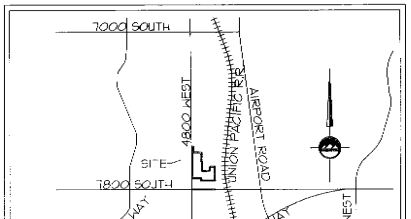
WHEATLAND ESTATES SUBDIVISION PHASE 2

LOCATED IN SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

NOTICE: THIS PLAT CONTAINS 2 PAGES



VICINITY MAP
NOT TO SCALE
WEST JORDAN CITY, UTAH

QUESTAR GAS COMPANY

DATE _____ APPROVED _____

The undersigned Beneficiary, of a Deed of Trust encumbering all or a portion of the property that is the subject of this map consents to the recording of this map and subordinates said deed of trust to the easements, dedications and reservations shown hereon.

RBC Centura Bank, a North Carolina banking corporation

By: _____, Vice President

State of _____
County of _____

On this ___day of _____, 20__, personally appeared before me, _____ as Vice President of RBC Centura Bank, a North Carolina banking corporation, and acknowledged to me that he/she executed the foregoing instrument in the capacity stated on behalf of said corporation.

_____ _____
Notary Public Place of Residence
Commission expiration

NOTE

1) "PROPERTY" IS SUBJECT TO AN AVIGATION EASEMENT, RECORDED FEBRUARY 21, 2001 AS ENTRY NO. 8000843 IN BOOK 8824 AT PAGES 6181-6188.

2) NOTE: SHALLOW SEWER DEPTHS-SEE CONTRACTOR TO VERIFY SEWER DEPTHS BEFORE EXCAVATING. SUBSEQUENT HOMES WITH BASEMENTS THAT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

3) ACCORDING TO THE GEOTECHNICAL REPORT DATED JUNE 3, 2006 BY IGES, COLLAPSIBLE SOILS HAVE BEEN IDENTIFIED ON SITE. THE CONTRACTOR IS TO FOLLOW ALL RECOMMENDATIONS IN THE REPORT TO MITIGATE THE POTENTIAL OF SUDDEN AND LARGE SETTLEMENTS.

4) SHALLOW BASEMENTS SHALL BE CONSTRUCTED AND IN PLACE BEFORE BUILDING PERMITS ARE ISSUED ON SUBDIVISION LOTS. THESE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OWNER AND SHALL NOT BE ALTERED.

5) THE PROPERTY IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS CONTAINED AT-IN THAT CERTAIN QUIT CLAIM DEED RECORDED JULY 3, 1991 AS ENTRY NO. 6103596, IN BOOK 7123 AT PAGE 1090. THE GRANTOR:PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS; SPECIFICALLY RESERVES AND EXCEPTS UNTO ITSELF ALL MINERAL, COAL, CARBONS, HYDRO CARBONS OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS WHETHER IN SOLID, LIQUID OR GASEOUS FORM AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON IN OR UNDER THE PROPERTY DESCRIBED IN SAID SPECIAL WARRANTY DEED. AFFECTS THE SOUTH 50.0 FEET OF LOTS 224,225,226 AND 221.

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove a structure within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

DEVELOPER:
CO-CO DEVELOPMENT, INC
10424 SOUTH 2700 WEST
SOUTH JORDAN, UTAH

CONTACT:
JORDAN BANGERTER
801-446-2866

CITY OF WEST JORDAN:

By: _____ Attest: _____
Mayor David B. Newton City Recorder

STATE OF UTAH }
COUNTY OF Salt Lake } ss

On this 14th day of May, 2007, personally appeared before me, David B. Newton who being by me duly sworn, did say, that he is the Mayor of West Jordan City, a municipality and political subdivision, and that the foregoing instrument is signed in behalf of said West Jordan City by authority.

_____
NOTARY PUBLIC

Residing in Salt Lake County, Utah
My commission expires: 11-13-2009

DEED OF TRUST (for property encumbered by a Deed of Trust)

The described tract of land hereon is subject to a deed of trust in favor of First Utah Bank (name of beneficiary)
By the beneficiary's signature below, the beneficiary consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust in favor of the dedication of the land to public use.

Signature Nathan A. Anderson
Name of Corporation First Utah Bank
By: Name, Title Senior Vice President

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Salt Lake } ss.

