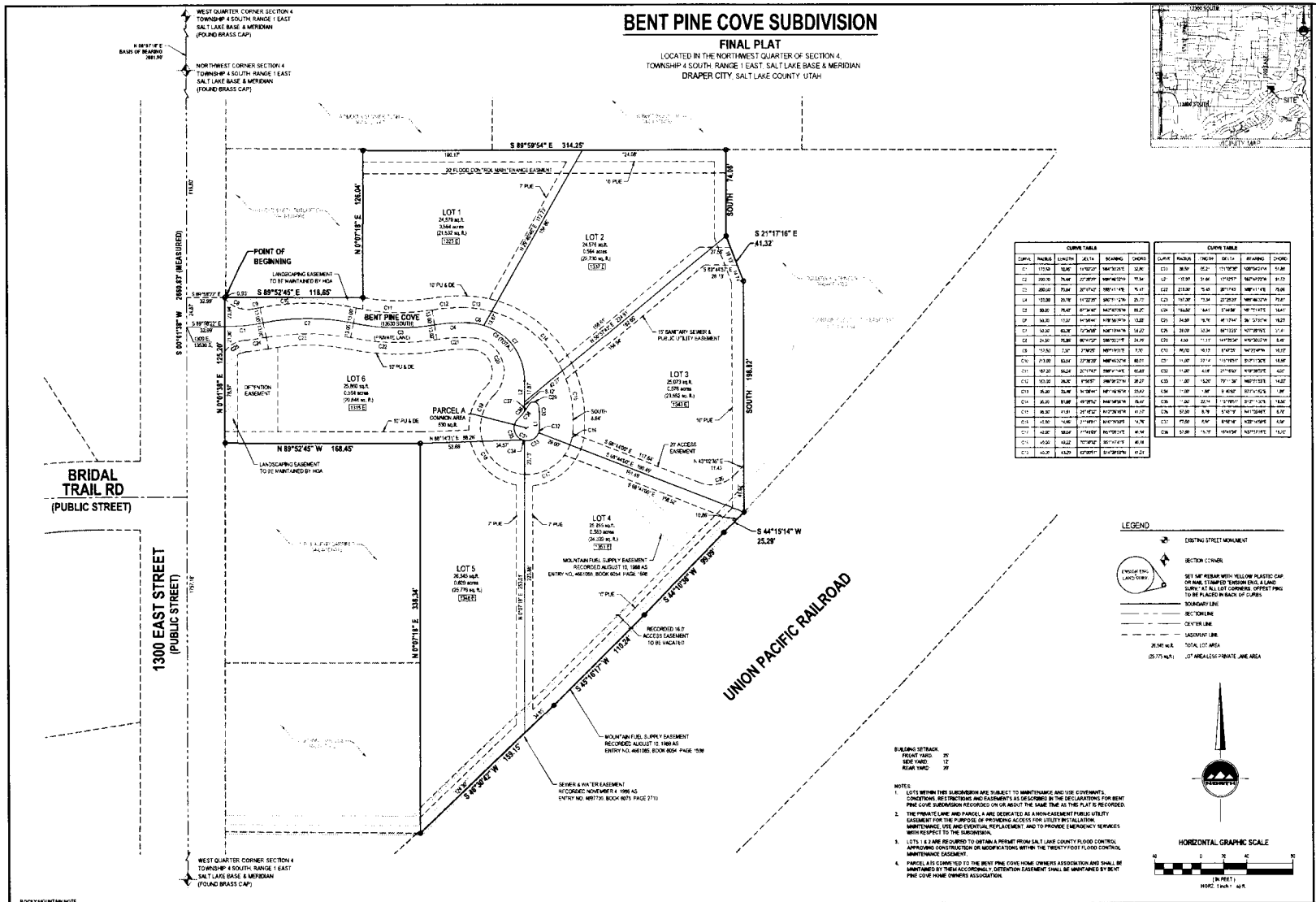
BENT PINE COVE SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	175.00	18.06'	5°54'22"	N84°56'30"E	32.96'
C2	200.00	76.44'	21°35'05"	N89°46'32"W	75.94'
C3	200.00	75.64'	21°47'42"	S89°41'47"E	75.17'
C4	125.00	25.78'	11°22'25"	S80°11'12"W	25.72'
C5	50.00	75.42'	87°16'46"	N42°40'50"W	68.20'
C6	50.00	13.22'	14°58'44"	N78°56'30"W	13.22'
C7	50.00	63.32'	72°30'58"	N36°10'44"W	59.20'
C8	24.50	75.36'	87°57'52"	S88°52'31"E	24.79'
C9	175.00	7.24'	2°22'05"	N87°11'31"E	7.24'
C10	275.00	83.04'	17°18'02"	N88°43'32"W	82.71'
C11	187.00	56.04'	17°11'47"	S88°41'14"E	55.84'
C12	100.00	26.92'	15°42'17"	S88°36'23"W	26.83'
C13	25.00	25.94'	59°26'41"	N61°18'15"W	25.00'
C14	25.00	51.88'	118°52'22"	N44°18'56"W	43.44'
C15	86.00	11.31'	7°32'15"	N12°26'16"W	11.31'
C16	11.50	14.66'	73°00'11"	N16°30'28"E	14.78'
C17	42.00'	58.04'	79°12'00"	N0°07'15"E	54.14'
C18	15.00	13.22'	50°49'42"	S51°14'41"E	12.79'
C19	40.00'	43.29'	62°00'51"	S14°38'50"W	41.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	38.50'	60.21'	111°32'50"	N85°56'31"W	51.38'
C21	117.00'	31.66'	15°29'57"	N87°42'27"W	31.57'
C22	213.00'	75.45'	20°17'43"	N88°11'14"E	75.06'
C23	187.00'	73.34'	22°28'28"	N88°46'30"W	72.87'
C24	14.50'	6.41'	24°48'56"	N8°11'41"E	16.41'
C25	24.50'	16.76'	39°12'44"	S6°37'55"W	16.27'
C26	28.00'	32.34'	66°12'23"	N17°28'15"E	37.41'
C27	14.50'	11.11'	44°29'54"	N19°30'23"W	8.48'
C28	86.00'	18.13'	12°42'25"	N42°33'47"W	18.13'
C29	11.50'	17.14'	114°19'51"	S12°11'30"E	14.58'
C30	11.50'	4.14'	21°16'43"	N18°30'35"E	4.12'
C31	1.50'	1.50'	57°17'30"	N67°11'53"E	1.43'
C32	11.50'	9.18'	45°42'52"	S37°41'42"E	1.39'
C33	1.50'	22.14'	1475°59'01"	S12°13'43"E	16.50'
C34	57.00'	8.79'	8°50'19"	N41°29'49"E	8.78'
C35	17.00'	8.04'	8°06'18"	N33°16'58"E	8.04'
C36	57.00'	15.79'	15°52'34"	N37°11'41"E	15.73'

