CASTLE RIDGE SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

Notes:

*(A) 50 foot right of way recorded June 12, 1974 as Entry No. 2626580, Book 3607, Page 378, Salt Lake County Recorder's Office.

*(B) 50 foot wide Right of Way for ingress, egress, utilities, and drainage recorded March 12, 1999 as Entry No. 7285721, Book 8257, Page 6873, Salt Lake County Recorder's Office.

*(C) A temporary easement and access right-of-way conveyed to Sandy City Corporation recorded October 20, 2000 as Entry No. 7743260, Book 8385, Page 6710, Salt Lake County Recorder's Office.

(D) A permanent easement and access right-of-way conveyed to Sandy City Corporation October 20, 2000 as Entry No. 7743258, Book 8385, Page 6708, Salt Lake County Recorder's Office.

*(E) 25 foot right of way recorded January 29, 1974, as Entry No. 2587143, Book 3507, Page 400, Salt Lake County Recorder's Office.

(F) Permanent 35 foot perpetual right-of-way and pipeline easement along with a 30.00 foot temporary construction easement along either side of said right-of-way recorded December 30, 2004 as Entry No. 9263638, Book 9079, Page 3743-3746, Salt Lake County Recorder's Office.

(G) Proposed 110 foot right-of-way for proposed Highland Drive as per unrecorded survey by Land Design, LLC (Job No. L-050251, March 30, 2005)

(H) 5 foot buried cable easement recorded May 7, 1974 as Entry No. 2619349, Book 3578, Page 390, Salt Lake County Recorder's Office.

(I) 5 foot buried cable easement recorded May 7, 1974 as Entry No. 2619350, Book 3578, Page 391, Salt Lake County Recorder's Office.

(J) A perpetual easement recorded September 1, 2004 as Entry No. 9161948, Book 9033, Page 232, Salt Lake County Recorder's Office.

(K) An Easement to construct, operate, maintain and repair electric transmission and/or distribution system, under upon and across. Recorded April 19, 1973 as Entry No. 2533411, Book 3305, Page 451, Salt Lake County Recorder's Office.

(L) Permanent 35 foot perpetual right-of-way and pipeline easement along with a 42.50 foot and 17.50 foot temporary construction easement along either side of said right-of-way recorded December October 25, 2005 as Entry No. 9532301, Book 9207, Page 4131, Salt Lake County Recorder's Office.

TYPICAL LOT SETBACKS

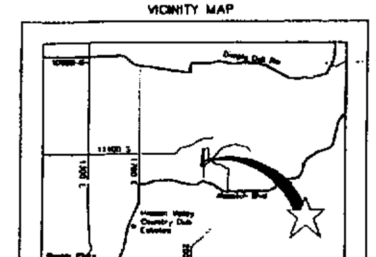
30.00' 11.00' N.T.S.

