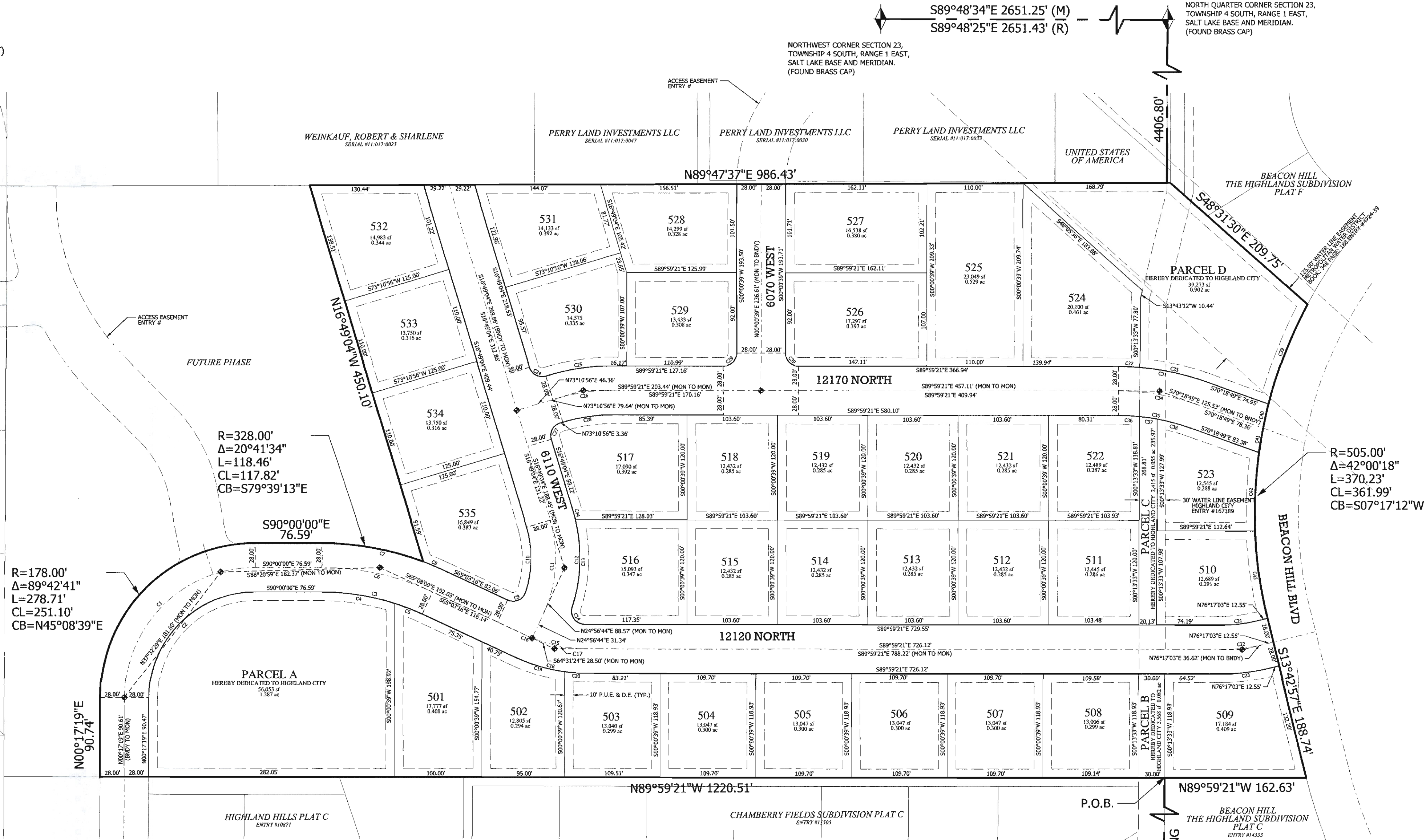
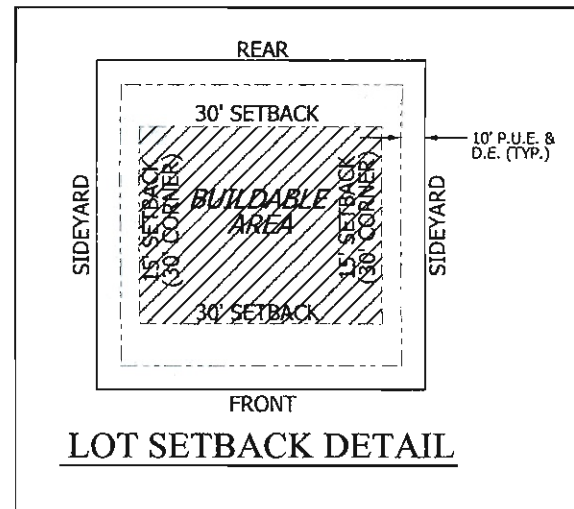


LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (EXISTING)
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- BOUNDARY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. PRIVATE DRAINAGE EASEMENT



SURVEYOR'S CERTIFICATE

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 485455, AS PRESCRIBED UNDER THE 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, 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

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°13'33" EAST 681.31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF THE CHAMBERRY FIELDS SUBDIVISION PLAT C ON RECORD WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #11505; THENCE ALONG SAID CHAMBERRY FIELDS NORTH BOUNDARY AND THE HIGHLAND HILLS PLAT C ON RECORD WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #10871 NORTH 89°59'21" WEST 1220.51 FEET; THENCE NORTH 00°17'19" EAST 90.74 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 178.00 FEET; THENCE ALONG SAID CURVE 278.71 FEET (CHORD BEARS NORTH 45°08'39" EAST 251.10 FEET); THENCE SOUTH 90°00'00" EAST 76.59 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 328.00 FEET; THENCE ALONG SAID CURVE 118.46 FEET (CHORD BEARS SOUTH 79°39'13" EAST 117.82); THENCE NORTH 16°49'04" WEST 450.10 FEET; THENCE NORTH 89°47'37" EAST 986.43 FEET; THENCE SOUTH 48°31'30" EAST 209.75 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 505.00 FEET, SAID POINT BEING ON THE RIGHT OF WAY OF BEACON HILL BOULEVARD; THENCE ALONG SAID BOULEVARD THE FOLLOWING TWO (2) COURSES: (1) ALONG SAID CURVE 370.23 FEET (CHORD BEARS SOUTH 07°17'12" WEST 361.99 FEET); (2) SOUTH 13°42'57" EAST 188.74 FEET TO THE NORTHEAST CORNER OF THE BEACON HILL THE HIGHLAND SUBDIVISION PLAT C ON RECORD WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #14333; THENCE ALONG SAID BEACON HILL NORTH 89°59'21" WEST 162.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 777,151 SQ.FT. OR 17.841 ACRES

DATE _____ 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 IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D., 20____.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE SIGNORS OF THE FOREGOING DEDICATION AND DULY ACKNOWLEDGE TO ME THAT TRACT DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF HIGHLAND, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON READY 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 _____, A.D., 20____.

APPROVED: _____ ENGINEER (See Seal Below) ATTEST: _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIRMAN - PLANNING COMMISSION

