

Dearbourne Heights P.U.D. Phase 1

A planned unit development

Located in the Northwest Quarter of the Northwest Quarter of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian. Draper City, Salt Lake County, State of Utah

BASIS OF BEARING

N 89°51'23" E 411.99'

SORENSEN ASSOCIATES LLC

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.

SURVEYOR'S CERTIFICATE

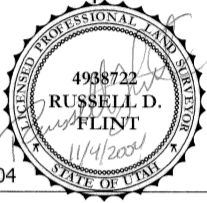
I, Russell D. Flint, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 4938722 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

Dearbourne Heights P.U.D. Phase 1

and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that all lots described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A parcel of land, located in the Northwest Quarter of the Northwest Quarter of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Draper City, Salt Lake County, State of Utah: being more particularly described as, beginning at a point said point being the Northwest corner of said Section 18, and running thence N89°51'23"E a distance of 411.99 feet along the section line; thence S26°55'32"E a distance of 92.78 feet; thence S28°21'05"W a distance of 77.70 feet; thence S32°09'17"W a distance of 233.25 feet; thence N74°01'27"W a distance of 99.35 feet; thence S51°00'25"W a distance of 111.32 feet; thence N88°10'39"W a distance of 22.71 feet; thence S55°17'42"W a distance of 33.62 feet; thence N89°38'43"W a distance of 63.14 feet to the section line; thence along said section line N00°21'24"E a distance of 408.28 feet to the point of beginning. Containing 141,455 sqft, or 3.25 acres more or less.



Russell D. Flint
Sig. Date: Nov. 4, 2004
Lic. Exp. Date: Dec 31, 2004

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

Dearbourne Heights P.U.D. Phase 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby We have hereunto set my hands

this 24th day of November AD, 2004

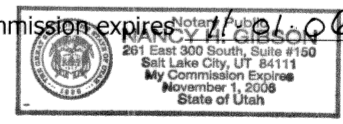
Charles W. Akerlow
DH Draper LLC
By Dearbourne Heights LLC, its manager
By Pretorra Companies Inc, its manager
Charles W. Akerlow, President

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE }

On the 24th day of November - 2004, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, 4 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires 11/1/2006



Russell D. Flint
Notary Public
residing in Salt Lake County

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LEGEND

- Survey Monument
- EXISTING FIRE HYDRANTS
- SET REBAR & CAP
- PROPERTY LINE
- EASEMENT LINE
- SECTION CORNERS
- COMMON AREA
- LIMITED COMMON
- CROSS ACCESS EASEMENT
- INGRESS, EGRESS, & P.U.E.
- Draper City Storm Drain Easement

LINE TABLE

LINE	LENGTH	BEARING
L1	8.05	S41°49'55"W
L2	5.23	S97°50'43"E
L3	5.07	S16°05'38"W
L4	5.10	S73°54'22"E
L5	18.28	S41°23'27"W
L6	33.43	N71°52'57"E
L7	14.41	S59°44'07"W

CURVE TABLE

CURVE	LENGTH	RADIUS	Delta Angle	Chord	Chord Direction
C1	47.63	49.50	39°23'58"	46.89	N70°18'17"E
C2	26.47	50.50	23°13'38"	20.33	S62°32'10"W
C3	19.50	49.50	23°04'10"	19.80	N62°36'54"E
C4	38.75	69.50	31°56'38"	38.25	N00°07'18"E
C5	21.46	199.50	6°09'47"	21.45	N47°59'51"E
C6	19.65	62.00	18°09'26"	19.57	S33°59'45"W
C7	18.52	85.00	12°28'58"	18.48	N57°09'50"E
C8	5.14	24.00	12°16'25"	5.13	S57°03'31"W
C9	27.82	24.00	66°53'37"	26.29	N83°59'30"W
C10	38.48	85.00	25°56'24"	38.16	N76°22'32"E
C11	1.93	85.00	1°17'59"	1.93	N15°26'38"E
C12	26.52	85.00	17°52'47"	26.42	N00°31'18"E
C13	4.58	24.00	10°56'23"	4.58	S52°29'33"W
C14	7.81	65.00	6°57'15"	7.81	N54°31'27"E
C15	24.57	215.00	6°32'49"	24.55	N47°48'24"E

