

C:\USERS\WILLIAMSON\SURVEYS\PROJECTS\2024\MOUNT DAY\COUNTY\1015 N 9600 W\HIGHLAND PLAT.DWG

VISTA RIDGE SUBDIVISION PLAT  
LOCATED IN THE NORTHWEST QUARTER, SECTION 10,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
HIGHLAND CITY, UTAH COUNTY, UTAH  
JANUARY 2025

INFORMATIONAL PURPOSES ONLY  
~~ NOT FINAL ~~ NOT APPROVED ~~  
SUBJECT TO REVISION PRIOR TO APPROVAL

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708866 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17TH DAY OF DECEMBER, 2025.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HUNT DAY CO. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING UTAH COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°52'22" EAST, UTAH COUNTY, UTAH, NAD 83 STATE PLANE GRID BEARING.

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET, SAID POINT BEING NORTH 89°52'22" EAST 1131.41 FEET AND SOUTH 00°07'38" EAST 17.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE;

SOUTH 00°07'38" EAST 391.53 FEET ALONG AN EXISTING FENCE LINE, MORE OR LESS, TO A POINT LOCATED ON THE NORTHERLY LINE AS DESCRIBED BY THAT CERTAIN AFFIDAVIT OF CORRECTION, RECORDED ON SEPTEMBER 18, 2019 AS ENTRY NO. 92459/2019 OF OFFICIAL RECORDS;  
THENCE SOUTH 89°52'22" WEST 127.82 FEET ALONG SAID AFFIDAVIT OF CORRECTION TO A POINT ON AN EXISTING FENCE LINE RUNNING NORTH AND SOUTH;  
THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°15'04" WEST 112.53 FEET;
2. NORTH 00°38'30" EAST 126.08 FEET;
3. NORTH 00°24'54" EAST 153.21 FEET TO A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET;

THENCE EAST 124.92 FEET ALONG SAID SOUTHERLY LINE OF 1500 NORTH STREET TO THE POINT OF BEGINNING.

CONTAINING 49,668 SQUARE FEET OR 1.140 ACRES, MORE OR LESS.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

VISTA RIDGE SUBDIVISION PLAT

AND HEREBY DEDICATE, GRANT AND CONVEY TO HIGHLAND CITY, UTAH COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

BY: \_\_\_\_\_

ACKNOWLEDGEMENT

State of Utah )  
County of \_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_, in the year 20\_\_\_\_, before me, \_\_\_\_\_ a notary date month year  
notary public name public, personally appeared \_\_\_\_\_, proved on the basis of  
satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,  
and acknowledged (he/she/they) executed the same.  
Witness my hand and official seal.

STAMP

NOTARY PUBLIC

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 \_\_\_\_\_

CITY ENGINEER

ATTEST \_\_\_\_\_

CLERK-RECORDER

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_.

HIGHLAND CITY ATTORNEY \_\_\_\_\_

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION CHAIR \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

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VISTA RIDGE SUBDIVISION PLAT  
LOCATED IN THE NORTHWEST QUARTER, SECTION  
10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE  
BASE AND MERIDIAN,  
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR SEAL

