

PROPERTY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°34'55"E, 28.77 FEET; THENCE S1°55'00"E, 441.10 FEET; THENCE S2°30'00"E, 92.62'; THENCE ALONG THE ARC OF A 130.00 FT. RADIUS CURVE TO THE LEFT, 117.98 FEET (CHORD BEARS N28°30'00"W, 113.98 FEET); THENCE N54°30'00"W, 175.72 FEET; THENCE ALONG THE ARC OF A 70.00 FT. RADIUS CURVE TO THE RIGHT, 65.40 FEET (CHORD BEARS N27°44'01"W, 63.05 FEET); THENCE N0°58'00"E, 540.39' FEET; THENCE N89°02'00"E, 183.84 FEET; THENCE S0°58'00"E, 268.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.07 ACRES, MORE OR LESS

BASIS OF BEARING- EMERY COUNTY SURVEY

SURVEYOR CERTIFICATE

I, ALAN L. YORK, A REGISTERED LAND SURVEYOR HOLDING UTAH LICENSE NUMBER 5040, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND HAS BEEN IDENTIFIED ON THE GROUND, UPON THE SURFACE OF WHICH WILL BE OR HAS BEEN CONSTRUCTED, COUNTRY HILL CONDOMINIUMS, IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THE PLAT HAVE BEEN LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY. (SEE STAMP AND SIGNATURE BELOW).

OWNER CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT CORNELIUS INVESTMENT AND DEVELOPMENT CORPORATION, A UTAH CORPORATION, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THE COUNTRY HILL CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED. AND SAID OWNER HAS CONSENTED AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. (SEE SIGNATURE BELOW).

DECLARATION OF DEDICATION

BE IT HEREBY KNOWN, THAT CORNELIUS INVESTMENT AND DEVELOPMENT CORPORATION, WHICH IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, DOES HEREWITH DEDICATE SAID PROPERTY TO THE CITY OF CASTLEDALE, EMERY COUNTY, STATE OF UTAH, FOR THE PURPOSE OF A PUBLIC ROADWAY, TO BE MAINTAINED AND SERVICED BY SAID CITY. SAID PROPERTY DEFINED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 265.14' AND WEST 188.34' OF THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S0°58'E, 540.39 FT.; THENCE ALONG THE ARC OF A 70.00 FT RADIUS CURVE TO THE LEFT, 65.4 FT. (CHORD BEARS S27°44'01", 63.05 FT.); THENCE S54°30'E, 175.72 FT.; THENCE ALONG THE ARC OF A 130.00 FT. RADIUS CURVE TO THE RIGHT, 117.98 FT. (CHORD BEARS S28°30'E, 113.98 FT.); THENCE S2°30'E, 136.38 FT.; THENCE N73°12'W, 63.57 FT.; THENCE N2°30'W, 115.37 FT.; THENCE ALONG THE ARC OF A 70.0 FT. RADIUS CURVE TO THE LEFT, 63.53 FT. (CHORD BEARS N28°30'W, 61.37 FT.); THENCE N54°30'W, 175.72 FT.; THENCE ALONG THE ARC OF A 130.0 FT. RADIUS CURVE TO THE RIGHT, 121.46 FT. (CHORD BEARS N27°44'01"W, 117.09 FT.); THENCE N0°58'W, 540.39 FT.; THENCE N89°02'E, 60.0 FT. TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.41 ACRES, MORE OR LESS

