

sugarplum

A PLANNED UNIT DEVELOPMENT LOCATED IN
SECTION 6, T38, R3E, S18W

PHASED DEVELOPMENT

THE DEVELOPMENT OF THE SUGARPLUM PLANNED UNIT DEVELOPMENT SHALL OCCUR IN PHASES. EACH PHASE WILL CONSIST OF BUILDINGS AND OTHER IMPROVEMENTS CONSTRUCTED ON ONE OR MORE LOTS. PHASE I SHALL CONSIST OF A SINGLE BUILDING CONSTRUCTED ON LOT 2, CONTAINING SIX CONDOMINIUM UNITS. SUBJECT TO MODIFICATION BY SORENSON RESOURCES COMPANY, ITS SUCCESSORS OR ASSIGNS, IT IS ANTICIPATED THAT THE VARIOUS PHASES IN THE DEVELOPMENT SHALL BE AS FOLLOWS:

PHASE	LOTS
I	2
II	3
III	1
IV	5, 6, 8
V	7
VI	4

ANTICIPATED DWELLING DENSITY

PURSUANT TO SECTION 2.1.5 OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUGARPLUM, A PLANNED UNIT DEVELOPMENT, AND THE AGREEMENT DATED JUNE 16, 1992, BETWEEN SORENSON RESOURCES COMPANY AND THE TOWN OF ALTA, NO MORE THAN 200 RESIDENTIAL UNITS SHALL BE CONSTRUCTED ON LOTS 1 THRU 9 AS SHOWN ON THIS PLAT. IT IS ANTICIPATED THAT THE NUMBER OF RESIDENTIAL UNITS TO BE CONSTRUCTED ON SAID LOTS 1 THRU 9, AS SHOWN ON THIS PLAT, SHALL BE AS FOLLOWS (PROVIDED SORENSON RESOURCES COMPANY, OR ANY SUCCESSOR, PURSUANT TO THE DECLARATION, SHALL HAVE THE RIGHT TO REALLOCATE THE DENSITY OF DEVELOPMENT AND LOCATION OF EACH LOT, SO LONG AS NO MORE THAN 200 RESIDENTIAL UNITS ARE CONSTRUCTED ON LOTS 1 THRU 9 AS SHOWN ON THIS PLAT OR AS AMENDED):

LOT	UNITS
1	20
2	6
3	9
4	80
5	PARKING AND COMMERCIAL DEVELOPMENT OF AIR SPACE
6	20
7	20
8	20
9	20
A	COMMON AREA

- LEGEND
- S — EXISTING SEWER LINE
 - P — EXISTING POWER LINE
 - T — EXISTING TELEPHONE
 - W — EXISTING WATER LINE
 - C — EXISTING CENTERLINE CREEK
 - M — EXISTING MINING CLAIM CORNER
 - S — EXISTING SECTION CORNER
 - A — EXISTING ACCESS EASEMENT
 - B — EXISTING BENCH MARK
 - + — NEW EASEMENTS

NOTES

1. BASE OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE BELLOCATE MINERAL LOOSE CLAIM, SURVEY #3182 RECORD BEARING S 89°32' W 1235.80 FEET.
2. "LOT A" REPRESENTS ALL AREAS NOT SHOWN AS LOTS 1 THRU 9 AND SHALL BE DESIGNATED AS COMMON AREA. ALSO INCLUDED AS PART OF THE COMMON AREA ARE THE ROADS WITHIN THE PROJECT, OTHER THAN THOSE SITUATED ENTIRELY ON ANY SINGLE LOT, AND CERTAIN OTHER AREAS AS PROVIDED IN SECTION 2.1.4 OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. NO RESIDENTIAL OR COMMERCIAL STRUCTURES OR RELATED FACILITIES SHALL BE CONSTRUCTED ON ANY PORTION OF THE COMMON AREA. HOWEVER, THE MASTER DECLARATION RESERVES CERTAIN EASEMENTS OVER ALL OF THE PROJECT, INCLUDING THE COMMON AREA, FOR UTILITIES, RIGHT-OF-WAY, MAINTENANCE AND OTHER SIMILAR PURPOSES.
3. BENCHMARK FOR THIS SURVEY IS ROAD TARGET "A" ELEVATION 4847.41, J.L. JOHNSON AND ASSOCIATES DATA.

