

# SUNRISE RANCH - PHASE D

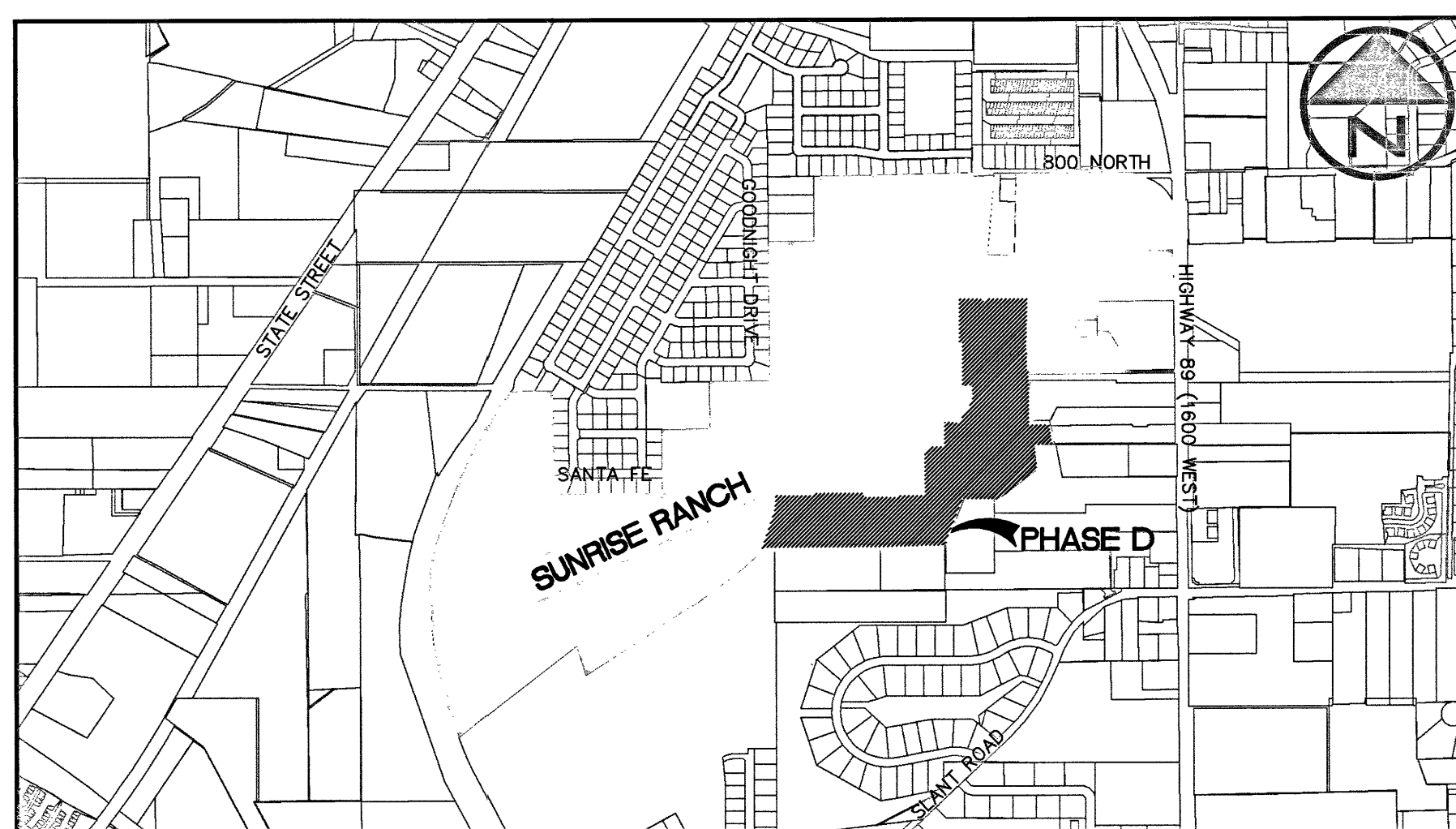
## A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 8 SOUTH,  
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
MAPLETON CITY, UTAH COUNTY, UTAH

SHEET 1 OF 3

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

VICINITY MAP



The foregoing instrument was acknowledged before me this 21st day of October, 2020, by Jonathan Lund and Steven Wilson, who represented that they are members of C3S Property Holdings, LLC and have the authority to execute this instrument.

### SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, STREETS, AND EASEMENTS TO BE KNOWN AS SUNRISE RANCH - PHASE D, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS IS SOUTH 00°42'33" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 9, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°58'51" WEST 35.63 FEET AND NORTH 291.63 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SUNRISE RANCH DRIVE AS SHOWN IN THE SUNRISE RANCH - PHASE C SUBDIVISION PLAT, AND RUNNING ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 18°56'30" EAST 217.63 FEET; 2) NORTHEASTERLY 87.43 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 08°58'57" EAST 96.93 FEET); 3) NORTH 01°03'57" WEST 22.52 FEET; THENCE EAST 233.52 FEET; THENCE NORTH 14.06 FEET; THENCE EAST 313.00 FEET; THENCE SOUTH 26.57 FEET; THENCE EAST 233.00 FEET; THENCE NORTH 11.76 FEET; THENCE EAST 158.00 FEET; THENCE NORTH 281.17 FEET; THENCE NORTHEASTERLY 67.54 FEET ALONG THE ARC OF A 43.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°00'00" EAST 60.81 FEET); THENCE EAST 80.66 FEET; THENCE NORTH 158.00 FEET; THENCE EAST 16.37 FEET; THENCE SOUTHEASTERLY 65.90 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 78°34'41" EAST 65.49 FEET); THENCE NORTH 33°39'34" EAST 138.54 FEET; THENCE NORTHEASTERLY 84.80 FEET ALONG THE ARC OF A 127.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 14°31'54" EAST 83.23 FEET); THENCE NORTH 04°35'47" WEST 53.87 FEET; THENCE SOUTH 83°35'44" WEST 6.50 FEET; THENCE SOUTHWESTERLY 55.09 FEET ALONG THE ARC OF A 520.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 89°37'49" WEST 55.06 FEET); THENCE NORTH 273.18 FEET; THENCE SOUTHWESTERLY 14.00 FEET ALONG THE ARC OF A 520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 89°13'44" WEST 14.00 FEET); THENCE WEST 4.32 FEET; THENCE NORTH 264.00 FEET TO A POINT ON THE SUNRISE RANCH DRIVE RIGHT OF WAY LINE AS SHOWN IN THE SUNRISE RANCH - PHASE C PLAT; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) EAST 117.11 FEET; 2) SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 45°00'00" EAST 21.21 FEET); 3) EAST 40.00 FEET; 4) NORTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°00'00" EAST 21.21 FEET) TO A POINT ON THE SUNRISE RANCH - PHASE A SUBDIVISION BOUNDARY LINE; THENCE ALONG SAID PHASE A SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) EAST 231.60 FEET; 2) SOUTH 00°55'47" WEST 286.84 FEET; 3) SOUTH 00°38'54" EAST 168.34 FEET; THENCE SOUTH 00°40'22" EAST 41.26 FEET; THENCE EAST 9.31 FEET; THENCE SOUTH 00°57'53" WEST 31.30 FEET; THENCE NORTH 89°59'53" EAST 2.50 FEET; THENCE SOUTH 00°00'07" EAST 37.03 FEET; THENCE SOUTH 14°22'00" WEST 196.48 FEET; THENCE NORTH 88°50'00" EAST 48.77 FEET; THENCE SOUTH 00°00'07" EAST 37.83 FEET; THENCE NORTH 89°59'53" EAST 125.40 FEET; THENCE SOUTH 10°51'07" EAST 119.31 FEET; THENCE NORTH 89°59'53" WEST 114.13 FEET; THENCE SOUTH 05°47'14" EAST 163.21 FEET; THENCE SOUTH 52°27'36" WEST 294.73 FEET; THENCE NORTH 89°08'40" WEST 229.29 FEET; THENCE SOUTH 21°49'12" WEST 311.98 FEET; THENCE SOUTH 88°45'26" WEST 425.14 FEET; THENCE SOUTH 89°40'29" WEST 681.82 FEET; THENCE NORTH 00°32'00" WEST 20.67 FEET; THENCE SOUTH 62°43'58" WEST 2.30 FEET; THENCE SOUTH 50°48'27" WEST 39.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.97 ACRES, MORE OR LESS.  
37 LOTS