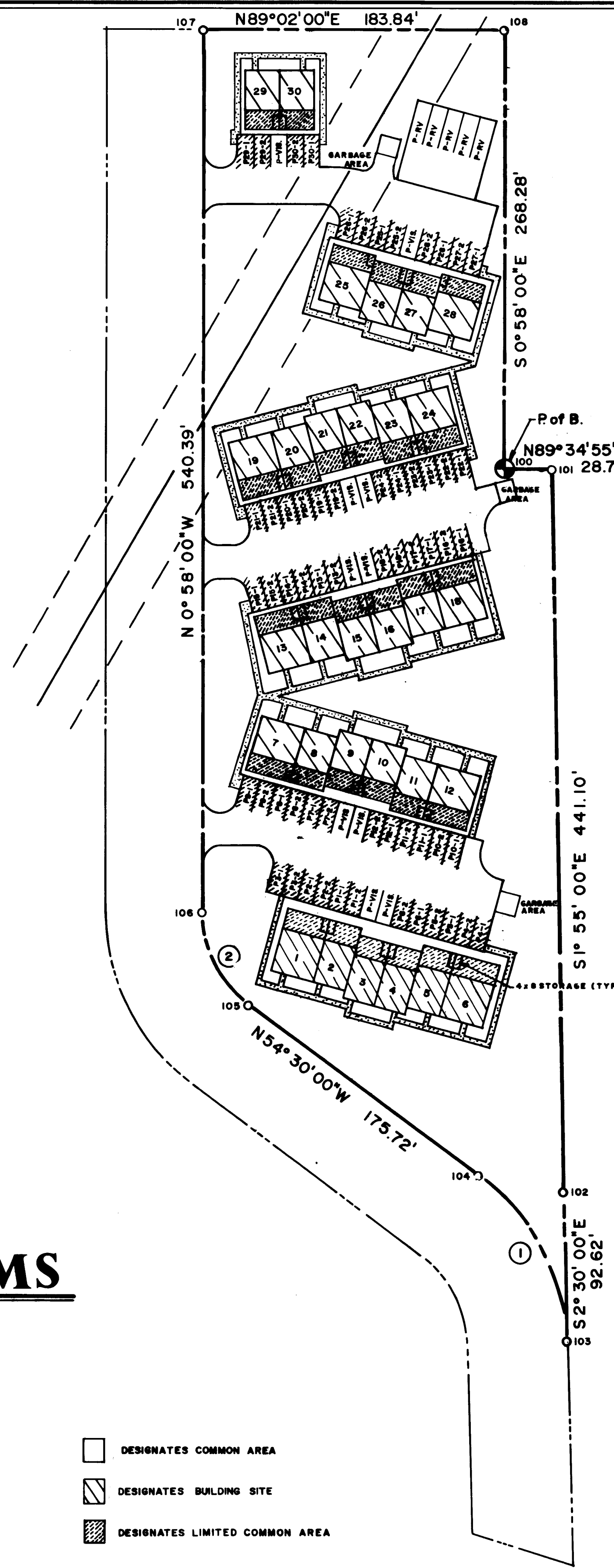
COUNTRY HILL CONDOMINIUMS

CASTLE DALE
PHASE I

SCALE 1"=50'

UTAH

- DESIGNATES COMMON AREA
- DESIGNATES BUILDING SITE
- DESIGNATES LIMITED COMMON AREA



NOTE: P of B ASSUMED N 00.00; E 00.00

BUILDING INFORMATION BLOCK

BLDG No.	NORTHEAST COR.	SOUTHEAST COR.	SOUTHWEST COR.	NORTHWEST COR.	MAIN FLOOR FINISH ELEV.
1 & 2	S 293.649 W 88.889	S 316.933 W 94.709	S 306.264 W 137.396	S 282.980 W 131.576	5782.50
3 & 4	S 307.229 W 51.053	S 330.513 W 56.873	S 320.814 W 95.879	S 297.530 W 89.859	5780.50
5 & 6	S 314.018 W 7.396	S 337.302 W 13.218	S 326.632 W 55.903	S 303.349 W 50.083	5778.50
7 & 8	S 187.430 W 103.124	S 190.714 W 108.944	S 180.045 W 151.631	S 156.761 W 145.811	5785.5
9 & 10	S 173.249 W 63.348	S 196.533 W 69.168	S 186.833 W 107.974	S 163.550 W 102.154	5783.5
11 & 12	S 187.799 W 21.631	S 211.083 W 27.451	S 200.413 W 70.138	S 177.130 W 64.318	5781.5
13 & 14	S 93.665 W 105.984	S 116.740 W 99.382	S 128.843 W 141.884	S 105.769 W 148.288	5787.50
15 & 16	S 86.508 W 66.428	S 109.582 W 59.826	S 120.585 W 98.282	S 97.511 W 104.884	5789.50
17 & 18	S 70.559 W 25.224	S 93.633 W 18.622	S 105.737 W 60.926	S 82.662 W 67.528	5783.50
19 & 20	N 25.540 W 121.984	N 2.466 W 115.352	S 9.637 W 157.654	N 13.437 W 164.256	5793.50
21 & 22	N 40.389 W 84.597	N 17.315 W 77.995	N 6.312 W 116.452	N 29.386 W 123.054	5791.50
23 & 24	N 48.447 W 41.194	N 25.573 W 34.592	N 13.469 W 78.895	N 36.543 W 83.497	5789.50
25	N 116.992 W 83.232	N 93.708 W 89.082	N 99.523 W 112.336	N 122.812 W 108.818	5795.50
26 & 27	N 103.412 W 45.396	N 80.128 W 51.218	N 84.828 W 90.022	N 113.112 W 84.202	5793.50
28	N 101.473 W 21.142	N 78.189 W 26.962	N 84.009 W 80.246	N 107.293 W 44.426	5791.50
29 & 30	N 241.280 W 122.508	N 217.254 W 122.103	N 216.579 W 162.087	N 240.576 W 162.502	5801.0

