MILLBURN MANOR P.U.D. SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH

LIMITED PARTNERSHIP

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.

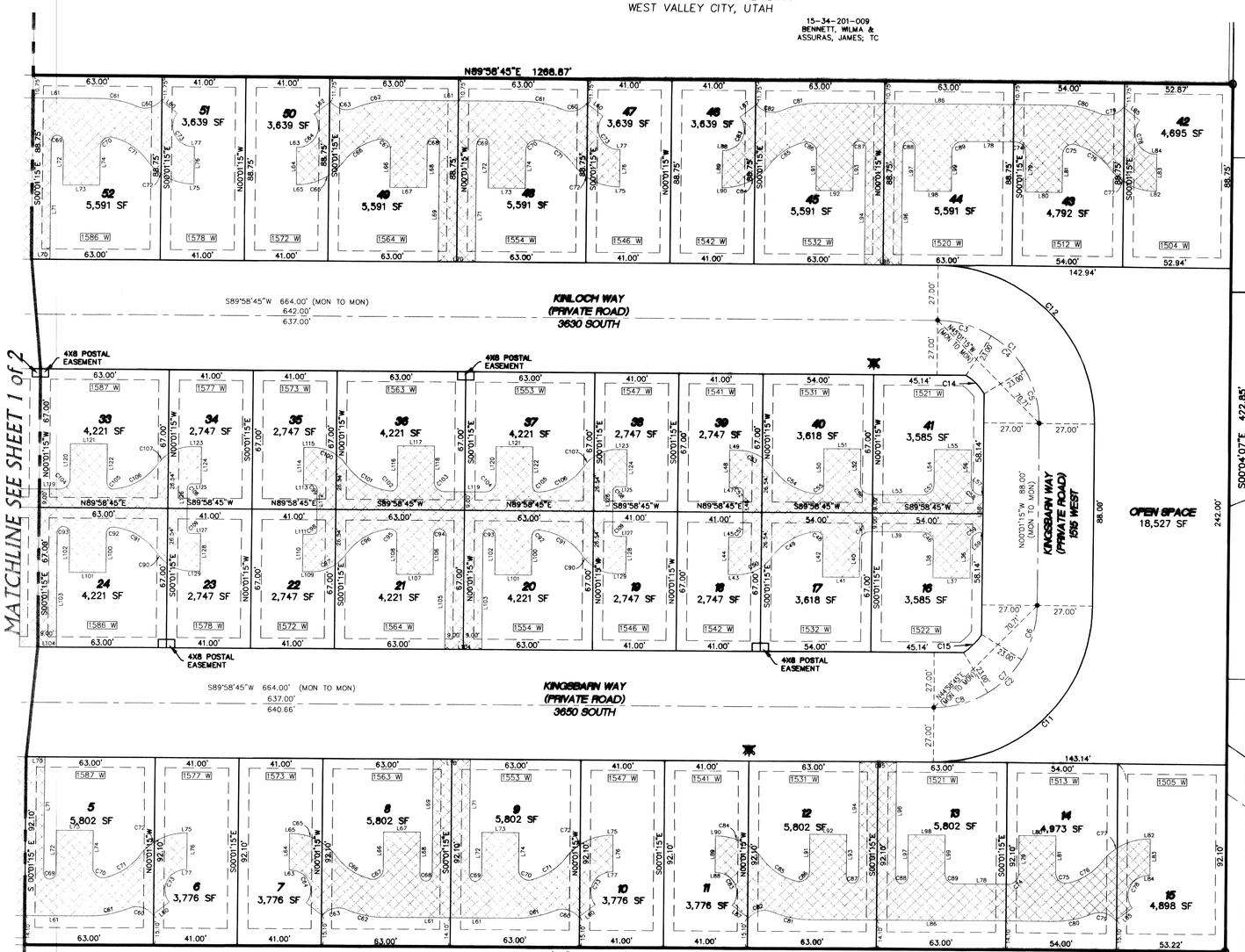
On this 2nd day of April, 2008, personally appeared before me, Marie Callister-Day & Edward F Callister signers of the Owners Dedication who being by me duly sworn did say that they are General Partners of the Arthur A. Callister Family Limited Partnership, and that the foregoing instrument was signed on behalf of said Partnership and acknowledged to me that said Partnership executed the same.

