

# SILVER PINES CONDOMINIUMS (PHASE 1)

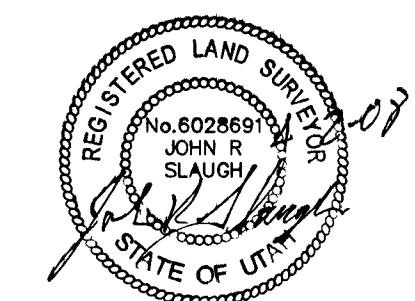
Located in the NE 1/4 of Section 26, T4S, R21E, S.L.B.&M.  
VERNAL CITY / UTAH COUNTY, UTAH

Entry 2008002609  
Book 1285 Page 692  
14-APR-08  
RANDY BIRCHMANN  
REGISTERED LAND SURVEYOR  
703 SO SANDY PARKWAY SANDY UTAH 84070  
Pac By: CORNIE SIMPHER DEPUTY

### SURVEYOR'S CERTIFICATE

I, JOHN R. SLAUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 6028891 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO UNITS, STREETS AND EASEMENTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS S01°47'00" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 178.00 FEET AND N87°57'39" E PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER NORTHEAST QUARTER 152.00 FEET FROM THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER NORTHEAST QUARTER, THENCE N87°57'39" E PARALLEL WITH THE SAID NORTH LINE OF THE SOUTHWEST QUARTER NORTHEAST QUARTER 106.46 FEET; THENCE N02°03'40" W 178.00 FEET TO A POINT ON THE SAID NORTH LINE OF THE SOUTHWEST QUARTER NORTHEAST QUARTER WHICH BEARS N87°57'39" E 287.60 FEET FROM THE SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER NORTHEAST QUARTER; THENCE N87°57'39" E ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER NORTHEAST QUARTER 412.64 FEET, THENCE S02°02'21" E 134.31 FEET, THENCE S24°16'37" E 47.68 FEET, THENCE S02°02'21" E 273.05 FEET, THENCE N87°57'39" E 15.00 FEET; THENCE S16°43'39" E 92.79 FEET; THENCE S35°15'53" W 80.00 FEET; THENCE S54°39'12" W 86.73 FEET; THENCE S14°42'38" W 152.87 FEET TO A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A DELTA ANGLE OF 2°00'12", A RADIUS OF 1145.45 FEET AND A CHORD BEARING OF N72°36'59" W. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.05 FEET; THENCE N73°37'05" W 148.00 FEET TO THE NORTHEAST CORNER OF LOT 27 OF THE CENTRAL PARK SUBDIVISION PLAT "A" REVISED; THENCE THE FOLLOWING FOUR CALLS ALONG THE EASTERN BOUNDARY OF SAID SUBDIVISION: (i) N16°22'55" E 68.00 FEET, (ii) N73°37'05" W 7.00 FEET, (iii) N16°22'55" E 101.92 FEET, (iv) N01°47'00" W 288.38 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID SUBDIVISION; THENCE THE FOLLOWING THREE CALLS ALONG THE NORTHERN BOUNDARY OF THE SAID SUBDIVISION: (v) S88°13'00" W 183.17 FEET (PREVIOUSLY RECORDED ON THE PLAT OF SAID SUBDIVISION AS BEING 183.00 FEET), (vi) S01°47'00" E 1.59 FEET (PREVIOUSLY RECORDED ON THE PLAT OF SAID SUBDIVISION AS BEING 0.83 FEET) (vii) S88°13'00" W 116.00 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION, LEAVING SAID SUBDIVISION BOUNDARY; THENCE N01°47'00" W PARALLEL WITH THE SAID WEST LINE OF THE NORTHEAST QUARTER 98.25 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE SAID WEST LINE OF THE NORTHEAST QUARTER WHICH IS CALCULATED FROM THE UTAH COUNTY SURVEYOR'S CONTROL MAPS TO BEAR N01°47'00" W. CONTAINS 5.48 ACRES MORE OR LESS.



*John R. Slough*  
REGISTERED LAND SURVEYOR  
REGISTRATION No. 6028891  
STATE OF UTAH

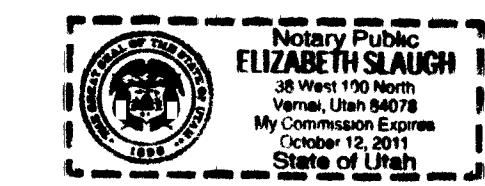
### OWNER'S DEDICATION

KNOWALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE KNOWN AS SILVER PINES CONDOMINIUMS (PHASE 1), DO HEREBY MAKE THIS CERTIFICATE. THAT WE HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, STREETS AND EASEMENTS. THAT WE DO HEREBY CONSENT TO THE RECORDED OF THIS PLAN IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT. THAT WE DO HEREBY DEDICATE 860 SOUTH STREET TO THE PERPETUAL USE OF THE PUBLIC. THAT WE DO HEREBY DEDICATE TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENTS" ON THE WITHIN PLAN. THAT WE DO HEREBY DEDICATE THE STORM DRAIN EASEMENT AND THE STORM RETENTION POND AS DESCRIBED HEREON TO THE PERPETUAL USE OF THE OWNERS OF THE SILVER PINES CONDOMINIUMS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3<sup>rd</sup> DAY OF APRIL A.D. 2008  
SILVER PINES CONDOMINIUMS, L.L.C.  
BY: HAROLD B. IRVING, MANAGER *Harold B. Irving*

### ACKNOWLEDGMENT

ON THE 3 DAY OF April A.D. 2008, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.