CURVE DATA

DELTA	RADIUS	TANGENT	CHORD	LENGTH
① 27°58'12"	376.25	89.70	181.96	183.74
② 17°06'22"	442.25	86.51	131.51	132.00
③ 27°57'07"	100.00	32.82	64.23	65.39
④ 38°29'22"	100.00	31.86	60.71	61.68
⑤ 38°28'23"	100.00	35.06	66.17	67.44
⑥ 22°48'00"	100.00	20.54	39.30	39.36

NOTE 1

ALL INTERIOR LOT LINES SHOWN INTERSECTING THE ALTA SLIDE RT-PASS ROAD, DO SO AT A POINT 50' FROM CENTERLINE OF EXISTING ASPHALT.

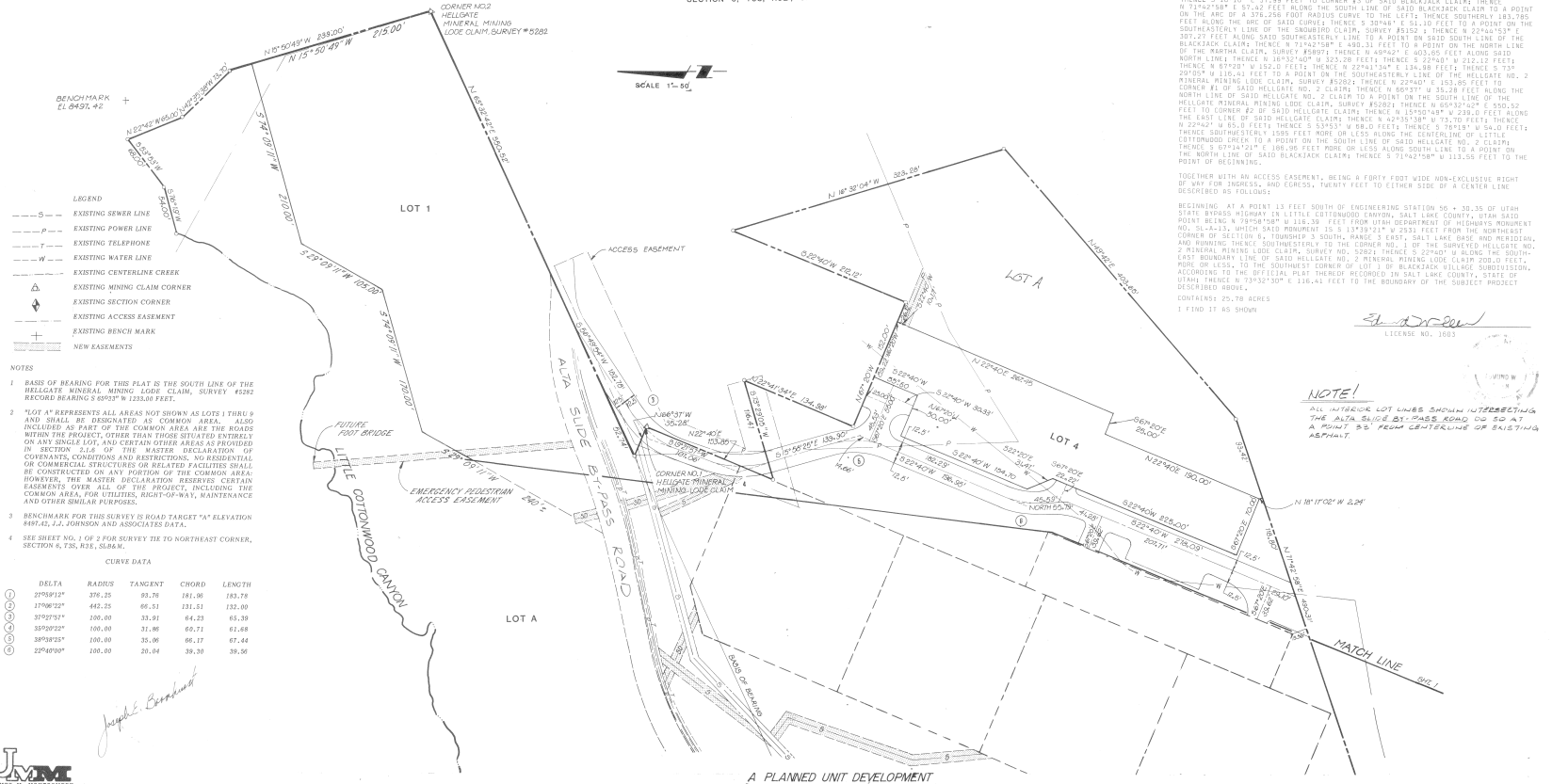


<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>14</u> DAY OF <u>JULY</u>, 1993, BY THE ALTA PLANNING COMMISSION.</p> <p><i>[Signature]</i> ALTA TOWN PLANNING COMMISSION</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><i>[Signature]</i> DATE <u>July 28, 1993</u> <u>Richard W. Sorenson</u> ALTA TOWN ENGINEER</p>	<p>OWNER'S DECLARATION</p> <p>KNOW ALL MEN BY THESE PRESENTS THAT SORENSON RESOURCES COMPANY IS THE OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND AND HAS CAUSED SAME TO BE SUBDIVIDED INTO LOTS 1-9 AND THE COMMON AREA, AS SHOWN ON THIS PLAT, AND WHICH WILL BE DEVELOPED IN PHASES TO BE HEREAFTER KNOWN AS SUGARPLUM, A PLANNED UNIT DEVELOPMENT.