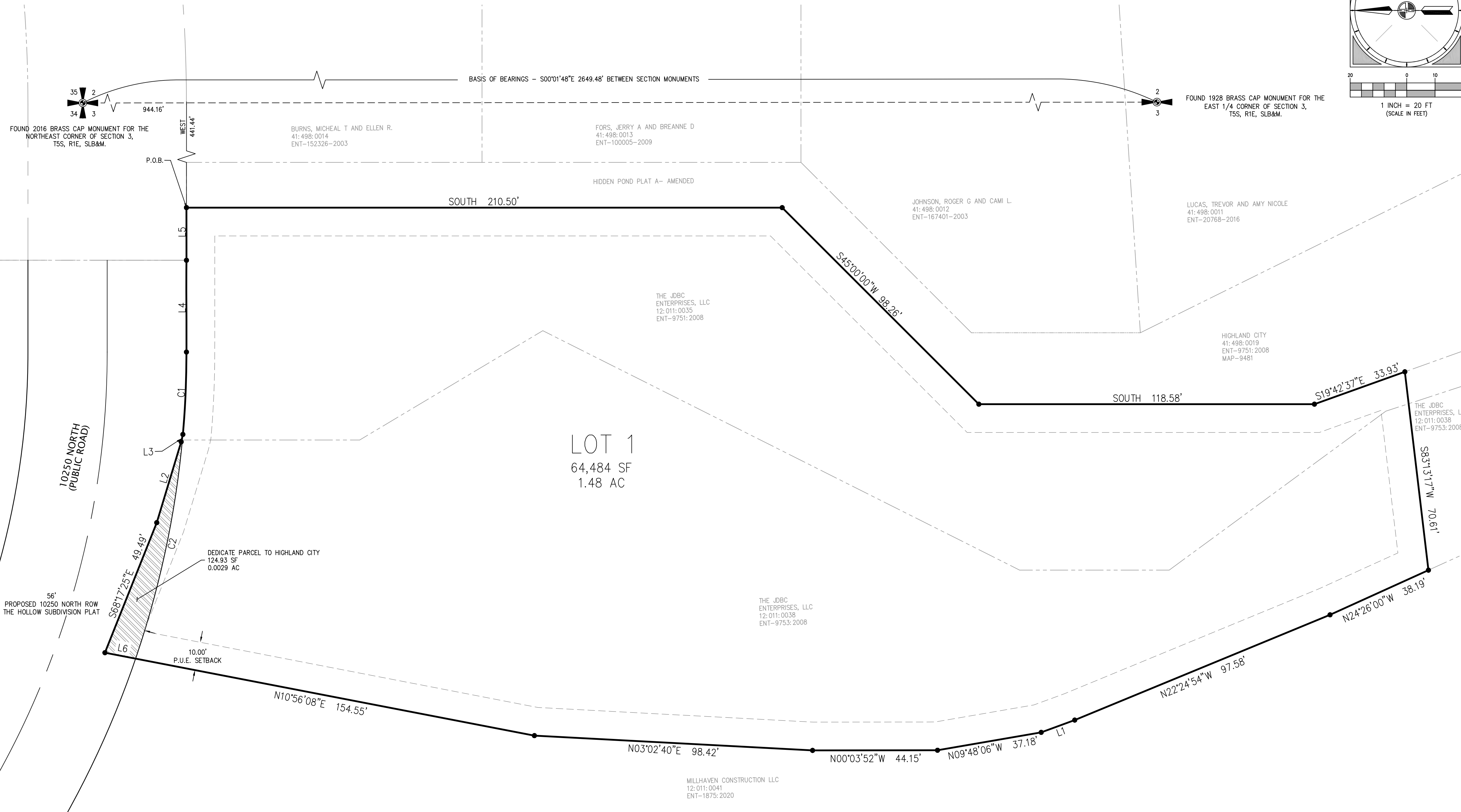


DUANE CHASE - PLAT



SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S00°01'48"E 944.16 FEET ALONG THE EAST SECTION LINE AND WEST 441.44 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING ON THE BOUNDARY OF THE HIDDEN POND PLAT 1 - AMENDED SUBDIVISION FILED AS PLAT NUMBER 9481-107 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH;