SEPT 21, 2020  
DATE

*Kagan M. Dixon*  
SURVEYOR  
(SEE SEAL BELOW)

### OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

PURSUANT TO UTAH CODE 10-9A-604 (D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE SUNRISE RANCH OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 947 SOUTH 500 EAST #100, AMERICAN FORK, UTAH 84003.

Jonathan Lund, manager  
PRINTED NAME OF OWNER

*[Signature]*  
AUTHORIZED SIGNATURE(S)

Steven Wilson, manager  
PRINTED NAME OF OWNER

*[Signature]*  
AUTHORIZED SIGNATURE(S)

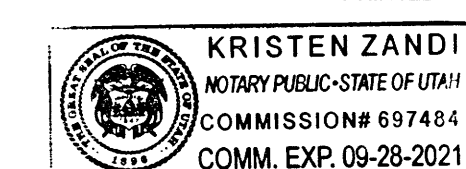
### Corporate ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S

ON THE 21<sup>st</sup> DAY OF October, A.D. 2020, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 9/28/21  
COMMISSION NUMBER 697484

Kristen Zandi  
PRINTED FULL NAME OF NOTARY



### ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF MAPLETON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22<sup>nd</sup> DAY OF October, 2020.

*[Signature]*  
APPROVED BY MAYOR

*[Signature]*  
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

APPROVED BY CITY ENGINEER  
(SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

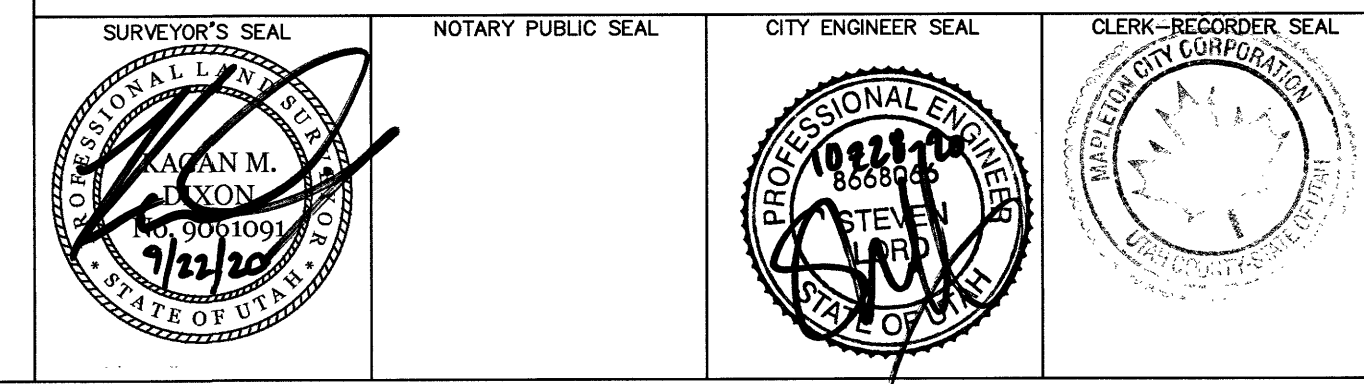
APPROVED THIS 22<sup>nd</sup> DAY OF October, 2020 BY THE MAPLETON CITY PLANNING COMMISSION.