Notary Public

Notary Public
AMANDA RUSS
225 W Apple Cross Way
Murray, Utah 84107
My Commission Expires
November 20, 2010
State of Utah

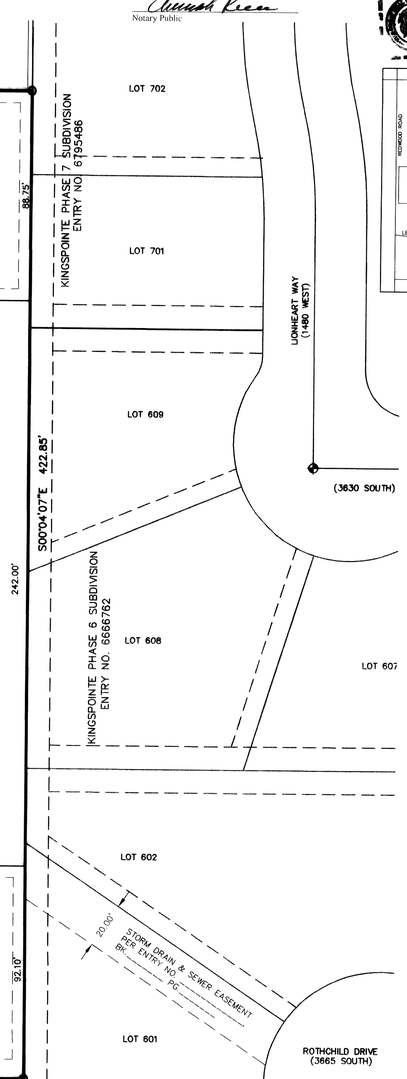
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C23	48.00'	19.19'	22°54'23"	N78°34'04"W	19.06'
C24	5.00'	7.85'	90°00'00"	N45°01'15"W	7.07'
C25	5.00'	9.03'	103°29'52"	S51°43'41"W	7.85'
C26	30.00'	20.62'	39°23'06"	N56°49'50"W	20.22'
C27	28.00'	25.84'	52°52'58"	S63°34'46"E	24.94'
C28	30.00'	25.80'	49°16'24"	N60°06'29"W	25.01'
C29	20.00'	19.04'	54°32'58"	S62°44'46"E	18.33'
C30	2.00'	3.14'	90°00'00"	S45°01'15"E	2.83'
C31	2.00'	3.14'	90°00'00"	S44°58'45"W	2.83'
C32	20.00'	19.04'	54°32'58"	S62°42'16"W	18.33'
C33	30.00'	25.80'	49°16'24"	N60°03'59"E	25.01'
C34	3.00'	4.99'	95°16'34"	S47°39'32"E	4.43'
C35	5.00'	7.85'	90°00'00"	N44°58'45"E	7.07'
C36	5.00'	7.85'	90°00'00"	N45°01'15"W	7.07'
C37	3.00'	4.99'	95°16'34"	S47°37'02"W	4.43'
C38	5.00'	7.85'	90°00'00"	N44°58'45"E	7.07'
C39	5.00'	9.03'	103°29'52"	S51°46'11"E	7.85'
C40	30.00'	20.62'	39°23'06"	N56°47'20"E	20.22'
C41	28.00'	25.84'	52°52'58"	S63°32'16"W	24.94'
C42	10.00'	22.32'	127°53'40"	S26°01'55"W	17.97'
C43	10.00'	13.09'	75°00'42"	N75°25'16"W	12.18'
C44	48.00'	19.19'	22°54'23"	N78°31'34"E	19.06'
C45	29.00'	16.93'	33°26'37"	S73°17'57"E	16.69'
C46	5.00'	7.85'	90°00'00"	N45°01'15"W	7.07'
C47	5.00'	7.85'	90°00'00"	S44°58'45"W	7.07'
C48	3.00'	4.99'	95°16'34"	N47°39'32"W	4.43'
C49	30.00'	25.80'	49°16'24"	S60°03'59"W	25.01'
C50	20.00'	19.04'	54°32'58"	N62°42'16"E	18.33'
C51	2.00'	3.14'	90°00'00"	N44°58'45"E	2.83'
C52	2.00'	3.14'	90°00'00"	N45°01'15"W	2.83'
C53	20.00'	19.04'	54°32'58"	N62°44'46"W	18.33'
C54	30.00'	25.80'	49°16'24"	S60°06'29"E	25.01'
C55	3.00'	4.99'	95°16'34"	N47°37'02"E	4.43'
C56	5.00'	7.85'	90°00'00"	S45°01'15"E	7.07'
C57	5.00'	7.85'	90°00'00"	N44°58'45"E	7.07'
C58	5.00'	7.85'	90°00'00"	S45°01'15"E	7.07'
C59	5.00'	7.85'	90°00'00"	S44°58'45"W	7.07'
C60	10.00'	13.09'	75°00'42"	N75°25'16"W	12.18'
C61	48.00'	19.19'	22°54'23"	N78°31'34"E	19.06'
C62	48.00'	19.19'	22°54'23"	S78°34'04"E	19.06'
C63	10.00'	13.09'	75°00'42"	S75°22'46"W	12.18'
C64	10.00'	22.32'	127°53'40"	N26°04'25"W	17.97'
C65	28.00'	25.84'	52°52'58"	N63°34'46"W	24.94'
