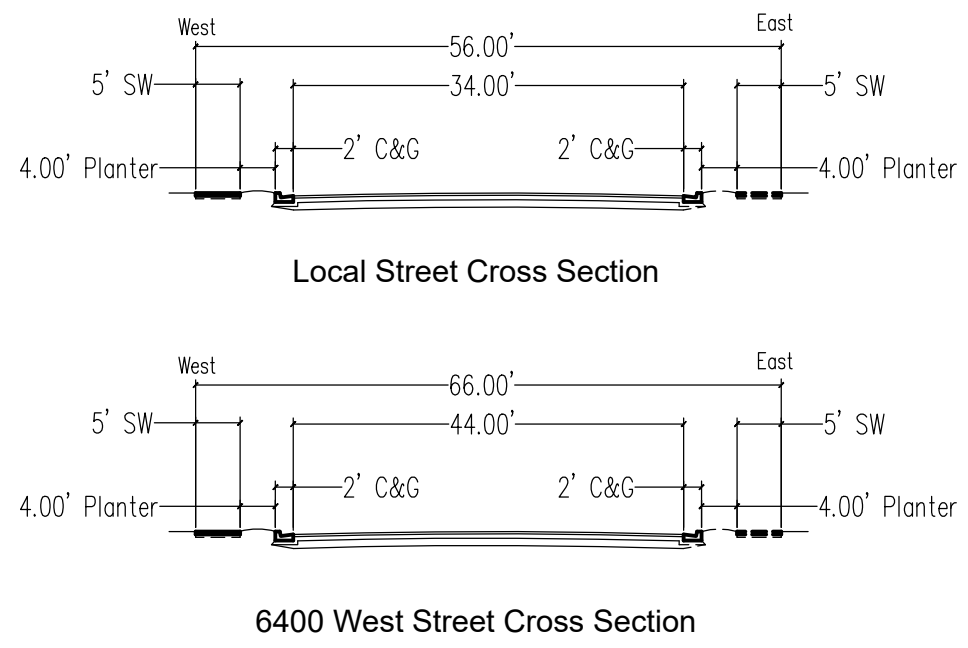
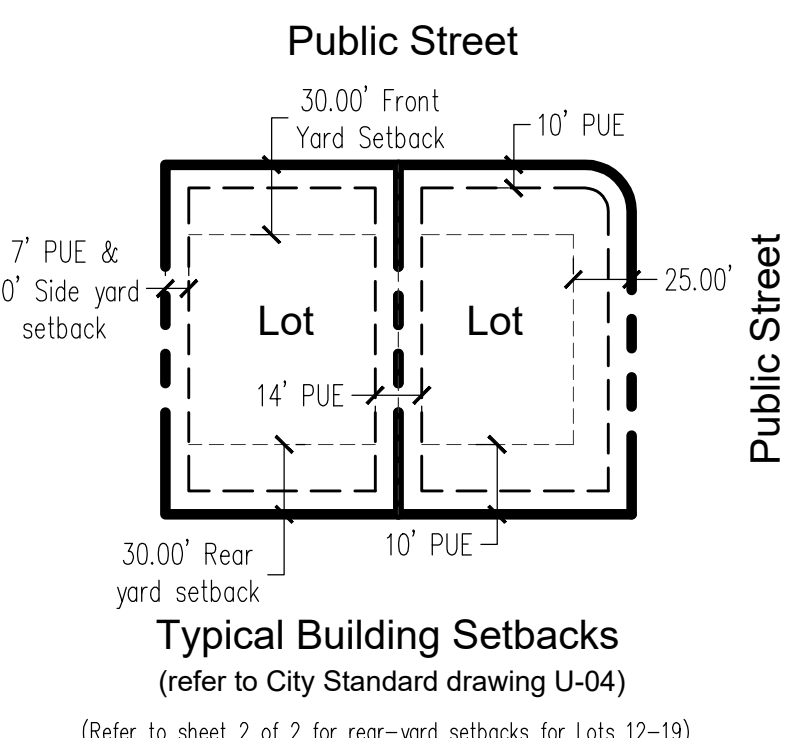


Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	122.00'	191.75'	172.61'	N 44°58'29" E	90°03'03"
C2	25.00'	39.19'	35.30'	S 45°05'22" E	89°49'16"
C3	25.00'	39.35'	35.41'	S 44°54'38" W	90°10'44"
C4	25.00'	39.25'	35.34'	N 45°01'32" W	89°56'57"
C5	25.00'	39.29'	35.37'	N 44°58'28" E	90°03'03"
C6	20.05'	15.76'	15.35'	S 63°09'12" E	45°02'08"
C7	59.00'	20.67'	20.57'	S 46°20'40" E	20°04'33"
C8	59.00'	130.34'	105.41'	N 60°19'40" E	126°34'48"
C9	59.00'	22.78'	22.64'	N 14°01'28" W	22°07'28"
C10	59.00'	122.13'	101.47'	N 84°23'24" W	118°36'25"
C11	25.00'	39.16'	35.28'	N 45°01'32" E	89°45'31"
C12	25.00'	13.06'	12.91'	S 14°43'19" W	29°55'35"
C13	50.00'	73.77'	67.26'	S 12°35'05" E	84°32'23"
C14	50.00'	56.79'	53.78'	S 87°23'26" E	65°04'19"
C15	25.00'	13.06'	12.91'	N 75°02'12" E	29°55'35"
C16	25.00'	39.25'	35.34'	S 45°01'32" E	89°56'57"
C17	25.00'	32.67'	30.39'	S 37°22'55" W	74°31'56"
C18	178.00'	68.19'	67.77'	S 63°50'26" W	21°56'55"
C19	178.00'	164.40'	158.62'	S 26°24'28" W	52°55'01"
C20	25.00'	39.27'	35.36'	S 44°56'57" W	90°00'00"
C21	30.34'	32.93'	31.34'	N 51°14'14" W	62°10'55"
C25	17.00'	13.58'	13.22'	N 59°11'27" E	45°46'07"
C26	99.92'	0.13'	0.13'	S 89°58'05" W	0°04'35"
C27	150.00'	235.75'	212.23'	S 44°58'29" W	90°03'03"
C28	150.00'	235.62'	212.13'	S 44°56'57" W	89°59'59"
C29	17.00'	2.35'	2.35'	N 86°02'15" E	7°55'30"

Note:  
No development (homes/accessory structures/etc.) are permitted on slopes greater than 25%. No variance is permitted from this requirement.  
Lots 3,4,7, and 8 shall have no vehicular access off 6400 West Street.  
Parcels A, B, and C, are to be dedicated to Highland City as an irrigation and/or access point.  
Sensitive Lands Note:  
Highland city ordinances restrict development, grading, filling and construction on sensitive lands and slopes. No development (homes/accessory structures/pools/etc.) Are permitted on slopes greater than 25%, the slope set back area, or on areas are outside of designated buildable areas. No variance is permitted from this requirement. Slope areas being disturbed/exposed/eroded as part of development will require re-vegetation and quality topsoil retained and reused. After alteration and re-vegetation, lot owners are prohibited from defoliating vegetation and re-grading slopes.  
A site-specific evaluation for lots 5, 6, 12 - 19 is required to be completed by the Geotechnical Engineer of record at the time of building footing excavation and footing preparation.  
Each lot is to conform to recommendation and requirements of final Geotech report including requirements as to vegetation, range provisions, and limiting water on slopes (to be recorded with subdivision).  
All fencing must meet City fencing height, opacity, and setback requirements. Fences along interior trail corridors, including trails between Lots 7 and 8, may be a maximum of 4' solid white with at least the top 2' at least 55% open.  
Each lot in this subdivision is to provide an individual lot grading plan prior to the issuance of a building permit.

