

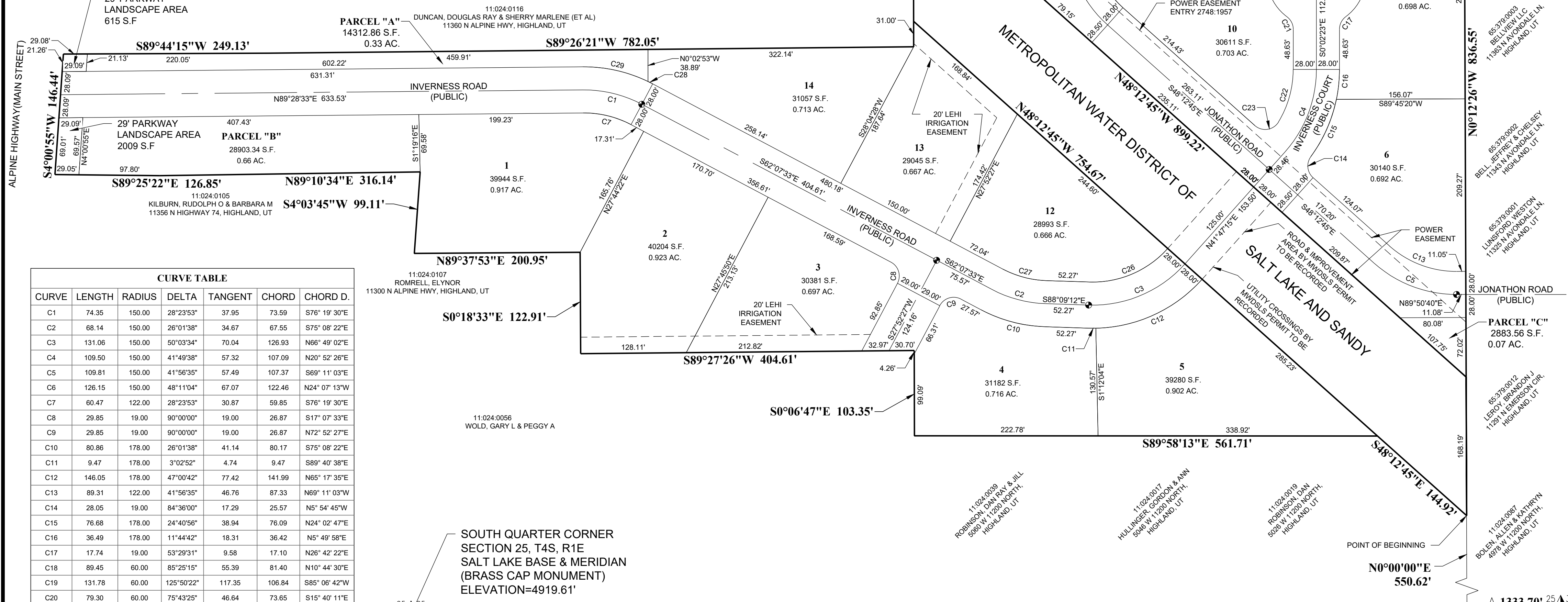
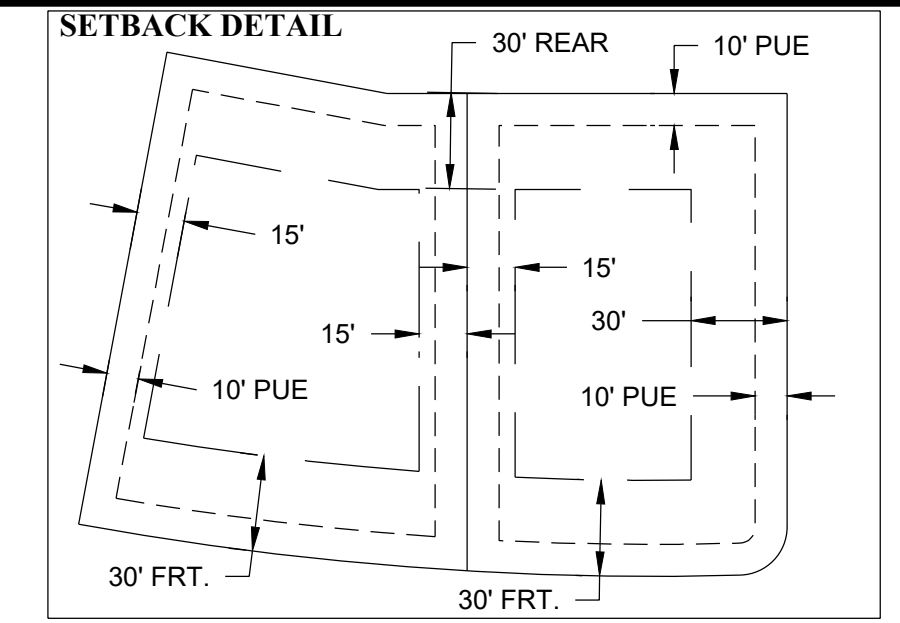
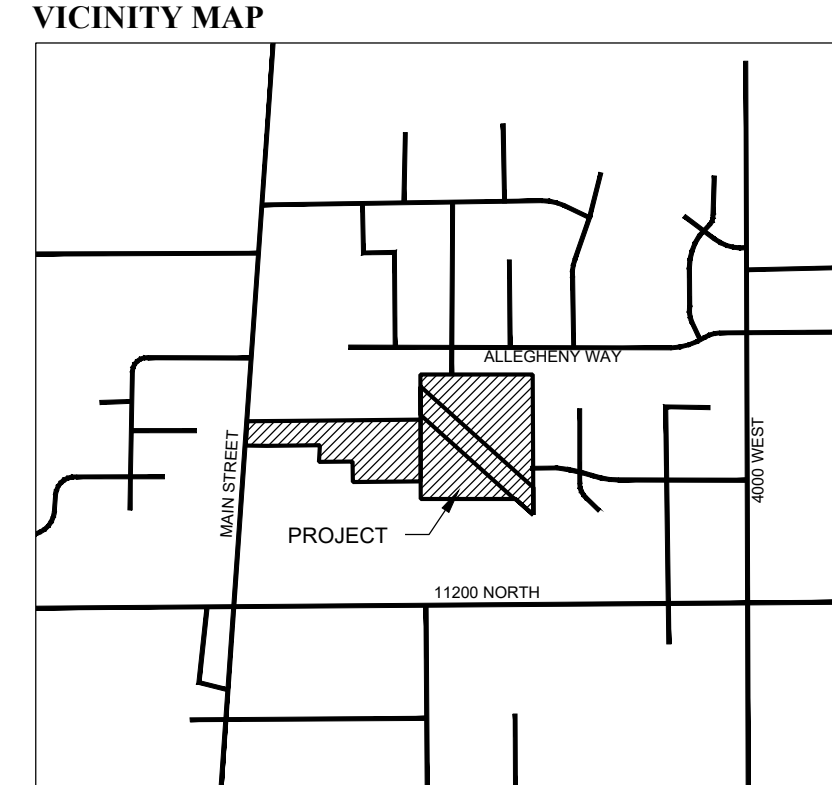
LEGEND