C66	30.00'	20.62'	39°23'06"	S56°49'50"E	20.22'
C67	5.00'	9.03'	103°29'52"	N51°43'41"E	7.85'
C68	3.00'	9.42'	180°00'00"	N89°58'45"E	6.00'
C69	3.00'	9.42'	180°00'00"	N89°58'45"E	6.00'
C70	5.00'	9.03'	103°29'52"	S51°46'11"E	7.85'
C71	30.00'	20.62'	39°23'06"	N56°47'20"E	20.22'
C72	28.00'	25.84'	52°52'58"	S63°32'16"W	24.94'
C73	10.00'	22.32'	127°53'40"	S26°01'55"W	17.97'
C74	5.00'	7.85'	90°00'00"	N44°58'45"E	7.07'
C75	5.00'	9.03'	103°29'52"	S51°46'11"E	7.85'
C76	30.00'	20.62'	39°23'06"	N56°47'20"E	20.22'
C77	28.00'	25.84'	52°52'58"	S63°32'16"W	24.94'
C78	10.00'	22.32'	127°53'40"	S26°01'55"W	17.97'
C79	10.00'	13.09'	75°00'42"	N75°25'16"W	12.18'
C80	48.00'	19.19'	22°54'23"	N78°31'34"E	19.06'
C81	48.00'	19.19'	22°54'23"	S78°34'04"E	19.06'
C82	10.00'	13.09'	75°00'42"	S75°22'46"W	12.18'
C83	10.00'	22.32'	127°53'40"	N26°04'25"W	17.97'
C84	28.00'	25.84'	52°52'58"	N63°34'46"W	24.94'
C85	30.00'	20.62'	39°23'06"	S56°49'50"E	20.22'
C86	5.00'	9.03'	103°29'52"	N51°43'41"E	7.85'
C87	3.00'	9.42'	180°00'00"	N89°58'45"E	6.00'
C88	3.00'	9.42'	180°00'00"	N89°58'45"E	6.00'
C89	5.00'	7.85'	90°00'00"	S45°01'15"E	7.07'
C90	20.00'	19.04'	54°32'58"	S62°44'46"E	18.33'
C91	30.00'	25.80'	49°16'24"	N60°06'29"W	25.01'
C92	3.00'	4.99'	95°16'34"	S47°37'02"W	4.43'
C93	3.00'	9.42'	180°00'00"	S89°58'45"W	6.00'
C94	3.00'	9.42'	180°00'00"	S89°58'45"W	6.00'
C95	3.00'	4.99'	95°16'34"	N47°39'32"W	4.43'
C96	30.00'	25.80'	49°16'24"	S60°03'59"W	25.01'
C97	20.00'	19.04'	54°32'58"	N62°42'16"E	18.33'
C98	2.00'	3.14'	90°00'00"	N44°58'45"E	2.83'
C99	2.00'	3.14'	90°00'00"	N45°01'15"W	2.83'
C100	20.00'	19.04'	54°32'58"	N62°44'46"W	18.33'
C101	30.00'	25.80'	49°16'24"	S60°06'29"E	25.01'
C102	3.00'	4.99'	95°16'34"	N47°37'02"E	4.43'
C103	5.00'	7.85'	90°00'00"	S45°01'15"E	7.07'
C104	5.00'	7.85'	90°00'00"	N44°58'45"E	7.07'
C105	3.00'	4.99'	95°16'34"	S47°39'32"E	4.43'
C106	30.00'	25.80'	49°16'24"	N60°03'59"E	25.01'
C107	20.00'	19.04'	54°32'58"	S62°42'16"W	18.33'
C108	2.00'	3.14'	90°00'00"	S44°58'45"W	2.83'
C109	2.00'	3.14'	90°00'00"	S45°01'15"E	2.83'
C110	50.00'	28.97'	33°12'01"	N73°22'44"E	28.57'
C111	77.00'	18.29'	13°36'44"	N39°14'12"E	18.25'
C112	11.00'	4.56'	23°46'05"	S78°08'12"E	4.53'