</p> <p>IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS <u>22</u> DAY OF <u>July</u>, A.D. 19<u>93</u>.</p> <p><i>[Signature]</i> BY <u>James L. Sorenson</u> SORENSON RESOURCES COMPANY SECRETARY</p>	<p>CORPORATION ACKNOWLEDGMENT</p> <p>STATE OF UTAH) ss COUNTY OF SALT LAKE) ON THE <u>22</u> DAY OF <u>July</u>, 19<u>93</u>, PERSONALLY APPEARED BEFORE ME JAMES L. SORENSON WHO BEING BY ME DULY SWORN ON AFFIRMED DID SAY THAT HE IS THE PRESIDENT OF SORENSON RESOURCES COMPANY, AND THAT THE WITHIN OWNER'S DECLARATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS AND THE SAID SECRETARY WALTER J. FLUMB II.</p> <p>ACKNOWLEDGED TO ME THAT SAID OFFICER OF THE SAID CORPORATION EXECUTED THE SAME.</p> <p>MY COMMISSION EXPIRES: <u>March 1, 1994</u> NOTARY PUBLIC RESIDING IN <u>Utah</u></p>	<p>RECORDED #838927</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>STIVEN D. PETERSON</u> DATE <u>8-12-93</u> TIME <u>10:28 AM</u> BOOK <u>83-8</u> PAGE <u>99</u> FILE # <u>8389</u> <i>[Signature]</i> COUNTY CLERK ATTEST: <u>William H. Goff</u> ALTA TOWN NOTAR</p>
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sugarphum

A PLANNED UNIT DEVELOPMENT LOCATED IN
SECTION 6, T3S, R3E, S18BM

SCALE 1"=50'