PLAT E PHASE 1

BEACON HILL THE HIGHLANDS SUBDIVISION

HIGHLAND CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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- NOTES:**
- OFFSET PINS TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES. 5/8"x24" REBAR AND CAP TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
 - 70% OF FRONT YARD LANDSCAPING NEEDS TO BE INSTALLED WITHIN ONE YEAR OF HOME OCCUPANCY.
 - SETBACKS ARE AS FOLLOWS: (A) FRONT & REAR = 30' (B) SIDE YARD = 15' EACH SIDE OF LOT LINE, 30' IF SIDE YARD ABUTS A STREET.
 - SETBACKS SHALL BE CONSISTENT WITH THE R-1-20 ZONE, EXCEPT IN CASES WHEREIN THE DEPTH OF THE LOT IS LESS THAN 90'. THE REAR SETBACK WOULD BE REDUCED TO 25'. THIS SHALL APPLY TO ONLY THOSE LOTS THAT BACK UP TO OPEN SPACE, EXCLUDING BOULEVARDS.
 - ANY SOLID FENCES THAT BORDER THE OPEN SPACE SHALL BE NO HIGHER THAN 4' TALL.
 - NO TWO STORY HOUSES BE ALLOWED ABUTTING THE BOULEVARD (BEACON HILL BOULEVARD).
 - 25' MINIMUM FROM FOUNDATION TO FOUNDATION.
 - PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA FLOOD MAP 49049C0158F, EFFECTIVE 06/19/2020.
 - LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB AND GUTTER, OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
 - A FENCE THAT ABUTS OPEN SPACE OR A TRAIL HAS ADDITIONAL RESTRICTIONS OF SIZE AND OPACITY. FENCES ALONG OPEN SPACE OR A TRAIL MUST COMPLY WITH HIGHLAND CITY ORDINANCES. ALL FENCES REQUIRE PERMIT PRIOR TO INSTALLATION. IN ADDITION, RETAINING WALLS ARE REGULATED BY ORDINANCE AND REQUIRE A RETAINING WALL PERMIT PRIOR TO CONSTRUCTION.
 - HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THE RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

Curve Table

Name	Radius	Arc Length	Chord Length	Delta	Chord Direction
C1	150.00	234.86	211.80	89°42'41"	N 45°08'40" E
C2	122.00	191.02	172.10	89°42'41"	S 45°08'40" W
C3	272.00	118.42	117.49	24°56'44"	N 77°31'38" W
C4	272.00	84.39	84.06	17°46'39"	N 81°06'41" W
C5	272.00	34.03	34.01	7°10'05"	N 68°38'19" W
C6	300.00	130.61	129.59	24°56'44"	S 77°31'38" E
C7	328.00	142.81	141.68	24°56'44"	N 77°31'38" W
C8	328.00	24.35	24.34	4°15'10"	N 67°10'51" W
C9	15.00	25.16	22.31	96°06'41"	S 66°53'24" W
C10	122.00	75.91	74.70	35°39'08"	S 1°00'30" W
C11	150.00	109.34	106.93	41°45'48"	N 4°30'50" E
C12	178.00	109.44	107.72	35°13'38"	S 0°47'45" W
C13	178.00	101.71	100.33	32°44'17"	S 2°02'26" W
C14	15.00	28.38	24.33	108°23'55"	S 35°47'24" E
C15	172.00	74.85	74.26	24°56'05"	S 77°31'18" E
C16	172.00	9.53	9.53	3°10'32"	S 66°38'32" E
C17	172.00	65.32	64.93	21°45'33"	S 79°06'35" E
C18	200.00	87.04	86.35	24°56'05"	S 77°31'18" E
C19	200.00	60.66	60.42	17°22'37"	S 73°44'34" E
C20	200.00	26.38	26.36	7°33'28"	S 86°12'37" E
C21	172.00	41.21	41.11	13°43'36"	N 83°08'51" E
C22	200.00	47.91	47.80	13°43'36"	N 83°08'51" E
C23	228.00	54.62	54.49	13°43'36"	N 83°08'51" E
C24	15.00	23.75	21.35	90°43'03"	N 62°10'36" W
C25	253.00	77.48	77.18	17°32'47"	N 81°14'16" E
C26	225.00	66.09	65.85	16°49'43"	N 81°35'47" E
C27	15.00	23.56	21.21	90°00'00"	N 28°10'56" E
C28	197.00	57.86	57.65	16°49'43"	N 81°35'47" E
C29	15.00	23.56	21.21	90°00'00"	S 45°00'39" W
C30	15.00	23.56	21.21	90°00'00"	S 44°59'21" E
C31	300.00	103.02	102.62	19°40'32"	N 80°09'05" W
C32	300.00	24.30	24.30	4°38'30"	N 87°40'06" W
C33	300.00	78.72	78.49	15°02'02"	N 77°49'50" W
C34	272.00	93.41	92.95	19°40'32"	S 80°09'05" E
C35	244.00	83.79	83.38	19°40'32"	N 80°09'05" W
C36	244.00	24.11	24.10	5°39'37"	N 87°09'32" W
C37	244.00	20.32	20.32	4°48'18"	N 81°56'34" W
C38	244.00	39.36	39.32	9°14'36"	N 74°56'07" W
C39	505.00	122.95	122.65	13°57'00"	S 21°18'51" W
C40	505.00	28.21	28.21	3°12'03"	S 12°44'20" W
C41	505.00	28.45	28.45	3°13'40"	S 9°31'28" W
C42	505.00	89.90	89.78	10°11'59"	S 2°48'39" W
C43	505.00	101.26	101.09	11°29'17"	S 8°02'00" E
C44	178.00	7.73	7.73	2°29'22"	N 15°34'23" W