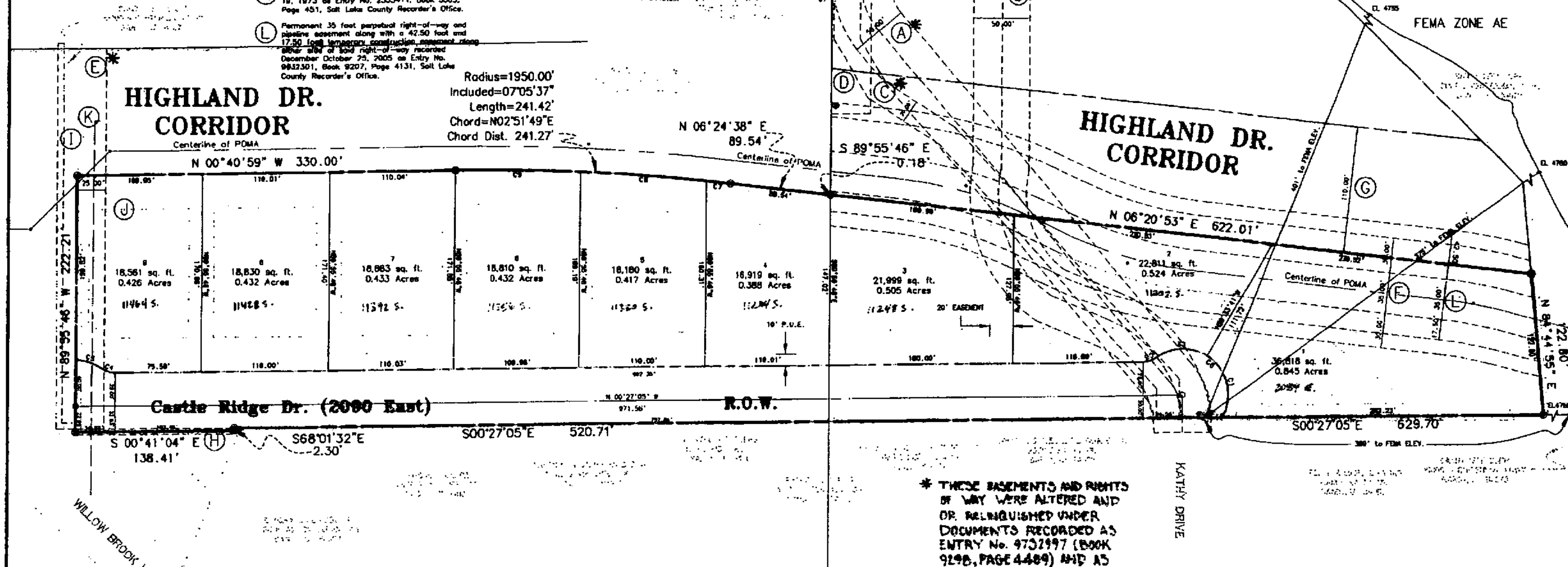
EAST QUARTER CORNER OF SECTION 21 T3S R1E SLB&M

NOTES:
1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.

Reference should be made to Sandy City Community Development file S#[illegible] and Engineering file S#[illegible] and the Sandy City Land Development Code concerning the above Notes.

VICINITY MAP





* THESE EASEMENTS AND RIGHTS OF WAY WERE ALTERED AND OR RELINQUISHED UNDER DOCUMENTS RECORDED AS ENTRY No. 9732997 (BOOK 9298, PAGE 4469) AND AS 9737730 (BOOK 9302, PAGE 2072).

22|22 EAST QUARTER CORNER OF 23|23 SECTION 22 T3S R1E SLB&M

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Notes:
1. All roadways that are not private roads are dedicated to Sandy City as right-of-way ("R.O.W.") for public use.
2. No driveways shall be constructed so as to slope toward any structures without written permission from Sandy City Engineer.
3. No single-family dwelling structure shall be constructed closer than an average of 20 feet, with no point being closer than 10 feet, from any 30%-or-greater slope area.
4. The property owner is responsible for maintenance of the hillside area of the lot. Erosion shall be controlled by planting or other means as required.
5. Prior to obtaining a building permit for Lot 1, a Federal Emergency Management Agency (FEMA) Elevation Certificate shall be provided to and approved by the Sandy City Public Utilities Chief Engineer.
6. Lots 1 & 2 cannot be built upon until the community development department receives a letter from public utilities which releases the construction easement for the POMA project.
7. FEMA flood data is by graphic plotting only on does not represent field determinations. An elevation certificate of other measures may be necessary.

Surveyor's Certificate:

I, Frank J. Verruchi, Jr. do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 347179 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

CASTLE RIDGE

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR No. 347179 FRANK JOSEPH VERRUCHI, JR. 12-2-05 STATE OF UTAH

Castle Ridge Subdivision Description:

Beginning at a point on the proposed Highland Drive easterly right of way line as per unrecorded survey by Land Design, LLC known as Project No. L-05-025T dated 02-08-2004, which point is 466.17 feet South 89°55'46" East along the Quarter Section Line from the East Quarter Corner of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said easterly line North 06°29'53" East 622.01 feet (North 06°35'58" East 621.92 feet by survey) to a southerly boundary line of the Willow Creek Mesa Subdivision recorded in Book LL, Page 31 of Official Records on file at the Salt Lake County Recorder's Office; thence along said southerly boundary North 84°44'55" East (North 85°00' East by record) 122.80 feet to the westerly boundary of said subdivision; thence along said westerly boundary South 00°27'05" East (South 0°12' East by record) 629.70 feet to the South Line of the NW1/4 of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence continuing along said westerly boundary line South 00°27'05" East (South 0°12' East by record) 520.71 feet to a southerly boundary line of said subdivision; thence along said southerly boundary line South 68°01'32" East (South 67°46'27" East by record) 2.30 feet; thence along the westerly boundary line of Lot 22 of said subdivision as per Notice of Lot Line Adjustment recorded as Entry No. 7207079, Book 8214, Page 0573, of said Official Records and a westerly line of the Pine Crest Subdivision recorded in Book 79-2, Page 61 of said Official Records; thence along said westerly line South 00°41'04" East (South 0°25'59" East by record) 138.41 feet to the Northwest Corner of the Sandy City Property recorded as Entry No. 7957389, Book 8482, Page 5351 of said Official Records; thence along the northerly line of said property North 89°55'46" West (North 89 deg 40'41" West by record) 222.21 feet to the Southeast Corner of the Sandy City Property recorded as Entry No. 9161945, Book 9033, Page 21 of said Official Records; thence along the easterly line of said property North 00°40'59" West (North 00°25'54" West by record) 330.00 feet (329.99 feet by record) to a 1950.00 foot radius curve to the right (having an included angle of 07°05'37" [07°05'38" by record]), thence 241.42 feet (241.43 feet by record) along the arc of said curve (chord bears North 02°51'49" East [North 03°06'54" East by record] 241.27 feet); thence North 06°24'38" East (North 06°39'43" East by record) 89.54 feet to said Quarter Section Line; thence along said Quarter Section Line South 89°55'46" East 0.18 feet to the point of beginning.