SURVEYOR'S CERTIFICATE

I, EDWARD W. ALLEN, REGISTERED LAND SURVEYOR, STATE OF UTAH, CERTIFY THAT I HAVE SURVEYED THE SURFACE RIGHTS ONLY TO THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A 2" STEEL PIPE PLACED IN THE ROCK NEAR CORNER #2 OF THE BLACKJACK MINING LOOSE CLAIM, SURVEY #288, SAID CLAIM CORNER BEING LOCATED S 29°13' 18" W 3377.23 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MOUNTAIN, AND RUNNING THENCE S 10°18' E 283.35 FEET ALONG THE WEST LINE OF SAID BLACKJACK CLAIM; THENCE S 77°45' E 187.00 FEET; THENCE S 37°00' W 221.95 FEET TO THE BEGINNING POINT OF A 442.256 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 132.00 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON SAID WEST LINE OF THE BLACKJACK CLAIM; THENCE S 10°18' E 37.99 FEET TO CORNER #3 OF SAID BLACKJACK CLAIM; THENCE N 71°42' 58" E 57.42 FEET ALONG THE SOUTH LINE OF SAID BLACKJACK CLAIM TO A POINT ON THE ARC OF A 378.256 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 183.785 FEET ALONG THE ARC OF SAID CURVE; THENCE S 38°48' E 31.00 FEET TO A POINT ON THE SOUTHEASTLY LINE OF THE SHAWING CLAIM, SURVEY #5152; THENCE N 22°46' 53" E 307.27 FEET ALONG SAID SOUTHEASTLY LINE TO A POINT ON SAID SOUTH LINE OF THE BLACKJACK CLAIM; THENCE S 71°42' 58" E 480.31 FEET TO A POINT ON THE NORTH LINE OF THE MARATHA CLAIM, SURVEY #287; THENCE N 69°40' E 405.00 FEET ALONG SAID NORTH LINE; THENCE N 24°52' 28" E 323.28 FEET; THENCE S 22°40' W 212.12 FEET; THENCE N 67°40' E 152.00 FEET; THENCE N 22°42' 34" E 134.00 FEET; THENCE S 73°50' 10" E 110.00 FEET TO A POINT ON THE SOUTHEASTLY LINE OF THE HELLCATE NO. 2 MINERAL MINING LOOSE CLAIM, SURVEY #5282; THENCE N 69°40' E 153.85 FEET TO NORTH LINE OF SAID HELLCATE NO. 2 CLAIM TO A POINT ON THE SOUTH LINE OF THE HELLCATE MINERAL MINING LOOSE CLAIM, SURVEY #5282; THENCE N 69°42' 42" E 530.32 FEET TO CORNER #2 OF SAID HELLCATE CLAIM; THENCE N 15°52' 40" E 239.00 FEET ALONG THE EAST LINE OF SAID HELLCATE CLAIM; THENCE N 44°15' 00" W 73.70 FEET; THENCE N 22°42' W 85.00 FEET; THENCE S 53°43' W 88.00 FEET; THENCE S 76°40' 00" FEET; THENCE SOUTHERLY 155.00 FEET MORE OR LESS ALONG THE CENTERLINE OF LITTLE COTTONWOOD CREEK TO A POINT ON THE SOUTH LINE OF SAID HELLCATE NO. 2 CLAIM; THENCE S 15°44' 21" E 189.00 FEET MORE OR LESS ALONG SAID SOUTH LINE TO A POINT ON THE NORTH LINE OF SAID BLACKJACK CLAIM; THENCE S 71°42' 58" W 113.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT, BEING A FORTY FOOT WIDE NON-EXCLUSIVE RIGHT OF WAY FOR HIGHWAYS, AND EGRESS, TWENTY FEET TO EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 13 FEET SOUTH OF ENGINEERING STATION NO. 43.35 OF UTAH STATE BYPASS HIGHWAY IN LITTLE COTTONWOOD CANYON, SALT LAKE COUNTY, UTAH SAID POINT BEING N 10°44' 34" W 116.38 FEET FROM UTAH DEPARTMENT OF HIGHWAYS MONUMENT NO. 5L-A-13, WHICH SAID MONUMENT IS S 13°38' 21" W 253.1 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MOUNTAIN, AND RUNNING THENCE SOUTHERLY TO THE CORNER NO. 1 OF THE SURVEYED HELLCATE NO. 2 MINERAL MINING LOOSE CLAIM, SURVEY NO. 5282; THENCE S 29°40' E 405.00 FEET TO THE EAST BOUNDARY LINE OF SAID HELLCATE NO. 2 MINERAL MINING LOOSE CLAIM 200.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1 OF BLACKJACK VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN SALT LAKE COUNTY, STATE OF UTAH; THENCE N 73°52' 50" E 116.41 FEET TO THE BOUNDARY OF THE SUBJECT PROPERTY DESCRIBED ABOVE.

CONTAINS 25.76 ACRES

I FIND IT AS SHOWN

Edward W. Allen
LICENSE NO. 1603

NOTE!

ALL INTERIOR LOT LINES SHOWN INTERSECTING THE ALTA BLVD. BY-PASS ROAD TO BE AT A POINT 3.5' FROM CENTERLINE OF EXISTING ASPHALT.



PLANNING COMMISSION

APPROVED THIS 14 DAY OF April, 1983, BY THE ALTA TOWN PLANNING COMMISSION.

Richard W. Allen
CLERK, ALTA TOWN PLANNING COM.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT ACCORDING WITH INFORMATION ON FILE IN THIS OFFICE.

Richard W. Allen
DATE April 28, 1983 ALTA TOWN ENGINEER

ALTA TOWN COUNCIL

PRESENTED TO THE BOARD OF ALTA TOWN COUNCIL THIS 11 DAY OF April, 1983.

A.D. W.S. 11 OF WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED

ATTEST: ALTA TOWN CLERK Richard W. Allen ALTA TOWN MAYOR William H. Galt

RECORDED # 8380827

STATE OF UTAH, COUNTY OF KANE, LANS RECORDED AND FILED AT THE REQUEST OF **STEVEN D. PETERSON**

DATE 8-12-83 TIME 10:28 A.M. BOOK 838 PAGE 99

8380827 M. H. H. DEPUTY CLERK, KANE COUNTY RECORDED