On the 2 day of April 2007 personally appeared before me Nathan A. Anderson who is the Senior Vice President of First Utah Bank

who duly acknowledged to me that he/she executed the same by authority.

Notary Public Sally Murrayweather
Residing at:
My Commission Expires:

DEED OF TRUST (for property encumbered by a Deed of Trust)

The described tract of land hereon is subject to a deed of trust in favor of _____ (name of beneficiary)
By the beneficiary's signature below, the beneficiary consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust in favor of the dedication of the land to public use.

Signature _____
Name of Corporation _____
By: Name, Title _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Salt Lake } ss.

On the _____ day of _____, 20____, personally appeared before me _____ who is the _____ of _____

who duly acknowledged to me that he/she executed the same by authority.

Notary Public _____
Residing at _____
My Commission Expires: _____

ENSIGN
engineering • planning • surveying
90 East Fort Union Boulevard Suite 100 (801) 255-0529
Midvale, Utah 84047 fax (801) 255-4449

LEGEND
1) ○ = SET A #4 REBAR AND CAP A" EACH PROPERTY CORNER.
2) PU AND DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
3) = FIRE HYDRANT TO BE INSTALLED.
4) = EXISTING FIRE HYDRANT.
5) = STREET LIGHT TO BE INSTALLED.
6) = EXISTING STREET LIGHT.
7) = MONUMENT TO BE INSTALLED.
8) = EXISTING STREET MONUMENT.
9) = SECTION CORNER.
10) = BUILDABLE AREA

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF Salt Lake } ss

On the _____ day of _____, 20____, personally appeared before me _____ who is the _____ of _____

who duly acknowledged to me that he/she executed the same by authority.

Notary Public: _____
Residing at: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

Patrick M. Harris, do hereby certify that I am a Registered Professional Land Surveyor, and that I hold certificate No. 286882, 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

WHEATLAND ESTATES SUBDIVISION PHASE 2

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882, as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a subdivision plat to our client. The Basis of Bearing is the line between the Southwest Corner and the West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian, measuring North 0°01'18" West 2662.73 feet.

PROPERTY DESCRIPTION

Beginning at a point North 0°01'18" West 384.31 feet along the section line from the Southwest Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 0°01'18" West 1023.26 feet along the section line;
thence East 30.00 feet;
thence South 0°01'18" East 103.02 feet;
thence Southeasterly 451 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the long chord bears South 8°44'21" East 4.49 feet with a central angle of 1°14'037");
thence Southeasterly 26.54 feet along the arc of a 19.150 foot radius curve to the left (center bears North 10°38'38" East and the long chord bears South 22°51'08" East 26.50 feet with a central angle of 1°53'32");
thence Southeasterly 81.31 feet along the arc of a 10.00 foot radius curve to the left (center bears North 61°35'06" East and the long chord bears South 45°20'14" East 40.11 feet with a central angle of 93°31'34");
thence Southeasterly 1.26 feet along the arc of a 5.00 foot radius curve to the left (center bears North 21°43'21" East and the long chord bears South 16°08'18" East 1.26 feet with a central angle of 21°43'00");
thence North 8°54'51" East 19.10 feet;
thence Northeasterly 23.59 feet along the arc of a 15.00 foot radius curve to the left (center bears North 0°00'03" West and the long chord bears North 44°56'18" East 21.24 feet with a central angle of 90°01'18");
thence North 8°53'29" East 25.00 feet;
thence South 0°01'31" East 0.11 feet;
thence North 8°53'29" East 25.00 feet;
thence Southeasterly 23.53 feet along the arc of a 15.00 foot radius curve to the left (center bears North 8°53'29" East and the long chord bears South 45°03'42" East 21.18 feet with a central angle of 89°52'43");
thence North 8°54'51" East 41.01 feet;
thence South 0°01'18" East 61.48 feet;
thence South 8°54'41" East 106.05 feet;
thence North 0°01'18" West 6.81 feet;
thence South 8°54'41" East 85.00 feet;
thence North 0°01'18" West 82.38 feet;
thence South 8°54'41" East 172.68 feet;
thence North 0°01'18" East 455.00 feet;
thence North 8°54'41" West 455.11 feet;
thence North 0°01'18" West 66.31 feet;
thence North 8°54'41" West 241.00 feet to the point of beginning.

