

# TUHAYE DANCING SUN PHASE 5 SUBDIVISION

PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH

### NOTES:

- ALL OF THE PROPERTY ON THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TUHAYE, A PLANNED COMMUNITY, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO FROM TIME TO TIME (THE "MASTER DECLARATION") NOW OR HEREAFTER RECORDED IN THE RECORDS OF THE WASATCH COUNTY RECORDER, EACH LOT OWNER WILL BE A MEMBER OF THE TUHAYE HOME OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"), AND SUBJECT TO THE TERMS OF ITS ARTICLES OF INCORPORATION, ITS BYLAWS AND THE RULES AND REGULATIONS THAT MAY BE ESTABLISHED BY THE MASTER ASSOCIATION FROM TIME TO TIME. CONSTRUCTION OF STRUCTURES AND LANDSCAPING ON EACH LOT SHALL BE SUBJECT TO THE TERMS AND PROCESSES OF THE ARCHITECTURAL REVIEW COMMITTEE RULES ("DESIGN GUIDELINES") AS ESTABLISHED AND AMENDED FROM TIME TO TIME BY THE MASTER ASSOCIATION. THE SITING AND DESIGN OF EACH STRUCTURE SHALL BE APPROVED BY THE TUHAYE ARCHITECTURAL REVIEW COMMITTEE (THE "DESIGN REVIEW COMMITTEE") PRIOR TO COMMENCEMENT OF CONSTRUCTION FOLLOWING THE PROCESS ESTABLISHED BY THE DESIGN GUIDELINES. FOLLOWING APPROVAL BY THE DESIGN REVIEW COMMITTEE, CONSTRUCTION ON A LOT IS ALSO SUBJECT TO THE APPROVAL OF AND A BUILDING PERMIT FROM WASATCH COUNTY.
- ALL OPEN SPACE SHOWN ON THE PLAT (EXCEPT ANY PORTION OF THE GOLF COURSE PROPERTY THAT MAY BE SHOWN ON THE PLAT) CANNOT BE FURTHER DEVELOPED OR BUILT UPON AND IS FOR THE USE OF THE HOME OWNERS AND SHALL BE CONSIDERED COMMON AREA.
- ALL ROADS WITHIN THE SUBDIVISION ARE PRIVATE AND PART OF THE COMMON AREA. ALL ROAD MAINTENANCE, INCLUDING SNOW REMOVAL, SHALL BE ARRANGED AND PAID FOR BY THE MASTER ASSOCIATION. SNOW STORAGE IS ALLOWED WITHIN ROW & COMMON PARCELS, ON CUT SIDE OF ROADS, SNOW STORAGE IS ALLOWED FROM THE TO ROW, ON FILL SIDE OF ROADS, SNOW STORAGE IS ALLOWED WITHIN SHOULDER AREA ONLY. SNOW STORAGE IS NOT ALLOWED WITHIN 25' OF FIRE HYDRANTS. SNOW STORAGE IS NOT ALLOWED IN FRONT OF DRIVEWAYS.
- THE MASTER DECLARATION AND THE DESIGN GUIDELINES CONTAIN RESTRICTIONS ON THE MODIFICATION OF NATURAL DRAINAGE CHANNELS ON LOTS AND REQUIREMENTS FOR ON-LOT DRAINAGE CONTROL STRUCTURES.
- LOTS ARE SUBJECT TO A NON-EXCLUSIVE PUBLIC AND PRIVATE UTILITY AND DRAINAGE EASEMENT ALONG LOT LINES, AS SHOWN ON THIS PLAT. OPEN SPACE PARCELS HAVE AN OPEN SPACE EASEMENT DEDICATED TO WASATCH COUNTY.
- THE LIMITS OF DISTURBANCE ON EACH RESIDENTIAL LOT SHALL BE MINIMIZED AND SHALL NOT EXCEED AN AREA THAT IS 15 FEET FROM THE OUTSIDE FACE AT GRADE OF ANY STRUCTURE TO BE CONSTRUCTED ON ANY LOT. IN ADDITION, SIGNIFICANT CLUSTERS OF VEGETATION AND LARGE TREE SPECIMENS SHALL BE PRESERVED WHERE POSSIBLE OR WHERE REQUIRED BY THE DESIGN REVIEW COMMITTEE. SUCH CLUSTERS OF VEGETATION AND LARGE TREES SHALL BE IDENTIFIED ON A PRELIMINARY LANDSCAPE PLAN THAT SHALL BE SUBMITTED TO THE DESIGN REVIEW COMMITTEE WITH THE FIRST SUBMITTAL OF PROPOSED IMPROVEMENT PLANS.
