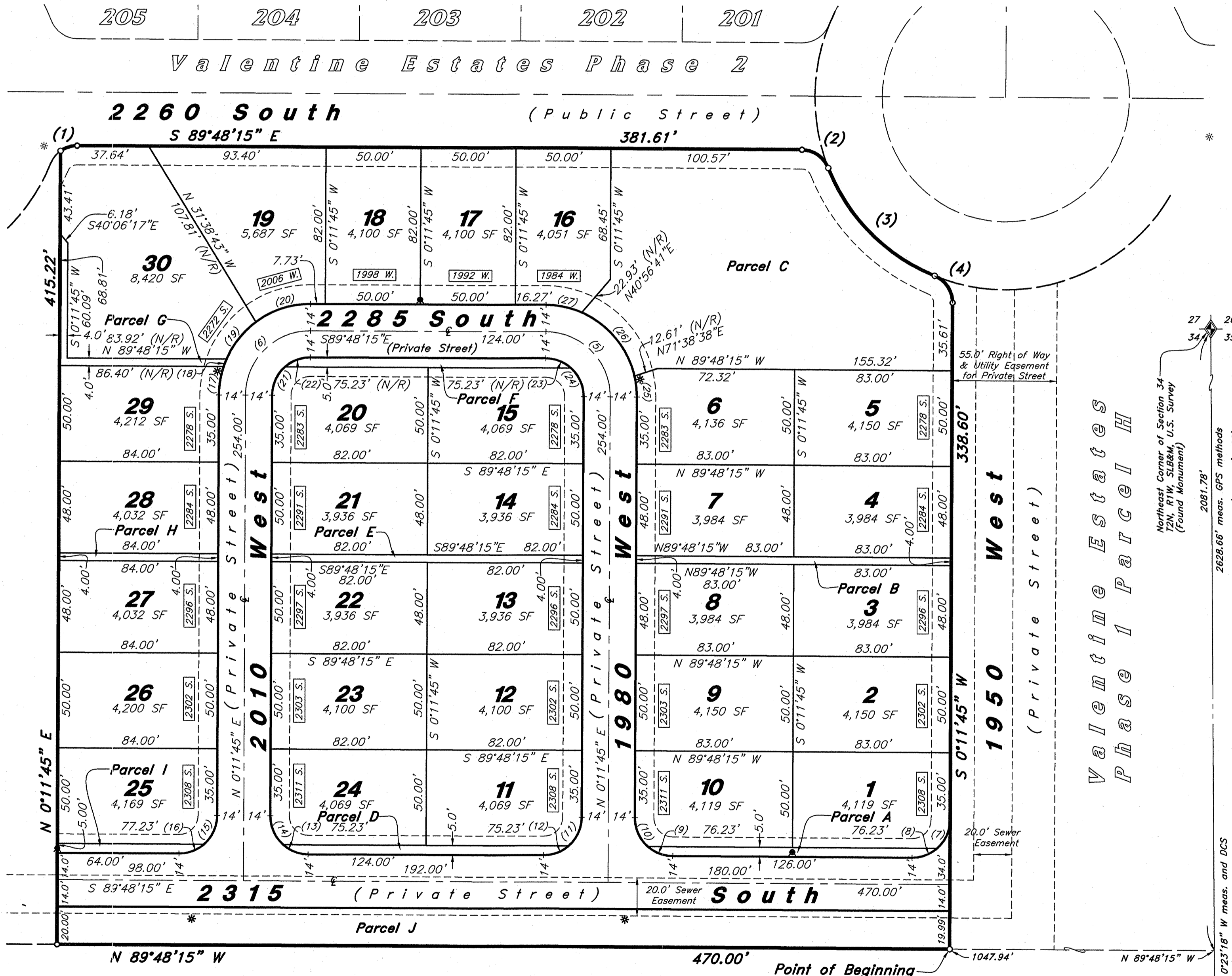
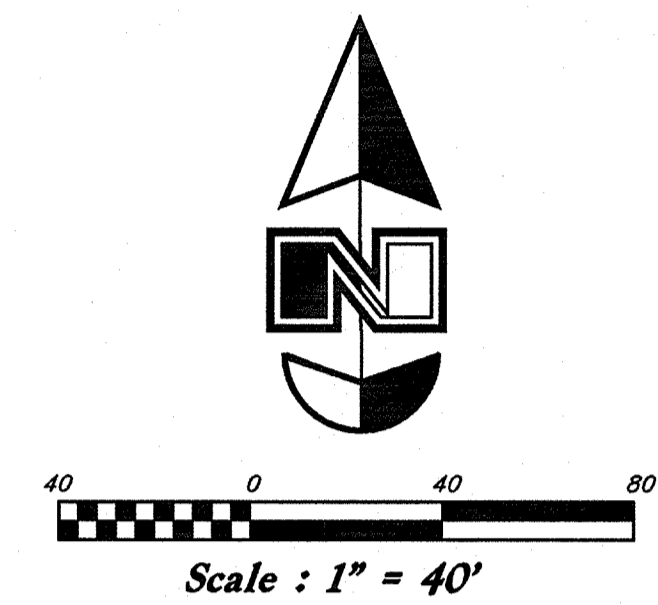