Contains 448,203 square feet 24 acres 28 Lots.

_____ _____
Date Patrick M. Harris

License No. 286882

OWNER'S DEDICATION

Known all by these presents that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and streets to hereafter be known as

WHEATLAND ESTATES SUBDIVISION PHASE 2

do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the city's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we have hereunto set our hands this 2 day of April A.D. 2007.

Norman H. Bangerter Chairman/Pres. Co-Co Dev. Inc
Nathan A. Anderson SVP/First Utah Bank

ACKNOWLEDGMENT

STATE OF UTAH }
County of Salt Lake } S.S.

On the 2 day of April A.D. 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, Norman H. Bangerter, Nathan A. Anderson who duly acknowledged to me that they signed it freely and voluntarily, and for the uses and purposes therein mentioned.

My commission expires June 3, 2009 Sally Murrayweather
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

WHEATLAND ESTATES
SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN,
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

UTILITIES

APPROVED THIS 3 DAY OF April A.D. 2007

_____ _____
COMCAST ROCKY MOUNTAIN POWER

_____ _____
QUESTAR QWEST

BOARD OF HEALTH

APPROVED THIS 3 DAY OF April A.D. 2007

_____

REVISION BLOCK

CITY PLANNING COMMISSION

APPROVED THIS 11 DAY OF April A.D. BY THE WEST JORDAN CITY PLANNING COMMISSION.

_____ _____
CHAIRMAN WEST JORDAN CITY PLANNING COMM. ATTEST

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

_____ _____
DATE WEST JORDAN CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 7th DAY OF May A.D. 2007

_____
WEST JORDAN CITY ATTORNEY

CITY COUNCIL

PRESENTED TO WEST JORDAN THIS 7th DAY OF May A.D. 2007

_____ _____
MAYOR WEST JORDAN UTAH

_____ _____
ATTEST: WEST JORDAN CITY RECORDER

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____
SALT LAKE COUNTY RECORDER

PAGE 1 OF 2 DATE: _____

WHEATLAND ESTATES SUBDIVISION PHASE 2

LOCATED IN SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

NOTE:

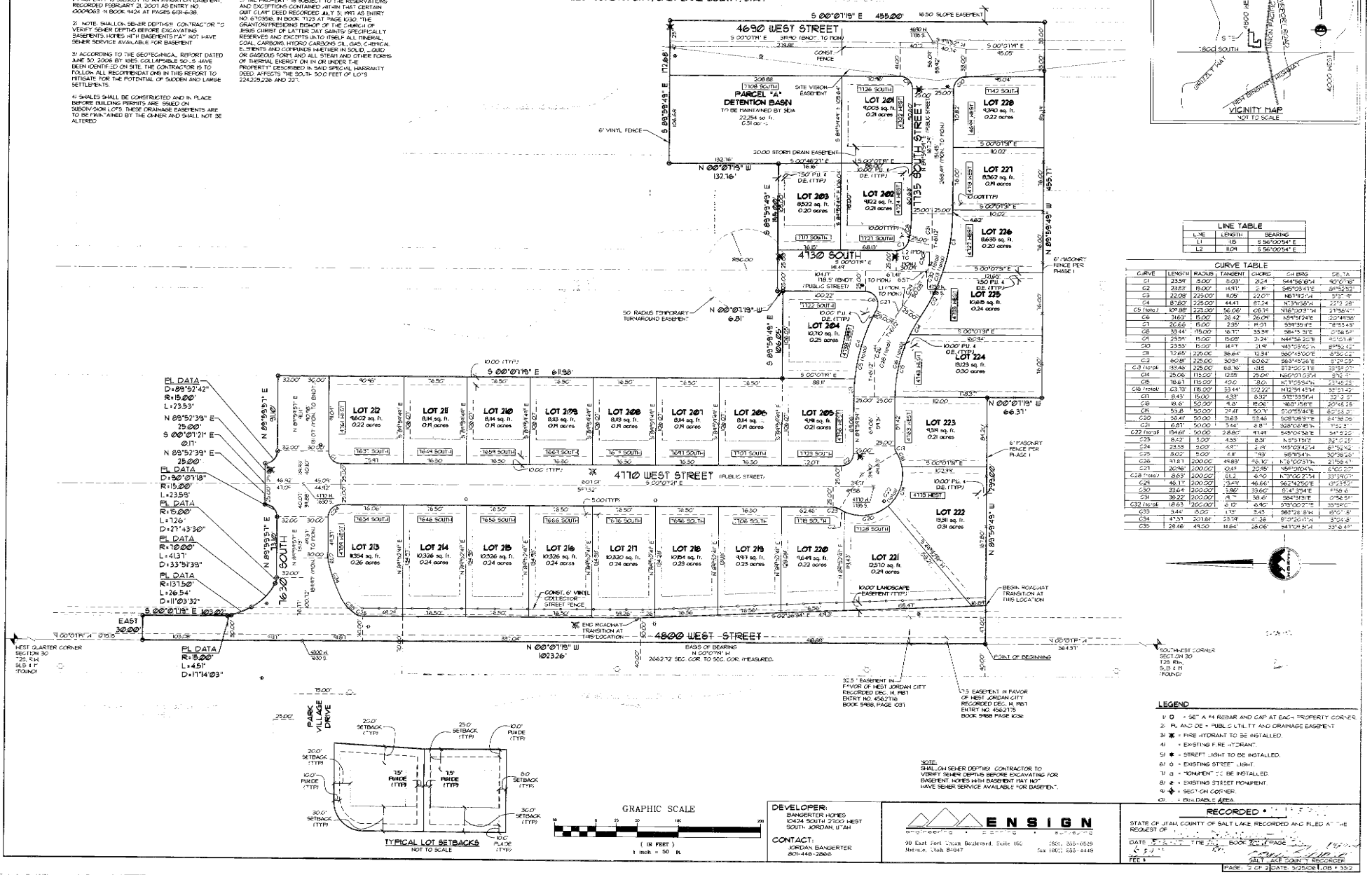
1) PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT, RECORDED FEBRUARY 21, 2001 AS ENTRY NO. 6909063 IN BOOK 9424 AT PAGES 6394-6398.