- THE MAXIMUM AREA ON EACH LOT WHICH CAN BE IRRIGATED IS 5,000 SQ. FT. ANY PROPOSED IRRIGATED LANDSCAPE AREA ON GROUND HAVING OVER 2% SLOPE WILL REQUIRE A GEOTECHNICAL REPORT INDICATING THAT THE PROPOSED IRRIGATION WILL NOT DESTABILIZE THOSE SOILS.
- ANY VARIANCE FROM THE LIMITS OF DISTURBANCE OR MAXIMUM IRRIGATED AREA REQUIREMENTS DESCRIBED ABOVE SHALL REQUIRE THE APPROVAL OF THE DESIGN REVIEW COMMITTEE.
- SOME OR ALL OF THE LOTS DEPICTED ON THIS PLAT, AND THE ABILITY TO BUILD THEREON, MAY BE AFFECTED BY HYDROGEOLOGIC CONDITIONS INCLUDING SHALLOW GROUNDWATER AND/OR MOISTURE SENSITIVE SOILS. SUCH CONDITIONS SHOULD BE FULLY EVALUATED BY THE LOT OWNER PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS THEREON.
- WITH THE LOCATION OF THIS PLAT WASATCH COUNTY CODE SECTION 16.27.22: RIDGELINE/VIEW SHED REGULATIONS MAY EFFECT THE HEIGHT OF STRUCTURES THAT MAY BE BUILT ON THE LOTS, TO BRING ATTENTION TO THIS CODE, THE LOTS WITH RIDGELINE RESTRICTIONS HAVE BEEN SHOWN ON THIS PLAT. ANY STRUCTURES PROPOSED TO BE BUILT ON THESE LOTS MUST COMPLETE A VISUAL ASSESSMENT MODEL DEPICTING THE PROPOSED BUILDING WITH RELATION TO THE RIDGELINE. THE VISUAL ASSESSMENT MODEL NEEDS TO BE APPROVED BY TUHAYE HOME OWNERS ASSOCIATION AND THE APPROVED MODEL MUST ACCOMPANY ALL BUILDING PERMIT SUBMITTALS TO WASATCH COUNTY. THE VISUAL ASSESSMENT MODELS NEED TO BE COMPLETED FROM ALL APPLICABLE VIEWPOINTS AS OUTLINED IN WASATCH COUNTY CODE SECTION 16.27.22: RIDGELINE/VIEW SHED REGULATIONS, AFFECTS LOTS 97, 98, AND 101. SITE SPECIFIC VIEWSHED ANALYSES SHOULD BE CONDUCTED BASED ON PROPOSED BUILDING LOCATION AND CONFIGURATION.
- THE BUILDING SETBACK PER CURRENT WASATCH COUNTY ZONING REQUIREMENTS UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL ADHERE TO THE PROJECT GEOTECHNICAL REPORT COMPLETED BY IGES (DATED 12/22/20, IGES # 03511-001). LOTS WITH BUILDING ENVELOPES CONTAINING SLOPES BETWEEN 25%-30% SHALL REQUIRE LOT SPECIFIC GEOTECHNICAL INVESTIGATIONS PER WASATCH COUNTY CODE. BUILDINGS SHALL NOT BE LOCATED ON SLOPES ABOVE 30%. BUILDING LOCATIONS SHALL BE REVIEWED BY THE TUHAYE ARCHITECTURAL REVIEW COMMITTEE.
- ROADWAY CUT / FILL SLOPES SHALL NOT BE ALTERED WITHOUT WASATCH COUNTY OR HOA APPROVAL. ROADWAY CUT / FILL SLOPES SHALL NOT BE ALTERED WITHOUT WASATCH COUNTY OR HOA APPROVAL.
- LOTS 97-105 REQUIRE AN E-ONE EJECTOR PUMP PUMPING TO A LOW PRESSURE COLLECTION SYSTEM.
- THE FOLLOWING LOTS REQUIRE SINGLE LOT DETENTION SYSTEMS PER WASATCH COUNTY STANDARDS: 97, 98, 99, & 104
- ALL OPEN SPACE PARCELS ARE CONSIDERED COMMON AREA WITH OPEN SPACE EASEMENTS.