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURVEY — SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- 26,345 sq.ft. — TOTAL LOT AREA
- (25,779 sq.ft.) — LOT AREA LESS PRIVATE LANE AREA

BUILDING SETBACK
FRONT YARD 25'
SIDE YARD 12'
REAR YARD 20'

NOTES:

1. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO MAINTENANCE AND USE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS DESCRIBED IN THE DECLARATIONS FOR BENT PINE COVE SUBDIVISION RECORDED ON OR ABOUT THE SAME TIME AS THIS PLAT IS RECORDED.
2. THE PRIVATE LANE AND PARCEL A ARE DEDICATED AS A NON-EASEMENT PUBLIC UTILITY EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE EMERGENCY SERVICES WITH RESPECT TO THE SUBDIVISION.
3. LOTS 1 & 2 ARE REQUIRED TO OBTAIN A PERMIT FROM SALT LAKE COUNTY FLOOD CONTROL APPROVING CONSTRUCTION OR MODIFICATIONS WITHIN THE TWENTY FOOT FLOOD CONTROL MAINTENANCE EASEMENT.
4. PARCEL A IS CONVEYED TO THE BENT PINE COVE HOME OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THEM ACCORDINGLY. DETENTION EASEMENT SHALL BE MAINTAINED BY BENT PINE COVE HOME OWNERS ASSOCIATION.