*[Signature]*  
COMMUNITY DEVELOPMENT DIRECTOR

*[Signature]*  
CHAIRMAN, PLANNING COMMISSION

### SUNRISE RANCH - PHASE D A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
MAPLETON CITY, UTAH COUNTY, UTAH  
SHEET 1 OF 3



- NOTES:
1. A GEOTECHNICAL REPORT FOR THIS PROJECT HAS BEEN PROVIDED BY WILDING ENGINEERING.
  2. COMMON AREA IS HEREBY DEDICATED TO THE SUNRISE RANCH OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SUNRISE RANCH OWNERS ASSOCIATION.
  3. CONSISTENT WITH THE MASTER DEDICATION, THE COMMON AREAS AND FACILITIES CREATED HEREBY ARE DESIGNATED AS BENEFITED COMMON AREA AS DEFINED IN THE MASTER DECLARATION. BENEFITED COMMON AREA EXPENSES MAY BE ASSESSED TO THE LOTS HEREIN AND ARE DESIGNATED AS A SEPARATE SERVICE AREA.

17465  
1 of 3

SEC 9-8-3E TU 140 RM



# SUNRISE RANCH - PHASE D

A RESIDENTIAL SUBDIVISION

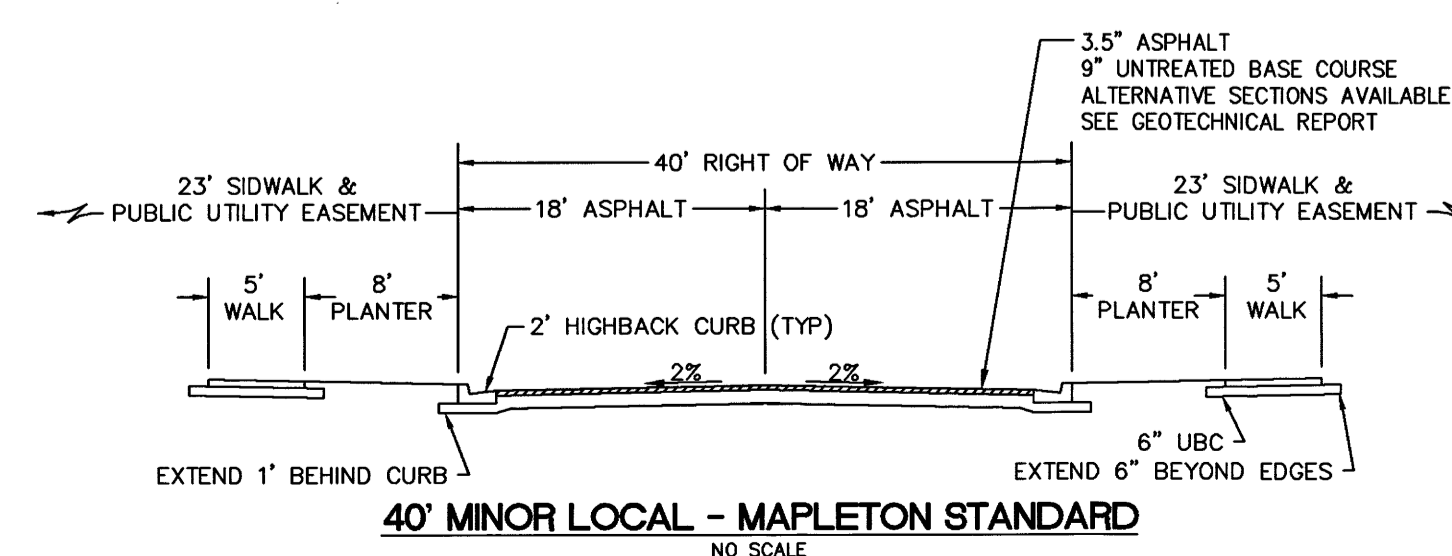
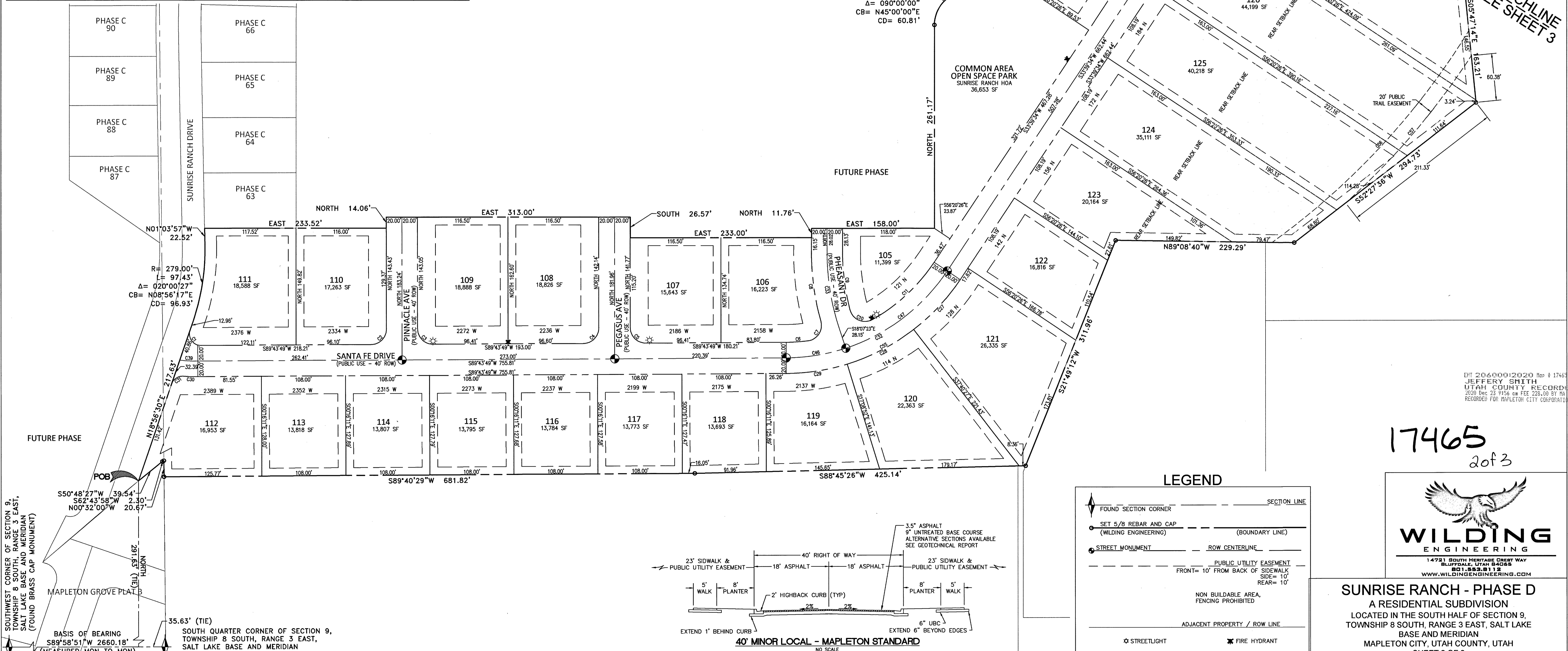
LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