VICINITY MAP NOT TO SCALE

TUHAYE DANCING SUN ADDRESSES	
LOT #	FULL ADDRESS
97	2077 E ADVENTURE CT
98	2087 E ADVENTURE CT
99	2099 E ADVENTURE CT
100	2111 E ADVENTURE CT
101	2127 E ADVENTURE CT
101	9769 N UINTA DR
102	9791 N UINTA DR
103	9801 N UINTA DR
104	9811 N UINTA DR
105	9804 N UINTA DR

### NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF STORIED DEER VALLEY, LLC FOR THE PURPOSE OF SUBDIVIDING PORTIONS OF THE PARCELS OF LAND KNOWN BY THE WASATCH COUNTY ASSESSOR AS PARCEL NUMBER 00-0021-2292, 00-0020-1756 AND 00-0020-1757 INTO LOTS AND STREETS AS SHOWN HEREON.

### BASIS OF BEARING:

NORTH 89°48'52" EAST, BEING THE BEARING BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SLB&M.

### EASEMENT NOTES:

- ALL COMMON AREA PARCELS ARE AN EASEMENT FOR STORM DRAIN STRUCTURES, PIPING AND PONDS.
- STORM DRAIN EASEMENTS WITHIN PRIVATE LOTS ARE SHOWN AND LABELED ON SHEET 2.
- ALL ROADWAYS ARE EASEMENTS FOR ALL UTILITIES.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS TYPICAL ALONG ALL COMMON PARCEL FRONTAGES, AND ALL SIDES OF PRIVATE LOTS.
- OPEN SPACE PARCELS HAVE AN OPEN SPACE EASEMENT DEDICATED TO WASATCH COUNTY.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH  
 BEGINNING AT A POINT N89°48'52"E 1446.53 FEET AND N00°00'00"W 823.28 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, A DISTANCE OF 20.42 FEET, A CHORD DIRECTION OF N01°50'06"W AND A CHORD DISTANCE OF 18.38 FEET; THENCE N46°50'06"W 37.45 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A DISTANCE OF 406.44 FEET, A CHORD DIRECTION OF S52°51'53"W AND A CHORD DISTANCE OF 285.85 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF 22.57 FEET, A CHORD DIRECTION OF N82°52'42"E AND A CHORD DISTANCE OF 21.44 FEET; THENCE N51°20'38"E 17.95 FEET; THENCE S38°39'22"E 34.00 FEET; THENCE S51°20'38"W 18.49 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF 21.75 FEET, A CHORD DIRECTION OF S20°57'14"W AND A CHORD DISTANCE OF 20.74 FEET; THENCE S50°18'53"E 52.22 FEET; THENCE S39°41'07"W 50.00 FEET; THENCE N50°18'53"W 50.37 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 195.00 FEET, A DISTANCE OF 193.10 FEET, A CHORD DIRECTION OF N21°56'47"W AND A CHORD DISTANCE OF 185.30 FEET; THENCE S88°55'02"W 152.87 FEET; THENCE N70°59'58"W 169.48 FEET; THENCE N07°11'29"E 81.71 FEET; THENCE N61°47'12"E 143.07 FEET; THENCE N58°54'15"E 429.84 FEET; THENCE N00°09'55"W 677.63 FEET; THENCE N49°17'18"E 322.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF UINTA DRIVE, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF UINTA DRIVE THE FOLLOWING 9 CALLS: 1.) S08°42'58"E 95.62 FEET 2.) S14°25'36"E 50.25 FEET 3.) S08°42'58"E 116.21 FEET 4.) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 165.52 FEET, A CHORD DIRECTION OF S14°59'37"W AND A CHORD DISTANCE OF 160.84 FEET 5.) S38°42'11"W 102.75 FEET 6.) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 291.64 FEET, A CHORD DIRECTION OF S05°17'00"W AND A CHORD DISTANCE OF 275.38 FEET 7.) S28°08'12"E 199.73 FEET 8.) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 248.89 FEET, A CHORD DIRECTION OF S07°30'51"W AND A CHORD DISTANCE OF 233.14 FEET 9.) S43°09'54"W 131.32 FEET TO THE POINT OF BEGINNING

