

SAHARA SUNRISE SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, AND IN THE NORTH WEST QUARTER AND THE SOUTH HALF OF SECTION 22 TOWNSHIP 11 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE:

I, S. SCOTT CARLSON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH TWO PEAKS P.C. HOLDING LICENSE NUMBER 18772 IN ACCORDANCE WITH TITLE 18, CHAPTER 2, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACTS OF LAND HAS BEEN COMPLETED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VIEWED ALL MEASUREMENTS AND HAVE FOUND NO PLACED MONUMENTS AS SHOWN HEREON.

NARRATIVE:

A RECORD OR SURVEY HAS BEEN FILED BY DAVID J. HAWKES PLS #45648 AS A 736 IN THE JUAH COUNTY RECORDERS' SURVEYORS OFFICE. THAT SURVEY AND A DEED RECORDED BY THE PROPERTY OWNER COMPRISE THIS SURVEY. THE LOT CORNERS HAVE BEEN SET BY MR. HAWKES AS PART OF HIS RECORDING OF THE SURVEY. JUAH COUNTY HAS NOTICED OF NON-COMPLIANCE AS ENTRY NO. 0017444 HAS REQUESTED A SUBDIVISION PLAN BE RECORDED AFTER APPROVAL BY COUNTY STAFF, PLANNING, UNDERGROUND, AND COUNTY COMMISSION. THE RECORDING OF THIS APPROVED SUBDIVISION PLAN SATISFIES THE REQUIREMENTS OF THE COUNTY AND TERMINATES THE REFERENCED NOTICE OF NON-COMPLIANCE.

BOUNDARY DESCRIPTION: XF 6324-201-Hm 207 YF 6325-105-Hm 141

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 AND PORTIONS OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTES:

STATEMENT OF ACCURACY: MEETS MINIMUM LINEAR CLOSURE OF 1:15,000

RIGHTS, RESPONSIBILITIES AND ENCUMBRANCES OF THE LOTS WITHIN THIS SUBDIVISION AND OF THE MEMBERS OF THE ASSOCIATION (INCLUDING ACCESS, RECREATIONAL USES, WATER, WASTE WATER, SEWAGE AND SANITATION REQUIREMENTS, THROUGH-ROAD COLLECTION, NOISE AND LIGHT POLLUTION, SHARED USES WITHIN THE SUBDIVISION, ARCHITECTURAL STANDARDS, MATERIALS, COLORS, MINIMIZATION OF THE RISKS, VEGETATION PRESERVATION, ETC.) ARE FURTHER DESCRIBED, EXPANDED AND/OR LIMITED THROUGH SEPARATELY RECORDED C&A DOCUMENTS AND IN THE ASSOCIATION BYLAWS.

STRUCTURES AND CERTAIN USES ON THESE LOTS ARE LIMITED PER JUAH COUNTY CODE. BUYERS OF A LOT ARE ENCOURAGED TO FAMILIARIZE THEMSELVES WITH CURRENT CODES.

COUNTY EMERGENCY SERVICES MAY BE LIMITED OR DELAYED DUE TO THE REMOTE LOCATION OF THIS SUBDIVISION.

ALL ROADS SHOWN HEREON ARE PRIVATE ROADS



OWNER DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT FULL TILT HOLDINGS, LLC, A UTAM LIMITED LIABILITY COMPANY, IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DOES HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH TO BE HEREINAFTER KNOWN AS SAHARA SUNRISE AND DOES HEREBY CONVEY TO THE SAHARA SUNRISE HOMEOWNERS ASSOCIATION, A UTAM NON-PROFIT CORPORATION ("ASSOCIATION"), A PERPETUAL, NON-EXCLUSIVE EASEMENT ACROSS THE PRIVATE ROAD EASEMENT CORRIDOR SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE FACILITIES, ROADS, AND UTILITIES, OR FOR OTHER TYPICAL PURPOSES, TO BENEFIT THE ASSOCIATION AND ITS MEMBERS.

THERE ARE NO STREETS OR OTHER PROPERTY RIGHTS OR SHOWN ON THIS PLAN TO BE DEDICATED FOR THE USE OF THE PUBLIC. HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY CONVEY TO THE JUAH COUNTY EMERGENCY SERVICES PROVIDER A PERPETUAL, NON-EXCLUSIVE EASEMENT ACROSS THE PRIVATE ROAD BUILT TO BE BUILT WITHIN THIS SUBDIVISION AND OR AS SHOWN ON THIS PLAN.

