

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.

This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

 <p>Prepared and published by Salt Lake County Recorder Adam Gardner 2001 S. State Street #N1-600 Salt Lake City, Utah 84190 385-468-8145 recorder@slco.org</p>		<p>W 1/2 NW 1/4 Sec 18 T4S R1E SALT LAKE COUNTY, UTAH 7/12/2018</p>	<p>Scale 1"=100' 0 100' 200' Foot</p>	<table border="1"> <tr> <td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td> </tr> <tr> <td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td><td>34</td> </tr> <tr> <td>35</td><td>36</td><td>37</td><td>38</td><td>39</td><td>40</td><td>41</td><td>42</td><td>43</td><td>44</td><td>45</td><td>46</td> </tr> <tr> <td>47</td><td>48</td><td>49</td><td>50</td><td>51</td><td>52</td><td>53</td><td>54</td><td>55</td><td>56</td><td>57</td><td>58</td> </tr> </table> <p>Area Section Page</p>	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58
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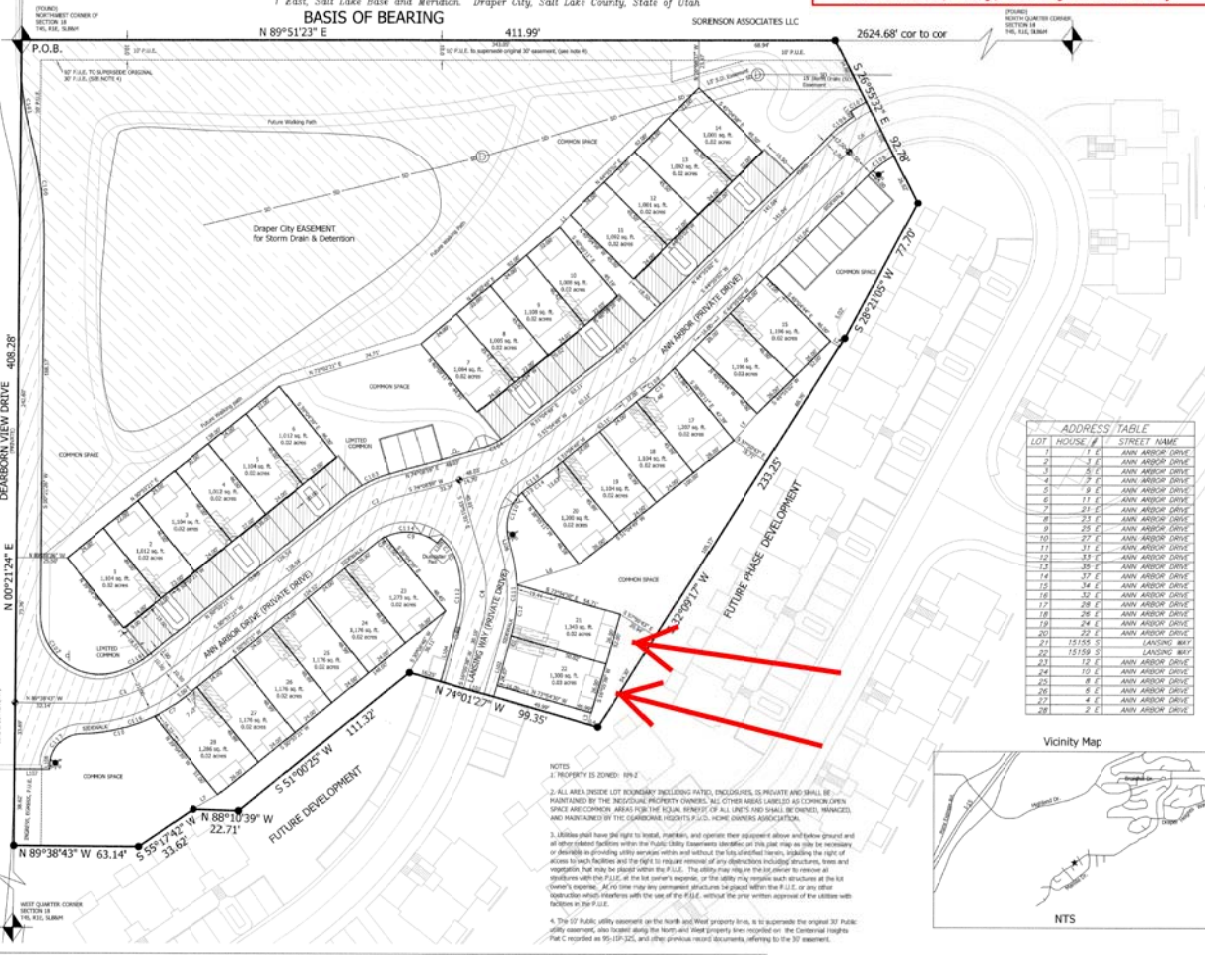
# Dearbourne Heights P.U.D. Phase 1

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' SORENSON ASSOCIATES LLC

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**LEGEND**

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

**LINE TABLE**

LINE	LENGTH	BEARING
L.1	8.50	S47°49'30"W
L.2	5.29	S32°20'34"E
L.3	5.97	S18°05'29"W
L.4	8.50	S72°54'22"E
L.5	18.29	S47°23'27"W
L.6	33.47	N71°36'20"E
L.7	14.47	S56°48'30"W

