

SUNBURST TERRACE PLANNED UNIT DEVELOPMENT AMENDED

Located in the SW 1/4 of
Section 35, T4S, R21E, S.L.B.&M.
UTAH COUNTY, UTAH

Book 975 Page 80
16-MAY-08
RANDY SHIMONE
RECORDED, UTAH COUNTY, UTAH
VALLEY MORTGAGE, INC.
445 N 7TH STREET, SUITE 200
RE: BY CAROLIE ASH

CURVE DATA

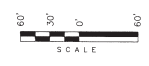
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	90.0000	44.5000	44.5000	62.8317	44.5000	N43.3247E
C2	90.0000	48.7500	48.7500	69.8539	48.7500	N43.3247E
C3	90.0000	89.0000	89.0000	128.8651	89.0000	N43.3247E
C4	90.0000	43.5000	43.5000	62.4211	43.5000	N45.9424W
C5	90.0000	67.7500	67.7500	98.4211	67.7500	N45.9424W
C6	90.0000	92.0000	92.0000	132.7239	92.0000	N45.9424W
C7	309.9142	90.0000	24.3141	47.3469	46.7396	N76.4221W
C8	425.4312	90.0000	35.3121	67.4206	65.8441	N40.1526W
C9	163.0702	90.0000	13.4111	25.6265	25.0012	N59.5205W
C10	212.4292	90.0000	16.8302	33.2677	33.0774	N59.5205W
C11	302.9224	90.0000	24.9288	47.4407	46.8800	N59.5205W
C12	359.2342	90.0000	30.6883	58.0244	56.0103	N59.5205W
C13	415.5459	90.0000	36.6501	71.2715	68.1810	N42.5231W
C14	471.8576	90.0000	42.6119	84.5207	80.5424	N42.5231W
C15	528.1692	90.0000	48.5737	97.7698	93.2321	N42.5231W
C16	584.4809	90.0000	54.5355	111.0189	105.7202	N42.5231W
C17	640.7925	90.0000	60.4973	124.2680	118.1434	N42.5231W
C18	697.1042	90.0000	66.4591	137.5171	131.3276	N42.5231W
C19	753.4158	90.0000	72.4209	150.7662	144.4634	N42.5231W
C20	809.7274	90.0000	78.3827	164.0153	157.5936	N42.5231W
C21	866.0390	90.0000	84.3445	177.2644	170.7238	N42.5231W
C22	922.3506	90.0000	90.3063	190.5135	183.8540	N42.5231W
C23	978.6622	90.0000	96.2681	203.7626	196.9842	N42.5231W
C24	1034.9738	90.0000	102.2299	217.0117	210.1144	N42.5231W

DESCRIPTION-UTILITY EASEMENT #1
BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS S70°30'00"E 78.83 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, THENCE N89°13'26"E 174.92 FEET, THENCE N74°56'37"E 121.49 FEET, THENCE S01°17'33"E 88 FEET, THENCE S74°57'18"E 115.00 FEET, THENCE S88°13'26"W 173.93 FEET, THENCE S33°04'16"W 54.51 FEET, THENCE S88°13'26"W 12.07 FEET, THENCE N35°48'16"W 68.58 FEET TO THE POINT OF BEGINNING, BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH IS TAKEN FROM THE UTAH COUNTY SURVEYOR'S SECTION BREAKDOWN TO BEAR N01°22'23"W.

DESCRIPTION-UTILITY EASEMENT #3
BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS S47°41'14"E 211.69 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, THENCE N89°13'26"E 10.00 FEET, THENCE S01°50'48"E 297.00 FEET, THENCE N89°13'26"E 3.00 FEET, THENCE S04°56'14"E 10.00 FEET, THENCE S01°50'48"E 49.72 FEET, THENCE N01°46'34"W 10.00 FEET, THENCE N89°13'26"E 34.72 FEET, THENCE N01°50'48"W 297.00 FEET TO THE POINT OF BEGINNING, BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH IS TAKEN FROM THE UTAH COUNTY SURVEYOR'S SECTION BREAKDOWN TO BEAR N01°22'23"W.

DESCRIPTION-UTILITY EASEMENT #2
BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS S13°55'50"E 641.34 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, THENCE N89°13'26"E 170.20 FEET, THENCE N41°37'20"E 149.82 FEET, THENCE S01°17'33"E 14.69 FEET, THENCE S41°37'20"W 143.37 FEET, THENCE S88°13'26"W 170.51 FEET, THENCE N01°46'34"W 10.00 FEET TO THE POINT OF BEGINNING, BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH IS TAKEN FROM THE UTAH COUNTY SURVEYOR'S SECTION BREAKDOWN TO BEAR N01°22'23"W.