THE UNDERSIGNED OWNER DOES HEREBY CONSENT AND GIVE APPROVAL TO THE RECORDING OF THIS PLAN FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF I HAVE HEREIN SET OUT MY HANDS THIS 1 DAY OF October, A.D. 2024

Full Tilt Holdings, LLC, A UTAM LIMITED LIABILITY COMPANY,

BY: CARLTON RICHBY
ITS MANAGER

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Juab

ON THE 1 DAY OF October, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CARLTON RICHBY WHO, BEING BY ME DULY SWORN, DO SAY THAT HE IS MANAGER OF FULL TILT HOLDINGS, LLC, A UTAM LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNER'S DECLARATION WAS SIGNED FOR, AND IN BEHALF OF, SAHARA SUNRISE HOMEOWNERS ASSOCIATION, A UTAM NON-PROFIT CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY DECEASED THE SAME.

Tanielle Cullaway
Tanielle Cullaway
NOTARY PUBLIC SIGNATURE

PRINT NAME: TANIELLE CULLAWAY
COMMISSION EXPIRATION DATE: 2-9-24

NOTARY PUBLIC'S COMMISSION NUMBER: 722792

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY COMMISSIONERS OF THE COUNTY OF JUAH, STATE OF UTAH, APPROVES THIS SUBDIVISION, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND AS DESCRIBED HEREON INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 10 DAY OF October, A.D. 2024

Marta Palmer
COMMISSIONER MARTA PALMER

Clayton L. Painter
COMMISSIONER CLAYTON L. PAINTER

Martyn G. Benson
COMMISSIONER MARTYN G. BENSON

PLANNING COMMISSION APPROVAL

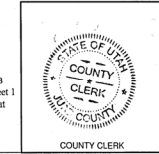
APPROVED THIS 18th DAY OF September, A.D. 2024 BY THE PLANNING COMMISSION

Clayton L. Painter
ADMINISTRATOR CLAYTON PAINTER



SAHARA SUNRISE SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, AND IN THE NORTH WEST QUARTER AND THE SOUTH HALF OF SECTION 22 TOWNSHIP 11 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



MAP NO. 456
Entry No. 319350 Book 638 Page 1596
Debra P. Zirbes, Juab County Recorder
October 07, 2024 11:34:53 A.M. Fee \$282.00
By: Full Tilt Holdings

COUNTY CLERK COUNTY RECORDER

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.

Boundary Consultants

5554 West 2425 North, Hooper, Utah
801-792-1569 dave@boundaryconsultants.biz

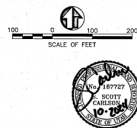
Surveyor's Affidavit of Correction Entry No. 319412 D 638 P 1914, 10/15/2024. The subtitle of the plat on sheet 1 currently indicate Range 4 West. The subtitle of the plat on sheet 1 should indicate Range 4 West.

SAHARA SUNRISE SUBDIVISION

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

PARCEL XF00-6325-2
ELLERS, PRESTWICH

PARCEL XF00-6325-2
ELLERS, PRESTWICH



- LEGEND
- 25' 12" SECTION CORNER & SECTION LINE
 - SECTION BOUNDARY LINE
 - LOT BOUNDARY LINE
 - ENCLOSURE LINE
 - PRIVATE ROAD EXISTENCE CORRIDOR
 - RIGHT-OF-WAY
 - ADJACENT PARCEL BOUNDARY
 - FOUND BY RETAIL AND GAS COMPANIES (2008)