**CURVE TABLE**

LINE	LENGTH	BEGINNING	CHORD	CHORD BEARING
C1	10.00	00°00'00"	10.00	00°00'00"
C2	20.00	00°00'00"	20.00	00°00'00"
C3	30.00	00°00'00"	30.00	00°00'00"
C4	40.00	00°00'00"	40.00	00°00'00"
C5	50.00	00°00'00"	50.00	00°00'00"
C6	60.00	00°00'00"	60.00	00°00'00"
C7	70.00	00°00'00"	70.00	00°00'00"
C8	80.00	00°00'00"	80.00	00°00'00"
C9	90.00	00°00'00"	90.00	00°00'00"
C10	100.00	00°00'00"	100.00	00°00'00"
C11	110.00	00°00'00"	110.00	00°00'00"
C12	120.00	00°00'00"	120.00	00°00'00"
C13	130.00	00°00'00"	130.00	00°00'00"
C14	140.00	00°00'00"	140.00	00°00'00"
C15	150.00	00°00'00"	150.00	00°00'00"
C16	160.00	00°00'00"	160.00	00°00'00"
C17	170.00	00°00'00"	170.00	00°00'00"
C18	180.00	00°00'00"	180.00	00°00'00"
C19	190.00	00°00'00"	190.00	00°00'00"
C20	200.00	00°00'00"	200.00	00°00'00"

**ACCESS EASEMENT TABLES**

LINE	LENGTH	BEARING
E.1001	3.00	N42°52'24"E
E.1002	21.00	S20°15'12"E
E.1003	30.78	S78°35'38"W
E.1004	30.22	N16°55'28"E
E.1005	3.00	S48°48'30"W
E.1006	4.63	S42°21'21"E
E.1007	17.83	WEST
E.1008	2.00	SOUTH

**CURVE TABLE**

LINE	LENGTH	BEGINNING	CHORD	CHORD BEARING
C101	30.00	00°00'00"	30.00	00°00'00"
C102	40.00	00°00'00"	40.00	00°00'00"
C103	50.00	00°00'00"	50.00	00°00'00"
C104	60.00	00°00'00"	60.00	00°00'00"
C105	70.00	00°00'00"	70.00	00°00'00"
C106	80.00	00°00'00"	80.00	00°00'00"
C107	90.00	00°00'00"	90.00	00°00'00"
C108	100.00	00°00'00"	100.00	00°00'00"
C109	110.00	00°00'00"	110.00	00°00'00"
C110	120.00	00°00'00"	120.00	00°00'00"
C111	130.00	00°00'00"	130.00	00°00'00"
C112	140.00	00°00'00"	140.00	00°00'00"
C113	150.00	00°00'00"	150.00	00°00'00"
C114	160.00	00°00'00"	160.00	00°00'00"
C115	170.00	00°00'00"	170.00	00°00'00"
C116	180.00	00°00'00"	180.00	00°00'00"
C117	190.00	00°00'00"	190.00	00°00'00"
C118	200.00	00°00'00"	200.00	00°00'00"
C119	210.00	00°00'00"	210.00	00°00'00"
C120	220.00	00°00'00"	220.00	00°00'00"

**FLINT LAND SURVEYING & CONSULTING**  
P.O. BOX 29, SOUTH JORDAN, UT 84095-0029  
PHONE: 416-1820  
FAX: 253-1466

## 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 sector 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 113.32 feet; thence N88°10'39"W a distance of 27.71 feet; thence S55°17'42"W a distance of 63.62 feet; thence N89°38'43"W a distance of 63.14 feet to the sector 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.



## 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 24<sup>th</sup> day of November AD, 2004

*Charles W. Anderson*  
CHADRA LLC  
By Dearbourne Heights LLC, its manager  
By Proteus Companies Inc, its manager  
Charles W. Anderson, President

## ACKNOWLEDGMENT

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

On the 24<sup>th</sup> 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, 2 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 11/01/06  
*Charles W. Anderson*  
Notary Public  
residing in Salt Lake County

## Dearbourne Heights P.U.D. PHASE 1

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

<p>Qwest Communications</p> <p>Approved This <u>24</u> Day of <u>NOVEMBER</u>, AD, 20<u>04</u>.</p> <p><i>[Signature]</i></p>	<p>South Valley Sewer District</p> <p>Approved This <u>11</u> Day of <u>November</u>, AD, 20<u>04</u>.</p> <p><i>[Signature]</i></p>	<p>COMCAST</p> <p>Approved This <u>18</u> Day of <u>November</u>, AD, 20<u>04</u>.</p> <p><i>[Signature]</i></p>	<p>Board of Health</p> <p>Approved This <u>24<sup>th</sup></u> Day of <u>Nov.</u>, AD, 20<u>04</u>.</p> <p><i>[Signature]</i> County Board of Health</p>	<p>Approval as to Form</p> <p>Approved This <u>24<sup>th</sup></u> Day of <u>November</u>, AD, 20<u>04</u>.</p> <p><i>[Signature]</i> Draper City Attorney</p>	<p>Draper City Mayor's Approval</p> <p>Presented to the Draper City Mayor This <u>24<sup>th</sup></u> Day of <u>November</u>, AD, 20<u>04</u>, at which time his subdivision was approved and accepted.</p> <p><i>[Signature]</i> Draper City Recorder <i>[Signature]</i> Draper City Mayor</p>	<p>RECORDED # <u>9275109</u></p> <p>State of Utah, County of Salt Lake, Recorded and filed at the request of <u>CITY OF DRAPER</u></p> <p>Date <u>1-14-05</u> Time <u>10:37 AM</u> Book <u>2005P</u> Page <u>12</u></p> <p>Fee \$ <u>89.00</u></p> <p><i>[Signature]</i> County Recorder</p>
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