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.



MINIMAL DWELLING SETBACKS
1 FRONT 15 FEET
2 SIDE 7.5 FEET
3 REAR 15 FEET

SURVEYOR'S CERTIFICATE
I, HOLLY R. HAY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 30228 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT ALL PORTIONS OF THE DRAWING HAVE BEEN MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN, AND HAVE SUPERVISED EACH TRACT OF LAND NOTED IN LOGS, RECORDS, STREETS AND EASEMENTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND SHOWN ON THE GROUND AS SHOWN ON THIS PLAN AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, THENCE N89°13'26"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 818.00 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION, THENCE S01°17'33"E ALONG THE EAST LINE OF THE SAID SECTION 150.00 FEET, THENCE S89°13'26"W PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST QUARTER 80.00 FEET, THENCE S01°17'33"E PARALLEL TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER 80.27 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE N89°13'26"E ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER 189.00 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER, THENCE N01°22'23"W ALONG THE WEST LINE OF THE SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER 80.00 FEET TO THE POINT OF BEGINNING, BASIS OF BEARINGS IS THE SAID WEST LINE OF THE SOUTHWEST QUARTER WHICH IS TAKEN FROM THE UTAH COUNTY SURVEYOR'S SECTION BREAKDOWN TO BEAR N01°22'23"W. CORNER MARKED WITH IRON NAIL OR LESS.

LEGEND
▲ SECTION CORNER LOCATED
△ SECTION CORNER LOCATED
○ UNLESS OTHERWISE NOTED, PAVEMENT DETERMINED FROM UTAH COUNTY SURVEYOR'S SECTION BREAKDOWN
● PROPERTY CORNER SET
UNLESS OTHERWISE NOTED AS WELL AS 5/8" IRON NAIL SET WITH A RED PLASTIC CAP STAMPED (S 36223) OR CHISEL SET IN CONCRETE.

COUNTY COMMISSIONER APPROVAL
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, THIS 20 DAY OF March, A.D. 2008

OWNER'S DECLARATION
I KNOW ALL THE TERMS AND CONDITIONS OF THIS INSTRUMENT, AND THAT THE UNDERSIGNED OWNERS OF THAT TRACT OF LAND DESCRIBED HEREON, HAVE GIVEN ME MYSELF TO BE SUBROGATED INTO LOGS, RECORDS, STREETS AND EASEMENTS AND DO HEREBY CERTIFY THAT THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 16 DAY OF May, A.D. 2008

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION OF UTAH COUNTY, UTAH, THIS 6 DAY OF April, A.D. 2006

UTAH COUNTY SURVEYOR'S REVIEW
I HEREBY CERTIFY THAT THE UTAH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS SHOWN IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE UTAH COUNTY SURVEYOR DOES NOT IMPLY THAT THE SURVEYOR HAS EXECUTED THIS PLAN FROM HIS RESPONSIBILITIES AND ON LINES OF THE SURVEYOR'S SECTION BREAKDOWN TO BEAR N01°22'23"W.

BORNE THIS 16 DAY OF April, 2008

ACKNOWLEDGMENT
I, SANDRA M. CARRASCO, DO HEREBY PERSONALLY APPEAR BEFORE ME THE SIGNERS OF THE FOREGOING ON THE 16th DAY OF May, A.D. 2008.

NOTARY PUBLIC
Sandra M. Carrasco

FILE FOR RECORD
IDENTIFY AT THE TIME OF BY SHOWING THIS PLAN IN THE INSTRUMENTS WHEREIN HAVE BEEN CLERKED OF ALL FACTS PERTAINING TO THIS INSTRUMENT.

ENTRY NO. _____ FILED AT REQUEST OF _____ FEE PAID: _____
DATE: _____ BY: _____ UTAH COUNTY RECORDER BOOK PAGE

APPROVED BY THE COUNTY HEALTH DEPT.
APPROVED BY THE COUNTY HEALTH DEPT. THIS 4-27-06

REGISTERED ENGINEER
REGISTERED ENGINEER IN THE STATE OF UTAH
KURT E. BROWN

TIMBERLINE
Land Surveying, Inc.
38 WEST 100 NORTH - Thermal, Utah
(435) 789-1365