Preservation Easement  
(Granted in favor of Highland City)

Linetype	Description
-----	Subdivision Boundary Line
-----	Lot ownership line
-----	Utility Easement line
-----	ROW centerline
-----	Building Area limit line.
-----	Top of Bank



Note:  
See Sheet 2 of 2 for the details of the buildable area for the Lots adjacent to the existing ravine.

Prepared by:  
**Dudley and Associates, Inc.**  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

Developer:  
**Millhaven Homes**  
295 North State  
Lindon, Utah 84042  
801-443-6540

City Utilities Approval  
Culinary Water / Pressurized Irrigation / Sanitary Sewer / Storm Drain  
Public Works Director \_\_\_\_\_ Date \_\_\_\_\_

Highland City Attorney  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Highland City Attorney.  
City Attorney \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Surveyor's Certificate  
I, **ROGER D. DUDLEY**, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. 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, have subdivided said tract of land into lots, streets, and easements, and have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-6a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description  
Commencing at a point being located North 00°05'05" West along the Section line 1320.00 feet from the Southeast corner of Section 34, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence West partially along Plat "A", Horseshoe Bend Subdivision 355.34 feet; thence along Plat "A", Horseshoe Bend Subdivision the following two (2) courses: South 34°49'00" West 40.07 feet, South 89°56'57" West 761.17 feet more or less to the boundary line of Plat "G", Canterbury North Subdivision; thence along said Canterbury North Subdivision the following three (3) courses: North 109.60 feet, North 62°00'00" West 936.99 feet, North 46°26'00" West 200.00 feet; thence North 58°27'30" East 302.85 feet to the Northeast corner of Lot 25, Victor's View Subdivision; thence along Victor's View Subdivision the following three (3) courses: South 00°14'29" East 195.70 feet, South 63°14'29" East 398.26 feet, North 89°45'31" East 1494.43 feet to the Section line; thence South 00°05'05" East along the Section line 746.58 feet to the point of beginning.  
Area = 1,079,126 sq.ft. or 24.77 Acres  
Basis of Bearing is North 00°05'05" West along the Section line from the Southeast corner to the East quarter corner of said Section 34.

Date \_\_\_\_\_ Surveyor  
(See Seal Below)

Owner's Dedication  
Know all men by these presents that we, all of the undersigned owners of all 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 perpetual use of the public.  
In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Owner's Acknowledgement (LLC)  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as \_\_\_\_\_ of \_\_\_\_\_ Limited Liability Company.  
My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)  
My Commission Expires \_\_\_\_\_ Print name of Notary \_\_\_\_\_

Acceptance by Legislative Body  
The City of Highland, 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. Signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.  
Approved: \_\_\_\_\_ Mayor \_\_\_\_\_ Attest: \_\_\_\_\_ City Engineer \_\_\_\_\_ Clerk - Recorder \_\_\_\_\_