THENCE ALONG THE WESTERN BOUNDARY OF SAID HIDDEN POND SUBDIVISION PLAT A - AMENDED THE FOLLOWING 4 COURSES (1) SOUTH 210.50 FEET, (2) S45°00'00"W 98.26 FEET, (3) SOUTH 118.58 FEET, (4) S19°42'37"E 33.93 FEET; THENCE S83°13'17"W 70.61 FEET TO THE EAST BOUNDARY OF THE MILLHAVEN CONSTRUCTION, LLC PROPERTY RECORDED IN ENTRY NUMBER 1875:2020 OF SAID OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID MILLHAVEN CONSTRUCTION, LLC PROPERTY THE FOLLOWING 10 COURSES (1) N24°26'00"W 38.19 FEET, (2) N22°24'54"W 97.58 FEET, (3) N03°02'40"E 98.42 FEET, (4) N09°48'06"W 37.18 FEET, (5) N00°03'52"W 44.15 FEET, (6) N03°02'40"E 98.42 FEET, (7) N10°56'08"E 154.55 FEET, (8) S68°17'25"E 49.49 FEET, (9) S73°10'06"E 29.84 FEET, (10) S77°19'44"E 2.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 335.91 FEET AND TO WHICH POINT A RADIAL LINE BEARS N4°58'25"E; THENCE ALONG SAID CURVE 29.16 FEET THROUGH A CENTRAL ANGLE OF 4°58'27" WITH A CHORD BEARING AND DISTANCE OF S87°39'49"E 29.16 FEET; THENCE N89°59'13"E 32.44' TO THE BOUNDARY OF SAID HIDDEN POND SUBDIVISION PLAT A - AMENDED; THENCE ALONG THE BOUNDARY OF SAID HIDDEN POND SUBDIVISION PLAT A - AMENDED N89°59'13"E 18.61 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.481 ACRES, OR 64,516 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°01'48" EAST BETWEEN THE NORTHEAST CORNER AND EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

OWNER'S DEDICATION

(WE) ALL OF THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, 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 THE PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY. ALL STREETS AND OTHER AREAS INTENDED FOR PUBLIC USE CONTAINED WITHIN THIS PLAT ARE SPECIFICALLY NOTED AS SUCH. ANY STREET OR AREA NOT SPECIFICALLY NOTED AS BEING FOR PUBLIC USE IS INTENDED TO BE PRIVATE.

IN WITNESS WHEREOF, (WE) HAVE SET MY(OUR) HANDS THIS _____ DAY OF _____, 20____.

OWNER _____

OWNER _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING 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 MAYOR _____

APPROVED CITY ENGINEER _____ ATTEST CLERK-RECORDER _____

HIGHLAND CITY ATTORNEY

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

CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF HIGHLAND CITY.

