

**ABERLOUR SUBDIVISION**  
 LOCATED IN THE SOUTHEAST 1/4 SECTION 25, TOWNSHIP 4 SOUTH,  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

**SURVEYOR'S CERTIFICATE**

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152657 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT 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, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS "THE VIEWS SUBDIVISION", SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 89°49'50" WEST 1333.70 FEET AND NORTH 550.80 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND RUNNING THENCE NORTH 0°12'26" WEST 836.38 FEET, THENCE NORTH 89°59'00" WEST 668.20 FEET, THENCE SOUTH 0°06'47" EAST 288.28 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT PER DOCUMENT ENTRY # 958472008, THENCE SOUTH 89°28'21" WEST 782.05 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°44'15" WEST 249.13 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 0°18'33" EAST 122.91 FEET, THENCE NORTH 89°27'26" EAST 404.61 FEET, THENCE SOUTH 0°06'47" EAST 103.35 FEET, THENCE SOUTH 89°58'13" EAST 562.53 FEET, THENCE NORTH 89°10'34" EAST 316.14 FEET, THENCE SOUTH 4°03'45" WEST 99.11 FEET, THENCE NORTH 89°37'53" EAST 200.95 FEET, THENCE SOUTH 0°18'33" EAST 122.91 FEET, THENCE NORTH 89°27'26" EAST 404.61 FEET, THENCE SOUTH 0°06'47" EAST 103.35 FEET, THENCE SOUTH 89°58'13" EAST 562.53 FEET, THENCE SOUTH 48°02'55" EAST 144.19 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE FOLLOWING (SALT LAKE METROPOLITAN WATER DISTRICT): COMMENCING AT A POINT LOCATED SOUTH 89°49'50" WEST ALONG THE SECTION LINE 1333.70 FEET AND NORTH 550.80 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 48°02'55" WEST 144.19 FEET; THENCE NORTH 89°58'13" WEST ALONG A FENCE LINE 0.82 FEET; THENCE NORTH 48°12'45" WEST ALONG THE SALT LAKE METROPOLITAN WATER DISTRICT'S SOUTHERLY BOUNDARY 754.87 FEET; THENCE NORTH 0°06'47" WEST ALONG A FENCE LINE 167.94 FEET; THENCE SOUTH 48°12'45" EAST ALONG THE SALT LAKE METROPOLITAN WATER DISTRICT'S NORTHERLY BOUNDARY 889.22 FEET, THENCE SOUTH 0°12'26" EAST ALONG A FENCE LINE 168.01 FEET TO THE POINT OF BEGINNING. ALSO LESS PARCEL 1A

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

**ABERLOUR SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF UTAH  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF \_\_\_\_\_ BY \_\_\_\_\_ AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

ITS MANAGER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT \_\_\_\_\_

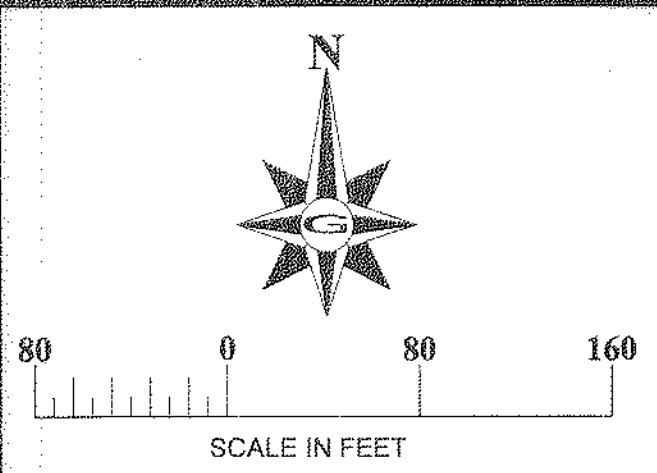
**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY ENGINEER \_\_\_\_\_ APPROVED BY MAYOR \_\_\_\_\_  
 CLERK/RECORDER \_\_\_\_\_