ACCESS EASEMENT TABLES

LINE TABLE

LINE	LENGTH	BEARING
L100	3.00	N33°52'14"W
L101	31.00	S26°55'32"E
L102	30.16	S16°05'38"W
L103	28.00	N74°01'27"W
L104	30.22	N16°05'38"E
L105	3.00	S39°46'58"W
L106	4.03	S12°51'01"E
L107	17.93	WEST
L108	2.00	SOUTH

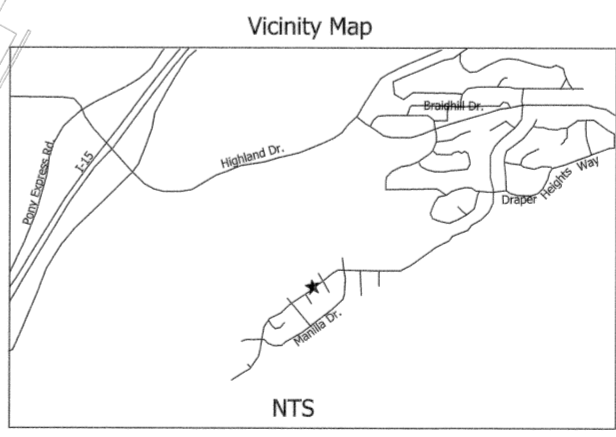
CURVE TABLE

CURVE	LENGTH	RADIUS	Delta Angle	Chord	Chord Direction
C106	55.26	212.50	14°33'59"	55.11	N67°05'34"W
C107	29.88	197.50	9°07'54"	29.86	S00°09'38"E
C108	58.95	30.00	112°34'47"	49.51	S55°55'58"E
C109	25.54	63.00	23°13'38"	25.37	S62°32'10"W
C104	14.50	37.00	23°04'10"	14.80	N62°36'54"E
C105	20.11	197.00	6°09'47"	20.11	N47°59'51"E
C106	14.58	74.50	11°41'45"	14.56	S50°31'24"W
C107	9.39	77.50	6°56'02"	9.39	S39°36'07"W
C108	14.14	46.50	18°09'26"	14.07	S33°59'45"W
C109	23.13	215.00	6°09'47"	23.12	N47°59'51"E
C110	30.92	24.00	73°49'05"	28.83	S21°03'32"W
C111	47.99	85.00	31°56'38"	46.78	N00°07'18"E
C112	29.54	57.00	29°41'06"	29.21	N41°16'44"E
C113	17.37	27.00	38°52'09"	17.08	N32°02'13"W
C114	32.97	24.00	78°41'57"	30.43	N89°43'40"W
C115	7.81	65.00	6°57'15"	7.81	N54°31'27"E
C116	57.00	85.00	38°25'22"	55.94	N00°02'02"E
C117	24.95	16.00	89°20'44"	22.50	S44°40'22"W
C118	16.71	37.00	16°51'18"	16.71	N59°21'00"E