*Elizabeth Slough*  
NOTARY PUBLIC

### VERNAL CITY WATER AND SEWER APPROVAL

APPROVED BY THE WATER AND SEWER DEPARTMENT OF VERNAL CITY, THIS 3 DAY OF April A.D. 2008.  
*M. D. ...*  
SUPERINTENDENT

### PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF VERNAL CITY, THIS 13<sup>th</sup> DAY OF March, A.D. 2008.  
*H. C. Swall*  
CHAIRMAN

### VERNAL CITY COUNCIL APPROVAL

APPROVED BY THE VERNAL CITY COUNCIL, THIS 19<sup>th</sup> DAY OF March, A.D. 2008.  
*Deputy Recorder*  
MAYOR

### VERNAL CITY ENGINEER APPROVAL

APPROVED BY THE VERNAL CITY ENGINEER, THIS 3<sup>rd</sup> DAY OF APRIL A.D. 2008.  
*Russell M. Simon*  
ENGINEER



SURVEYED BY: M.B.	SHEET 1
DRAWN BY: J.R.S.	OF 2
DATE: 2-12-08	
SCALE: 1" = 40'	
FILE:	

COMMON AREA PERCENTAGE OF OWNERSHIP PER UNIT			
UNIT	OWNERSHIP	UNIT	OWNERSHIP
<b>BUILDING "A"</b>			
A101	1.3889%	D101	1.3889%
A102	1.3889%	D102	1.3889%
A103	1.3889%	D103	1.3889%
A104	1.3889%	D104	1.3889%
A201	1.3889%	D201	1.3889%
A202	1.3889%	D202	1.3889%
A203	1.3889%	D203	1.3889%
A204	1.3889%	D204	1.3889%
A301	1.3889%	D301	1.3889%
A302	1.3889%	D302	1.3889%
A303	1.3889%	D303	1.3889%
A304	1.3889%	D304	1.3889%
<b>BUILDING "B"</b>			
B101	1.3889%	E101	1.3889%
B102	1.3889%	E102	1.3889%
B103	1.3889%	E103	1.3889%
B104	1.3889%	E104	1.3889%
B201	1.3889%	E201	1.3889%
B202	1.3889%	E202	1.3889%
B203	1.3889%	E203	1.3889%
B204	1.3889%	E204	1.3889%
B301	1.3889%	E301	1.3889%
B302	1.3889%	E302	1.3889%
B303	1.3889%	E303	1.3889%
B304	1.3889%	E304	1.3889%
<b>BUILDING "C"</b>			
C101	1.3889%	F101	1.3889%
C102	1.3889%	F102	1.3889%
C103	1.3889%	F103	1.3889%
C104	1.3889%	F104	1.3889%
C201	1.3889%	F201	1.3889%
C202	1.3889%	F202	1.3889%
C203	1.3889%	F203	1.3889%
C204	1.3889%	F204	1.3889%
C301	1.3889%	F301	1.3889%
C302	1.3889%	F302	1.3889%
C303	1.3889%	F303	1.3889%
C304	1.3889%	F304	1.3889%

### STORM DRAIN EASEMENT DESCRIPTION

A STRIP OF LAND FIFTEEN FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS N36°16'15" E 799.18 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION, THENCE S73°05'52" E 206.38 FEET; THENCE S89°05'34" E 195.68 FEET; THENCE S44°39'23" E 14.30 FEET; THENCE S47°38'39" E 42.18 FEET; THENCE S27°16'27" W 189.74 FEET; THENCE S88°06'07" E 288.18 FEET TO A POINT WHICH BEARS N78°31'46" E 1110.74 FEET FROM THE SAID CENTER QUARTER CORNER. BASIS OF BEARINGS IS THE SAID WEST LINE OF THE NORTHEAST QUARTER WHICH IS CALCULATED FROM THE UTAH COUNTY SURVEYOR'S CONTROL MAPS TO BEAR N01°47'00" W. CONTAINS 5.48 ACRES MORE OR LESS.