Valentine Estates Cottage Homes Phase 1

A Planned Residential Unit Development
A Part of the North 1/2 of Section 34, T2N, R1W, SLB&M, U.S. Survey
Woods Cross, Davis County, Utah

- Legend**
- 5/8" Rebar 24" Long with GBES Cap to be set
 - Boundary Line
 - - - Easement Line
 - * Exist. Street Light
 - ⊛ Proposed Street Light
 - ⊠ Exist. Fire Hydrant
 - ⊡ Proposed Fire Hydrant
 - (R) Radial Line
 - (N/R) Non-Radial Line
 - 1992 W Street Address



Parcels A thru J and Private Streets are Designated as Common Area.

Parcel A	721 sf
Parcel B	664 sf
Parcel C	17,561 sf
Parcel D	711 sf
Parcel E	656 sf
Parcel F	711 sf
Parcel G	598 sf
Parcel H	336 sf
Parcel I	365 sf
Parcel J	9,397 sf
Private Streets	33,492 sf
Total	65,212 sf OR 1.497 ac

Curve Table

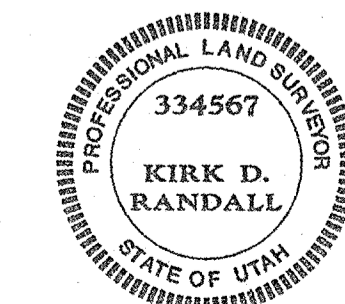
CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING	TANGENT
(1)	35°26'15"	15.00'	9.28'	9.13'	N 72°28'38" E	
(2)	68°08'34"	15.00'	17.84'	16.81'	S 55°43'59" E	
(3)	46°33'09"	100.50'	81.66'	79.43'	S 44°56'15" E	
(4)	68°24'35"	15.00'	17.91'	16.87'	S 34°00'32" E	
(5)	90°00'00"	34.00'	53.41'	48.08'	N 44°48'15" W	34.00'
(6)	90°00'00"	34.00'	53.41'	48.08'	S 45°11'45" W	34.00'
(7)	48°35'25"	20.00'	16.96'	16.46'	N 24°29'28" E	
(8)	41°24'35"	20.00'	14.45'	14.14'	N 69°29'28" E	
(9)	41°24'35"	20.00'	14.45'	14.14'	S 69°05'57" E	
(10)	48°35'25"	20.00'	16.96'	16.46'	S 24°05'57" E	
(11)	48°35'25"	20.00'	16.96'	16.46'	N 24°29'28" E	
(12)	41°24'35"	20.00'	14.45'	14.14'	N 69°29'28" E	
(13)	41°24'35"	20.00'	14.45'	14.14'	S 69°05'57" E	
(14)	48°35'25"	20.00'	16.96'	16.46'	S 24°05'57" E	
(15)	48°35'25"	20.00'	16.96'	16.46'	N 24°29'28" E	
(16)	41°24'35"	20.00'	14.45'	14.14'	N 69°29'28" E	
(17)	18°12'37"	48.00'	15.26'	15.19'	S 09°18'04" W	
(18)	5°06'29"	48.00'	4.28'	4.28'	S 20°57'37" W	
(19)	29°50'08"	48.00'	24.99'	24.71'	S 38°25'55" W	
(20)	36°50'46"	48.00'	30.82'	30.34'	S 71°46'22" W	
(21)	48°35'25"	20.00'	16.96'	16.46'	S 24°29'28" W	
(22)	41°24'46"	20.00'	14.45'	14.14'	S 69°29'27" W	
(23)	41°24'31"	20.00'	14.45'	14.14'	N 69°05'56" W	
(24)	48°35'36"	20.00'	16.96'	16.46'	N 24°06'00" W	
(25)	13°14'00"	48.00'	11.09'	11.06'	N 06°25'15" W	
(26)	53°45'20"	48.00'	45.03'	43.40'	N 39°54'55" W	
(27)	23°00'40"	48.00'	19.28'	19.15'	N 78°17'59" W	

Minimum Front Garage Setback = 18'
Minimum Side Yard = 5'
Minimum Rear Yard = 10'

NOTE:
10' Public Utility and Drainage Easements on Front Lot Lines as indicated by dashed lines, except as otherwise shown.

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

East 1/4 Corner of Section 34
T2N, R1W, SLB&M, U.S. Survey
(Found Monument)



FOR REVIEW ONLY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____, RECORDED FOR _____
DAVIS COUNTY RECORDER
BY: _____ DEPUTY