MAPLETON CITY, UTAH COUNTY, UTAH

SHEET 2 OF 3

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.59'	15.00'	109°12'41"	S35°39'50"E	24.46'	C20	31.42'	20.00'	90°00'00"	N38°35'44"E	28.28'	C39	23.27'	200.00'	6°40'02"	S86°56'10"E	23.26'
C2	31.32'	20.00'	89°43'49"	N44°51'55"E	28.22'	C21	31.42'	20.00'	90°00'00"	N51°24'16"W	28.28'	C40	53.65'	480.00'	6°24'16"	N86°47'52"E	53.63'
C3	31.51'	20.00'	90°16'11"	S45°08'05"E	28.35'	C22	44.13'	520.00'	4°51'44"	N86°01'36"E	44.12'	C41	31.42'	20.00'	90°00'00"	N38°35'44"E	28.28'
C4	31.32'	20.00'	89°43'49"	N44°51'55"E	28.22'	C23	74.42'	980.00'	4°21'03"	S02°10'31"E	74.40'	C42	39.79'	1020.00'	2°14'06"	S05°17'13"E	39.79'
C5	31.51'	20.00'	90°16'11"	S45°08'05"E	28.35'	C24	35.13'	980.00'	2°03'13"	S05°22'39"E	35.12'	C43	74.23'	1020.00'	4°10'10"	S02°05'05"E	74.21'
C6	24.61'	230.00'	6°07'50"	N85°49'30"E	24.60'	C25	79.56'	270.00'	16°52'58"	N02°02'13"E	79.27'	C44	39.64'	127.00'	17°53'00"	N04°20'43"E	39.48'
C7	34.31'	20.00'	98°18'11"	N33°36'29"E	30.26'	C26	105.07'	270.00'	22°17'49"	N21°37'37"E	104.41'	C45	52.85'	500.00'	6°03'23"	N86°37'25"E	52.83'
C8	92.25'	327.28'	16°08'59"	S07°28'07"E	91.95'	C27	87.86'	270.00'	18°39'59"	N42°59'34"E	87.57'	C46	77.90'	250.00'	17°51'13"	N80°48'13"E	77.59'
C9	77.13'	287.28'	15°23'01"	S07°02'41"E	76.90'	C28	96.73'	270.00'	20°31'34"	N62°35'20"E	96.21'	C47	166.75'	250.00'	38°13'02"	N52°46'05"E	163.68'
C10	36.48'	20.00'	104°29'49"	S66°59'06"E	31.63'	C29	79.54'	270.00'	16°52'42"	N81°17'28"E	79.25'	C48	99.87'	170.00'	33°39'34"	N73°10'13"W	98.44'
C11	108.81'	230.00'	27°06'25"	N47°12'47"E	107.80'	C30	18.48'	220.00'	4°48'44"	S87°51'49"E	18.47'	C49	160.83'	230.00'	40°03'50"	N13°37'39"E	157.57'
C12	31.42'	20.00'	90°00'00"	N11°20'26"W	28.28'	C31	19.79'	15.00'	75°36'03"	S56°44'32"W	18.39'	C50	58.12'	520.00'	6°24'16"	N86°47'52"E	58.09'
C13	76.37'	130.00'	33°39'34"	N73°10'13"W	75.28'	C32	244.66'	250.00'	56°04'15"	N61°41'42"E	235.01'	C51	114.01'	1020.00'	6°24'16"	S03°12'08"E	113.95'
C14	33.97'	170.00'	11°26'57"	N62°03'54"W	33.91'	C33	100.55'	307.28'	18°44'56"	N08°44'58"W	100.10'	C52	109.54'	980.00'	6°24'16"	S03°12'08"E	109.49'
C15	31.42'	20.00'	90°00'00"	N78°39'34"E	28.28'	C34	45.16'	127.00'	20°22'21"	N23°28'24"E	44.92'	C53	188.80'	270.00'	40°03'50"	N13°37'39"E	184.97'
C16	81.78'	230.00'	20°22'21"	N23°28'24"E	81.35'	C35	88.12'	150.00'	33°39'34"	S73°10'13"E	86.86'	C54	4.17'	270.00'	0°53'03"	N33°13'03"E	4.17'
C17	79.05'	230.00'	19°41'29"	N03°26'29"E	78.66'	C36	174.81'	250.00'	40°03'50"	N13°37'39"E	171.27'	C55	264.23'	270.00'	56°04'15"	S03°12'08"E	253.81'
C18	31.42'	20.00'	90°00'00"	N51°24'16"W	28.28'	C37	55.89'	500.00'	6°24'16"	N86°47'52"E	55.86'						
C19	50.62'	480.00'	6°02'30"	N86°36'59"E	50.59'	C38	111.78'	1000.00'	6°24'16"	S03°12'08"E	111.72'						



**LEGEND**

FOUND SECTION CORNER	SECTION LINE
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)	(BOUNDARY LINE)
STREET MONUMENT	ROW CENTERLINE
	PUBLIC UTILITY EASEMENT
	FRONT= 10' FROM BACK OF SIDEWALK
	SIDE= 10'
	REAR= 10'
	NON BUILDABLE AREA, FENCING PROHIBITED
	ADJACENT PROPERTY / ROW LINE
STREETLIGHT	FIRE HYDRANT