### STORM WATER RETENTION POND DESCRIPTION

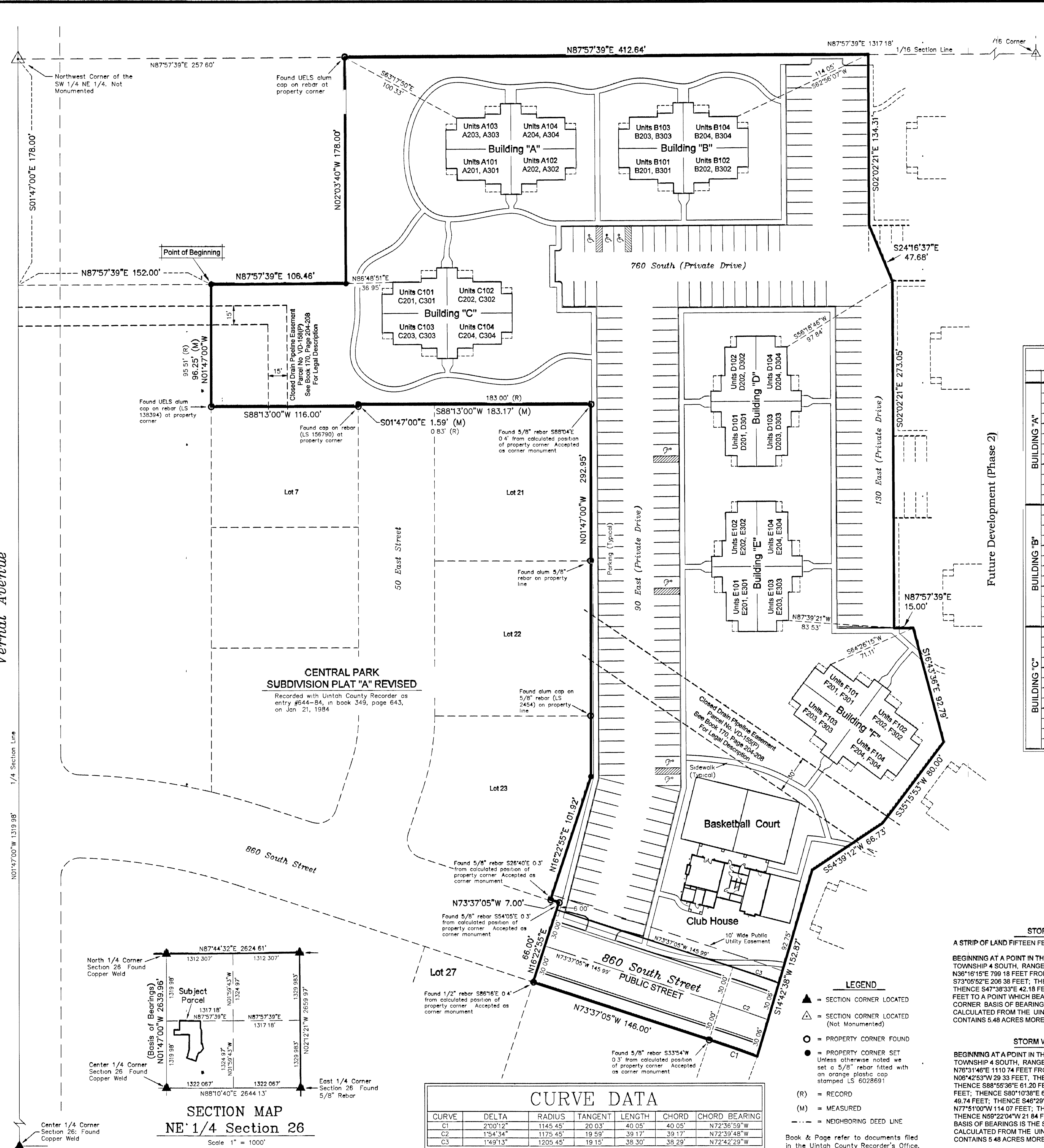
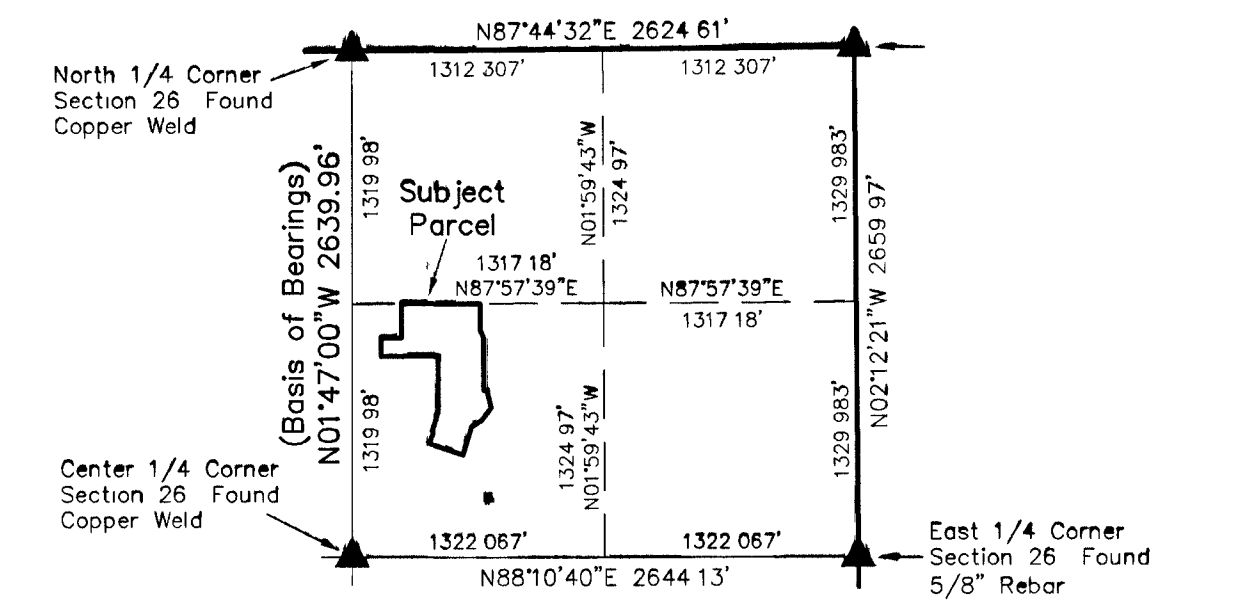
BEGINNING AT A POINT IN THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS N76°31'46" E 1110.74 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION, THENCE N06°42'53" W 29.33 FEET; THENCE N35°04'45" E 24.22 FEET; THENCE N70°41'23" E 29.16 FEET; THENCE S88°55'36" E 61.20 FEET; THENCE S67°01'34" E 38.57 FEET; THENCE N87°22'10" E 79.62 FEET; THENCE S80°10'38" E 60.15 FEET; THENCE S23°29'32" E 23.47 FEET; THENCE S04°46'02" W 49.74 FEET; THENCE S46°29'05" W 28.14 FEET; THENCE S89°07'26" W 28.33 FEET; THENCE N77°51'00" W 114.07 FEET; THENCE N85°22'36" W 60.39 FEET; THENCE N76°29'34" W 37.22 FEET; THENCE N59°22'04" W 21.84 FEET; THENCE N06°42'53" W 6.38 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE SAID WEST LINE OF THE NORTHEAST QUARTER WHICH IS CALCULATED FROM THE UTAH COUNTY SURVEYOR'S CONTROL MAPS TO BEAR N01°47'00" W. CONTAINS 5.48 ACRES MORE OR LESS.

