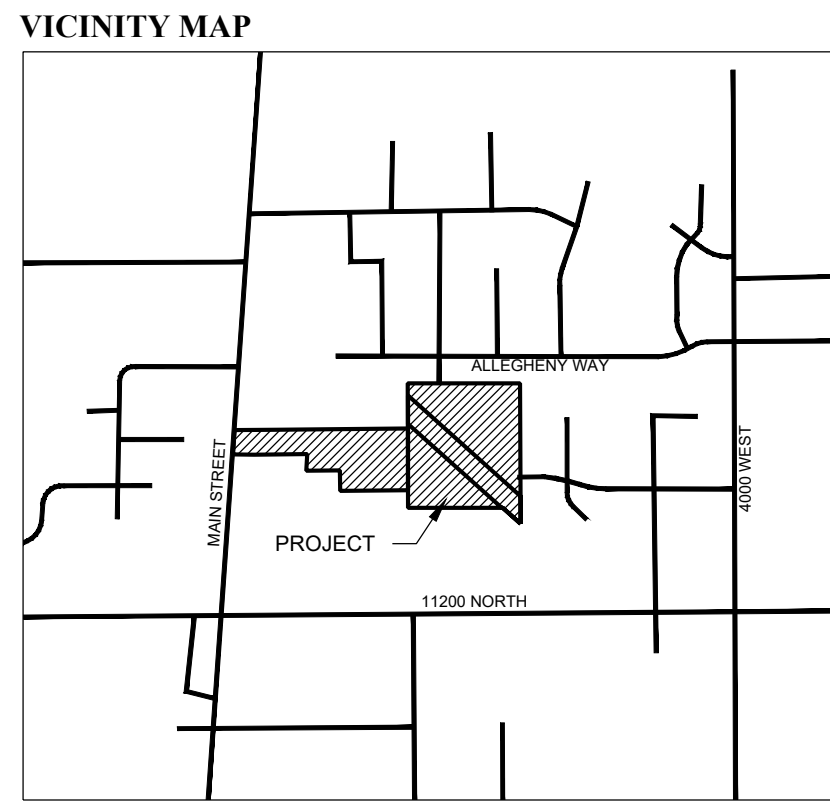
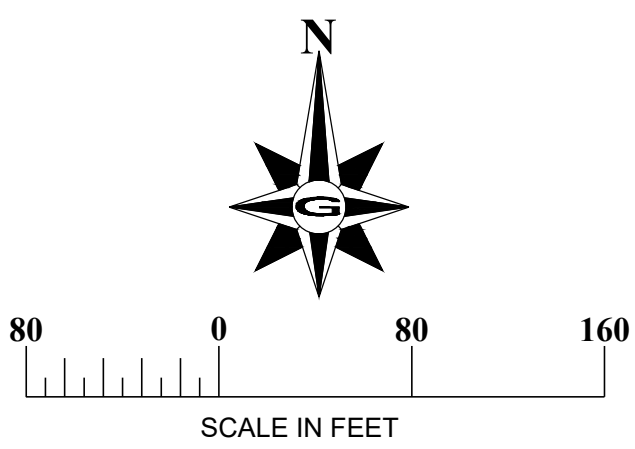


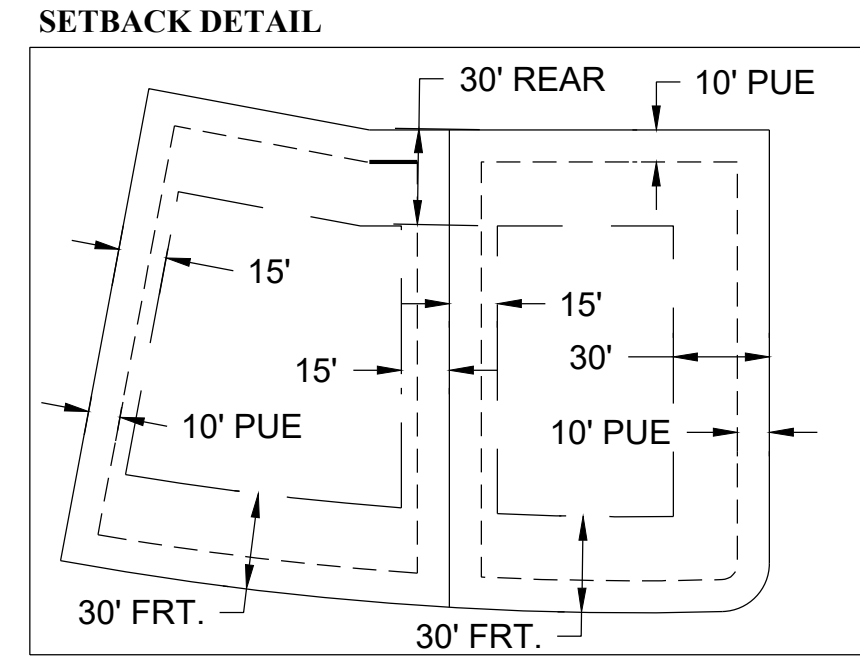
**ABERLOUR SUBDIVISION**  
 LOCATED IN THE SOUTHEAST 1/4 SECTION 25, TOWNSHIP 4 SOUTH,  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



**LEGEND**

- 5 FOUND SECTION CORNER AS DESCRIBED
- 8 SECTION CORNER (NOT FOUND)
- 12 STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- FOUND AS NOTED
- CORNER NOT SET
- SECTION LINE
- BOUNDARY LINE
- CENTERLINE
- WIRE FENCE

- NOTES**
- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
  - 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 PARKSTRIP 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 A FENCE 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. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.
  - ANY BUILDING OR ROADS NEXT TO OR UNDER THE POWERLINE MUST HAVE PRIOR APPROVAL FROM ROCKY MOUNTAIN POWER BEFORE START OF CONSTRUCTION.