2) NOTE: SHALLOW SEWER DEPTHS!!! CONTRACTOR TO VERIFY SEWER DEPTHS BEFORE EXCAVATING BASEMENTS. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

3) ACCORDING TO THE GEOTECHNICAL REPORT DATED JUNE 30, 2006 BY IGES, COLLAPSIBLE SOILS HAVE BEEN IDENTIFIED ON SITE. THE CONTRACTOR IS TO FOLLOW ALL RECOMMENDATIONS IN THIS REPORT TO MITIGATE FOR THE POTENTIAL OF SUDDEN AND LARGE SETTLEMENTS.

4) SWALES SHALL BE CONSTRUCTED AND IN PLACE BEFORE BUILDING PERMITS ARE ISSUED ON SUBDIVISION LOTS. THESE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OWNER AND SHALL NOT BE ALTERED.

5) THE PROPERTY IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS CONTAINED WITHIN THAT CERTAIN QUIT CLAIM DEED RECORDED JULY 3, 1997 AS ENTRY NO. 6703546, IN BOOK 7123 AT PAGE 1030. "THE GRANTOR(S) PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS SPECIFICALLY RESERVES AND EXCEPTS UNTO ITSELF ALL MINERAL, COAL, CARBONS, HYDRO CARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS WHETHER IN SOLID, LIQUID OR GASEOUS FORM AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON IN OR UNDER THE PROPERTY" DESCRIBED IN SAID SPECIAL WARRANTY DEED. AFFECTS THE SOUTH 30.0 FEET OF LOTS 224,225,226 AND 227.