DOMINION ENERGY UTAH

DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE.

APPROVED THIS _____ DAY OF _____, 20____.

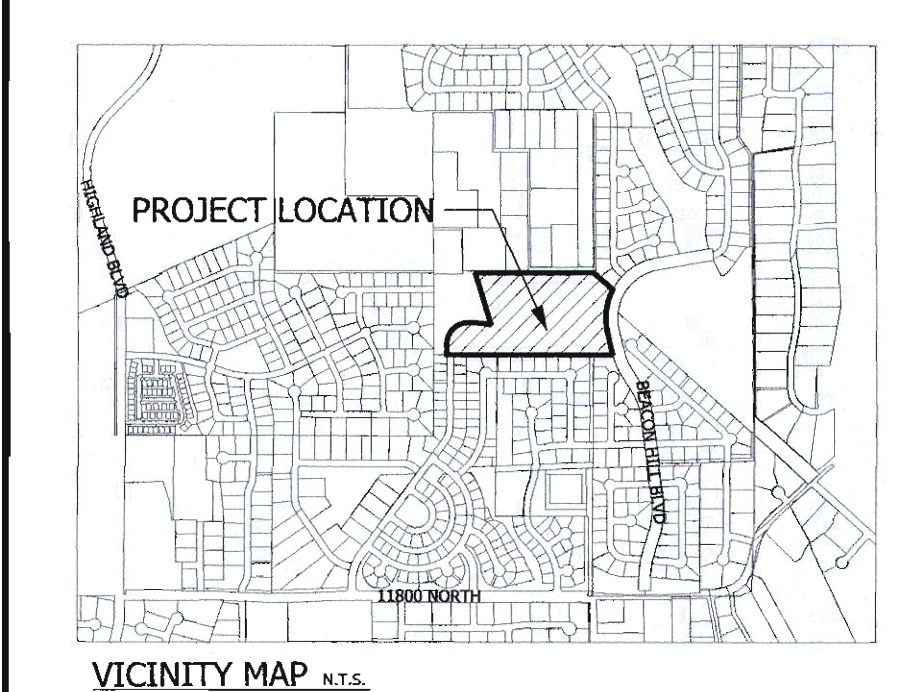
BY: _____

TITLE: _____

APPROVAL AS TO FORM HIGHLAND CITY WATER COMPANY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____ APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

CITY ATTORNEY



PERRY DEVELOPMENT, L.L.C.

DAN REEVE
17 EAST WINCHESTER STREET
SUITE 200
MURRAY, UT 84107
(801) 264-8800



1/25/2021 9:51:24 AM