**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 550.62 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND RUNNING THENCE NORTH 0°12'26" WEST 836.55 FEET; THENCE NORTH 89°59'00" WEST 668.20 FEET; THENCE SOUTH 0°06'47" EAST 268.28 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT PER DOCUMENT ENTRY # 95847:2006; THENCE SOUTH 89°26'21" 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 04°00'55" WEST 146.48 FEET TO A POINT ON AFORESAID BOUNDARY LINE AGREEMENT AND THE FOLLOWING SEVEN (7) COURSES); THENCE SOUTH 89°25'22" EAST 126.85 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 561.71 FEET; THENCE SOUTH 48°12'45" EAST 144.92 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 550.62 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 48°12'45" WEST ALONG THE SALT LAKE METROPOLITAN WATER DISTRICT'S SOUTHERLY BOUNDARY 899.59 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 899.22 FEET; THENCE SOUTH 0°12'26" EAST ALONG A FENCE LINE 168.19 FEET TO THE POINT OF BEGINNING.

**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 \_\_\_\_\_

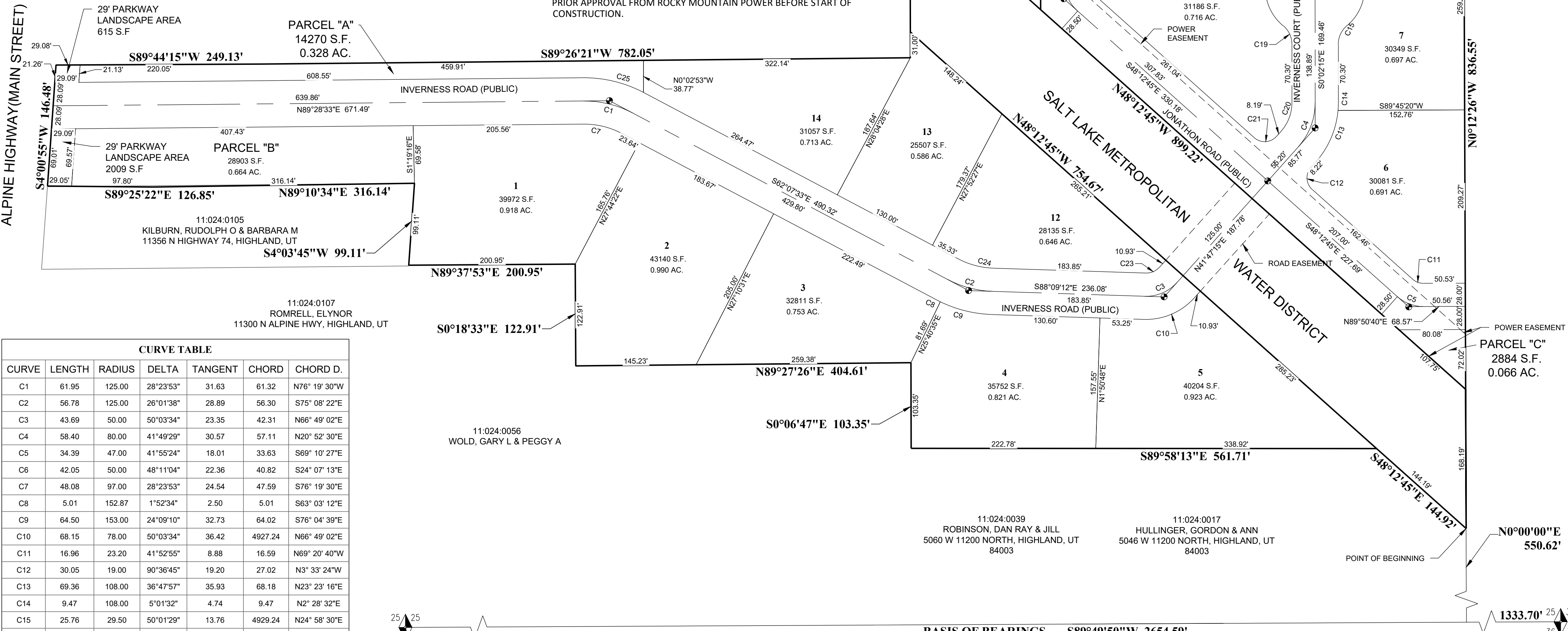
**ACCEPTANCE BY LEGISLATIVE BODY**

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 \_\_\_\_\_

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



**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	S75°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	34.39	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	68.15	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	69.36	108.00	36°47'57"	35.93	68.18	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	60.00	81°57'21"	52.12	49.51	N9°00'34"E
C17	131.78	60.00	125°50'22"	117.35	108.78	S85°06'42"W
C18	75.66	60.00	72°15'14"	43.80	49.30	N13°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	18.62	S66°49'02"W
C24	44.06	97.00	26°01'38"	22.42	43.69	N75°08'22"W
C25	75.83	153.00	28°23'53"	38.71	75.06	N76°19'30"W

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

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."

**DOMINION ENERGY GAS COMPANY**

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ROCKY MOUNTAIN POWER** DATE \_\_\_\_\_

**CENTRY LINK/QUEST** DATE \_\_\_\_\_

**XFINITY/COMCAST** DATE \_\_\_\_\_

**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

SURVEYOR SEAL:

NOTARY PUBLIC SEAL

HIGHLAND CITY ENGINEER SEAL

HIGHLAND CITY RECORDER SEAL