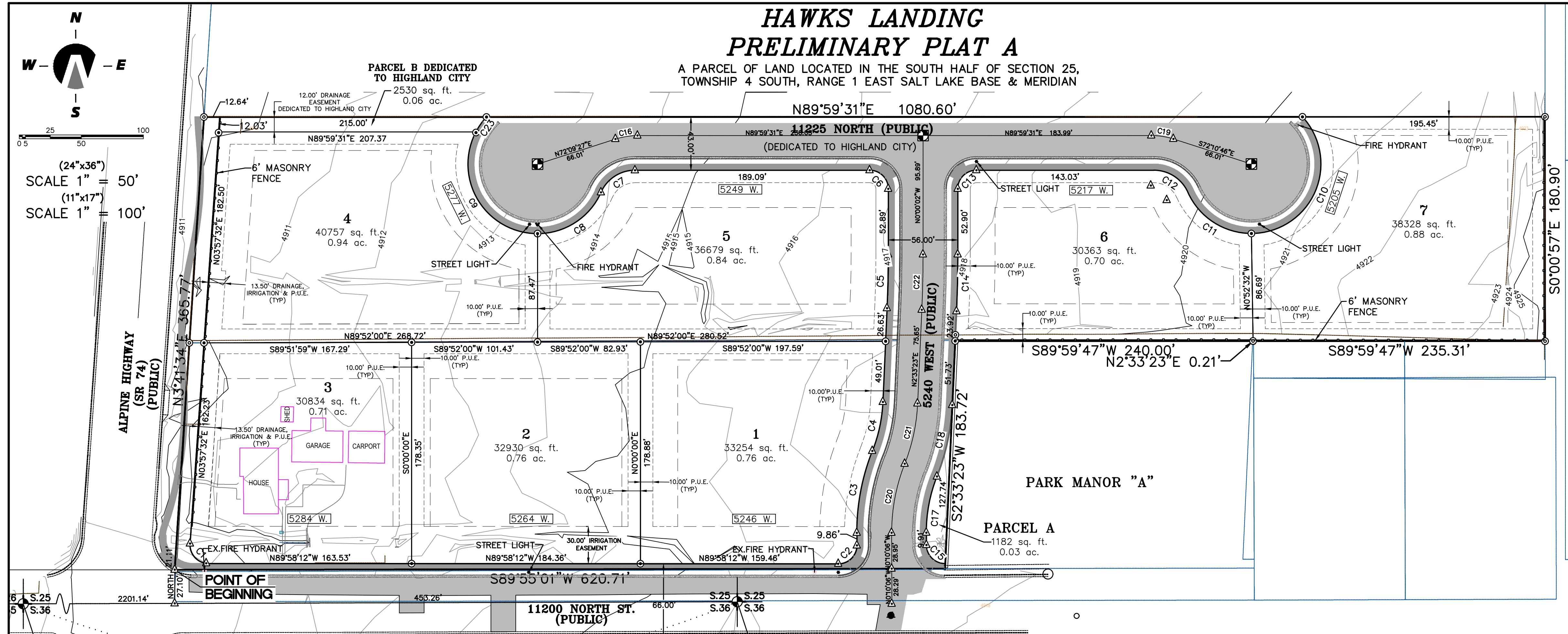


HAWKS LANDING PRELIMINARY PLAT A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. 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, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I HEREBY VERIFY ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS RECOMMENDED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: AARON D. THOMAS, P.L.S.

BOUNDARY DESCRIPTION

Beginning at a point located South 89°49'50" West along section line 453.26 feet and North 27.10 feet from the South Quarter Corner of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 3°41'34" East along the easterly right-of-way of State Road 74 a distance of 365.77 feet; thence North 89°59'31" East 1080.60 feet; thence South 0°00'57" East 180.90 feet; thence South 89°59'47" West 235.31 feet; thence along the boundary of Park Manor Plat "A" the following three courses and distances: 1) North 2°33'23" East 0.21 feet, 2) South 89°59'47" West 240.00 feet, and 3) South 2°33'23" West 183.72 feet; thence South 89°55'01" West along the northerly right-of-way of 11200 North Street a distance of 620.71 feet to the point of beginning. Area = 7.12 Acres

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, 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 IN WITNESS HEREOF WE SET OUR HANDS THIS DAY OF _____ A.D. 20_____

MICHAEL A. HAWKINS REGISTERED AGENT,
MEMBER, HAWKS LANDING, LLC

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)
ON THIS _____ DAY OF _____, IN THE YEAR 20_____
BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ 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 _____ A.D. 20_____. APPROVED BY MAYOR _____

