS <u>1</u> DAY OF <u>MAY</u> , 20 <u>02</u> . <u>Tom Arlin</u> DIRECTOR
JORDANELLE SPECIAL SERVICE DISTRICT & SPECIAL IMPROVEMENT DISTRICT APPROVED THIS <u>10</u> DAY OF <u>MAY</u> , 20 <u>02</u> . <u>Richard H. Pope</u> DIRECTOR	WASATCH COUNTY ENGINEERING DEPT. APPROVED THIS <u>10</u> DAY OF <u>May</u> , 20 <u>02</u> , WITH THE FOLLOWING CONDITIONS: <u>Paul Wilson</u> DIRECTOR, ENGINEERING DEPT.
WASATCH COMMUNITY PUBLIC WORKS APPROVED THIS <u>12</u> DAY OF <u>MAY</u> , 20 <u>02</u> , WITH THE FOLLOWING CONDITIONS: <u>Paul H. Pope</u> DIRECTOR, PUBLIC WORKS	WASATCH COUNTY SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION OF FILE IN THIS OFFICE. DATED THIS _____ DAY OF _____, 20____. <u>Barry Anderson</u> WASATCH COUNTY SURVEYOR

ACKNOWLEDGEMENT (CORPORATE)
 STATE OF UTAH } S.S.
 ON THE 30th DAY OF April, 2002, PERSONALLY APPEARED BEFORE ME, NOTARY, Richard H. Pope WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID Richard H. Pope, THE PRESIDENT OF Wells Fargo CORPORATION, AND THAT THE LIENHOLDER'S CONSENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID Richard H. Pope DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
 MY COMMISSION EXPIRES: Barbara Korman NOTARY PUBLIC RESIDING AT: _____

ACKNOWLEDGEMENT (CORPORATE)
 STATE OF CALIFORNIA } S.S.
 COUNTY OF LOS ANGELES }
 ON THE 2nd DAY OF MAY, 2002, PERSONALLY APPEARED BEFORE ME, MICHAEL L. FOWLER, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, IS THE VICE PRESIDENT OF SUNAMERICA INC., GENERAL PARTNER OF SUNAMERICA HOUSING FUND 689, AND THAT THE WITHIN LIENHOLDER'S CONSENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND SAID Michael L. Fowler DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME, AS GENERAL PARTNER OF SUNAMERICA HOUSING FUND 689.
 MY COMMISSION EXPIRES: Susan Anderson NOTARY PUBLIC RESIDING AT: California

OWNERS' DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, SPECIFICALLY ROSS CREEK DRIVE & KEETLY CLOSE
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29th DAY OF April, A.D. 2002.
Keetly Station L.L.C.
By: Richard H. Pope

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASATCH, IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE LIENHOLDER'S CONSENT OR OWNERS' DEDICATION, DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
Melanie Cooper NOTARY PUBLIC
 RESIDING IN WASATCH COUNTY.
 MY COMMISSION EXPIRES: Jan 10, 2008

ADMINISTRATIVE BODY
 THE COUNTY OF WASATCH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

WASATCH COUNTY HEALTH DEPARTMENT
 APPROVED THIS 13 DAY OF May, A.D. 2002.
 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
Blair G.
 CITY-COUNTY HEALTH DEPARTMENT

WASATCH COUNTY PLANNING COMMISSION
 APPROVED THIS 10th DAY OF MAY, A.D. 2002, BY THE PLANNING COMMISSION
Richard H. Pope
 DIRECTOR-PLANNING DEPT. Paul H. Pope
 CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE
 I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 Commencing at a point located at the South Quarter Corner of Section 8, Township 2 South, Range 5 East, Salt Lake Base & Meridian said point being the POINT OF BEGINNING; thence S 89°33'38" W 757.50 feet, to a point on a curve, to the right having a radius of 7489.44 feet and a central angle of 0°46'48", thence along the arc of said curve a distance of 101.95 feet, said arc subtended by a chord bearing N 46°23'11" W, a distance of 101.95 feet, thence N 40°48'12" W 782.94 feet, thence N 33°19'30" W 162.49 feet, to a point on a curve, to the left having a radius of 730.00 feet and a central angle of 10°22'16", thence along the arc of said curve a distance of 132.14 feet, said arc subtended by a chord bearing N 31°27'16" E, a distance of 131.96 feet, thence S 61°22'33" E 50.66 feet, to a point on a curve, to the left having a radius of 170.00 feet and a central angle of 8°27'51", thence along the arc of said curve a distance of 25.11 feet, said arc subtended by a chord bearing S 65°36'28" E, a distance of 25.09 feet, thence S 69°50'23" E 36.41 feet, thence N 43°44'00" E 213.07 feet, thence S 44°42'58" E 762.20 feet, thence S 50°51'22" E 745.59 feet, to the POINT OF BEGINNING;
 Containing 13.0784 acres, more or less.
25 April 2002 DATE Barry Anderson SURVEYOR (SEE SEAL BELOW)

SECOND AMENDED PLAT TWO-A
DEER MOUNTAIN RESORT SUBDIVISION
 WASATCH COUNTY, UTAH

SURVEYOR'S SEAL: Barry Anderson No. 166572
 NOTARY PUBLIC SEAL: Melanie Cooper
 CITY-COUNTY ENGINEER SEAL: _____
 CLERK-RECORDER SEAL: Wesley M. Pope