5	FOUND SECTION CORNER AS DESCRIBED
8	SECTION CORNER (NOT FOUND)
12	STREET MONUMENT TO BE SET
13	EXISTING STREET MONUMENT
14	SET LEAD PLUG
15	CORNER NOT SET
16	SECTION LINE
17	BOUNDARY LINE
18	CENTERLINE
19	WIRE FENCE

CONDITIONS OF APPROVAL:
 THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:

- 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.

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



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	74.35	150.00	28°23'53"	37.95	73.59	S76°19'30"E
C2	68.14	150.00	26°01'38"	34.67	67.55	S75°08'22"E
C3	131.06	150.00	50°03'34"	70.04	126.93	N66°49'02"E
C4	109.50	150.00	41°49'38"	57.32	107.09	N20°52'26"E
C5	109.81	150.00	41°56'35"	57.49	107.37	S69°11'03"E
C6	126.15	150.00	48°11'04"	67.07	122.46	N24°07'13"W
C7	60.47	122.00	28°23'53"	30.87	59.85	S76°19'30"E
C8	29.85	19.00	90°00'00"	19.00	26.87	S17°07'33"E
C9	29.85	19.00	90°00'00"	19.00	26.87	N72°52'27"E
C10	80.86	178.00	26°01'38"	41.14	80.17	S75°08'22"E
C11	9.47	178.00	3°02'52"	4.74	9.47	S89°40'38"E
C12	146.05	178.00	47°00'42"	77.42	141.99	N85°17'35"E
C13	89.31	122.00	41°56'35"	46.76	87.33	N69°11'03"W
C14	28.05	19.00	84°36'00"	17.29	25.57	N5°54'45"W
C15	76.68	178.00	24°40'56"	38.94	76.09	N24°02'47"E
C16	36.49	178.00	11°44'42"	18.31	36.42	N5°49'58"E
C17	17.74	19.00	53°29'31"	9.58	17.10	N26°42'22"E
C18	89.45	60.00	85°25'15"	55.39	81.40	N10°44'30"W
C19	131.78	60.00	125°50'22"	117.35	106.84	S85°06'42"W
C20	79.30	60.00	75°43'25"	46.64	73.65	S15°40'11"E
C21	17.74	19.00	53°29'31"	9.58	17.10	S26°47'08"E
C22	66.98	122.00	31°27'28"	34.36	66.15	S15°41'21"W
C23	33.28	19.00	100°22'09"	22.79	29.19	S81°36'10"W
C24	76.49	122.00	35°55'14"	39.55	75.24	N30°15'09"W
C25	26.11	122.00	12°15'51"	13.11	26.06	N8°09'36"W
C26	106.59	122.00	50°03'34"	56.97	103.23	S66°49'02"W
C27	55.42	122.00	26°01'38"	28.20	54.94	N75°08'22"W
C28	6.27	178.00	2°01'04"	3.13	6.27	N63°08'05"W
C29	81.96	178.00	26°22'49"	41.72	81.23	N77°20'02"W