17465  
2 of 3



**SUNRISE RANCH - PHASE D**  
A RESIDENTIAL SUBDIVISION  
LOCATED IN THE SOUTH HALF OF SECTION 9,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE  
BASE AND MERIDIAN  
MAPLETON CITY, UTAH COUNTY, UTAH  
SHEET 2 OF 3

ENT 20200012020 Rep # 17465  
JEFFERY SMITH  
UTAH COUNTY RECORDS  
2020 Dec 23 9:56 am FEE 228.00 BY HA  
RECORDED FOR MAPLETON CITY CORPORATION



# SUNRISE RANCH - PHASE D

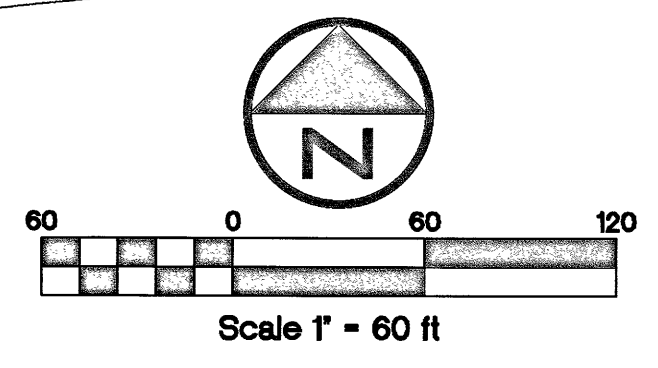
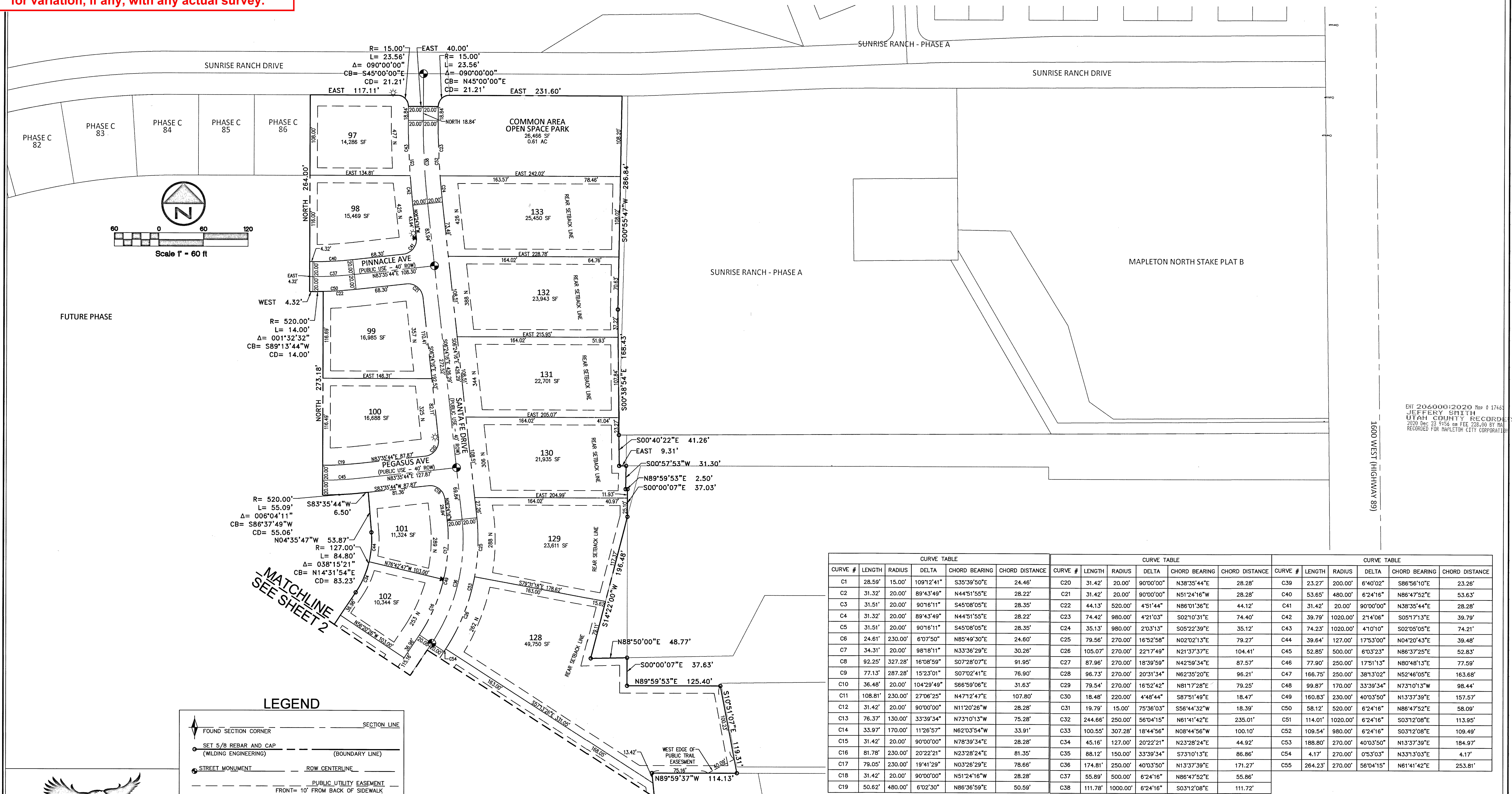
A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

