

NOTE - Landscape requirements:

All areas not covered by buildings, structures, automobile parking spaces, driveways, or by designated standing space for people shall remain in native vegetation. Any areas on which native vegetation is removed shall be reseeded to prevent soil erosion and to improve the aesthetics. A 100 foot fuel break shall be maintained around all clusters or structures and shall consist of removing dead material and removing any highly flammable vegetation as required by the county fire marshal.

DEDICATION OF COMMON AREAS

Owners as specified in the Owners Dedication (declarants) in recording this plat of Sundance Recreational Resort plat "C" have designated certain areas of land as parks, playgrounds, and open space, which are intended for use by the lot owners in Sundance Recreational Resort plat "C" for recreation and other related activities. The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the lot owners in Sundance Recreational Resort plat "C" as more fully provided in the declaration of Covenants, Conditions and Restrictions applicable to Sundance Recreational Resort plat "C" dated June 17, 1983.

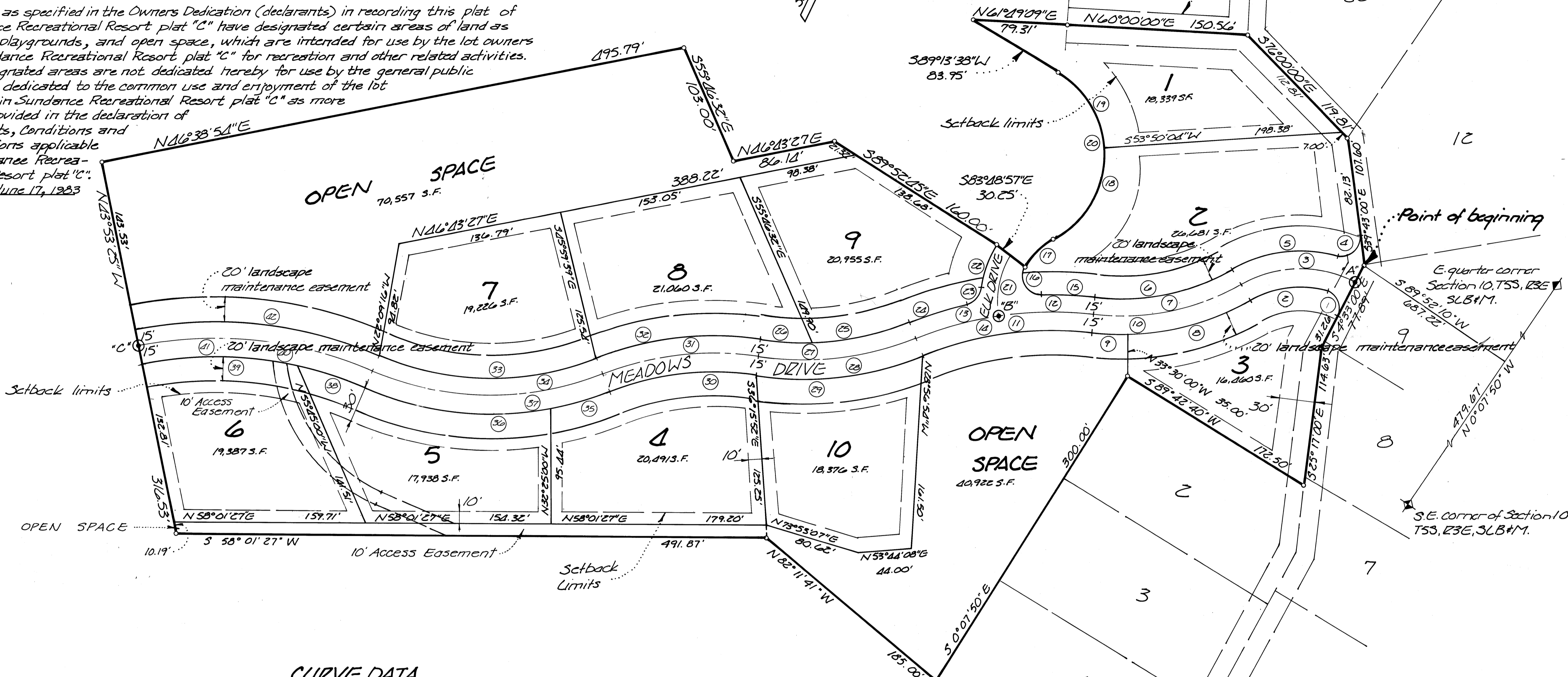
Map Filing # 2896

23728

RECORDED AT THE REQUEST OF
Sundance

1983 AUG - 8 PM 4:43

NINA B. REID
UTAH COUNTY RECORDER



CURVE DATA

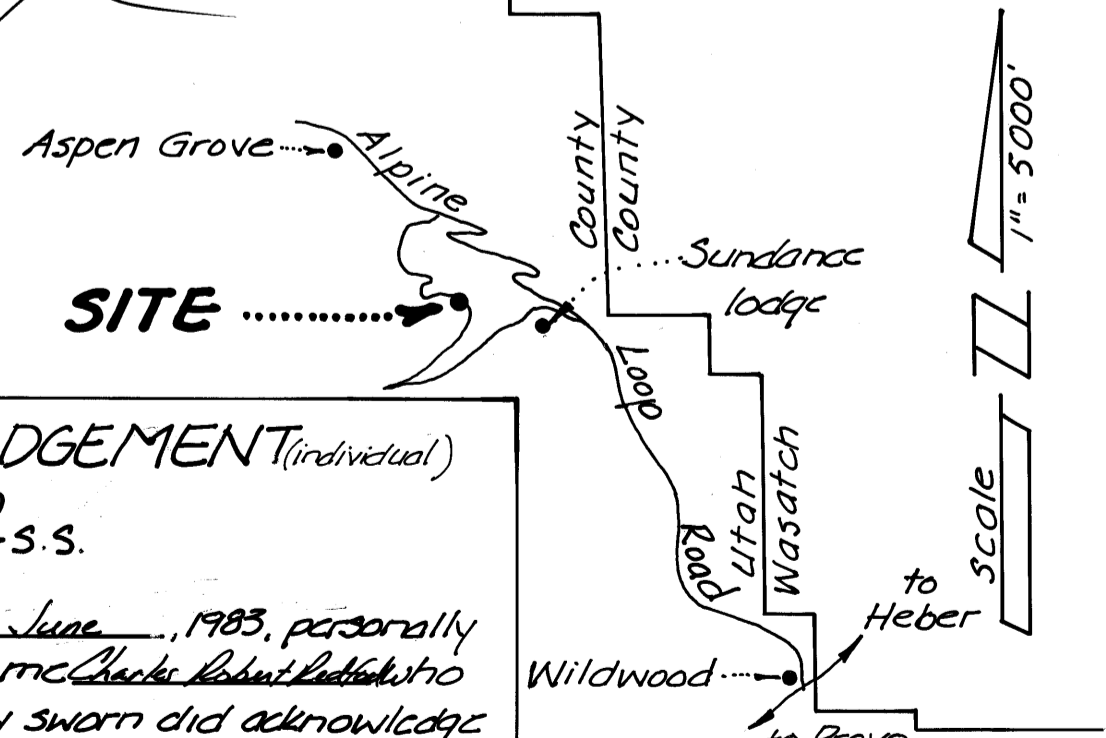
No.	Radius	Delta	Arc	Chord	Chord Brg.
1	15.00	102°22'25"	26.80	23.38	S55°11'13"E