Contains 5.56 Acres
Contains 9 Lots.

OWNER'S CERTIFICATE:

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

CASTLE RIDGE
(A Residential 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 ______ have hereunto set ______ this 26 day of January, 2006.

Company name: Castle Ridge, LLC corporation
By [signature]
Its Manager

Individual ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF SALT LAKE

On the ____ day of ____, the undersigned notary public in and for the County of Salt Lake in said State of Utah. The signer( ) of the above Owner's Certificate ____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purpose therein mentioned.

MY COMMISSION EXPIRES 2-13-09

Notary Public
Residing in Salt Lake County

[redacted]

Corporate ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF SALT LAKE

On the 26th day of January, 2006 personally appeared before me [illegible] who being by me duly sworn or affirmed, did say that he/she/they is/are the Manager of Castle Ridge, LLC and that the within Owner's dedication was signed on behalf of said Castle Ridge LLC by authority of [illegible] and the said Manager acknowledged to me that said Manager executed the same.

MY COMMISSION EXPIRES 3/25/2009

Residing in Salt Lake County

SHEET 1 OF 1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	81.18	40.00	[illegible]
C2	47.19	40.00	67°35'56"
C3	12.30	20.00	35°14'31"
C4	12.30	20.00	35°14'31"
C5	24.24	40.00	34°43'32"
C6	108.38	40.00	155°14'31"
C7	21.13	1950.00	0°37'15"
C8	110.30	1950.00	3°14'27"
C9	110.00	1950.00	3°13'55"

LEGEND

- ○ = STREET MONUMENT
- ◉ = SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED PSOMAS
- = ADJOINING BOUNDARY LINE
- = ROAD CENTERLINE
- = BOUNDARY LINE
- = EXISTING WATERLINE
- = EASEMENT/ROW
- = LOT LINE
- = SECTION MONUMENT

CASTLE RIDGE
(A RESIDENTIAL SUBDIVISION)
SANDY CITY, UTAH

A Subdivision located in the Northwest Quarter and the Southwest Quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

QUESTAR

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 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 forth in the Owner's Dedication and the Notes, and does not constitute a guarantee of particular terms or of natural gas services. For further information please contact Questar's Right-of-Way Department at 1-800-366-8532.

Approved this 24th day of Jan., 2006.
By ______
Title ______

COMCAST CABLE
APPROVED THIS 6th DAY OF January A.D., 2006
COMCAST REPRESENTATIVE

QWEST COMMUNICATIONS
APPROVED THIS 24th DAY OF January A.D., 2006
QWEST COMMUNICATIONS REPRESENTATIVE

SANDY CITY PUBLIC UTILITIES
APPROVED THIS 19 DAY OF January A.D., 2006
CHIEF ENGINEER

UTAH POWER
APPROVED THIS 12 DAY OF Jan. A.D., 2006
UTAH POWER REPRESENTATIVE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 14 DAY OF December A.D., 2005
SOUTH VALLEY SEWER DISTRICT REPRESENTATIVE

DEVELOPMENT ASSOCIATES INC.
141 East 5600 South
Murray, Utah 84107
801-263-8300

PSOMAS
2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 12-02-05	DESIGNED JEH
SCALE: 1" = 50'	DRAFTED JEH
PROJECT No. 8OAI010200	CHECKED FJV

PLANNING COMMISSION
APPROVED THIS 9th DAY OF ____ A.D., 2006 BY THE SANDY CITY PLANNING COMMISSION.
CHAIRMAN, SANDY CITY PLANNING COMM.