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ. 1 inch = 40 ft.

ROCKY MOUNTAIN NOTE
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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 ACKNOWLEDGEMENT 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CONTACT
PRINCE DEVELOPMENT, LLC
4255 N. SUGAR PINE COURT
LEHI, UT 84043

ENSIGN
SALT LAKE CITY
46 West 10600 South
Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453

OWEST _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
QUESTAR _____ DATE _____
COMCAST CABLE _____ DATE _____

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS ____ DAY OF _____ 20__
BY THE SALT LAKE COUNTY FLOOD CONTROL
SALT LAKE COUNTY FLOOD CONTROL

SURVEY RECORDING DATA
DATE _____
DRAWING No. _____

SHEET 1 OF 1
PROJECT NUMBER 5096
MANAGER PMH
DRAWN BY KTH
CHECKED BY PMH
DATE 10/11

DRAPER IRRIGATION COMPANY
APPROVED THIS ____ DAY OF _____ 20__
BY THE DRAPER IRRIGATION COMPANY.
MANAGER

SOUTH VALLEY SEWER IMPROVEMENT DISTRICT
APPROVED THIS ____ DAY OF _____ 20__
BY THE SOUTH VALLEY SEWER IMPROVEMENT DISTRICT
DIRECTOR, SOUTH VALLEY SEWER IMPROVEMENT DISTRICT

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____ 20__
BY THE DRAPER CITY PLANNING COMMISSION.
CHAIR, DRAPER CITY PLANNING COMMISSION

BOARD OF HEALTH APPROVAL
APPROVED THIS ____ DAY OF _____ 20__
BY THE BOARD OF HEALTH.
SALT LAKE COUNTY HEALTH DEPT.

CITY ENGINEER APPROVAL
APPROVED THIS ____ DAY OF _____ 20__
BY THE DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS ____ DAY OF _____ 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS ____ DAY OF _____ 20__
BY THE DRAPER CITY ATTORNEY.
DRAPER CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 166492 as prescribed under 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 BENT PINE COVE SUBDIVISION 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

Beginning at a point on the East Right-of-Way Line of 1300 East Street, said point being South 89°59'54" West 818.80 feet along the Section Line and South 89°57'22" East 33.00 feet from the Northwest Corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 89°52'45" East 118.85 feet;
thence North 0°07'15" East 126.04 feet;
thence South 89°52'45" East 314.25 feet;
thence South 74.08 feet;
thence South 21°17'16" East 41.32 feet
thence South 198.82 feet to a point on the West Line of the Union Pacific Railroad;
thence South 44°15'14" West 25.28 feet along the West Line of said Union Pacific Railroad;
thence South 44°15'36" West 98.09 feet along the West Line of said Union Pacific Railroad;
thence South 45°16'17" West 110.24 feet along the West Line of said Union Pacific Railroad;
thence South 40°30'47" West 158.15 feet along the West Line of said Union Pacific Railroad;
thence North 89°52'45" West 336.34 feet;
thence North 89°52'45" West 168.45 feet to the East Right-of-Way Line of 1300 East Street;
thence North 0°07'15" East 125.28 feet along the East Right-of-Way Line of said 1300 East Street to the point of beginning.

Contains 152,446 Square Feet or 3.532 Acres and 6 Lots

Date _____ PATRICK M. HARRIS
P.L.S. 166492

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

BENT PINE COVE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20__

By: _____

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the _____ day of _____ A.D. 20__ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and on behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES _____
_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

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

On the _____ day of _____ A.D. 20__ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Corporation and that He/She signed the Owner's Dedication freely and voluntarily for and on behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES _____
_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

BENT PINE COVE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY, SALT LAKE COUNTY RECORDER