- LEGEND**
- ▲ = SECTION CORNER LOCATED
  - △ = SECTION CORNER LOCATED (Not Monumented)
  - = PROPERTY CORNER FOUND
  - = PROPERTY CORNER SET Unless otherwise noted we set a 5/8" rebar fitted with an orange plastic cap stamped LS 6028891
  - (R) = RECORD
  - (M) = MEASURED
  - = INDICATING DEED LINE
- Book & Page refer to documents filed in the Utah County Recorder's Office.

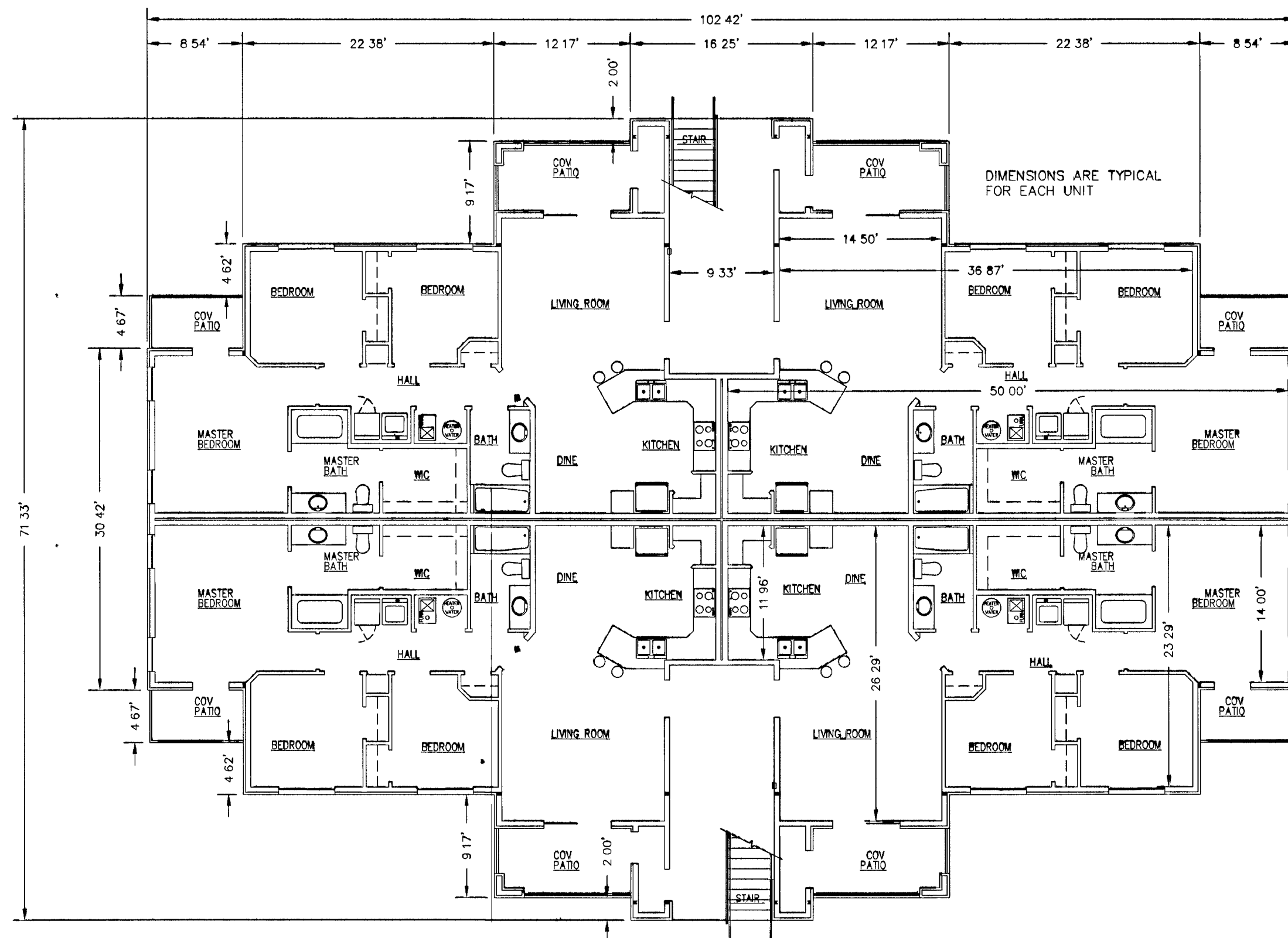
CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	2°00'12"	1145.45'	20.03'	40.05'	40.05'	N72°36'59" W
C2	1°54'34"	1175.45'	19.59'	39.17'	39.17'	N72°39'48" W
C3	1°49'13"	1205.45'	19.15'	38.30'	38.29'	N72°42'29" W