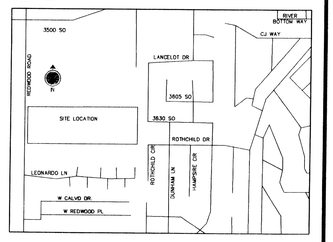
DRIVEWAY LINE TABLE			DRIVEWAY LINE TABLE			DRIVEWAY LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	0.59	S89°58'45"W	L45	4.75	N89°58'45"E	L89	18.00	N00°01'15"W
L2	10.00	N52°07'35"W	L46	20.00	N00°01'15"W	L90	0.59	N89°58'45"E
L3	28.16	S89°58'45"W	L47	4.75	S89°58'45"W	L91	18.31	N00°01'15"W
L4	18.00	S00°01'15"E	L48	18.00	N00°01'15"W	L92	18.00	N89°58'45"E
L5	6.00	N89°58'45"E	L49	4.75	N89°58'45"E	L93	21.00	S00°01'15"E
L6	19.00	S00°01'15"E	L50	18.89	N00°01'15"W	L94	67.00	N00°01'15"W
L7	18.00	N89°58'45"E	L51	18.00	N89°58'45"E	L95	18.00	N89°58'45"E
L8	18.31	N00°01'15"W	L52	17.00	S00°01'15"E	L96	67.00	S00°01'15"E
L9	0.59	N89°58'45"E	L53	26.00	N89°58'45"E	L97	21.00	N00°01'15"W
L10	18.00	N00°01'15"W	L54	17.00	N00°01'15"W	L98	18.00	N89°58'45"E
L11	4.75	N89°58'45"E	L55	18.00	N89°58'45"E	L99	19.00	S00°01'15"E
L12	18.00	N00°06'59"E	L56	17.00	S00°01'15"E	L100	18.83	S00°01'15"E
L13	4.80	S89°58'45"W	L57	11.00	N89°58'45"E	L101	18.00	N89°53'01"W
L14	20.00	N00°01'15"W	L58	18.00	S00°01'15"E	L102	18.90	N00°01'15"W
L15	4.71	N89°58'45"E	L59	11.00	S89°58'45"W	L103	65.00	S00°01'15"E
L16	18.00	N00°06'59"E	L60	10.00	S52°05'05"W	L104	18.00	S89°58'45"W
L17	4.75	S89°58'45"W	L61	64.33	S89°58'45"W	L105	65.00	N00°01'15"W
L18	18.89	N00°01'15"W	L62	10.00	N52°07'35"W	L106	19.00	S00°01'15"E
L19	18.00	S89°58'45"W	L63	0.59	S89°58'45"W	L107	18.00	S89°58'45"W
L20	17.00	S00°01'15"E	L64	18.00	N00°01'15"W	L108	18.89	N00°01'15"W
L21	11.00	S89°58'45"W	L65	0.59	N89°58'45"E	L109	4.75	S89°58'45"W
L22	18.00	S00°01'15"E	L66	18.31	N00°01'15"W	L110	18.00	N00°01'15"W
L23	11.00	N89°58'45"E	L67	18.00	N89°58'45"E	L111	4.75	N89°58'45"E
L24	16.90	S00°01'15"E	L68	21.00	S00°01'15"E	L112	20.00	N00°01'15"W
L25	18.00	S89°53'01"E	L69	67.00	N00°01'15"W	L113	4.75	S89°58'45"W
L26	18.83	N00°01'15"W	L70	18.00	N89°58'45"E	L114	18.00	N00°01'15"W
L27	3.59	N89°58'45"E	L71	67.00	S00°01'15"E	L115	4.75	N89°58'45"E
L28	19.00	N00°01'15"W	L72	21.00	N00°01'15"W	L116	18.89	N00°01'15"W
L29	18.00	N89°58'45"E	L73	18.00	N89°58'45"E	L117	18.00	N89°58'45"E
L30	18.31	S00°01'15"E	L74	18.31	S00°01'15"E	L118	17.00	S00°01'15"E
L31	0.59	N89°58'45"E	L75	0.59	N89°58'45"E	L119	20.00	N89°58'45"E
L32	18.00	S00°01'15"E	L76	18.00	S00°01'15"E	L120	17.00	N00°01'15"W
L33	0.59	S89°58'45"W	L77	0.59	S89°58'45"W	L121	18.00	N89°58'45"E
L34	10.00	S52°05'05"W	L78	26.00	N89°58'45"E	L122	18.89	S00°01'15"E
L35	25.76	S89°58'45"W	L79	19.00	N00°01'15"W	L123	4.75	S89°54'19"E
L36	17.00	S00°01'15"E	L80	18.00	N89°58'45"E	L124	18.00	S00°06'59"W
L37	18.00	S89°58'45"W	L81	18.31	S00°01'15"E	L125	4.71	N89°54'20"W
L38	17.00	N00°01'15"W	L82	0.59	N89°58'45"E	L126	20.00	S00°01'15"E
L39	26.00	S89°58'45"W	L83	18.00	S00°01'15"E	L127	4.80	S89°54'18"E
L40	17.00	S00°01'15"E	L84	0.59	S89°58'45"W	L128	18.00	S00°06'59"W
L41	18.00	S89°58'45"W	L85	10.00	S52°05'05"W	L129	4.75	N89°54'19"W
L42	18.89	N00°01'15"W	L86	118.33	S89°58'45"W	L130	2.01	S50°32'58"E
L43	4.75	S89°58'45"W	L87	10.00	N52°07'35"W	L131	2.01	N50°32'58"W
L44	18.00	N00°01'15"W	L88	0.59	S89°58'45"W			