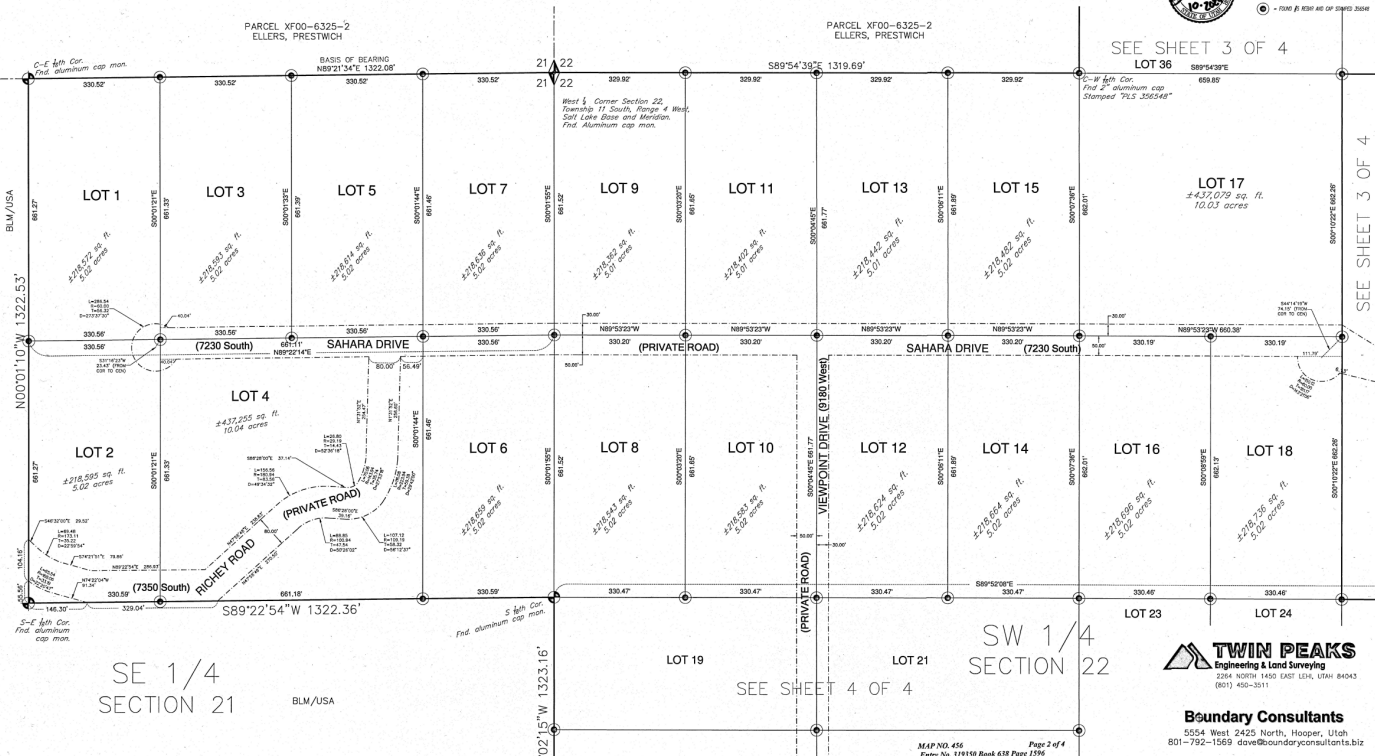
SEE SHEET 3 OF 4

LOT 36

1/4-W 4th Cor.
Find 2" aluminum cap
Stamped "PLS 35648"

LOT 17
±437,079 sq. ft.
10.03 acres

SEE SHEET 3 OF 4

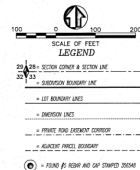


TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEXA, UTAH 84043
(801) 450-3511

Boundary Consultants

5554 West 2425 North, Hooper, Utah
801-792-1569 dave@boundaryconsultants.biz

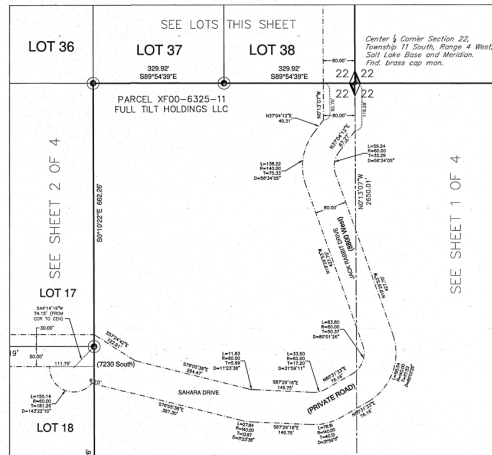
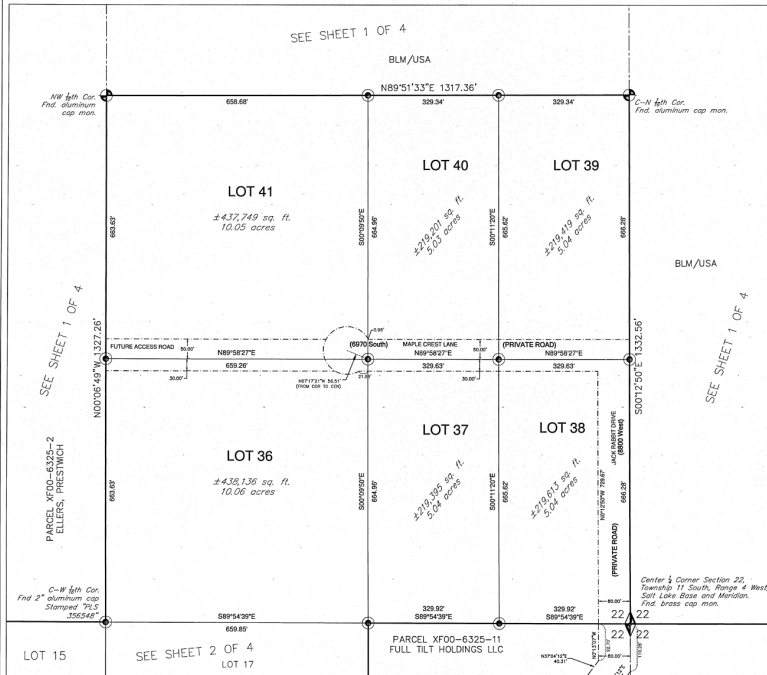
SAHARA SUNRISE SUBDIVISION



TWIN PEAKS
Engineering & Land Surveying
2204 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

Boundary Consultants

5554 West 2425 North, Hooper, Utah
801-792-1569 dave@boundaryconsultants.biz



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.