2	85.00	15°08'01"	66.96	65.24	N50°30'35"E
3	100.00	57°30'22"	100.37	96.21	S56°11'17"W
4	15.00	113°12'39"	29.64	25.05	S16°33'20"W
5	115.00	45°33'02"	91.43	89.04	S50°13'07"W
6	185.00	32°20'27"	117.34	115.38	S41°06'17"W
7	200.00	36°20'27"	126.85	124.74	S41°06'16"W
8	215.00	28°22'25"	106.49	105.41	N42°07'56"E
9	215.00	7°57'21"	29.88	29.85	N60°18'12"E
10	215.00	36°20'27"	136.37	134.09	N48°06'17"E
11	285.00	28°50'09"	143.43	141.93	N49°51'53"E
12	300.00	15°05'04"	79.04	78.81	S52°18'08"W
13	300.00	13°11'23"	71.92	71.77	S42°19'04"W
14	300.00	28°50'09"	150.78	149.40	S49°51'56"W
15	315.00	8°13'27"	25.21	25.18	S60°10'17"W
16	15.00	121°00'31"	31.68	26.11	N63°22'12"W
17	60.00	32°14'52"	53.81	53.36	N13°12'31"E
18	80.00	65°31'58"	91.50	86.59	N3°21'06"W
19	80.00	52°35'24"	76.23	73.38	N63°28'57"W
20	80.00	120°01'22"	167.72	138.65	N30°12'11"W
21	75.00	39°42'49"	51.99	50.95	N20°51'16"W
22	90.00	21°54'18"	59.13	58.82	S12°20'06"E

COORDINATE DATA

Corner	Northing	Easting
SE 10	9522.03	10603.69
E 1/4 10	12120.32	10677.77
P.O.B.	10000.18	9995.38
"A"	9985.23	9996.57
"B"	9802.70	9760.36
"C"	9396.53	9168.64

APPROVED BY:
NORTH FORK SPECIAL SERVICE DISTRICT
President

VICINITY MAP



ACKNOWLEDGEMENT (Individual)

State of Utah } s.s.
County of Utah }
On the 22nd day of June, 1983, personally appeared before me David L. Shugart, Notary Public, being by me duly sworn did acknowledge that he did execute the foregoing owner's dedication.