15-34-201-009
BENNETT, WILMA & ASSURAS, JAMES; TC

15-34-251-009
PSAF ACQUISITION PARTNERS LP
BOOK 9080 PAGE 2868





VICINITY MAP
(NTS)

LEGEND

- LIMITED COMMON
- EASEMENT AREA
- COMMON AREA (EXCLUDING LOT 57)
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS
- BOUNDARY CORNER, TO BE SET
- SECTION CORNER
- 5' PUE
- ROADWAY CENTERLINE
- SECTION LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

LICENSED PROFESSIONAL LAND SURVEYOR No. 4854558 MARY L. PETERSON STATE OF UTAH

Mary L. Peterson
P.L.S. No. 4854558

BUILDING SETBACK
FRONT: 6.00'
SIDES: 5.00'
BACK: 11.00'

N
GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

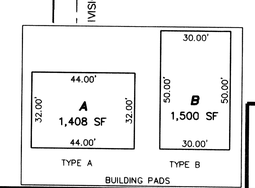
NOTES:

1. CURRENT ZONE IS R-1-7
2. LOTS 1 THROUGH 56 ARE FEE PARCELS AFFECTED BY LIMITED COMMON AREA.
3. THE AVERAGE LOT SIZE FOR LOTS 1 THROUGH 56 OF THIS SUBDIVISION IS 4113.36 S.F.
4. THE MAINTENANCE OF ALL PARKSTRIPS AND OPEN SPACES ARE THE RESPONSIBILITY OF THE H.O.A.
5. THE MAINTENANCE OF ALL STORM DRAINS AND SWALES ARE THE RESPONSIBILITY OF THE H.O.A.
6. PRIVATE STREETS ARE ALSO DESIGNATED AS EASEMENTS FOR PUBLIC UTILITIES, CULINARY WATER AND SANITARY SEWER
7. A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCE HAS BEEN PREPARED BY GORDAN SPILKER HUBER (GSH) GEOTECHNICAL CONSULTANTS, INC.
   REFER TO: "REPORT GEOTECHNICAL STUDY PROPOSED MILLBURN MANOR RESIDENTIAL DEVELOPMENT", DATE PREPARED: APRIL 4, 2007.
8. HISTORICAL DEPTHS OF THE HIGH WATER TABLE IS INDICATED WITHIN THE GEOTECHNICAL REPORT TO BE MEASURED BETWEEN 3.5' (AT LOW AREA OF THE EXISTING SITE) TO 13.4' (AT HIGH AREA OF THE EXISTING SITE).
9. THE HIGHEST ELEVATION OF THE HIGH WATER TABLE IS 4242.00. THIS ELEVATION IS BASED ON THE FINDINGS OF THE GEOTECHNICAL REPORT AS IT RELATES TO THE EXISTING GROUND ELEVATIONS.