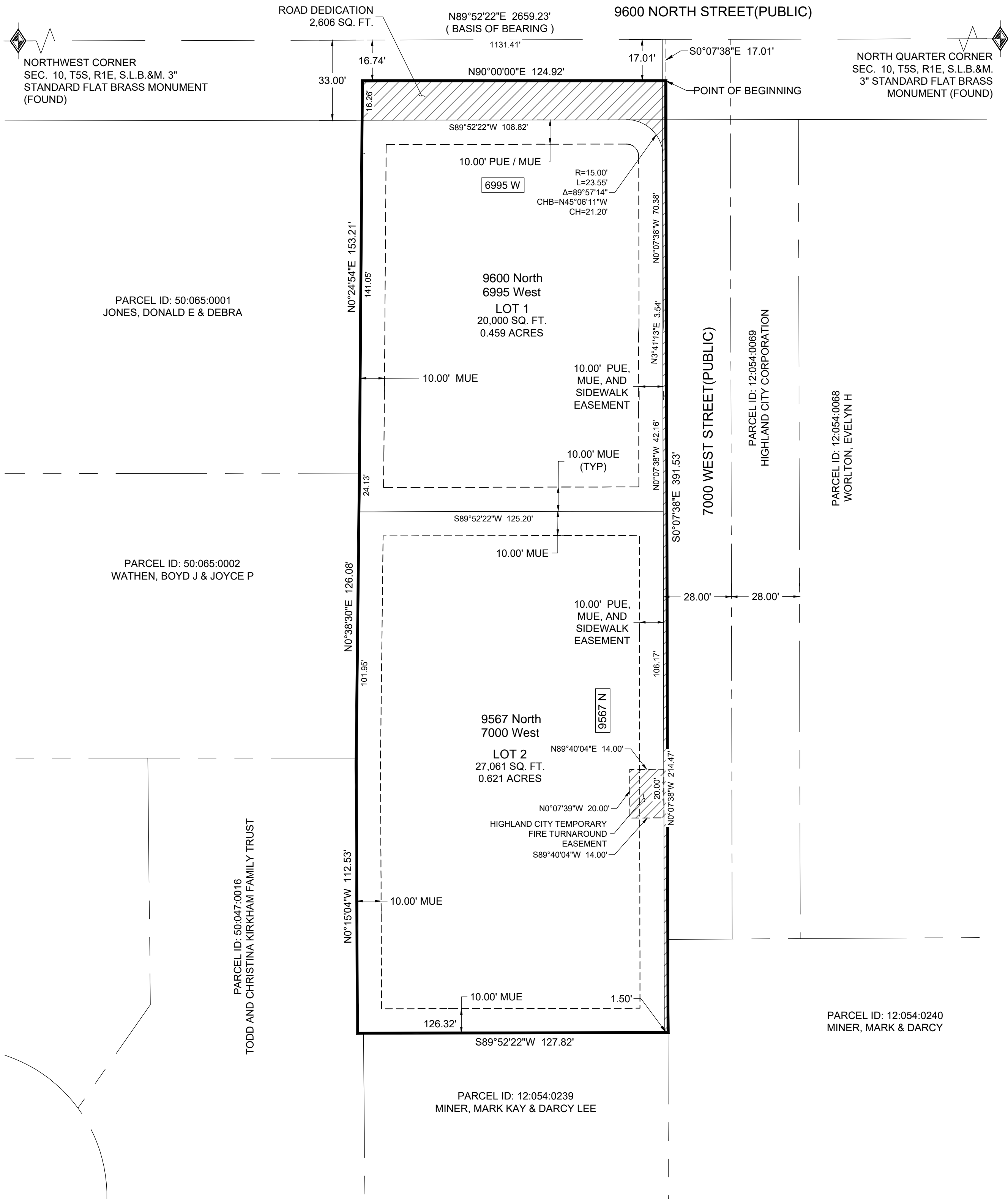


NOTARY PUBLIC SEAL

CITY - COUNTY ENGINEER

SEAL

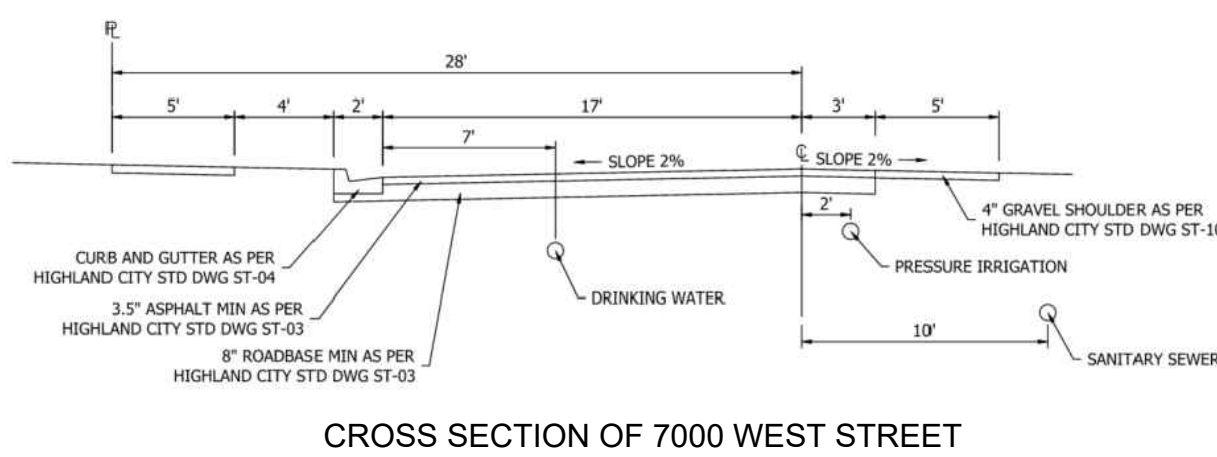
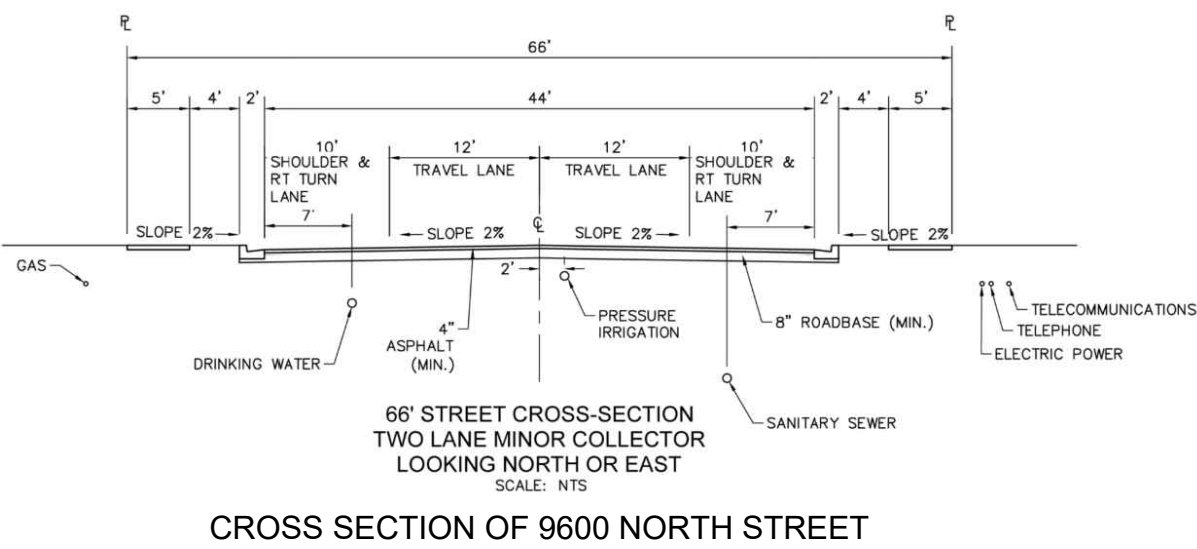
CLERK-RECORDER SEAL



- LEGEND
- COUNTY MONUMENT AS DESCRIBED
  - PROPERTY CORNER AS DESCRIBED
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - SET BACK
  - STREET CENTERLINE
  - PUE PUBLIC UTILITY EASEMENT
  - MUE MUNICIPAL UTILITY EASEMENT
  - DEDICATION TO HIGHLAND CITY

NOTES

1. TEMPORARY FIRE TURNAROUND EASEMENT GRANTED TO HIGHLAND CITY UNTIL PERMANENT FIRE TURNAROUND INSTALLED AND ACCEPTED.
2. MUNICIPAL UTILITY EASEMENTS (M.U.E.) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTAH CODE ANNOTATED 10-9A-103(40) AND HIGHLAND CITY DEVELOPMENT CODE.
3. THE PUBLIC UTILITY EASEMENT (P.U.E.), MUNICIPAL UTILITY EASEMENT (M.U.E.), AND SIDEWALK EASEMENT CORRIDOR AS HEREON SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH HIGHLAND CITY UTILITY FRANCHISE AGREEMENTS AND STATE OF UTAH CODE GOVERNING PUBLIC UTILITY EASEMENTS. HIGHLAND CITY IS GRANTED THE RIGHT FOR CONSTRUCTION, PLACEMENT, MAINTENANCE, REPLACEMENT, AND OTHER INCIDENTAL APPURTENANT PARTS THERETO FOR CITY UTILITY AND ACTIVE TRANSPORTATION FACILITIES INCLUDING STREET SIGNAGE, STREET LIGHTS, PLACEMENT OF SIDEWALKS AND OTHER FORMS OF ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREON SHALL INCLUDE REASONABLE ACCESS TO THE GRANTOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
4. BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS WILL BE ENFORCED BY CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. LOT 2'S BASEMENT WILL NOT BE ABLE TO GRAVITY FLOW WASTE WATER TO THE CITY SANITARY SYSTEM. A RESIDENTIAL INJECTOR PUMP WILL BE REQUIRED TO BE OWNED AND MAINTAINED BY THE HOMEOWNER.



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