CONTAINS 8.71 ACRES IN AREA, 8 LOTS, AND 1 PARCEL

### TOGETHER WITH

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH  
 BEGINNING AT A POINT N89°48'52"E 1833.31 FEET AND N00°00'00"E 1616.07 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE N66°06'04"W 216.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 141.35 FEET, A CHORD DIRECTION OF N07°32'06"E AND A CHORD DISTANCE OF 139.48 FEET; THENCE N82°35'16"E 100.33 FEET; THENCE S44°03'18"E 164.35 FEET; THENCE S15°36'37"W 125.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.80 ACRES IN AREA AND 1 PARCEL

### TOGETHER WITH

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH  
 BEGINNING AT A POINT N89°48'52"E 1689.20 FEET AND N00°00'00"E 1164.61 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE S69°51'55"W 68.16 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 34.91 FEET, A CHORD DIRECTION OF N24°08'09"W AND A CHORD DISTANCE OF 34.89 FEET; THENCE N28°08'12"W 199.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 150.50 FEET, A CHORD DIRECTION OF N06°34'44"W AND A CHORD DISTANCE OF 146.97 FEET; THENCE S75°01'17"E 140.50 FEET; THENCE S10°19'07"E 299.03 FEET TO THE POINT OF BEGINNING.

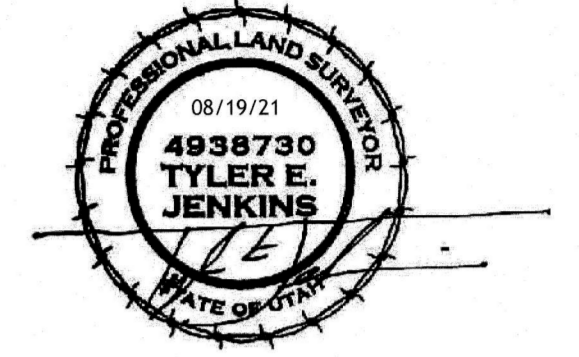
CONTAINS 0.90 ACRES IN AREA AND ONE LOT

### SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 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, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

### TUHAYE DANCING SUN PHASE 5 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



### OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, A PARCEL, AND STREETS, TOGETHER WITH EASEMENTS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

### TUHAYE DANCING SUN PHASE 5 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO WASATCH COUNTY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

STORIED DEER VALLEY LLC

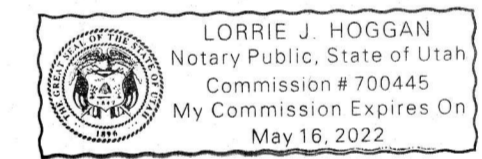
NAME: *Storied Deer Valley LLC*  
 TITLE: *President*  
 DATE: *8/23/21*

### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 23<sup>rd</sup> DAY OF August, 2021, Jeff Bittenworth PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASATCH IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President of Storied Deer Valley LLC AND THAT HE LIQUIDATED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

*Lorrie Hoggan* 700445 *Lorrie Hoggan*  
 NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES May 16, 2022