My commission expires: 8-4-84
David L. Shugart
Notary Public seal

ACKNOWLEDGEMENT (Corporate)

STATE OF UTAH } ss
COUNTY OF UTAH }
On the 22nd day of June, 1983, personally appeared before me Robert Redford and Stanley E. Collins, who being by me duly sworn did say, each for himself, that he, the said Robert Redford is the president and he, the said Stanley E. Collins is the secretary of Sundance Development Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said Robert Redford and Stanley E. Collins each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.
David L. Shugart
My commission expires: 8-4-84 Notary Public (See seal at right)

SURVEYOR'S CERTIFICATE

I, Donald Clair Allen, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4603 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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING N 0°07'50"W 479.67 feet along the section line and S 89°52'10"W 687.22 feet from the SE corner of Section 10 T5S, R3E, 3LB1M; thence as follows:

COURSE	DISTANCE	REMARKS
S 4°33'00"E	77.89'	
S 25°17'00"E	114.63'	
S 87°42'40"W	172.50'	
S 0°07'50"E	300.00'	
N 82°11'41"W	185.00'	
S 52°07'21"W	316.59'	
N 44°38'54"E	495.79'	
S 55°46'32"E	103.00'	
N 46°43'27"E	86.14'	
S 87°52'43"E	160.00'	
S 83°48'57"E	30.25'	
arc	33.81'	R=60.00' Δ=32°16'56"
arc	167.72'	R=80.00' Δ=120°07'22"
S 87°13'38"W	83.75'	
N 64°49'09"E	73.31'	
N 60°00'00"E	150.86'	
S 76°00'00"E	159.81'	
S 37°43'00"E	107.60'	

To the point of beginning containing 7.88 Ac. Basis of Bearings is N 0°07'50"W along Section line, as shown.

23 Feb, 1983
DATE
Donald Clair Allen
SURVEYOR (SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE PLATTED AS A RECREATIONAL RESORT UNDER THE ORDINANCES OF UTAH COUNTY, AND SUBJECT TO THE CONDITIONS OF THE EASEMENTS, COVENANTS, AGREEMENTS AND INSTRUMENTS RECORDED IN THE COUNTY RECORDER'S OFFICE CONCURRENTLY HERewith UNDER P.C. NUMBERS 14963-2, 4, 5, & 9.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF February, A.D. 1983.
SUNDANCE DEVELOPMENT CORPORATION
BY: Robert Redford PRESIDENT
ATTEST: Stanley E. Collins SECRETARY

RESERVATION OF COMMON AREA

THE ABOVE SIGNED OWNERS IN RECORDING THIS PLAT OF SUNDANCE RECREATIONAL RESORT PLAT "C" DO HEREBY BY DEDICATE THE STREETS AND OPEN SPACE TO THE SUNDANCE RECREATIONAL RESORT PLAT "C" HOMEOWNERS ASSOCIATION FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS IN SUNDANCE RECREATIONAL RESORT PLAT "C" AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF Utah County, UTAH.

UTILITY DEDICATION

WE THE ABOVE SIGNED OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF SUNDANCE RECREATIONAL RESORT PLAT "C" DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" AND "PRIVATE STREETS" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUPERNEANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES IMPROVEMENTS, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

ACCEPTANCE BY LEGISLATIVE BODY

THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH HEREBY APPROVES THE SUNDANCE RECREATIONAL RESORT PLAT "C" ACCORDING TO THE ORDINANCES OF SAID COUNTY, AND SUBJECT TO THE EASEMENTS, COVENANTS, AGREEMENTS, AND INSTRUMENTS ENUMERATED IN THE OWNER'S DEDICATION ABOVE THIS 1st DAY OF August, A.D. 1983.
Wayne Sechrest COUNTY SURVEYOR (SEE SEAL BELOW)
Blaine Ferguson ATTEST
David L. Shugart COUNTY RECORDER (SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS as per feasibility letter dated June 9, 1983.
Blaine Ferguson R.S.
CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 3rd DAY OF August, A.D. 1983, BY THE PLANNING COMMISSION
Buck Rose DIRECTOR, PLANNING COMMISSION
Donald R. Brown CHAIRMAN, PLANNING COMMISSION

SUNDANCE RECREATIONAL RESORT

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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UTAH COUNTY, UTAH

2896-27
Monuments set at center line points A, B, and C as shown hereon (O), as well as property corners as described in the Surveyor's Certificate.
Coordinate information shown are Local, not State Plane, Coordinates and reflect ground, not grid, distances.
Also known as Lower Elk Meadows #1