LINE TABLE		
LINE	LENGTH	BEARING
L1	115	S 56°00'54" E
L2	11.04	S 56°00'54" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CH BRG	DELTA
C1	23.59'	15.00'	15.03'	21.24	S44°56'18"W	90°07'16"
C2	23.53'	15.00'	14.97'	21.18	S45°03'41"E	89°52'53"
C3	22.08'	225.00'	11.05'	22.07'	N87°19'51"W	5°37'-9"
C4	87.80'	225.00'	44.41	87.24	N73°16'58"W	22°3 28"
C5 (total)	109.88'	225.00'	56.06'	108.78	N116°30'31"W	27°58'47"
C6	31.63'	15.00'	26.42'	26.09'	N8°59'24"E	120°48'38"
C7	20.66	15.00	2.35'	19.01	S39°35'11"E	78°53'45"
C8	33.44'	115.00	16.77'	33.31	S84°13 31"E	16°38'53"
C9	29.59'	15.00	15.08'	21.24	N44°56'25"E	113°1 18"
C10	23.53'	15.00'	14.97'	21.18	N45°03'41"W	89°52'43"
C11	12.65'	225.00	36.64'	12.34'	S80°45'00"E	3°30'22"
C12	60.81'	225.00	30.54'	60.62'	S63°55'55"E	15°29'25"
C13 (total)	115.46	225.00'	58.16'	113.55	S73°50'23"E	29°39'21"
C14	25.06	115.00'	12.59	25.02'	N80°01'23"W	5°12'-1"
C15	18.61	115.00'	9.30	18.01	N73°55'54"W	23°45'23"
C16 (total)	63.19'	115.00'	33.44'	102.22'	N12°34'45"W	31°51'42"
C17	8.45'	15.00	4.33'	8.32'	S13°33'51"W	32°12'-2"
C18	19.6'	50.00'	9.9'	19.06	N68°15'51"E	20°45'15"
C19	53.8	50.00'	29.41'	50.71'	S10°55'44"E	61°33'-1"
C20	38.41'	50.00	21.63	37.46	S08°08'37"E	44°38'06
C21	6.81'	50.00 '	3.41'	6.81'	S28°06'45"W	7°52'-3"
C22 (total)	134.61'	50.00	2.880'	91.49	S45°04'58"E	341°5'22
C23	8.42'	5.00'	4.33	8.31'	N53°15'12"	92°12'28"
C24	23.53	5.00'	4.97'	2.19	N45°03'42"W	270°52'42
C25	8.02'	5.00'	4.11'	7.19	S85°15'41"	92°38'28"
C26	91.61	200.00	49.83'	90.10'	N76°00'31"W	21°58'47"
C27	20.96'	200.00	10.49	20.95	N59°31'04"W	6°00'27"
C28 (total)	3.63'	200.00	21.2	6.70	N37°00'27"W	33°39'07"
C29	46.11'	200.00'	13.29	46.66'	S62°42'50"E	13°13'57"
C30	39.64	200.00'	5.86'	39.60'	S14°37'54"E	11°38'-6
C31	38.22'	200.00'	19.1'	38.16'	S84°31'31"E	10°56'55"
C32 (total)	18.63	200.00'	9.31	6.90	S73°00'27"E	33°59'0"
C33	3.44'	15.00	1.73'	3.43	S83°28 51"W	13°07'-5"
C34	41.37	201.81	23.19'	41.28	S70°20'01"W	3°24'-8"
C35	29.46	49.00	14.64'	28.06'	S41°08'31"W	33°16'49"

NOTE:
SHALLOW SEWER DEPTHS!!! CONTRACTOR TO VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

LEGEND

1) ○ = 5/8" X 24 REBAR AND CAP AT EACH PROPERTY CORNER.
2) PU AND DE = PUBLIC UTILITY AND DRAINAGE EASEMENT.
3) ✱ = FIRE HYDRANT TO BE INSTALLED.
4) ✱ = EXISTING FIRE HYDRANT.
5) ✱ = STREET LIGHT TO BE INSTALLED.
6) ○ = EXISTING STREET LIGHT.
7) ○ = "MONUMENT" TO BE INSTALLED.
8) ✱ = EXISTING STREET MONUMENT.
9) ✦ = SECTION CORNER.
10) = BUILDABLE AREA.

DEVELOPER:
BANGERTER HOMES
10424 SOUTH 2700 WEST
SOUTH JORDAN, UTAH

CONTACT:
JORDAN BANGERTER
801-446-2866

ENSIGN
engineering • planning • surveying
90 East Fort Union Boulevard, Suite 100
Midvale, Utah 84047
(801) 255-0529
Fax (801) 255-4449

RECORDED

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

DATE ____ TIME ____ BOOK ____ PAGE ____

FEE $ ____

SALT LAKE COUNTY RECORDER

PAGE: 2 OF 2 DATE: 5/25/06 JOB # 5312