### SECTION MAP NE 1/4 Section 26

Scale 1" = 1000'

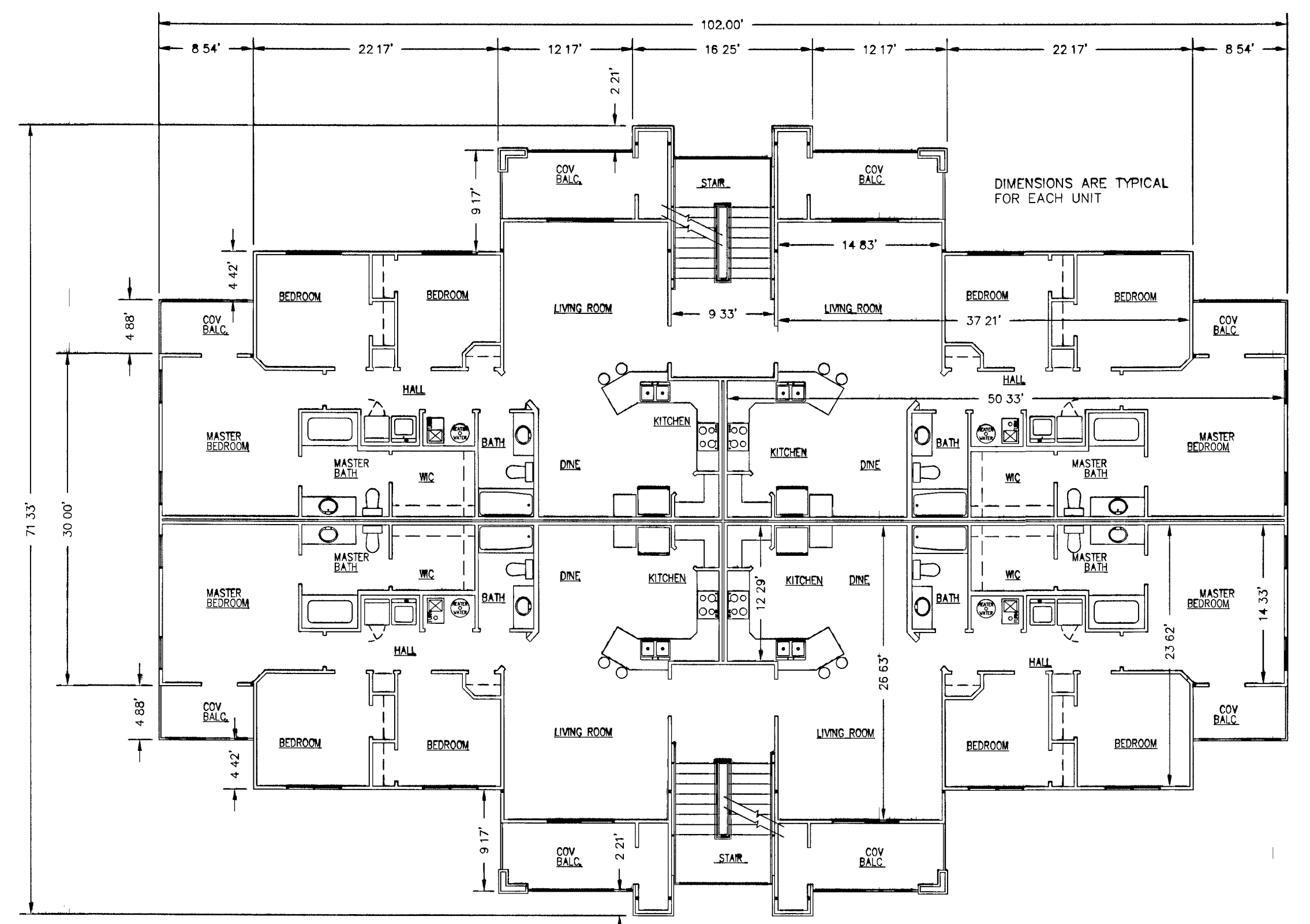




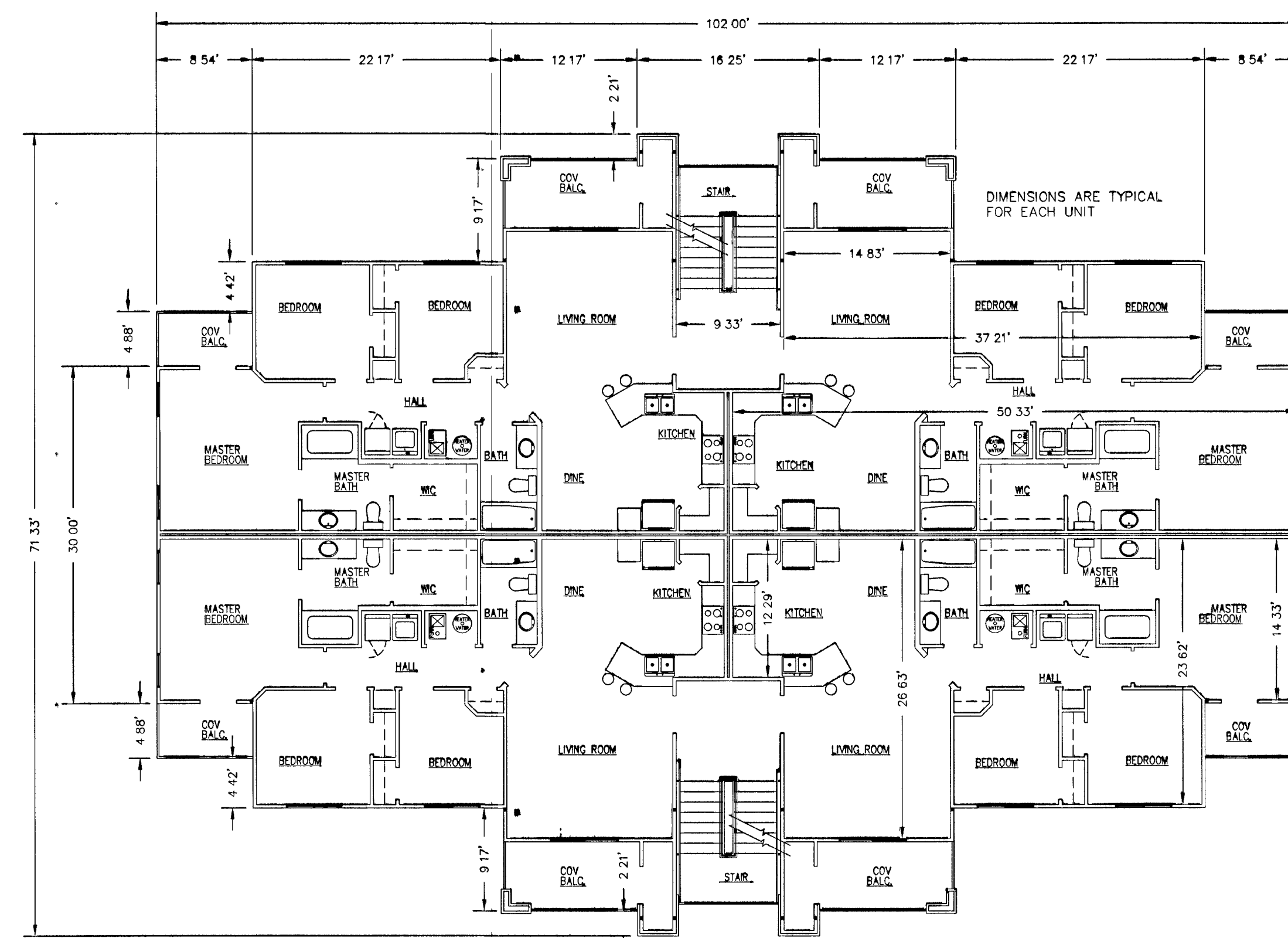


1ST LEVEL FLOOR PLAN  
BUILDINGS A-F (UNITS 101-104)  
SEE SHEET 1 OF 2 FOR UNIT ASSIGNMENT TO BUILDING QUADRANT

UNIT ADDRESSES			
UNIT	ADDRESS	UNIT	ADDRESS
A101	73 East 760 South Unit A101	D101	801 South 90 East Unit D101
A102	73 East 760 South Unit A102	D102	801 South 90 East Unit D102
A103	73 East 760 South Unit A103	D103	801 South 90 East Unit D103
A104	73 East 760 South Unit A104	D104	801 South 90 East Unit D104
A201	73 East 760 South Unit A201	D201	801 South 90 East Unit D201
A202	73 East 760 South Unit A202	D202	801 South 90 East Unit D202
A203	73 East 760 South Unit A203	D203	801 South 90 East Unit D203
A204	73 East 760 South Unit A204	D204	801 South 90 East Unit D204
A301	73 East 760 South Unit A301	D301	801 South 90 East Unit D301
A302	73 East 760 South Unit A302	D302	801 South 90 East Unit D302
A303	73 East 760 South Unit A303	D303	801 South 90 East Unit D303
A304	73 East 760 South Unit A304	D304	801 South 90 East Unit D304
B101	99 East 760 South Unit B101	E101	825 South 90 East Unit E101
B102	99 East 760 South Unit B102	E102	825 South 90 East Unit E102
B103	99 East 760 South Unit B103	E103	825 South 90 East Unit E103
B104	99 East 760 South Unit B104	E104	825 South 90 East Unit E104
