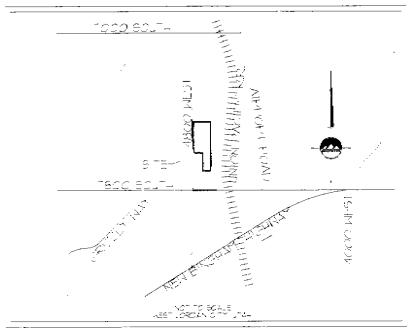
WHEATLAND ESTATES SUBDIVISION PHASE 3

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



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 3

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

PROPERTY DESCRIPTION

Beginning at a point on the section line 1320.00 feet [illegible] from the South Quarter Corner of said Section 30; [illegible] 00°01'16" West 1319.25 feet along said section line to the East-West Quarter Section line; [illegible] 89°59'44" West 1320.00 feet along said section line to the South-West Corner of said Section 30; [illegible] 2 South, Range 1 West, Salt Lake Base and Meridian and running

[illegible]

Contains 190,260 square feet 4.37 acres

[illegible]

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the described tract of land do hereby cause the same to be subdivided into lots and streets to hereafter be known as

WHEATLAND ESTATES SUBDIVISION PHASE 3

do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and do hereby dedicate to the City in which the lots are located, easements on other encumbrances on the designated streets for all utilities and the installation and maintenance of the streets and do hereby dedicate the easements as shown for the use of public utility and other necessary services.

In witness whereof I have hereunto set my hand this 27 day of July A.D. 2007

[illegible]

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On the 27 day of July A.D. 2007 personally appeared before me Jordan H. Bangerter who being duly sworn did say that he is the President of Calco Development Inc and that the foregoing instrument was signed on behalf of said corporation by authority of the Board of Directors and he acknowledged to me that said corporation executed the same.

My commission expires 3 June 2009 Sally Merryweather
Notary Public
Residing in Salt Lake County

DEED OF TRUST

(for property encumbered by a Deed of Trust)

The undersigned Beneficiary of a Deed of Trust encumbering a portion of the property shown on this subdivision plat, hereby consents to the recording of this map and subordinates its deed of trust to the easements dedicated to the public on this plat.

REC Centurion Bank of Utah Corp. is acting pursuant to

By _____ Vice President

State of _____
County of _____

On this ___ day of _____ 20__, personally appeared before me the Vice President of REC Centurion Bank of Utah Corporation, a federal issued to the foregoing instrument executed the foregoing instrument in behalf of said corporation.

Notary Public
Commission expires

Place of Residence

NOTE

1. PROPERTY IS SUBJECT TO AN EXCLUSIVE EASEMENT RECORDED APRIL 24, 1973 AS ENTRY NO. 2877388 IN BOOK 4144 AT PAGES 618-619.

2. NOTE: SHALLOW SEWER DEPTHS. CONTRACT TO INSTALL SEWER DEPTH IS REQUIRED EXCAVATING BEYOND THE NORMAL EASEMENTS MAY BE REQUIRED FOR SEWER SERVICE AVAILABLE FOR BASEMENT.

3. ACCORDING TO THE GEOTECHNICAL REPORT DATED JUNE 30, 2006 BY [illegible] THE SPRINGS SHOULD NOT BE USED FOR SEWER SERVICE DUE TO THE LIKELIHOOD OF THE REPORTED HIGH WATER TABLE, THE POTENTIAL OF SWELLING AND LARGE SETTLEMENTS.

4. FILES SHALL BE CONSTRUCTED AND NO PLACE BUT ARE BUILDING PERMITS ARE ISSUED ON THE LOTS. THE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OWNER AND SHALL NOT BE ALTERED.

5. PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC CORPORATION AND THE MOUNTAIN FUEL SUPPLY COMPANY RECORDED MARCH 27, 1974 AS ENTRY NO. 2873388 IN BOOK 3940 AT PAGE 220.

6. PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE [illegible] WATER BOARD RECORDED NOVEMBER 12, 1982 AS ENTRY NO. 3412 IN BOOK 5664 AT PAGE 69.

7. THE PROPERTY IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS CONTAINED IN THE [illegible] WARRANTY DEED RECORDED [illegible] AS ENTRY NO. 6113388 IN BOOK 7135 AT PAGE 230.

DEVELOPER:
BANGERTER HOMES
7484 SOUTH 700 WEST
SOUTH JORDAN, UTAH

CONTACT:
JORDAN BANGERTER
801-449-2888

UTILITIES

APPROVED THIS ___ DAY OF _____ 20__

[illegible]

BOARD OF HEALTH

APPROVED THIS ___ DAY OF _____ 20__

[illegible]

REVISION BLOCK

CITY PLANNING COMMISSION

APPROVED THIS ___ DAY OF _____ 20__
BY THE WEST JORDAN CITY PLANNING COMMISSION.

CHAIRMAN, WEST JORDAN CITY PLANNING COMM.