SOUTH QUARTER CORNER
 SECTION 25, T4S, R1E
 SALT LAKE BASE & MERIDIAN
 (BRASS CAP MONUMENT)
 ELEVATION=4919.61'

BASIS OF BEARINGS
 S89°49'50"W 2654.59'

SOUTHEAST CORNER
 SECTION 25, T4S, R1E
 SALT LAKE BASE & MERIDIAN
 (BRASS CAP MONUMENT)

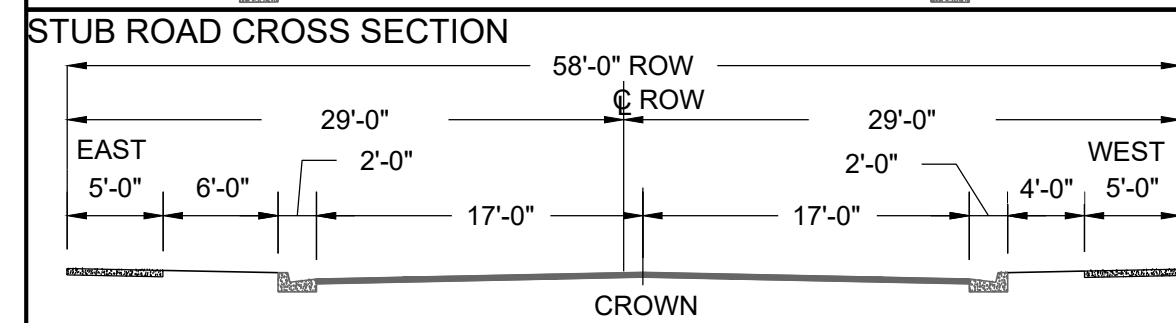
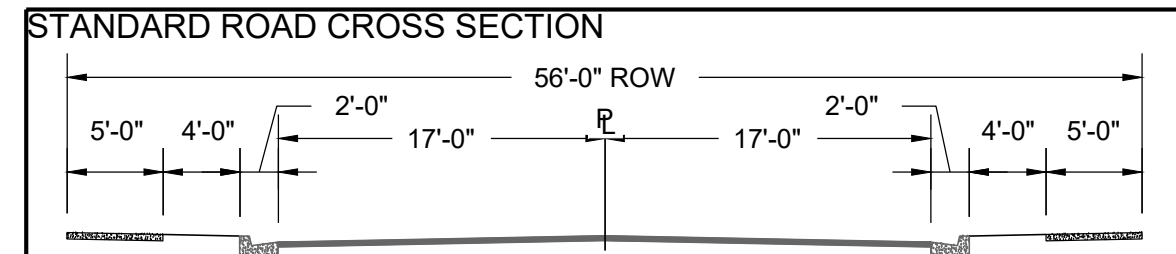
UTILITIES APPROVAL

"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 _____
 CENTURY LINK/QWEST _____ DATE _____
 XFINITY/COMCAST _____ DATE _____



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENT AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ABERLOUR SUBDIVISION AND HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

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 146.44 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 1103.35 FEET; THENCE SOUTH 89°58'13" EAST 561.71 FEET; THENCE SOUTH 48°12'45" EAST 144.92 FEET TO THE POINT OF BEGINNING WITH AN AREA OF 17.478 +/- ACRES.

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 WITH AN AREA OF 2.582 +/- ACRES

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 _____ 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 _____
 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 _____ CHAIR, PLANNING COMMISSION _____

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

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