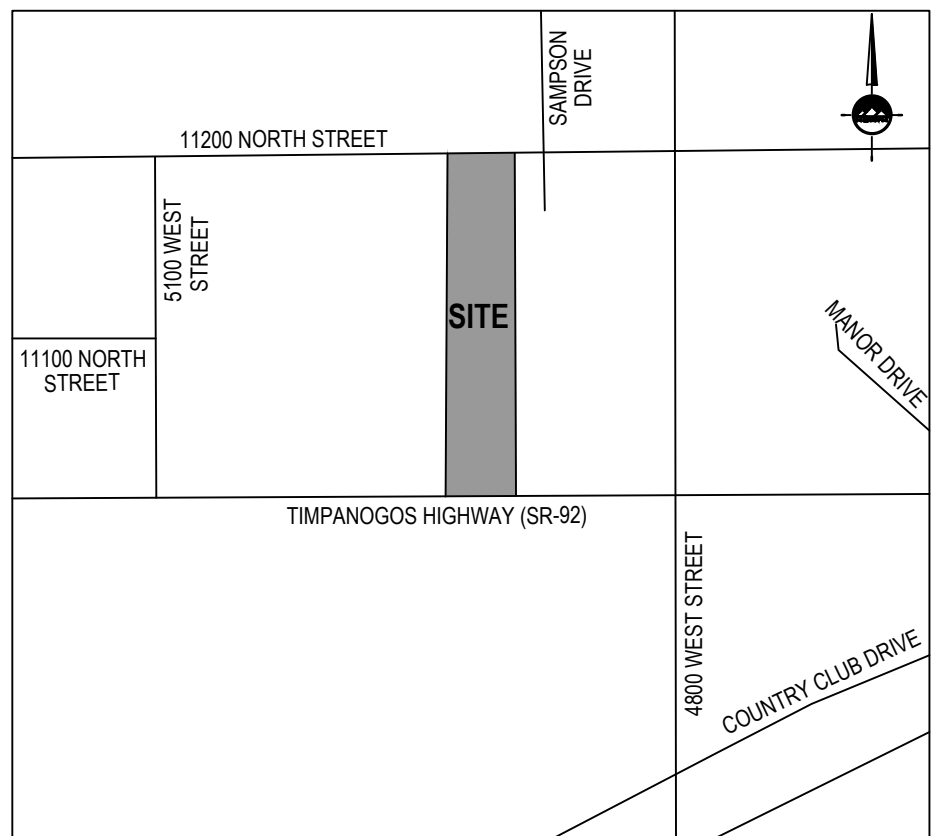


ABBIES ACRES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county records office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of 11200 North Street, said point being South 89°49'50" West 872.46 feet along the Section Line and South 0°10'10" East 26.92 feet from the Northeast Corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence North 89°42'00" East 163.48 feet along said Southerly Right-of-Way line;
thence South 48°12'59" East 47.36 feet;
thence South 00°10'10" East 1,199.55 feet to the Northerly Right-of-Way line of Timpanogos Highway (SR-92);
thence South 89°43'50" West 218.70 feet along said Northerly Right-of-Way line;
thence North 00°10'10" West 1,231.18 feet to the point of beginning.

Contains 268,712 Square Feet or 6.169 Acres and 7 Lots.

DATE

PATRICK M. HARRIS
CERTIFICATE NO. 286882
(SEE SEAL BELOW)

OWNER'S DEDICATION

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. 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.

In witness hereof we have set our hands this _____ day of _____, A.D. 20____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Utah

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____.

_____, NOTARY PUBLIC RESIDING IN _____ COUNTY.

APPROVAL 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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR _____

APPROVED _____
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

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

PLANNING COMMISSION APPROVAL

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

COMMUNITY DEVELOPMENT DIRECTOR _____

CONDITIONS OF APPROVAL

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have 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. Conditions of approval conveyed on this property by the legislative body of Highland City, which are in addition to the Development Code, are as follows:

- 1) 75% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- 2) Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
- 3) A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
- 4) Highland City Ordinances restrict height of foundations 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.

ABBIES ACRES SUBDIVISION

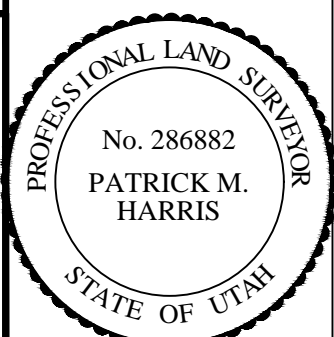
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY/COUNTY ENGINEER SEAL

CITY RECORDER SEAL



SHEET 1 OF 1

PROJECT NUMBER : 11378

MANAGER : JBG

DRAWN BY : SJL

CHECKED BY : PMH

DATE : 4/18/23



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.863.1653
RICHFIELD
Phone: 435.292.9187
COLORADO SPRINGS
Phone: 719.476.9119

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSIGN ENG. & LAND SURV.' AT ALL LOT CORNERS. OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

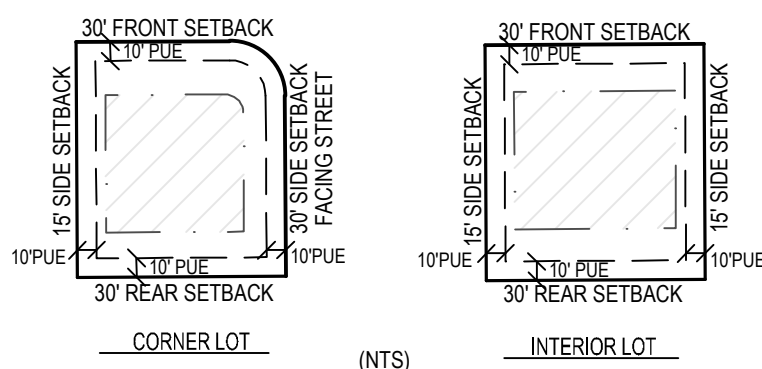
POINT TABLE

POINT #	NORTHING	EASTING
M1	7327513.37	1564297.95
M2	7327505.52	1561643.35
M3	7327510.87	1563453.49
M4	7326910.88	1563455.27
M5	7326910.94	1563477.27

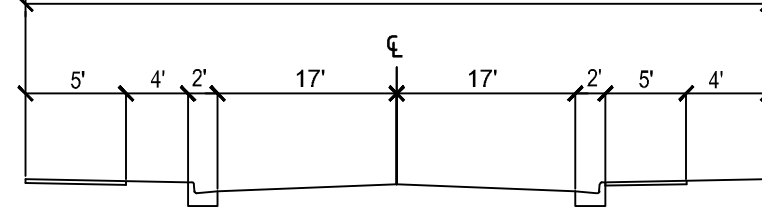
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	19.00'	22.80'	68°45'26"	S34°32'53"E	21.46'
C2	50.00'	91.05'	104°20'00"	S16°45'35"E	78.98'
C3	50.00'	125.83'	144°11'42"	N72°29'44"W	95.16'
C4	15.00'	23.56'	90°00'00"	S44°49'50"W	21.21'

TYPICAL BUILDING SETBACKS



ABBIE VIEW ROAD 56' STREET CROSS SECTION



HORIZONTAL GRAPHIC SCALE