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT 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 ___ DAY OF _____ 20__

WEST JORDAN CITY ATTORNEY

CITY COUNCIL

PRESENTED TO WEST JORDAN THIS ___ DAY OF _____ 20__

WEST JORDAN CITY COUNCIL

ATTEST: WEST JORDAN CITY RECORDER

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: 1 OF 2 DATE: 8-28-08 08:14:55 AM

$126.00

ENSIGN
engineering planning surveying

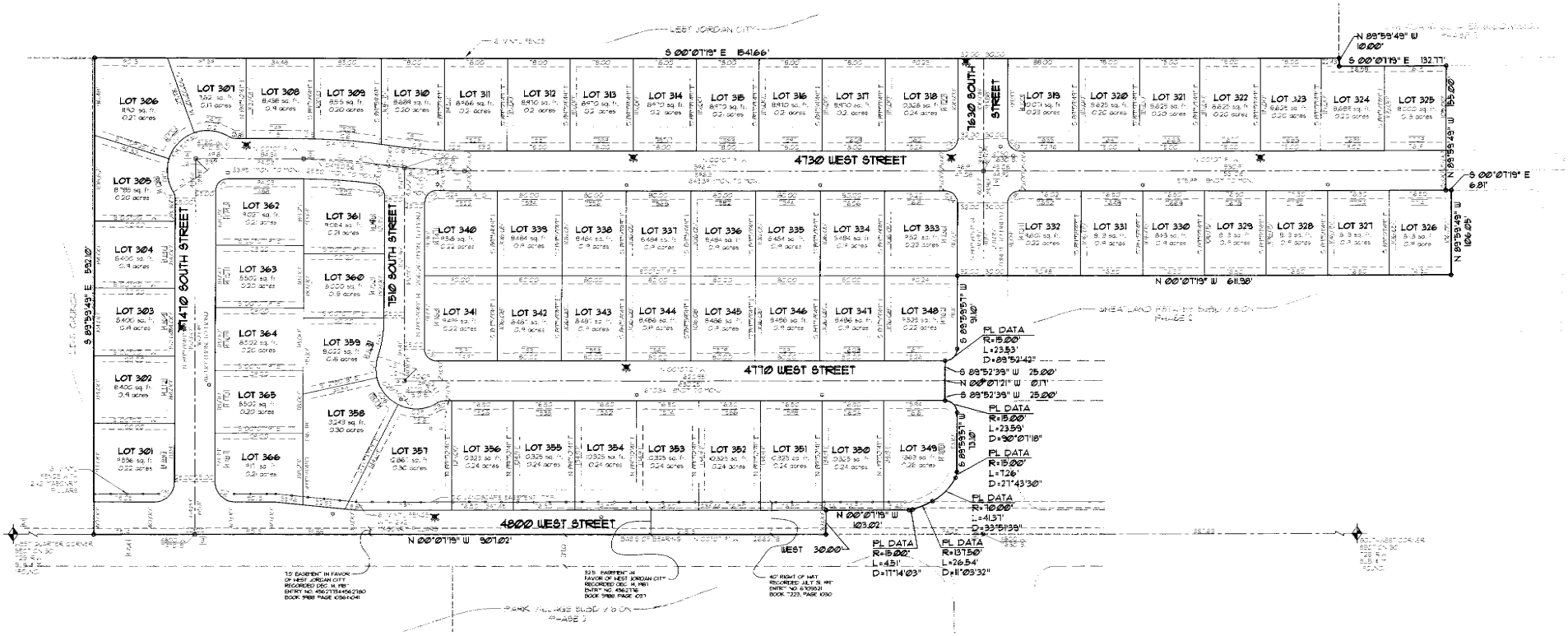
90 East Fort Union Boulevard, Suite 100
Midvale, Utah 84047
Tel (801) 255-0529
Fax (801) 255-4449

LEGEND
1. ○ = SET 5/8" REBAR AND CAP AT EACH PROPERTY CORNER
2. PLAND DRAIN = 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. ⊙ = HOUSE TO BE INSTALLED
8. ◆ = EXISTING STREET MONUMENT
9. ⊕ = SECTION CORNER
10. ▭ = BUILDABLE AREA

F:\3139 Jennings\Final\PHASE3B_SUBDIV.DWG, PLAT 1, 7/27/2007 2:30:17 PM, ianlee

WHEATLAND ESTATES SUBDIVISION PHASE 3

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



STREET COORDINATES

POINT	NORTH	EAST
1	2253582.828	45[illegible]232.83
2	2253443.524	45[illegible]238.39
3	2253467.[illegible]	45[illegible]295.[illegible]
4	2253452.6	45[illegible]7[illegible].8
5	2253447.299	45[illegible]7[illegible].6
6	2253435.207	45[illegible]5.26
7	2253380.[illegible]	45[illegible]7.298
8	2253421.233	45[illegible]7.275
9	2253[illegible]833	45[illegible]7[illegible].8
10	2253[illegible].282	45[illegible]233.022

NOTE:
COORDINATE FACTOR: GROUND FEET TO GRID METERS 0.9[illegible]

