

Sugarphum

A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 6 T3S R2E S18&M

PHASED DEVELOPMENT

THE DEVELOPMENT OF THE SUGARHILL 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 SORENSEN RESOURCE COMPANY, ITS SUCCESSORS OR ASSIGNS, IT IS ANTICIPATED THAT THE VARIOUS PHASES IN THE DEVELOPMENT SHALL BE AS FOLLOWS:

<u>PHASE</u>	<u>LOTS</u>
I	2
II	3
III	1
IV	5,8,9
V	6,7
VI	

ANTICIPATED DWELLING DENSITY

PURSUANT TO SECTION 2-13 OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUGARPLUM, A PLANNED UNIT DEVELOPMENT, AND THE AGREEMENT DATED JUNE 14, 2000, BETWEEN THE SUGARPLUM ASSOCIATION OF ALTA, NO MORE THAN 200 RESIDENTIAL UNITS SHALL BE CONSTRUCTED ON LOTS 1 THRU 9 AS SHOWN ON THIS PLAT. IT IS AN AGREEMENT OF THE SUGARPLUM ASSOCIATION THAT NO UNITS BE CONSTRUCTED ON SAID LOTS 1 THRU 9 AS SHOWN ON THIS PLAT, SHALL BE AS FOLLOWS: (PROVIDED SORSEN RESOURCE DEVELOPMENT, INC. AND SUGARPLUM ASSOCIATION OF ALTA, SHALL HAVE THE RIGHT TO RE-ALLOCATE THE DEEDS 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 AS AN AMENDMENT.

<u>UNITS</u>	
20	
6	
9	
85	
PARKING AND COMMERCIAL DEVELOPMENT OF AIR SPACE	
29	
29	
29	
20	
COMMON AREA	

LEGEND

— S — EXISTING SEWER

— P — EXISTING POWER

— T — EXISTING TELEP.

— W — EXISTING WATER

— C — EXISTING CENTER

△ EXISTING MINING

◆ EXISTING SECTION

— A — EXISTING ACCESS

+ EXISTING BENCH

— E — NEW EASEMENTS

NORTH EAST
CORNER SECTION 6
T35, R3E, S18M.

NOTES

I BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE
HELLGATE MINERAL MINING LODE CLAIM, SURVEY #5282
RECORD BEARING S 63°33' W 1233.00 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 LOCATED ENTIRELY
ON AN INDIVIDUAL LOT, AND THE ROADS LOCATED ENTIRELY
IN SECTION 2.6.6 OF THE MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS. NO RESIDENTIAL
OR COMMERCIAL STRUCTURES OR RELATED FACILITIES SHALL
BE CONSTRUCTED OR PLACED ON THE COMMON AREA;
HOWEVER, THE MASTER DECLARATION RESERVES CERTAIN
AMOUNTS OF THE PROJECT, INCLUDING THE
COMMON AREA, FOR THE RIGHT-OF-WAY, MAINTENANCE
AND GOVERNMENT PURPOSES.

3 BENCHMARK FOR THIS SURVEY IS ROAD TARGET "A" ELEVATED 100 FEET ABOVE THE SURFACE OF THE GROUND.

SURVEY DATA

CURVE DATA					
	DELTA	RADIUS	TANGENT	CHORD	LENGTH
1	27°59'12"	376.23	93.76	181.96	183.
2	17°00'22"	442.23	66.51	131.51	132.
3	37°27'57"	100.00	33.91	84.23	65.
4	35°29'02"	100.00	31.86	60.71	61.
5	38°30'23"	100.00	35.06	65.17	67.
6	23°00'00"	100.00	20.00	30.20	30.

JMM

NOTE!
ALL INTERIOR LOT LINES SHOWN
INTERSECTING THE ALTA SLIDE
BY-PASS ROAD DO SO AT A POINT
33' FROM CENTERLINE OF EXISTING
LOT LINES.

A PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION

PROVED THIS 14th DAY OF
July A.D. 1983 BY THE ALTA
IN PLANNING COMMISSION.

ENGINEER'S CERTIFICATE

July 28, 1983 Richard W. Cummock

ALTA TOWN COUNCIL
PRESENTED TO THE BOARD OF ALTA TOWN COUNCIL
THIS 11th DAY OF August
AD 1983 AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT

AM, 12/1/1968 AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED.

RECORDED # 3830327
OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED A
OF STEVEN D. PETERSON
8-12-88 TIME 10:28AM BOOK 83-8 PAGE
20 JN Heath

CONSULTING ENGINEERS INC.	
401 BROADWAY, DENVER, COLORADO	
<u>PLANNING COMMISSION</u>	
APPROVED THIS <u>12th</u> DAY OF	
<u>JULY</u> , 19 <u>55</u> BY THE ALTA	
TOWN PLANNING COMMISSION.	
 <u>Harry J. Lenz</u> CHAIRMAN, ALTA TOWN PLANNING COMM.	

11. *What is the name of the author of the book you are reading?*

RECORDED # 3830327
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF STEVEN D. PETERSON
DATE 8-12-88 TIME 10:28 AM BOOK 83-8 PAGE 99
\$35.00 7M Heath DEPUTY
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