B201	99 East 760 South Unit B201	E201	825 South 90 East Unit E201
B202	99 East 760 South Unit B202	E202	825 South 90 East Unit E202
B203	99 East 760 South Unit B203	E203	825 South 90 East Unit E203
B204	99 East 760 South Unit B204	E204	825 South 90 East Unit E204
B301	99 East 760 South Unit B301	E301	825 South 90 East Unit E301
B302	99 East 760 South Unit B302	E302	825 South 90 East Unit E302
B303	99 East 760 South Unit B303	E303	825 South 90 East Unit E303
B304	99 East 760 South Unit B304	E304	825 South 90 East Unit E304
C101	64 East 760 South Unit C101	F101	84 South 130 East Unit F101
C102	64 East 760 South Unit C102	F102	84 South 130 East Unit F102
C103	64 East 760 South Unit C103	F103	84 South 130 East Unit F103
C104	64 East 760 South Unit C104	F104	84 South 130 East Unit F104
C201	64 East 760 South Unit C201	F201	84 South 130 East Unit F201
C202	64 East 760 South Unit C202	F202	84 South 130 East Unit F202
C203	64 East 760 South Unit C203	F203	84 South 130 East Unit F203
C204	64 East 760 South Unit C204	F204	84 South 130 East Unit F204
C301	64 East 760 South Unit C301	F301	84 South 130 East Unit F301
C302	64 East 760 South Unit C302	F302	84 South 130 East Unit F302
C303	64 East 760 South Unit C303	F303	84 South 130 East Unit F303
C304	64 East 760 South Unit C304	F304	84 South 130 East Unit F304