BOARD OF HEALTH
APPROVED THIS 5 DAY OF January A.D., 2006
DIRECTOR SALT LAKE COUNTY BOARD OF HEALTH

ENGINEERS CERTIFICATE
APPROVED THIS 7 DAY OF February A.D., 2006
SANDY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 5th DAY OF June A.D., 2006
SANDY CITY ATTORNEY

SANDY CITY MAYOR
PRESENTED TO SANDY CITY MAYOR THIS 7th DAY OF June A.D., 2006 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: SANDY CITY CLERK   SANDY CITY MAYOR

RECORDED # 9745959
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Castle Ridge LLC
DATE 6/7/06 TIME 4:15PM BOOK 2006P
PAGE 128 FEE $ 39.00
SALT LAKE COUNTY RECORDER

39.00

28-22-11,31
28-22-300-029 28-22-153-008

CASTLE RIDGE SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

Notes:

* (A) 50 foot right of way recorded June 12, 1974 as Entry No. 2628580, Book 3607, Page 378, Salt Lake County Recorder's Office.
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(K) An Easement to construct, operate, maintain and repair electric transmission and/or distribution system, under upon and across. Recorded April 19, 1973 as Entry No. 2533411, Book 3305, Page 451, Salt Lake County Recorder's Office.

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TYPICAL LOT SETBACKS

30.00' 11.00' N.T.S.

EAST QUARTER CORNER OF SECTION 21 T3S R1E SLB&M

NOTES:
1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
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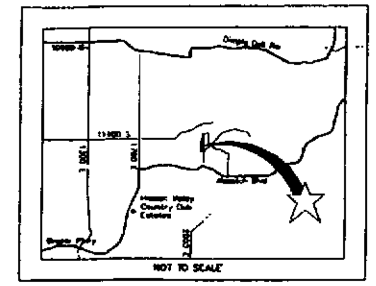
Reference should be made to Sandy City Community Development file S# 5-5-35 and Engineering file S# 5-5-35 and the Sandy City Land Development Code concerning the above Notes.

VICINITY MAP



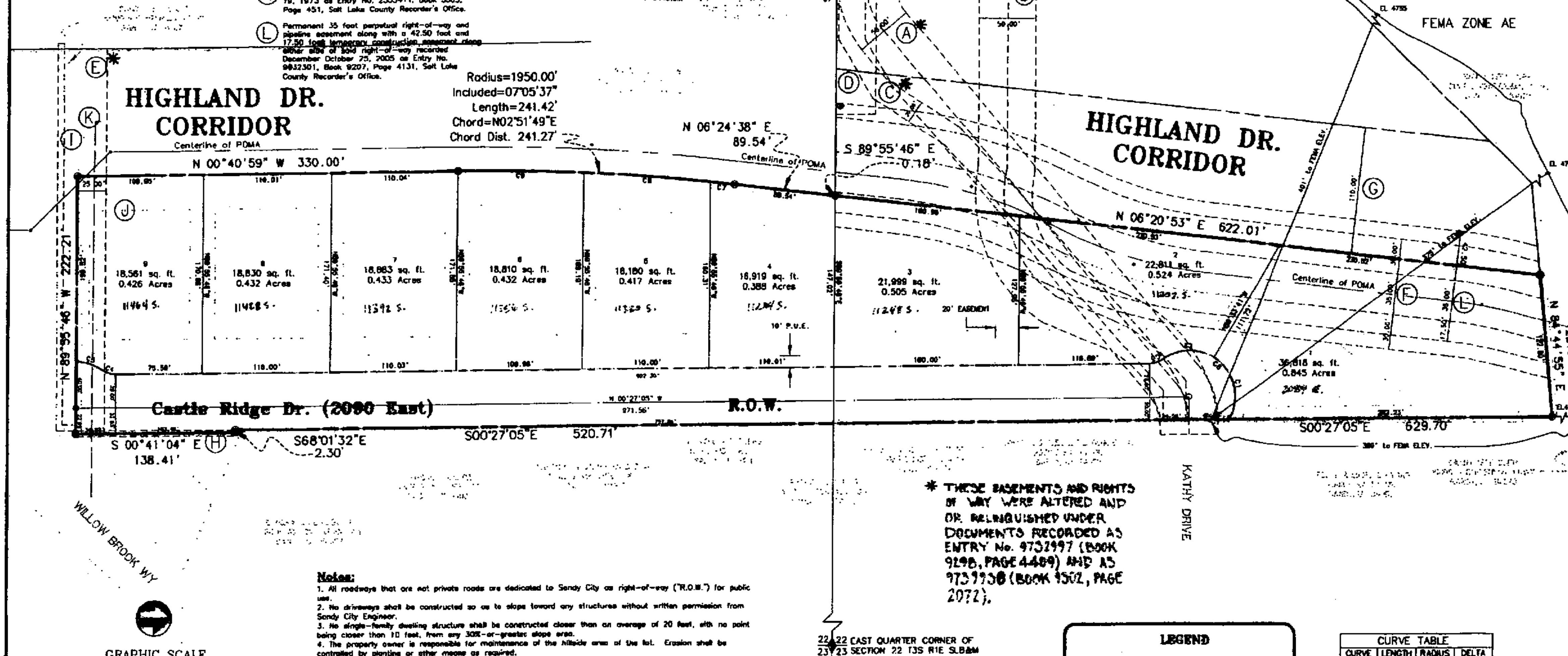
Surveyor's Certificate:

I, Frank J. Verruch, Jr. do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 347179 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

CASTLE RIDGE

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR No. 347179 FRANK JOSEPH VERUCHI, JR. 12-2-05 STATE OF UTAH



* THESE EASEMENTS AND RIGHTS OF WAY WERE ALTERED AND OR RELINQUISHED UNDER DOCUMENTS RECORDED AS ENTRY No. 9732997 (BOOK 9298, PAGE 4489) AND AS 9739938 (BOOK 1502, PAGE 2072).

22|22 EAST QUARTER CORNER OF SECTION 22 T3S R1E SLB&M

Notes:
1. All roadways that are not private roads are dedicated to Sandy City as right-of-way ("R.O.W.") for public use.
2. No driveways shall be constructed so as to slope toward any structures without written permission from Sandy City Engineer.
3. No single-family dwelling structure shall be constructed closer than an average of 20 feet, with no point being closer than 10 feet, from any 30%-or-greater slope area.
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LEGEND

○	= STREET MONUMENT
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	= ROAD CENTERLINE
	= BOUNDARY LINE
	= EXISTING WATERLINE
	= EASEMENT/ROW
	= LOT LINE
22/23	= SECTION MONUMENT

CURVE TABLE			
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C4	12.30	20.00	35°14'31"
C5	24.24	40.00	34°43'32"
C6	108.38	40.00	155°14'51"
C7	21.13	1950.00	0°37'15"
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CASTLE RIDGE
(A RESIDENTIAL SUBDIVISION)
SANDY CITY, UTAH

A Subdivision located in the Northwest Quarter and the Southwest Quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Castle Ridge Subdivision Description:

Beginning at a point on the proposed Highland Drive easterly right of way line as per unrecorded survey by Land Design, LLC known as Project No. L-05-025T dated 02-08-2004, which point is 466.17 feet South 89°55'46" East along the Quarter Section Line from the East Quarter Corner of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said easterly line North 06°29'63" East 622.01 feet (North 06°35'58" East 621.92 feet by survey) to a southerly boundary line of the Willow Creek Meso Subdivision recorded in Book LL, Page 31 of Official Records on file at the Salt Lake County Recorder's Office; thence along said southerly boundary North 84°44'55" East (North 85°00' East by record) 122.80 feet to the westerly boundary of said subdivision; thence along said westerly boundary South 00°27'05" East (South 0°12' East by record) 629.70 feet to the South Line of the NW1/4 of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence continuing along said westerly boundary line South 00°27'05" East (South 0°12' East by record) 520.71 feet to a southerly boundary line of said subdivision; thence along said southerly boundary line South 68°01'32" East (South 67°46'27" East by record) 2.30 feet; thence along the westerly boundary line of Lot 22 of said subdivision as per Notice of Lot Line Adjustment recorded as Entry No. 7207078, Book 8214, Page 0573, of said Official Records and a westerly line of the Pine Crest Subdivision recorded in Book 79-2, Page 61 of said Official Records; thence along said westerly line South 00°41'04" East (South 0°25'59" East by record) 138.41 feet to the Northwest Corner of the Sandy City Property recorded as Entry No. 7957389, Book 8482, Page 5351 of said Official Records; thence along the northerly line of said property North 89°55'46" West (North 89 deg 40'41" West by record) 222.21 feet to the Southeast Corner of the Sandy City Property recorded as Entry No. 9161945, Book 9033, Page 21 of said Official Records; thence along the easterly line of said property North 00°40'59" West (North 00°25'54" West by record) 330.00 feet (329.99 feet by record) to a 1950.00 foot radius curve to the right (having an included angle of 07°05'37" (07°05'38" by record)), thence 241.42 feet (241.43 feet by record) along the arc of said curve (chord bears North 02°51'49" East [North 03°06'54" East by record] 241.27 feet); thence North 06°24'38" East (North 06°39'43" East by record) 89.54 feet to said Quarter Section Line; thence along said Quarter Section Line South 89°55'46" East 0.18 feet to the point of beginning.