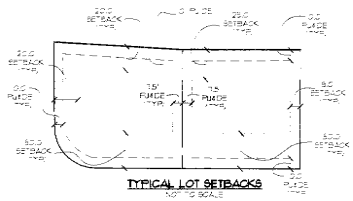
BASIS OF BEARING: MEASURED N 00°07'19" W
BASIS OF BEARING: GRID N 00°[illegible]

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N 87°[illegible]
L2	[illegible]	N 48°[illegible]
L3	50.00	S 7[illegible]
L4	[illegible]	S 00°[illegible]
L5	[illegible]	S 87°[illegible]
L6	[illegible]	N 44°58.26" E
L7	50.00	N 32°[illegible]

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	[illegible]	682.90	50.00	[illegible]	N 64°26.5	8°[illegible]
C2/C10/C14	[illegible]	682.90	50.00	[illegible]	S 64°[illegible]	8°[illegible]
C3	25.82	682.90	12.9	25.82	S 67°[illegible]	2°[illegible]
C4	[illegible]	682.90	37.23	[illegible]	S 63°[illegible]	3°[illegible]
C5	39.22	25.00	24.95	35.32	S 45°[illegible]	89°[illegible]
C6	39.32	25.00	25.03	35.39	S 44°58.26" E	90°07'19"
C7	23.53	15.00	15.1	21.18	N 48°[illegible]	89°52'30"
C8/C12/C16	54.64	50.00	29.04	51.88	N 45°[illegible]	62°[illegible]
C9	8.43	5.00	5.53	8.32	N 7[illegible]	9[illegible]
C10	45.07	50.00	22.68	43.75	S 82°[illegible]	49°[illegible]
C11	48.45	50.00	26.05	46.78	N 46°[illegible]	53°[illegible]
C12	48.2	50.00	24.25	43.80	N 08°[illegible]	54°[illegible]
C13	8.43	5.00	5.53	8.32	S 15°[illegible]	9[illegible]
C14/C18/C22	23.56	15.00	15.00	21.21	N 44°[illegible]	90°[illegible]
C15	3	15.00	6.56	3	N 00°[illegible]	0°[illegible]
C16	53.30	50.00	29.70	50.23	N 24°[illegible]	61°[illegible]
C17	[illegible]	50.00	3.53	[illegible]	N 08°[illegible]	1°[illegible]
C18/C24/C28	78.05	50.00	48	70.56	S 64°[illegible]	89°[illegible]
C19	1.25	50.00	30.66	2	S 20°[illegible]	1°[illegible]
C20	24.80	50.00	12.6	24.80	S 82°[illegible]	29°[illegible]
C21	87.2	50.00	43.75	87.20	N 03°[illegible]	100°[illegible]
C22	2.34	5.00	3	9.74	N 46°[illegible]	27°[illegible]
C23	24.53	5.00	27	4.10	N 19°[illegible]	279°[illegible]
C24	53.22	50.00	29.3	50.22	S 67°[illegible]	61°[illegible]
C25/C29	22.35	50.00	38.2	34.08	S 37°[illegible]	40°[illegible]
C26	48.6	56.00	24.60	46.2	S 8[illegible]	49°[illegible]
C27	28.5	50.00	8.78	28.48	S 67°[illegible]	32°[illegible]
C28	44.00	50.00	23.82	42.60	S 12°[illegible]	50°[illegible]
C29	1.66	50.00	28.82	49.39	S 00°[illegible]	1°[illegible]
C30	3.44	5.00	4.92	8.33	N 6[illegible]	39°[illegible]
C31	23.86	5.00	5.73	4.21	S 44°58.26" W	90°07'32"
C32	23.53	15.00	14.91	21.19	S 45°[illegible]	89°52'30"
C33	23.19	15.00	15.08	21.46	S 44°58.26" W	90°07'30"
C34	23.59	15.00	15.03	21.24	N 44°58.26" E	90°07'30"
C35	23.53	15.00	14.91	21.19	N 45°[illegible]	89°52'30"



TYPICAL LOT SETBACKS
NOT TO SCALE

NOTE:
SALT LAKE SEWER DISTRICT CONTRACTOR TO VERIFY SEWER DEPTH BEFORE EXCAVATING FOR BASEMENT HOMES IN THE BASEMENT CONTRACT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

- = SET A #4 REBAR AND CAP AT EACH PROPERTY CORNER
- = PLANED EASEMENT
- = FIRE HYDRANT TO BE INSTALLED
- = EXISTING FIRE HYDRANT
- = STREET LIGHT TO BE INSTALLED
- = EXISTING STREET LIGHT
- = MONUMENT TO BE INSTALLED
- = EXISTING STREET MONUMENT
- = SECTION CORNER
- = BUILDABLE AREA

DEVELOPER:
SANGERTA HOMES
7424 SOUTH 2700 WEST
WEST JORDAN, UTAH

CONTACT:
JORDAN SANGERTER
801-468-2868

ENSIGN
engineering • planning • surveying
90 East Fort Cross 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 [illegible]

P:\2012\dwg\Proj\PHA1 PHASE 3\2012011 PLAT.dwg, PLAT 2, 7/27/2007 2:28:51 PM, ventoh