<p><b>WASATCH COUNTY RECREATION DISTRICT</b>                  APPROVED THIS <u>10</u> DAY OF <u>Sept</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY RECREATION DISTRICT.  <i>[Signature]</i>                  DIRECTOR, WASATCH COUNTY RECREATION DISTRICT</p>	<p><b>WASATCH COUNTY SHERIFF'S OFFICE</b>                  APPROVED THIS <u>21<sup>st</sup></u> DAY OF <u>Sept</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY SHERIFF'S OFFICE.  <i>[Signature]</i>                  WASATCH COUNTY SHERIFF</p>	<p><b>WASATCH COUNTY WEED BOARD</b>                  APPROVED THIS <u>8</u> DAY OF <u>Sept</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY WEED BOARD.  <i>[Signature]</i>                  WEED DEPARTMENT SUPERVISOR</p>	<p><b>WASATCH COUNTY ADMINISTRATIVE BODY</b>                  THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AS SHOWN HEREIN, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS <u>28</u> DAY OF <u>September</u>, 20<u>21</u>.  <i>[Signature]</i>                  WASATCH COUNTY MANAGER</p>
<p><b>WASATCH COUNTY PUBLIC WORKS DEPARTMENT</b>                  APPROVED THIS <u>8<sup>th</sup></u> DAY OF <u>Sept</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY PUBLIC WORKS DEPARTMENT.  <i>[Signature]</i>                  DIRECTOR, PUBLIC WORKS DEPARTMENT</p>	<p><b>WASATCH COUNTY SOLID WASTE DEPARTMENT</b>                  APPROVED THIS <u>04<sup>th</sup></u> DAY OF <u>September</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY SOLID WASTE DEPARTMENT.  <i>[Signature]</i>                  SOLID WASTE SUPERVISOR</p>	<p><b>WASATCH COUNTY FIRE CHIEF</b>                  APPROVED THIS <u>21<sup>st</sup></u> DAY OF <u>SEP</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY FIRE CHIEF.  <i>[Signature]</i>                  WASATCH COUNTY FIRE CHIEF</p>	<p><b>WASATCH COUNTY HEALTH DEPARTMENT</b>                  APPROVED THIS <u>23</u> DAY OF <u>Sept</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY HEALTH DEPARTMENT.  <i>[Signature]</i>                  DIRECTOR, HEALTH DEPARTMENT</p>
<p><b>WASATCH COUNTY WATER BOARD</b>                  APPROVED THIS <u>14</u> DAY OF <u>Sept</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY WATER BOARD.  <i>[Signature]</i>                  WATER BOARD CHAIR</p>	<p><b>WASATCH COUNTY PLANNING OFFICE</b>                  APPROVED THIS <u>21</u> DAY OF <u>September</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY PLANNING OFFICE.  <i>[Signature]</i>                  DIRECTOR, PLANNING AND ZONING DEPARTMENT</p>	<p><b>JORDANELLE SPECIAL SERVICE DISTRICT</b>                  APPROVED THIS <u>21<sup>st</sup></u> DAY OF <u>September</u>, 20<u>21</u>.  <i>[Signature]</i>                  MANAGER SPECIAL SERVICE DISTRICT</p>	<p><b>PLANNING COMMISSION</b>                  APPROVED THIS <u>5</u> DAY OF <u>SEPTEMBER</u>, 20<u>21</u>.                  BY THE WASATCH COUNTY PLANNING COMMISSION.  <i>[Signature]</i>                  PLANNING COMMISSION CHAIR</p>
<p><b>WASATCH COUNTY ENGINEER</b>                  I HEREBY ATTEST THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  <i>[Signature]</i>                  WASATCH COUNTY ENGINEER</p>	<p><b>APPROVAL AS TO FORM</b>                  APPROVED THIS <u>14</u> DAY OF <u>August</u>, 20<u>21</u>,                  BY THE WASATCH COUNTY ATTORNEY.  <i>[Signature]</i>                  WASATCH COUNTY ATTORNEY</p>	<p><b>COUNTY SURVEYOR</b>                  APPROVED AS TO FORM ON THIS <u>30<sup>th</sup></u> DAY OF <u>August</u>, 20<u>21</u>.                  RECORD OF SURVEY # 0003627  <i>[Signature]</i>                  WASATCH COUNTY SURVEYOR</p>	<p><b>OWNER/DEVELOPER</b>                  STORIED DEER VALLEY, LLC                  PO BOX 4349                  PARK CITY, UTAH                  84060, UNITED STATES</p>