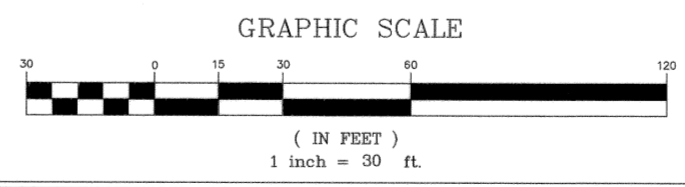
ADDRESS TABLE

LOT	HOUSE #	STREET NAME
1	1 E	ANN ARBOR DRIVE
2	3 E	ANN ARBOR DRIVE
3	5 E	ANN ARBOR DRIVE
4	7 E	ANN ARBOR DRIVE
5	9 E	ANN ARBOR DRIVE
6	11 E	ANN ARBOR DRIVE
7	21 E	ANN ARBOR DRIVE
8	23 E	ANN ARBOR DRIVE
9	25 E	ANN ARBOR DRIVE
10	27 E	ANN ARBOR DRIVE
11	31 E	ANN ARBOR DRIVE
12	33 E	ANN ARBOR DRIVE
13	35 E	ANN ARBOR DRIVE
14	37 E	ANN ARBOR DRIVE
15	34 E	ANN ARBOR DRIVE
16	32 E	ANN ARBOR DRIVE
17	28 E	ANN ARBOR DRIVE
18	26 E	ANN ARBOR DRIVE
19	24 E	ANN ARBOR DRIVE
20	22 E	ANN ARBOR DRIVE
21	15155 S	LANSING WAY
22	15159 S	LANSING WAY
23	12 E	ANN ARBOR DRIVE
24	10 E	ANN ARBOR DRIVE
25	8 E	ANN ARBOR DRIVE
26	6 E	ANN ARBOR DRIVE
27	4 E	ANN ARBOR DRIVE
28	2 E	ANN ARBOR DRIVE



NOTES

- PROPERTY IS ZONED: RM-2
- ALL AREA INSIDE LOT BOUNDARY INCLUDING PATIO, ENCLOSURES, IS PRIVATE AND SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. ALL OTHER AREAS LABELED AS COMMON OPEN SPACE ARE COMMON AREAS FOR THE EQUAL BENEFIT OF ALL UNITS AND SHALL BE OWNED, MANAGED, AND MAINTAINED BY THE DEARBORNE HEIGHTS P.U.D. HOME OWNERS ASSOCIATION.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.
- The 10' Public utility easement on the North and West property lines, is to supersede the original 30' Public utility easement, also located along the North and West property lines recorded on the Centennial Heights Plat C recorded as 95-11P-325, and other previous record documents, referring to the 30' easement.



FLINT LAND SURVEYING & CONSULTING
P.O. BOX 29,
SOUTH JORDAN,
UT 84095-0029
PHONE: 446-1820
FAX: 253-1466

Qwest Communications
Approved This 24 Day of NOVEMBER
AD, 2004,
Date: 11-24-2004
Signature: *[Signature]*

South Valley Sewer District
Approved This 11 Day of November
AD, 2004,
Date: 11 Nov 2004
Signature: *[Signature]*

COMCAST
Approved This 18 Day of November
AD, 2004,
Date: 11/18/04
Signature: *[Signature]*

Board of Health
Approved This 24th Day of Nov.
AD, 2004,
Date: 11/24/04
Signature: *[Signature]*
County Board of Health

Questar Gas
Approved This 11th Day of Nov.
AD, 2004,
Date: 11-11-2004
Signature: *[Signature]*

Pacific Corp
Approved This 12th Day of November
AD, 2004,
Date: 11-12-2004
Signature: *[Signature]*

Draper City Engineer's Certificate
I here by certify that this office has examined this plat and it is correct in accordance with information on file in this office.
Date: 30 Dec 04
Signature: *[Signature]*
Draper City Engineer

Draper City Planning Commission
Approved This 29th Day of November
AD, 2004,
Date: 11/29/04
Signature: *[Signature]*
Chrmn. City Planning Comm.

Approval as to Form
Approved This 27th Day of November
AD, 2004,
Date: 11/27/04
Signature: *[Signature]*
Draper City Attorney

Draper City Mayor's Approval
Presented to the Draper City Mayor
This 27th Day of January AD, 2005, at
which time this subdivision was approved and accepted.
Date: 1/27/05
Signature: *[Signature]*
Draper City Recorder
Signature: *[Signature]*
Draper City Mayor

RECORDED # 9275109
State of Utah, County of Salt Lake, Recorded and filed at the request of
City of Draper
Date 1-19-05 Time 10:37am Book 2005P Page 12
Fee \$ \$990
Signature: *[Signature]*
County Recorder

2005P-12