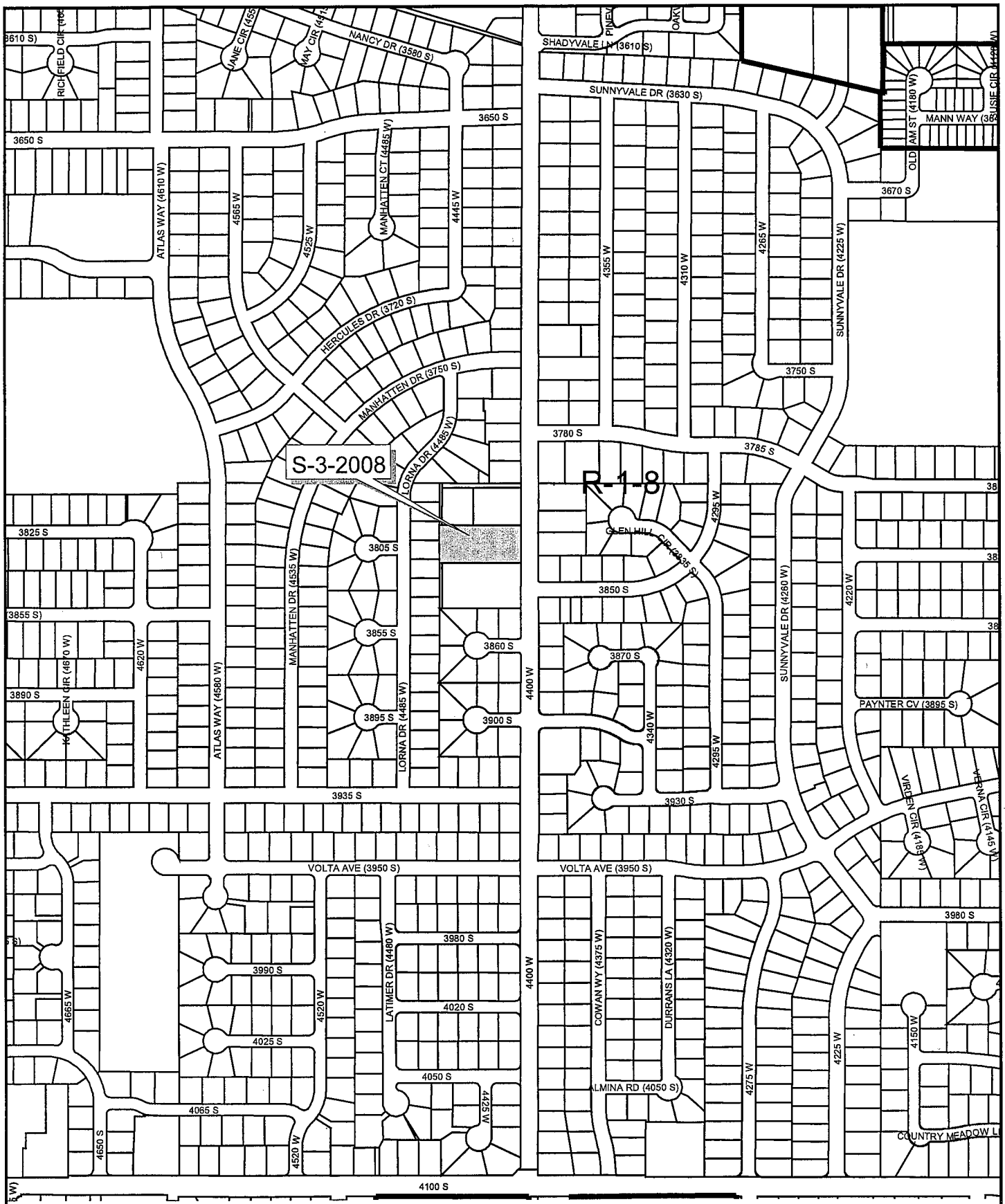
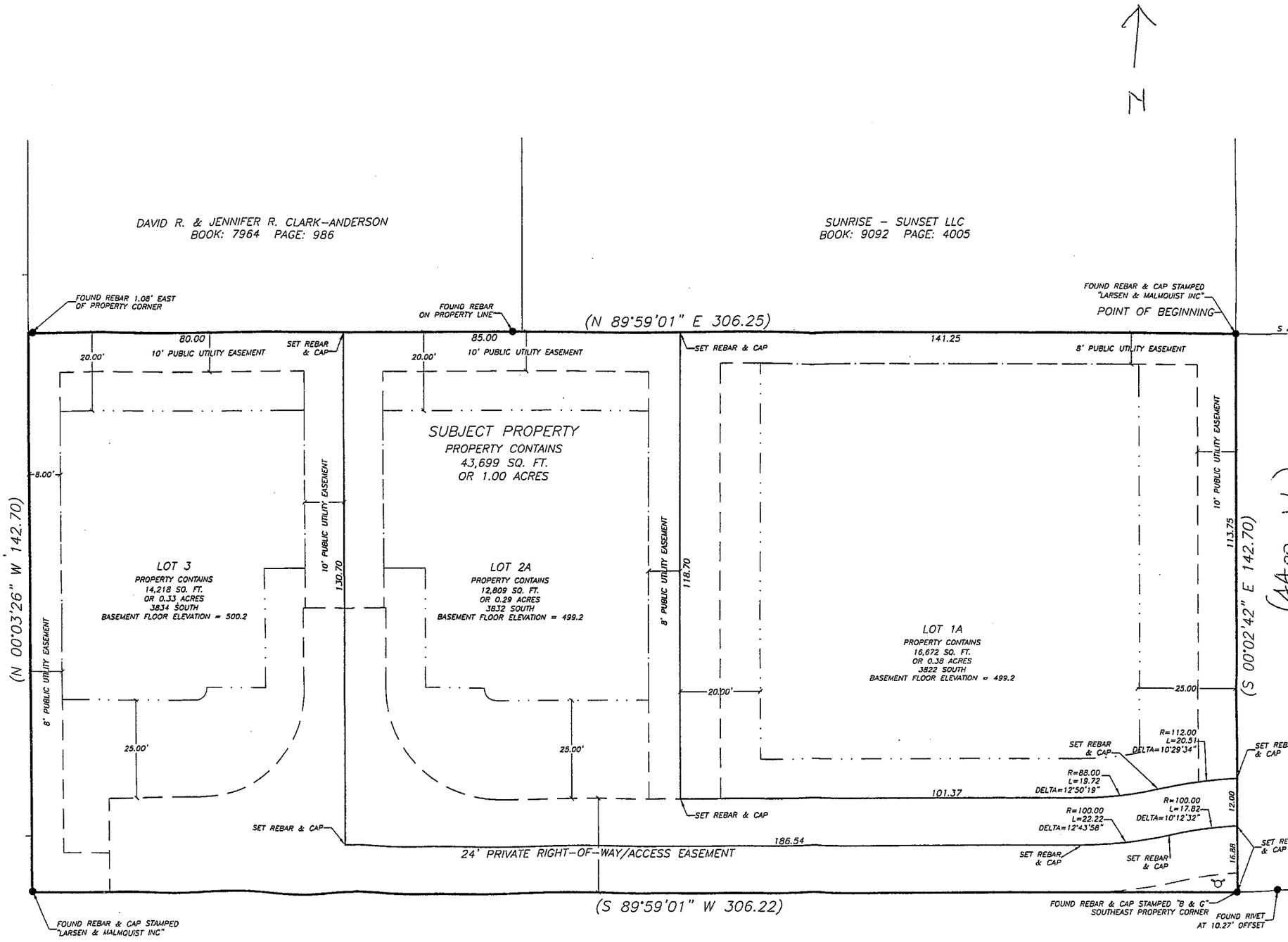