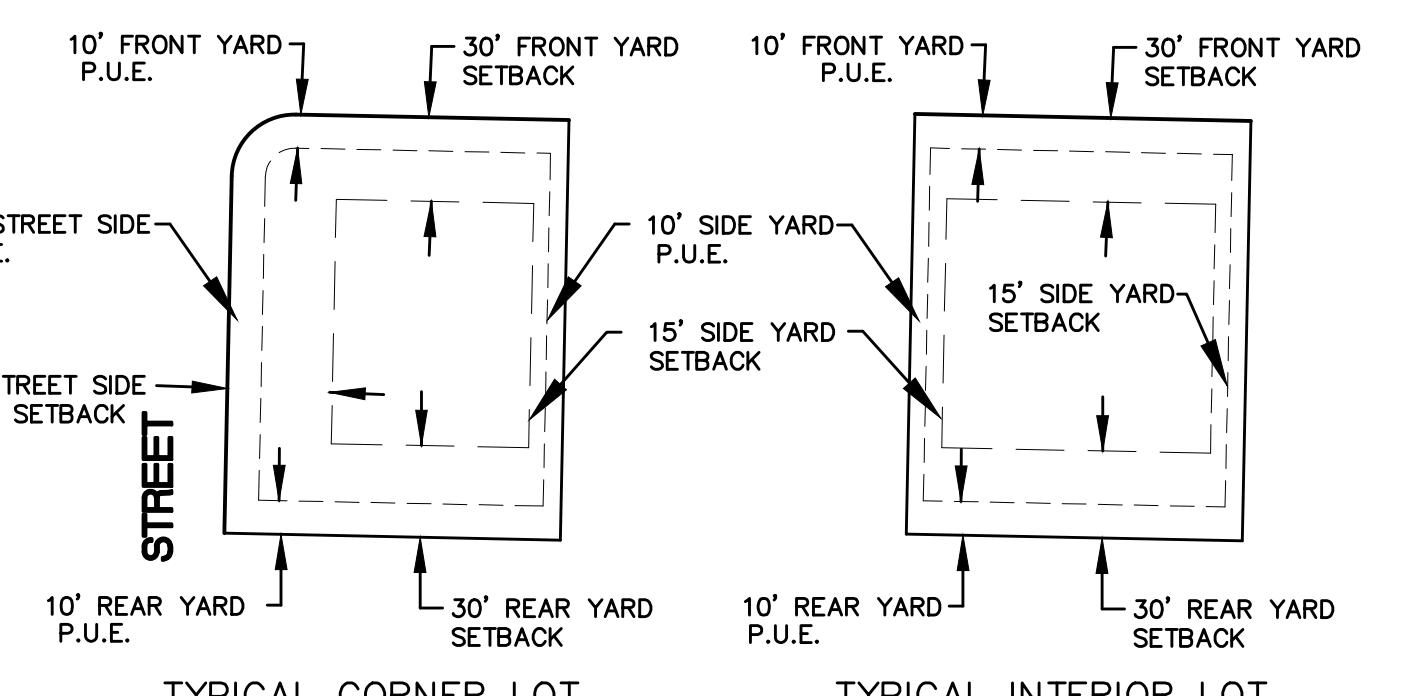
APPROVED _____ ATTEST
CITY ENGINEER (SEE SEAL BLOW) CLERK-RECORDER (SEE SEAL BLOW)

CONDITION OF APPROVAL

THESE 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 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) 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
- 2) LANDSCAPING AND CONSTRUCTION MATERIAL 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. XERISCAPE SHALL CONSIST OF AN ATTRACTIVE MIX OF PLANTINGS, ROCKS AND OTHER LANDSCAPING MATERIALS. FOR FRONT 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 OPAQUEITY. FENCES ALONG OPEN SPACE OR TRAIL MUST COMPLY WITH HIGHLAND CITY ORDINANCE. A FENCE PERMIT IS REQUIRED FOR ALL FENCES.
- 4) 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.

STREET



LEGEND

- FOUND BRASS CAP
- SUBDIVISION MONUMENT
- SET 5/8" IRON PIN
- FOUND 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- AREA DEDICATED TO HIGHLAND CITY AS RIGHT OF WAY

SETBACK AND EASEMENT DETAIL

TABULATIONS	
TOTAL DEVELOPMENT	7.12 ACRES
ZONE:	R-1-40
ROAD AREA:	1.46 ACRES
OVERALL LOTS:	5.64 ACRES
MINIMUM LOT SIZE:	0.70 ACRES
AVERAGE LOT SIZE:	0.81 ACRES
TOTAL LOTS:	7
FLOOD ZONE DESIGNATION:	X
FIRM MAP #:	49049C0166F
EFFECTIVE DATE:	JUNE 19, 2020
BENCHMARK	
SOUTH 1/4 CORNER	
SEC. 25 T, 4S,	
R, 1E, SLB&M	
ELEV= 4915.94	

**Northern
ENGINEERING INC**
ENGINEERING - LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

NOTE:
SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER
LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE
ADEQUATE FALL INTO SEWER LATERAL, BUILDINGS WITH A BASEMENT
MAY REQUIRE A GRINDER PUMP.

SURVEYOR'S SEAL

SCALE: 1" = 50 FEET UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL UTAH COUNTY RECORDER STAMP

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

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

COMMUNITY DEVELOPMENT DIRECTOR

HAWKS LANDING PRELIMINARY PLAT A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

STANDARD SUBDIVISION STREET
5240 WEST
38' 10' P.
5' 4' 2' 17' 2' 4' 5'
STANDARD SUBDIVISION STREET HALF + 10'
11225 NORTH
11200 N