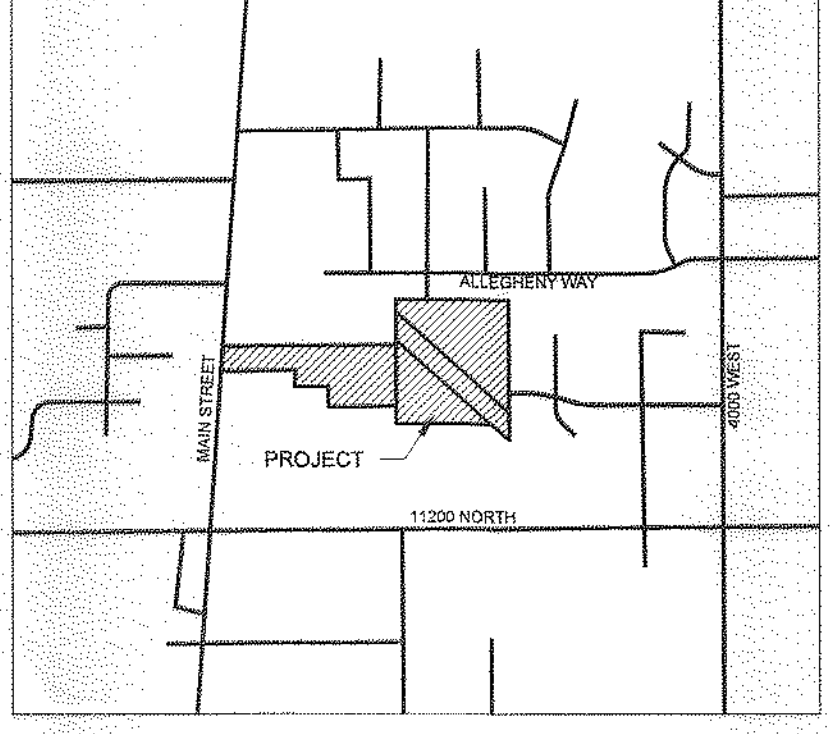
**RECEIVED**  
 By Tara Tannahill at 12:31 pm, Jul 09, 2020

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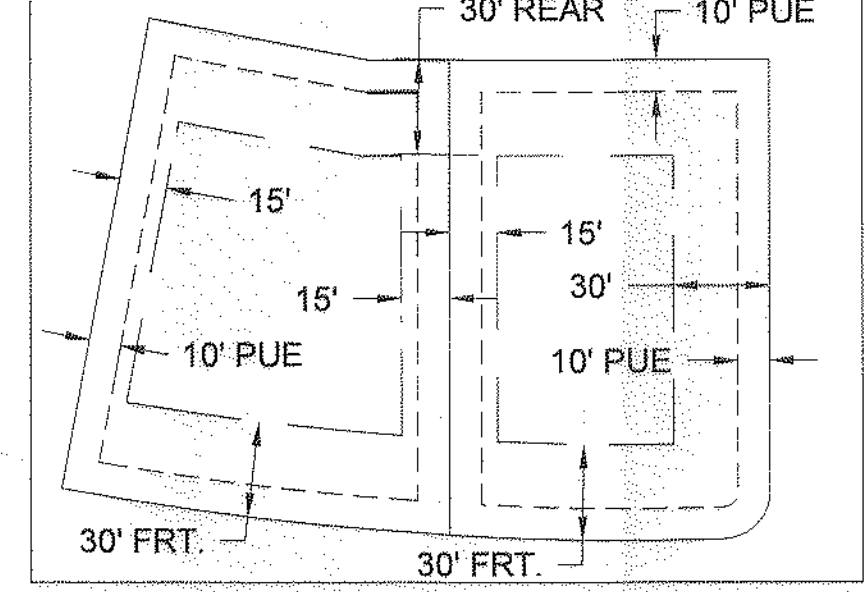
SURVEYOR SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL



**VICINITY MAP**

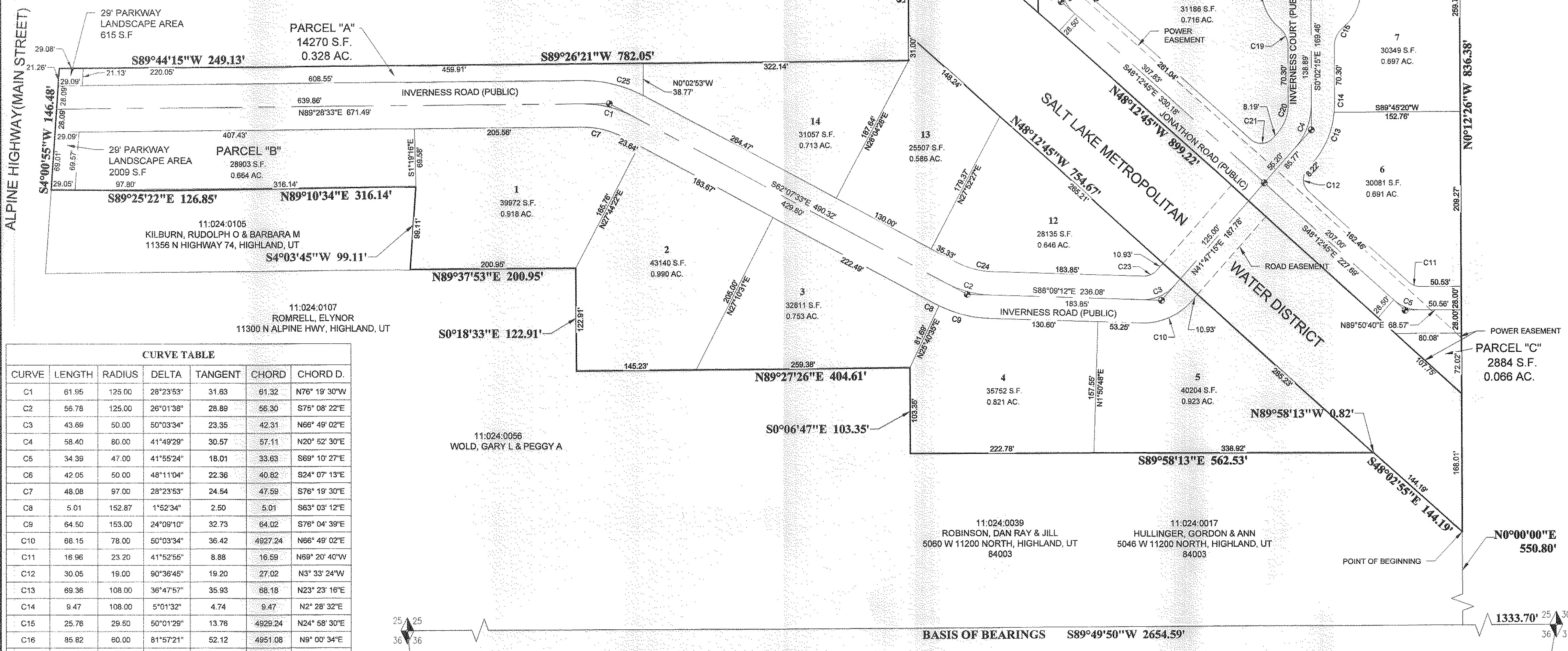


**SETBACK DETAIL**



**LEGEND**

- FOUND SECTION CORNER AS DESCRIBED
- SECTION CORNER (NOT FOUND)
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET LEAD PLUG FOUND AS NOTED
- CORNER NOT SET
- SECTION LINE
- SECTIONARY LINE
- CENTERLINE
- WIRE FENCE



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	61.95	125.00	28°23'53"	31.63	61.32	N76° 19' 30"W
C2	56.78	125.00	26°01'38"	28.89	56.30	S79° 08' 22"E
C3	43.69	50.00	50°03'34"	23.35	42.31	N66° 49' 02"E
C4	58.40	80.00	41°49'29"	30.57	57.11	N20° 52' 30"E
C5	34.38	47.00	41°55'24"	18.01	33.63	S69° 10' 27"E
C6	42.05	50.00	48°11'04"	22.36	40.82	S24° 07' 13"E
C7	48.08	97.00	28°23'53"	24.54	47.59	S76° 19' 30"E
C8	5.01	152.87	1°52'34"	2.50	5.01	S63° 03' 12"E
C9	64.50	153.00	24°09'10"	32.73	64.02	S76° 04' 39"E
C10	88.15	78.00	50°03'34"	36.42	49.27	N66° 49' 02"E
C11	16.96	23.20	41°52'55"	8.88	16.59	N69° 20' 40"W
C12	30.05	19.00	90°36'45"	19.20	27.02	N3° 33' 24"W
C13	89.38	108.00	36°47'57"	35.93	88.18	N23° 23' 16"E
C14	9.47	108.00	5°01'32"	4.74	9.47	N2° 28' 32"E
C15	25.76	29.50	50°01'29"	13.76	49.29	N24° 58' 30"E
C16	85.82	80.00	81°57'21"	52.12	49.51	N6° 00' 34"E
C17	131.78	80.00	125°50'22"	117.35	108.78	S85° 08' 42"W
C18	75.66	80.00	72°15'14"	43.80	49.93	N19° 56' 06"W
C19	25.76	29.50	50°01'29"	13.76	49.29	S25° 02' 59"E
C20	37.96	52.00	41°49'29"	19.87	37.12	S20° 52' 30"W
C21	29.64	19.00	89°23'42"	18.80	26.74	S86° 26' 23"W
C22	18.50	22.00	48°11'04"	9.84	17.96	N24° 07' 13"W
C23	19.29	21.00	52°37'15"	10.38	18.82	S66° 49' 02"W
C24	44.06	97.00	26°01'38"	22.42	43.69	N76° 08' 22"W
C25	75.83	153.00	28°23'53"	38.71	75.08	N76° 19' 30"W

SOUTH QUARTER OF SECTION 25, T4S,R1E, SLB&M (BRASS CAP MONUMENT) ELEVATION=4919.61'

**UTILITIES APPROVAL**  
 "UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND 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 STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME SHALL ANY PERMANENT STRUCTURES OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THE PUE THAT INTERFERE WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

**QUESTAR GAS COMPANY**  
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS.  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

ROCKY MOUNTAIN POWER DATE \_\_\_\_\_  
 CENTRY LINK/QUEST DATE \_\_\_\_\_  
 XFINITY/COMCAST DATE \_\_\_\_\_

OWNERS: RED SAND REAL ESTATE DEVELOPMENT/XITO FARMS LLC  
 11400 N ALPINE HWY, HIGHLAND, UT 84003

**HIGHLAND CITY ATTORNEY**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 HIGHLAND CITY ATTORNEY \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY THE HIGHLAND CITY PLANNING COMMISSION.  
 DIRECTOR, COMMUNITY DEVELOPMENT \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_