10. BASED ON THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT, THE TOP OF THE LOWEST SLAB IN THE LOWEST HABITABLE AREAS MUST BE ESTABLISHED AT LEAST THREE FEET ABOVE THE DESIGN HIGH WATER TABLE ELEVATION OF 4242.00. THIS MEANS THAT THE LOWEST BASEMENT TOP OF SLAB ELEVATION MUST BE SET AT A MINIMUM ELEVATION OF 4245.00. THE LOWEST ACTUAL BASEMENT TOP OF SLAB ELEVATION IS SET AT 4245.50 – ONLY LOTS 15, 42 & 43 ARE THIS LOW; THE REST OF THE LOTS HAVE HIGHER BASEMENT ELEVATIONS.
11. EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES OF CONSTRUCTION.
12. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" x 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
13. YARD LIGHT TO BE INSTALLED ON EACH LOT.
14. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
15. A TABLE SHOWING THE TOP OF BASEMENT SLAB ELEVATIONS FOR EACH LOT HAS BEEN PROVIDED ON SHEET 2 OF 2.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	78.54'	90°00'00"	N45°01'15"W	70.71'
C2	50.00'	78.54'	90°00'00"	N44°58'45"E	70.71'
C3	50.00'	27.56'	31°35'11"	N74°13'40"W	27.22'
C4	50.00'	23.41'	26°49'38"	N45°01'15"W	23.20'
C5	50.00'	27.56'	31°35'11"	N15°48'50"W	27.22'
C6	50.00'	27.56'	31°35'11"	N15°46'20"E	27.22'
C7	50.00'	23.41'	26°49'38"	N44°58'45"E	23.20'
C8	50.00'	27.56'	31°35'11"	N74°11'10"E	27.22'
C9	50.00'	49.57'	56°47'59"	N28°22'44"E	42.43'
C10	10.00'	5.24'	30°00'00"	S14°58'45"W	5.18'
C11	77.00'	120.95'	90°00'00"	N44°58'45"E	108.89'
C12	77.00'	120.95'	90°00'00"	N45°01'15"W	108.89'
C13	27.00'	12.64'	26°49'38"	N45°01'15"W	12.53'
C14	27.00'	12.64'	26°49'38"	N44°58'45"E	12.53'
C15	72.00'	85.01'	67°39'02"	N33°48'16"E	80.16'
C17	8.89'	5.97'	38°30'35"	S70°45'58"E	5.86'
C18	36.00'	14.80'	23°33'23"	N78°14'33"W	14.70'
C19	24.00'	9.87'	23°33'23"	S78°14'33"E	9.80'
C20	27.00'	42.41'	90°00'00"	N44°58'45"E	38.18'
C21	10.00'	22.32'	127°53'40"	S26°04'25"E	17.97'
C22	10.00'	13.09'	75°00'42"	N75°22'46"E	12.18'

INDIVIDUAL LOT - ELEVATION DIFFERENCE FROM THE CLOSEST WESTERN MOST TOP BACK OF CURB AT PROPERTY LINE TO TOP OF BASEMENT SLABS