### SHEET 1 OF 2

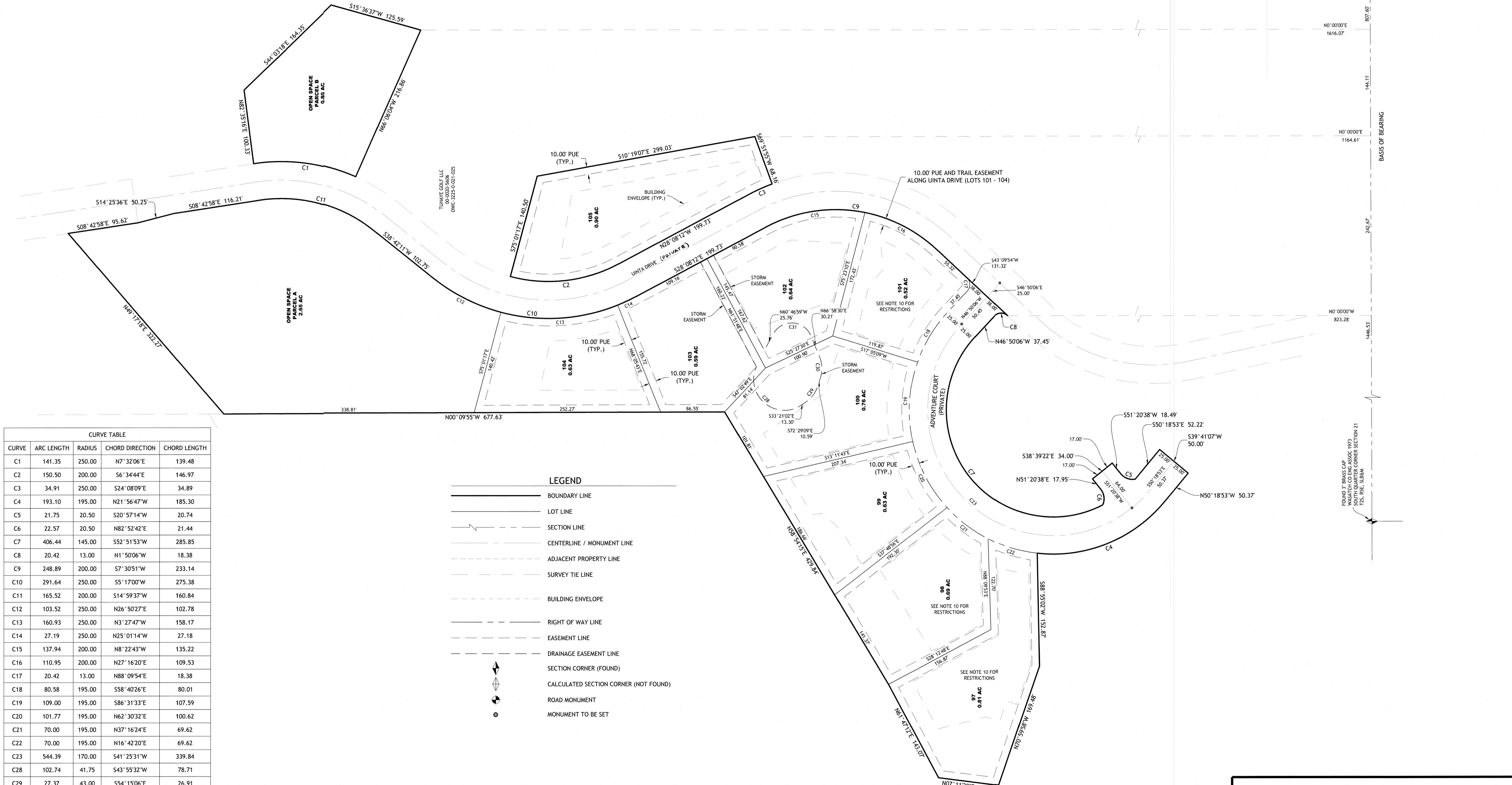
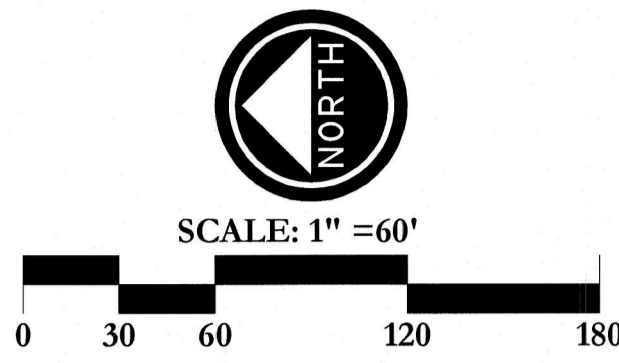
RECORDED # 508163  
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: STORIED DEER VALLEY LLC  
 DATE: 9-29-21 TIME: 12:22PM BOOK: 1945-1946 PAGE: 118  
 \$ 118.00 MARCY M MURRAY  
 FEE WASATCH COUNTY RECORDER