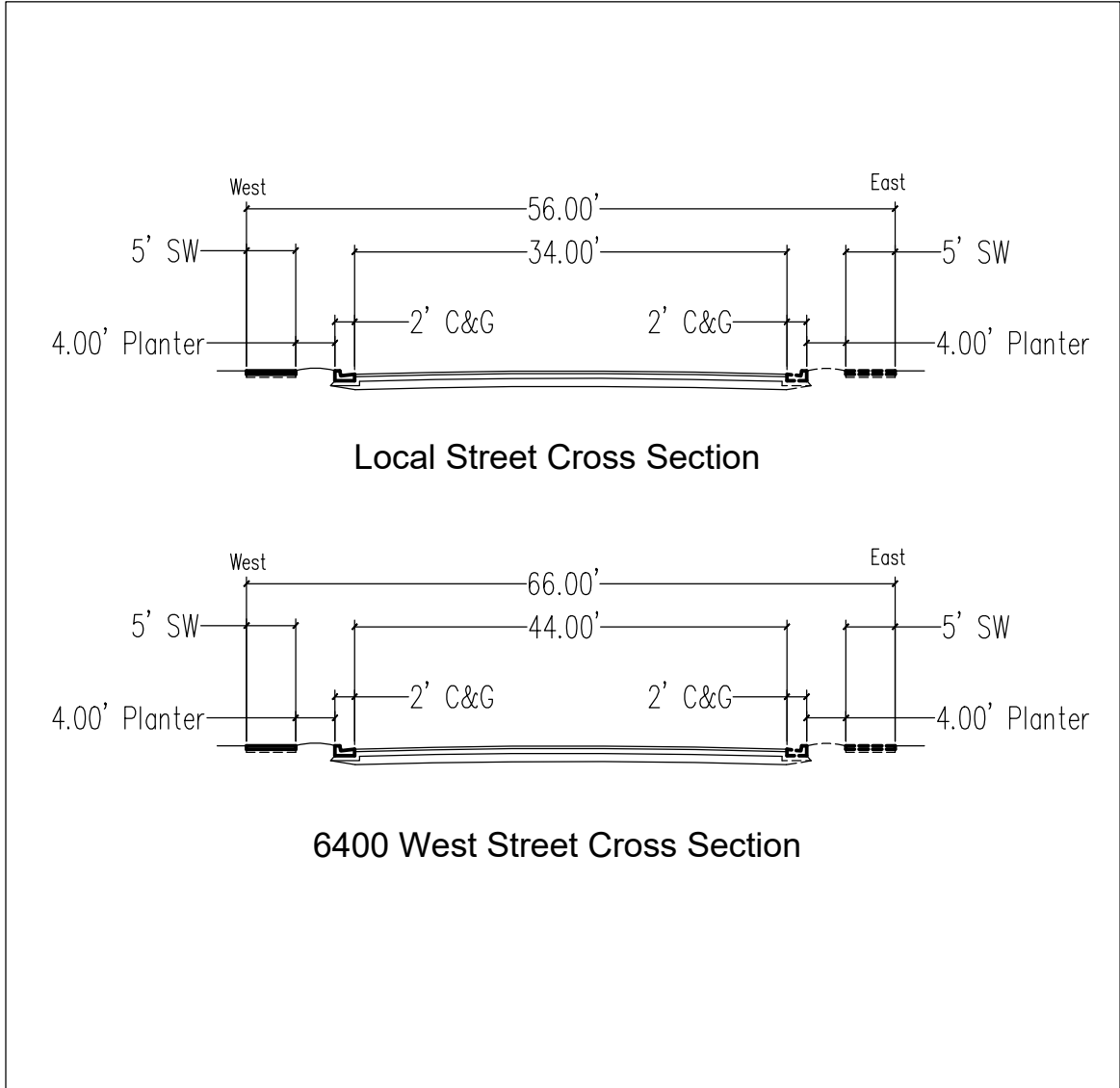
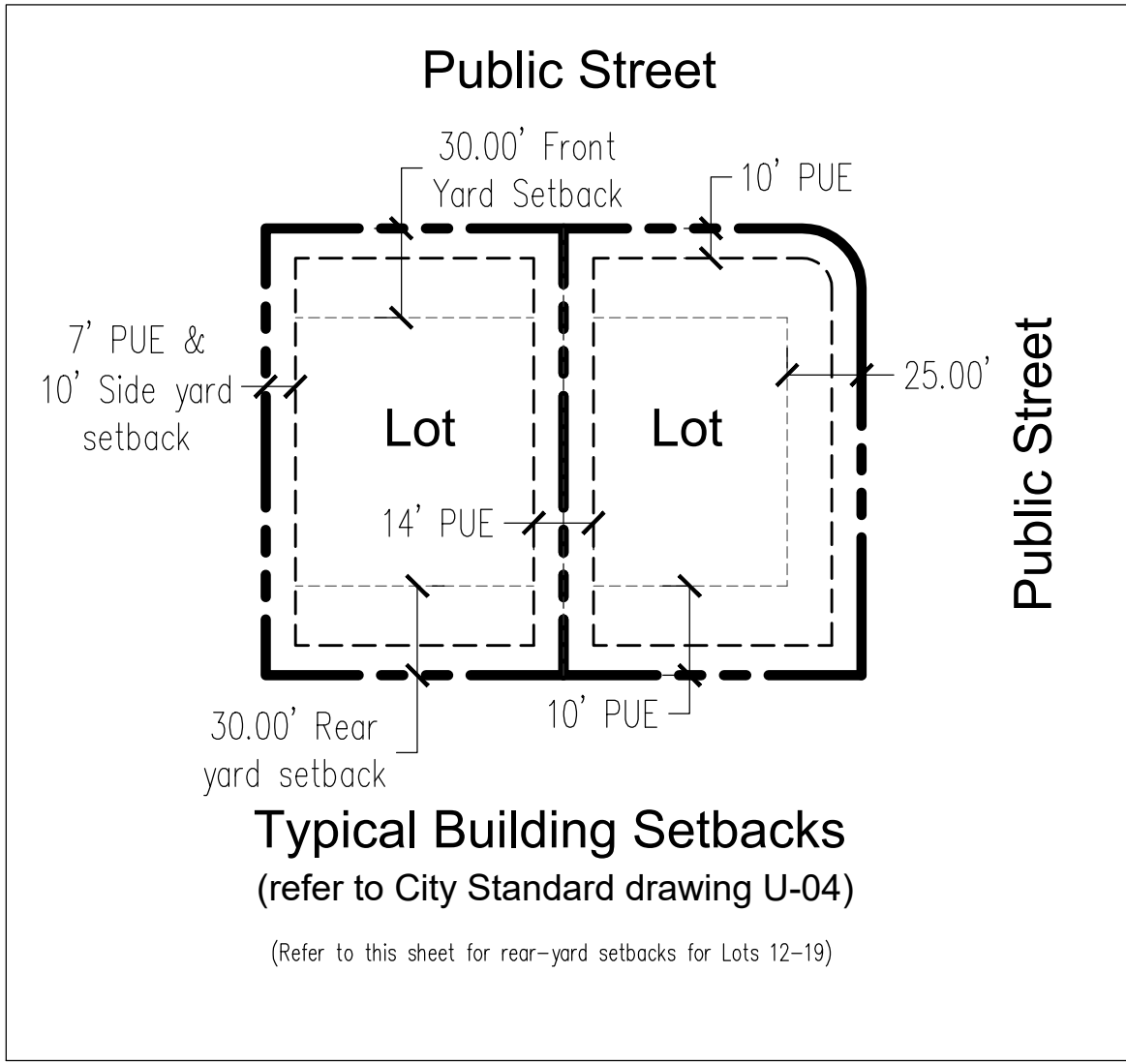
Conditions of Approval  
There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions 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 purchase any property anywhere. Some of the significant ordinances and conditions of approval conveyed on this property by the legislative body of Highland City are as follows:  
1. 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving the certificate of occupancy.  
2. 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 is required to be xeriscaped. Xeriscape shall consist of an attractive mix of plantings, rocks, and other landscaping materials. Forefront yards and park strips, at least 25% of any xeriscape must contain plants, trees, and shrubs.  
3. 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.  
4. Highland city ordinances restrict the 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.

County Recorder

Plat " A "

Foxwood Estates

Subdivision  
Highland City, \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 100 Feet



Note:

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Lots 3,4,7, and 8 shall have no vehicular access off 6400 West Street.

Parcels A, B, C, & D, are to be dedicated to Highland City as an Irrigation and/or access point.

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All fencing must meet City fencing height, opacity, and setback requirements. Fences along interior trail corridors, including trails between Lots 7 and 8, may be a maximum of 4' solid white with at least the top 2' at least 55% open.



Note:

The purpose for Sheet 2 of 2 is to identify and describe the buildable area for the Lots adjacent to the existing ravine.

Prepared by:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

## Foxwood Estates Subdivision

ENTRY No. \_\_\_\_\_  
STATE OF UTAH COUNTY OF \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ MAP \_\_\_\_\_  
Fee \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

Sheet 2 of 2 Sheets