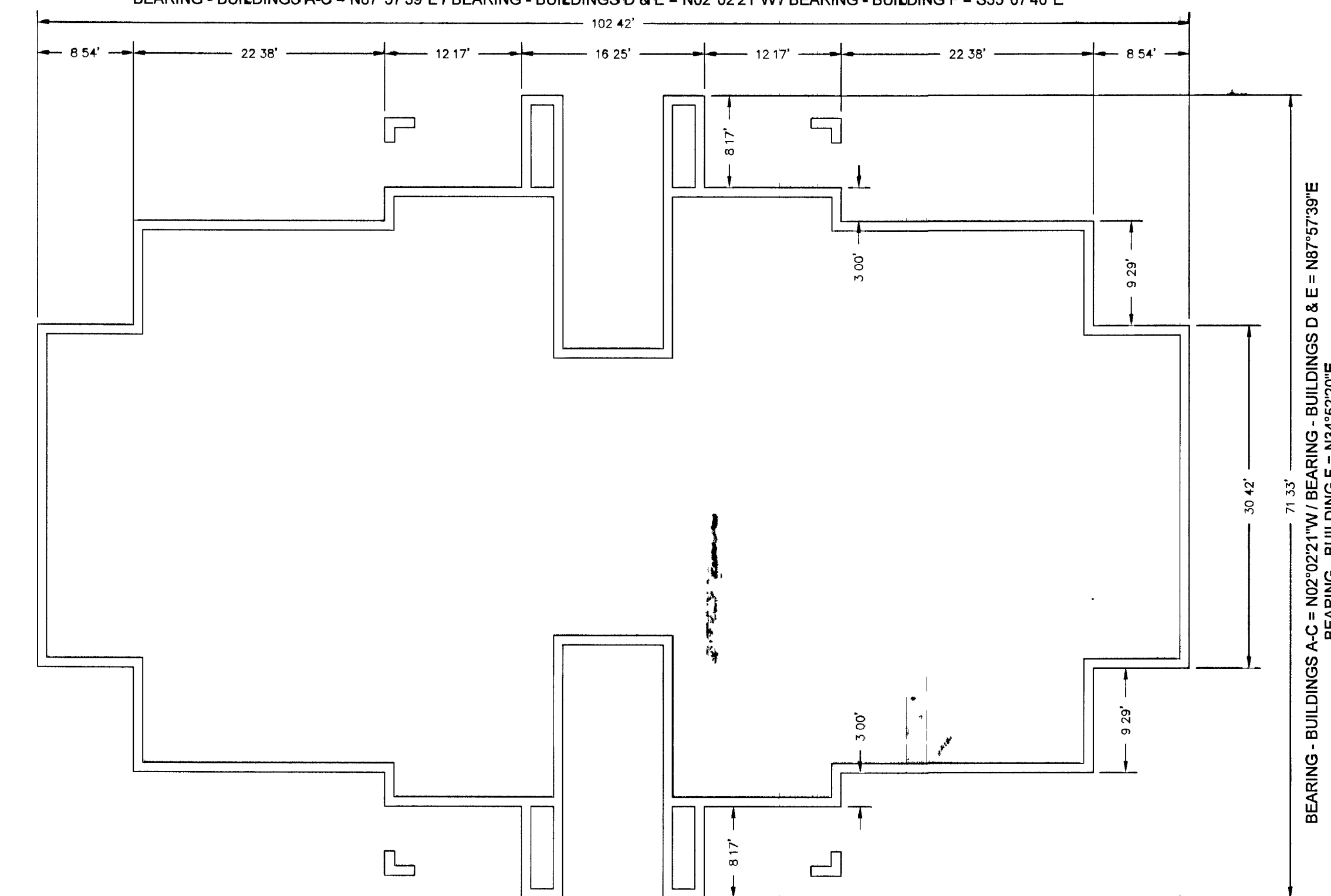


2ND LEVEL FLOOR PLAN  
BUILDINGS A-F (UNITS 201-204)  
SEE SHEET 1 OF 2 FOR UNIT ASSIGNMENT TO BUILDING QUADRANT



3RD LEVEL FLOOR PLAN  
BUILDINGS A-F (UNITS 301-304)  
SEE SHEET 1 OF 2 FOR UNIT ASSIGNMENT TO BUILDING QUADRANT

BEARING - BUILDINGS A-C = N87°57'39"E / BEARING - BUILDINGS D & E = N02°02'21"W / BEARING - BUILDING F = S55°07'40"E



FOUNDATION PLAN  
BUILDINGS A-F



TYPICAL SIDE ELEVATION  
BUILDINGS A-F

CEILING LINE	BUILDING "A" UNITS A301-A304	Floor El	5329.7'	Ceiling El	5337.6'
THIRD FLOOR	BUILDING "B" UNITS B301-B304	Floor El	5329.1'	Ceiling El	5337.0'
FLOOR LINE	BUILDING "C" UNITS C301-C304	Floor El	5329.0'	Ceiling El	5337.9'
	BUILDING "D" UNITS D301-D304	Floor El	5329.2'	Ceiling El	5337.1'
	BUILDING "E" UNITS E301-E304	Floor El	5328.7'	Ceiling El	5336.6'
	BUILDING "F" UNITS F301-F304	Floor El	5328.2'	Ceiling El	5336.1'
CEILING LINE	BUILDING "A" UNITS A201-A204	Floor El	5320.6'	Ceiling El	5328.5'
SECOND FLOOR	BUILDING "B" UNITS B201-B204	Floor El	5320.0'	Ceiling El	5327.9'
FLOOR LINE	BUILDING "C" UNITS C201-C204	Floor El	5320.9'	Ceiling El	5328.8'
	BUILDING "D" UNITS D201-D204	Floor El	5320.1'	Ceiling El	5328.0'
	BUILDING "E" UNITS E201-E204	Floor El	5319.6'	Ceiling El	5327.5'
	BUILDING "F" UNITS F201-F204	Floor El	5317.1'	Ceiling El	5325.0'
CEILING LINE	BUILDING "A" UNITS A101-A104	Floor El	5311.5'	Ceiling El	5319.5'
FIRST FLOOR	BUILDING "B" UNITS B101-B104	Floor El	5310.9'	Ceiling El	5318.9'
FLOOR LINE	BUILDING "C" UNITS C101-C104	Floor El	5311.8'	Ceiling El	5319.8'
	BUILDING "D" UNITS D101-D104	Floor El	5311.0'	Ceiling El	5319.0'
	BUILDING "E" UNITS E101-E104	Floor El	5310.5'	Ceiling El	5318.5'
	BUILDING "F" UNITS F101-F104	Floor El	5308.0'	Ceiling El	5316.0'

SEE SHEET 1 OF 2 FOR UNIT ASSIGNMENT TO BUILDING QUADRANT

ELEVATIONS ARE NAVD 88  
BENCH MARK IS THE CENTER 1/4 CORNER OF SECTION 26 WHICH IS TAKEN FROM THE UTAH COUNTY SURVEYOR'S CONTROL MAP TO BE AT AN ELEVATION OF 5313.7'

SURVEYED BY  
DRAWN BY J.R.S.  
DATE 2-13-08  
SCALE 1" = 10'  
FILE:

REGISTERED LAND SURVEYOR  
No. 602885  
JOHN R. WEAVER  
STATE OF UTAH  
Trvry 200803609  
No. 1085 Page 692

**Timberline**  
Engineering & Land Surveying  
38 West 100 North • Vernal, Utah  
(435) 789-1365

SHEET  
2  
OF  
2