MAPLETON CITY, UTAH COUNTY, UTAH

SHEET 3 OF 3

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R = 520.00'  
L = 55.09'  
Δ = 006°04'11"  
CB = S86°37'49"W  
CD = 55.06'

R = 127.00'  
L = 84.80'  
Δ = 038°15'21"  
CB = N14°31'54"E  
CD = 83.23'

MATCHLINE  
SEE SHEET 2

MATCHLINE  
SEE SHEET 2

### LEGEND

- FOUND SECTION CORNER — SECTION LINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) — (BOUNDARY LINE)
- STREET MONUMENT — ROW CENTERLINE
- PUBLIC UTILITY EASEMENT  
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- FIRE HYDRANT

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C15	31.42'	20.00'	90°00'00"	N78°39'34"E	28.28'	C34	45.16'	127.00'	20°22'21"	N23°28'24"E	44.92'	C53	188.80'	270.00'	40°03'50"	N13°37'39"E	184.97'
C16	81.78'	230.00'	20°22'21"	N23°28'24"E	81.35'	C35	88.12'	150.00'	33°39'34"	S73°10'13"E	86.86'	C54	4.17'	270.00'	0°53'03"	N33°13'03"E	4.17'
C17	79.05'	230.00'	19°41'29"	N03°26'29"E	78.66'	C36	174.81'	250.00'	40°03'50"	N13°37'39"E	171.27'	C55	284.23'	270.00'	58°04'15"	N61°41'42"E	253.81'
C18	31.42'	20.00'	90°00'00"	N51°24'16"W	28.28'	C37	55.89'	500.00'	6°24'16"	N86°47'52"E	55.86'						
C19	50.62'	480.00'	6°02'30"	N86°36'59"E	50.59'	C38	111.78'	1000.00'	6°24'16"	S03°12'08"E	111.72'						



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**SUNRISE RANCH - PHASE D**  
A RESIDENTIAL SUBDIVISION  
LOCATED IN THE SOUTH HALF OF SECTION 9,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE  
BASE AND MERIDIAN  
MAPLETON CITY, UTAH COUNTY, UTAH  
SHEET 3 OF 3

ENT 206000-2020 Map # 17465  
JEFFERY SMITH  
UTAH COUNTY RECORDS  
2020 Dec 23 9:56 am FEE 228.00 BY 161  
RECORDED FOR MAPLETON CITY CORPORATION