MAP NO. 456
Entry No. 319350 Book 638 Page 1596
Debra F. Zierke, Juab County Recorder
October 01, 2024 11:36:53 A.M. Fee \$282.00
By: Full Title Holdings

Page 3 of 4

ROAD DETAIL

SHEET 3 OF 4

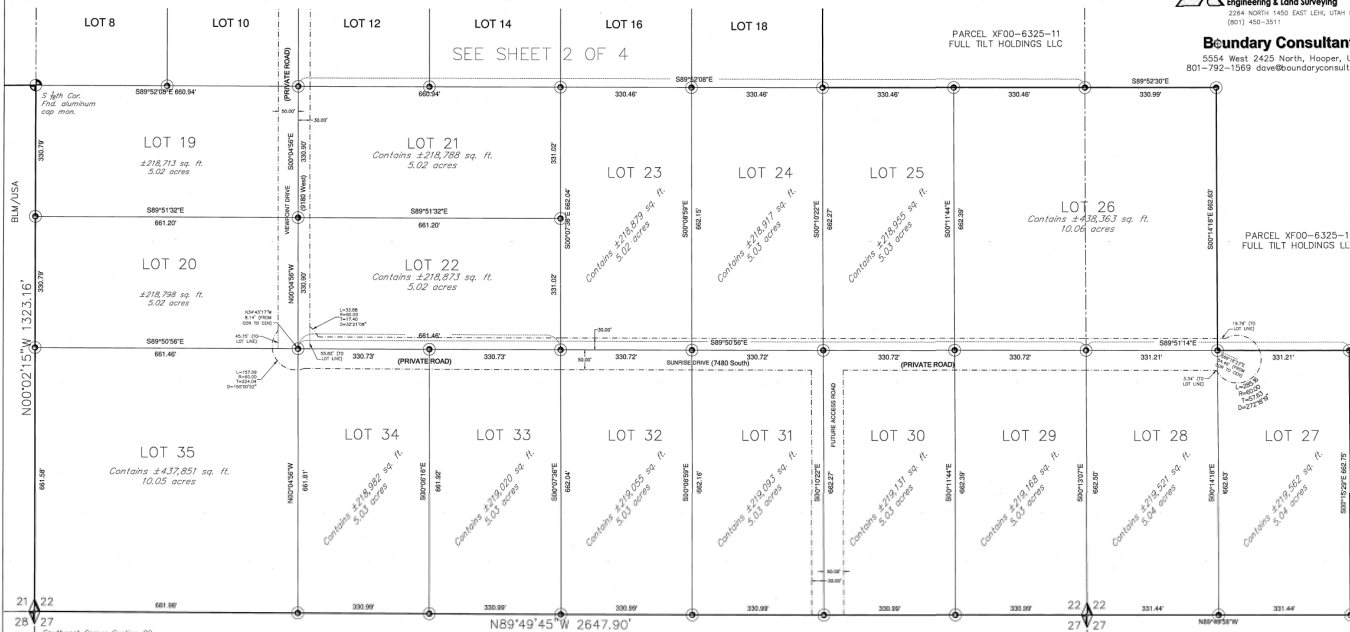
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



 **TWIN PEAKS**
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

Boundary Consultants
5554 West 2425 North, Hooper, Utah
801-792-1569 dave@boundaryconsultants.biz

SEE SHEET 1 OF 4



Southwest Corner Section 22,
Township 11 South, Range 4 West,
Salt Lake Base and Meridian.
Find brass cap man.
B.L.M. Control Station
Lat. 39° 50' 44.914" N
Lon. 112° 17' 22.860" W
N.A.D. 83 (1994)

MAP NO. 456 Page 4 of 4
Entry No. 319150 Book 638 Page 1596
Debra P. Zirbes, Juab County Recorder
October 07, 2024 11:34:53 A.M. Fee \$282.00
By: Full Tilt Holdings

South $\frac{1}{2}$ Corner Section 22,
Township 11 South, Range 4 West,
Salt Lake Base and Meridian.
Find brass cap mon.

SHEET 4 OF 4