LOT NUMBER	ELEVATION DIFFERENCE – TBC @ WESTERN PROPERTY LINE TO TOP OF BASEMENT SLAB ELEVATION	LOT NUMBER	ELEVATION DIFFERENCE – TBC @ WESTERN PROPERTY LINE TO TOP OF BASEMENT SLAB ELEVATION	LOT NUMBER	ELEVATION DIFFERENCE – TBC @ WESTERN PROPERTY LINE TO TOP OF BASEMENT SLAB ELEVATION
LOT 1	6.24' – TBC@PL 1&2	LOT 20	6.87' – TBC@PL 20&21	LOT 39	6.51' – TBC@PL 38&39
LOT 2	5.60' – TBC@PL 1&2	LOT 21	6.96' – TBC@PL 21&22	LOT 40	6.49' – TBC@PL 39&40
LOT 3	6.26' – TBC@PL 2&3	LOT 22	7.03' – TBC@PL 22&23	LOT 41	6.47' – TBC@PL 40&41
LOT 4	6.43' – TBC@PL 3&4	LOT 23	7.05' – TBC@PL 23&24	LOT 42	7.02' – TBC@PL 44&45
LOT 5	6.39' – TBC@PL 4&5	LOT 24	7.28' – TBC@PL 24&25	LOT 43	7.02' – TBC@PL 44&45
LOT 6	6.52' – TBC@PL 5&6	LOT 25	7.13' – TBC@PL 25&26	LOT 44	6.77' – TBC@PL 44&45
LOT 7	6.90' – TBC@PL 6&7	LOT 26	7.08' – TBC@PL 26&27	LOT 45	7.07' – TBC@PL 45&46
LOT 8	6.57' – TBC@PL 7&8	LOT 27	6.30' – TBC@PL 27&28	LOT 46	7.02' – TBC@PL 46&47
LOT 9	6.71' – TBC@PL 8&9	LOT 28	6.10' – CURB RETURN	LOT 47	7.03' – TBC@PL 47&48
LOT 10	6.69' – TBC@PL 9&10	LOT 29	5.62' – CURB RETURN	LOT 48	6.76' – TBC@PL 48&49
LOT 11	6.85' – TBC@PL 10&11	LOT 30	4.70' – TBC@PL 29&30	LOT 49	7.08' – TBC@PL 49&50
LOT 12	6.91' – TBC@PL 11&12	LOT 31	6.86' – TBC@PL 30&31	LOT 50	7.02' – TBC@PL 50&51
LOT 13	6.93' – TBC@PL 12&13	LOT 32	6.32' – TBC@PL 31&32	LOT 51	6.87' – TBC@PL 51&52
LOT 14	7.23' – TBC@PL 12&13	LOT 33	6.75' – TBC@PL 32&33	LOT 52	6.75' – TBC@PL 52&53
LOT 15	7.98' – TBC@PL 12&13	LOT 34	6.83' – TBC@PL 33&34	LOT 53	6.78' – TBC@PL 53&54
LOT 16	6.92' – TBC@PL 16&17	LOT 35	6.73' – TBC@PL 34&35	LOT 54	6.75' – TBC@PL 54&55
LOT 17	6.96' – TBC@PL 17&18	LOT 36	5.91' – TBC@PL 35&36	LOT 55	5.02' – TBC@PL 55&56
LOT 18	7.05' – TBC@PL 18&19	LOT 37	5.85' – TBC@PL 36&37	LOT 56	5.33' – CURB RETURN
LOT 19	7.05' – TBC@PL 19&20	LOT 38	5.91' – TBC@PL 37&38		



SHEET 2 OF 2

Stantec

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Filename 0188c-102fp.dwg	
Designed By JWJ	Drawn By JWJ
Checked By MLP	Date 07/27/07

No.	Revisions	By	Date

MILLBURN MANOR P.U.D. SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH

RECORDED # 10399463

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : West Valley City

DATE: 4-14-08 TIME: 2:34 PM BOOK: 2008I PAGE: 87

FEE $118.00

DEPUTY SALT LAKE COUNTY RECORDER

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Jul 27, 2007 - 12:20PM By: mplind