GENERAL NOTES

1. ALL OPEN SPACE SHALL BE USABLE BY CASTLE DALE CITY AS REQUIRED FOR UTILITY EASEMENTS
2. ALL IMPROVEMENTS TO BE INSTALLED TO CASTLE DALE CITY SPECIFICATIONS, WITH ALL EXPENSE BEING THE RESPONSIBILITY OF THE DEVELOPER.
3. ROADWAY SHALL BE TOTALLY IMPROVED BEFORE THE DEDICATION TO THE CITY IS EFFECTIVE.
4. CASTLE DALE CITY MAKES NO COMMITMENT FOR SEWER AND WATER HOOK-UPS.

BOUNDARY COORDINATES

POINT NUMBER	COORDINATE
100	N 323,545.1286 E 2,133,464.5660
101	N 323,545.3354 E 2,133,483.3330
102	N 323,104.4822 E 2,133,508.0860
103	N 323,011.8522 E 2,133,512.1280
104	N 323,112.1187 E 2,133,457.7410
105	N 323,214.1583 E 2,133,314.6870
106	N 323,269.9434 E 2,133,285.3460
107	N 323,80.2717 E 2,133,276.2290
108	N 323,813.3732 E 2,133,460.0400

PT. 100 IS THE SOUTH QUARTER CORNER OF S28,T18S,R8E,SL8M

CURVE DATA

No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	82°0'0"	130.00'	63.41'	117.98'	113.98'	N28°30'00"W
2	63°52'0"	70.00'	35.31'	65.40'	63.05'	N27°44'01"W

SHEET 1 OF 4

<p>THE OFFICERS WHO SIGN THIS DEED HEREBY CERTIFY THAT THE TRANSFER REPRESENTED HEREBY WAS DULY AUTHORIZED UNDER A RESOLUTION DULY ADOPTED BY THE BOARD OF DIRECTORS OF THE GRANTOR AT A LAWFUL MEETING DULY HELD AND ATTENDED BY A QUORUM.</p> <p>ATTEST:</p> <p><i>[Signature]</i> <i>[Signature]</i> CORPORATE SECRETARY DATE</p>	<p>CITY ATTORNEY</p> <p><i>[Signature]</i> SIGNATURE DATE</p>
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<p>ON THE ___ DAY OF ___ A.D., 19___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.</p> <p><i>[Signature]</i> NOTARY PUBLIC</p>	<p>OWNER CERTIFICATE</p> <p><i>[Signature]</i> SIGNATURE DATE</p>	<p>SURVEYORS STAMP</p> <p><i>[Stamp]</i> DATE</p>	<p>CITY PLANNING DIRECTOR</p> <p><i>[Signature]</i> SIGNATURE DATE</p>	<p>CITY ENGINEER</p> <p><i>[Signature]</i> SIGNATURE DATE</p>	<p>ATTESTED TO CITY RECORDER</p> <p><i>[Signature]</i> SIGNATURE DATE</p>	<p>CITY COUNCIL</p> <p><i>[Signature]</i> MAYOR DATE</p>	<p>RECORDED NO. _____</p> <p>STATE OF UTAH COUNTY OF EMERY</p> <p>RECORDED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE _____ EMERY COUNTY RECORDER</p>
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[Handwritten notes and signatures]