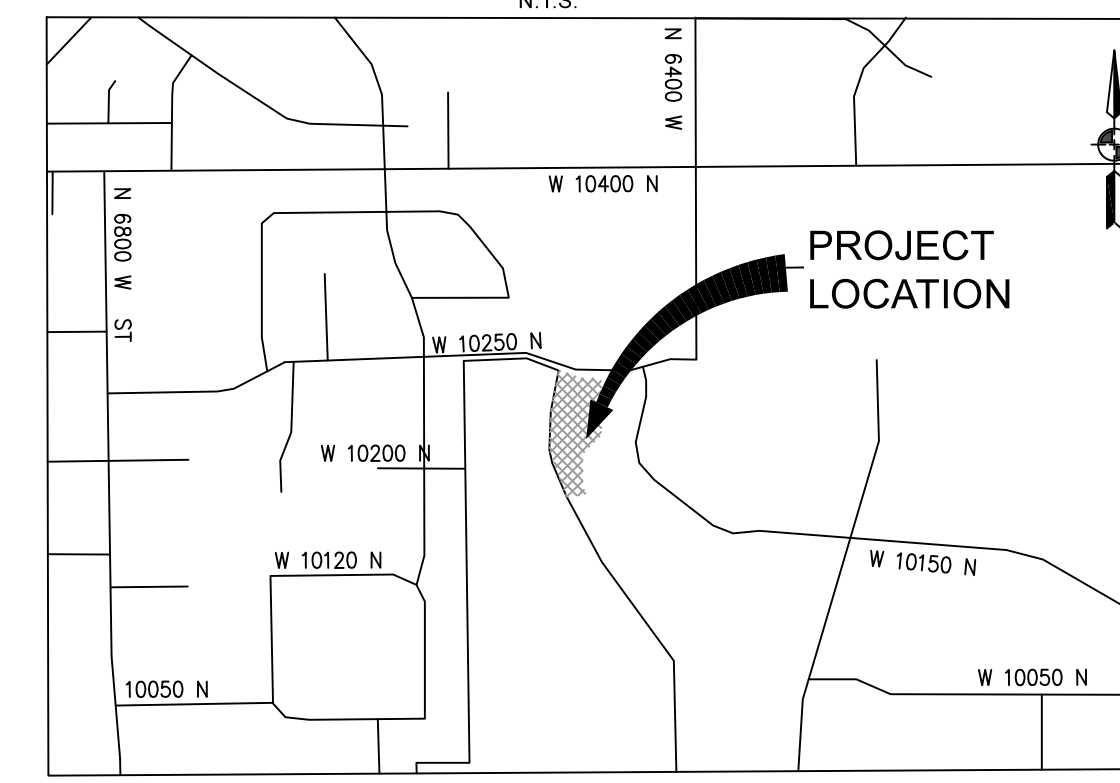
CHAIRMAN, PLANNING COMMISSION _____

THE DUANE CHASE - PLAT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M, UTAH COUNTY, UTAH
 SCALE 1"=200'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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VICINITY MAP



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	335.91'	29.16'	4°58'27"	29.15'	S87°30'49"E
C2	330.93'	80.62'	13°57'32"	80.42'	N78°06'29"W

LINE	BEARING	DISTANCE
L1	N20°07'27"W	12.62'
L2	S73°10'06"E	29.84'
L3	S77°19'44"E	2.69'
L4	S89°59'33"E	32.44'
L5	N89°59'13"E	18.61'
L6	N10°56'08"E	11.04'

LEGEND

- SECTION LINES
- - - ADJACENT PROPERTY LINES
- - - PUBLIC UTILITY EASEMENT LINES
- BOUNDARY ANGLE POINT
- ▨ ROAD DEDICATION TO HIGHLAND CITY

ZONING INFORMATION

ALL SETBACKS ARE SUBJECT TO HIGHLAND CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

PUBLIC UTILITY SETBACKS:
 FRONT: 30 FEET
 REAR: 30 FEET
 SIDE: 15 FEET

*CORNER LOTS HAVE A 30 FOOT SIDE SETBACK ON THE SIDE THAT ADJUTS THE STREET

NOTE:
 ALL AREAS LOCATED WITHIN THIS PLAT, EXCEPTING THE PRIVATE OWNERSHIP AREAS, ARE SUBJECT TO A PUBLIC UTILITY EASEMENT GRANTED IN FAVOR OF HIGHLAND CITY, COMCAST, CENTURY LINK, DOMINION ENERGY, AND ROCKY MOUNTAIN POWER.

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING 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 OWNER'S DEDICATION AND NOTES AND DOES NOT GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT.

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

DOMINION ENERGY BY: _____ TITLE: _____

UTILITIES APPROVAL

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

ROCKY MTN. POWER: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

COMCAST: _____ DATE: _____

PROJECT C21-001
 SHEET 1 OF 1
 ISSUE DATE 6/3/2021

Summit Engineering Group Inc.
 Structural • Civil • Surveying
 55 WEST CENTER • P.O. BOX 176
 HEBER CITY, UTAH 84032
 P: 435-854-9229 • F: 435-854-9231

DEVELOPER INFORMATION:
 JBDC ENTERPRISES
 ATTN: DUANE CHASE
 795 S 1080 E
 OREM, 84097

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
 UTAH COUNTY, UTAH

DRAWN BY: CJD
 REVIEWED BY: SMT
 SCALE: 1" = 20'
 DATE: 6/3/2021