2815 East 3300 South, Salt Lake City, UT 84109  
 (801) 305-4670 www.edmpartners.com

# TUHAYE DANCING SUN PHASE 5 SUBDIVISION

PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
WASATCH COUNTY, STATE OF UTAH



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	141.35	250.00	N7°32'06"E	139.48
C2	150.50	200.00	S6°34'44"E	146.97
C3	34.91	250.00	S24°08'09"E	34.89
C4	193.10	195.00	N21°56'47"W	185.30
C5	21.75	20.50	S20°57'14"W	20.74
C6	22.57	20.50	N82°52'42"E	21.44
C7	406.44	145.00	S52°51'53"W	285.85
C8	20.42	13.00	N1°50'06"W	18.38
C9	248.89	200.00	S7°30'51"W	233.14
C10	291.64	250.00	S5°17'00"W	275.38
C11	165.52	200.00	S14°59'37"W	160.84
C12	103.52	250.00	N26°50'27"E	102.78
C13	160.93	250.00	N3°27'47"W	158.17
C14	27.19	250.00	N25°01'14"W	27.18
C15	137.94	200.00	N8°22'43"W	135.22
C16	110.95	200.00	N27°16'20"E	109.53
C17	20.42	13.00	N88°09'54"E	18.38
C18	80.58	195.00	S58°40'26"E	80.01
C19	109.00	195.00	S86°31'33"E	107.59
C20	101.77	195.00	N62°30'32"E	100.62
C21	70.00	195.00	N37°16'24"E	69.62
C22	70.00	195.00	N16°42'20"E	69.62
C23	544.39	170.00	S41°25'31"W	339.84
C28	102.74	41.75	S43°55'32"W	78.71
C29	27.37	43.00	S54°15'06"E	26.91
C30	30.42	43.00	N87°14'40"E	29.79
C31	62.43	28.00	N3°05'46"E	50.28

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - - - SECTION LINE
  - - - CENTERLINE / MONUMENT LINE
  - - - ADJACENT PROPERTY LINE
  - - - SURVEY TIE LINE
  - - - BUILDING ENVELOPE
  - - - RIGHT OF WAY LINE
  - - - EASEMENT LINE
  - - - DRAINAGE EASEMENT LINE
  - SECTION CORNER (FOUND)
  - CALCULATED SECTION CORNER (NOT FOUND)
  - ROAD MONUMENT
  - MONUMENT TO BE SET

**SHEET 2 OF 2**

**TUHAYE DANCING SUN PHASE 5 SUBDIVISION**  
PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND  
MERIDIAN, WASATCH COUNTY, STATE OF UTAH

**DEVELOPER**  
STORIED DEER VALLEY, LLC  
PO BOX 4349  
PARK CITY, UTAH  
84060, UNITED STATES



RECORDED # **508163**  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST  
OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: **1377** PAGE: **1946**  
FEE \_\_\_\_\_ WASATCH COUNTY RECORDER

C:\Users\Peter\EDM Partners\Projects\Tuhaye\Drawings\Plan - Dancing Sun Phase 5.dwg