Contains 5.56 Acres
Contains 9 Lots.

OWNER'S CERTIFICATE:

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

CASTLE RIDGE
(A Residential 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 ________ have hereunto set ________ this 26 day of January, 2006

Company name: Castle Ridge, LLC corporation
By [signature]
Its Manager

Individual ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE } S.S.

On the ____ day of ________ me, the undersigned notary public in and for the County of Salt Lake in said State of Utah. The signer( ) of the above Owner's Certificate ________ in number, who duly acknowledged to me that signed it freely and voluntarily and for the use and purpose therein mentioned

MY COMMISSION EXPIRES 2-13-09 [signature] Notary Public, Residing in Salt Lake County

[Notary stamp: illegible]

Corporate ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE } S.S.

On the 7th day of January 2006 personally appeared before me [illegible] who being by me duly sworn or affirmed, did say that he/she/they is/are the Manager of Castle Ridge, LLC and that the within Owner's dedication was signed on behalf of said Castle Ridge LLC by authority of [illegible] and the said Manager acknowledged to me that said Manager executed the same.

MY COMMISSION EXPIRES 3/25/2009
[signature] County

[Notary stamp: illegible] Residing in: Salt Lake

SHEET 1 OF 1

DEVELOPMENT ASSOCIATES INC.
141 East 5600 South
Murray, Utah 84107
801-263-8300

PSOMAS
2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 12-02-05	DESIGNED JEH
SCALE: 1" = 50'	DRAFTED JEH
PROJECT No. 8DAI010200	CHECKED FJV

COMCAST CABLE
APPROVED THIS 6th DAY OF January A.D., 2006
[signature] COMCAST REPRESENTATIVE

QWEST COMMUNICATIONS
APPROVED THIS 24th DAY OF January A.D., 2006
[signature] QWEST COMMUNICATIONS REPRESENTATIVE

QUESTAR
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 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 forth in the Owner's Dedication and the Notes, and does not constitute a guarantee of particular terms or of natural gas services. For further information please contact Questar's Right-of-Way Department at 1-800-366-8532.
Approved this 25th day of Jan., 2006
By: [signature]
Title: ________

SANDY CITY PUBLIC UTILITIES
APPROVED THIS 19 DAY OF January A.D., 2006
[signature] CHIEF ENGINEER

UTAH POWER
APPROVED THIS 12 DAY OF Jan A.D., 2006
[signature] UTAH POWER REPRESENTATIVE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 14 DAY OF December A.D., 2005
[signature] SOUTH VALLEY SEWER DISTRICT REPRESENTATIVE

PLANNING COMMISSION
APPROVED THIS 9th DAY OF February A.D., 2006 BY THE SANDY CITY PLANNING COMMISSION.
[signature] CHAIRMAN, SANDY CITY PLANNING COMM.

BOARD OF HEALTH
APPROVED THIS 5 DAY OF January A.D., 2006
[signature] DIRECTOR SALT LAKE COUNTY BOARD OF HEALTH

ENGINEERS CERTIFICATE
APPROVED THIS 7 DAY OF February A.D., 2006
[signature] SANDY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 5th DAY OF June A.D., 2006
[signature] SANDY CITY ATTORNEY

SANDY CITY MAYOR
PRESENTED TO SANDY CITY MAYOR THIS 7th DAY OF June A.D., 2006 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[signature] ATTEST: SANDY CITY CLERK
[signature] SANDY CITY MAYOR

RECORDED # 9745958
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Castle Ridge LLC
DATE 6/7/06 TIME 4:15PM BOOK 2006P
PAGE 138 FEE $ 39.00
[signature] SALT LAKE COUNTY RECORDER

Def 28-22-11,31 39.00
28-22-300-029 28-22-153-008