S-3-2008
Grant Estates Amended Subdivision
3822 South 4400 West

0 500 Feet


N
DAVID R. & JENNIFER R. CLARK-ANDERSON
BOOK: 7964 PAGE: 986
SUNRISE - SUNSET LLC
BOOK: 9092 PAGE: 4005
FOUND REBAR 1.08' EAST OF PROPERTY CORNER
FOUND REBAR ON PROPERTY LINE
(N 89°59'01" E 306.25)
FOUND REBAR & CAP STAMPED "LARSEN & MALMQUIST INC"
POINT OF BEGINNING
80.00
10' PUBLIC UTILITY EASEMENT
SET REBAR & CAP
85.00
10' PUBLIC UTILITY EASEMENT
SET REBAR & CAP
141.25
8' PUBLIC UTILITY EASEMENT
20.00'
20.00'
SUBJECT PROPERTY
PROPERTY CONTAINS
43,699 SQ. FT.
OR 1.00 ACRES
8.00'
10' PUBLIC UTILITY EASEMENT
130.70
8' PUBLIC UTILITY EASEMENT
118.70
10' PUBLIC UTILITY EASEMENT
113.75
(N 00°03'26" W 142.70)
(S 00°02'42" E 142.70)
LOT 3
PROPERTY CONTAINS
14,218 SQ. FT.
OR 0.33 ACRES
3834 SOUTH
BASEMENT FLOOR ELEVATION = 500.2
LOT 2A
PROPERTY CONTAINS
12,809 SQ. FT.
OR 0.29 ACRES
3832 SOUTH
BASEMENT FLOOR ELEVATION = 499.2
LOT 1A
PROPERTY CONTAINS
16,672 SQ. FT.
OR 0.38 ACRES
3822 SOUTH
BASEMENT FLOOR ELEVATION = 499.2
8' PUBLIC UTILITY EASEMENT
20.00'
25.00
25.00'
25.00'
R=112.00
L=20.51
DELTA=10°29'34"
SET REBAR & CAP
R=88.00
L=19.72
DELTA=12°50'19"
101.37
R=100.00
L=17.82
DELTA=10°12'32"
12.00
R=100.00
L=22.22
DELTA=12°43'58"
SET REBAR & CAP
SET REBAR & CAP
SET REBAR & CAP
186.54
24' PRIVATE RIGHT-OF-WAY/ACCESS EASEMENT
SET REBAR & CAP
SET REBAR & CAP
16.88
(S 89°59'01" W 306.22)
FOUND REBAR & CAP STAMPED "LARSEN & MALMQUIST INC"
FOUND REBAR & CAP STAMPED "B & G" SOUTHEAST PROPERTY CORNER
FOUND RIVET AT 10.27' OFFSET