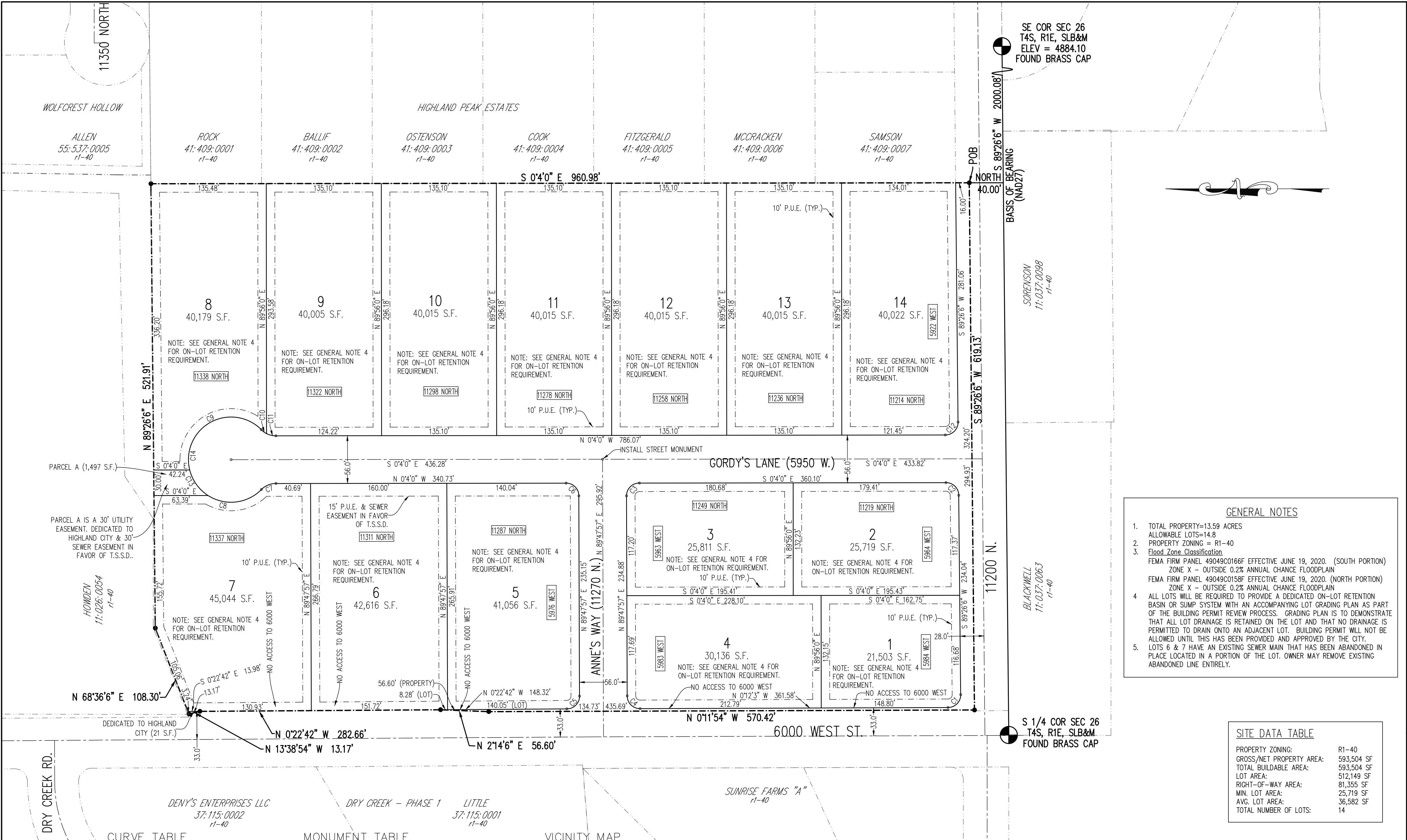




- GENERAL NOTES**
- TOTAL PROPERTY=13.59 ACRES
ALLOWABLE LOTS=14.8
 - PROPERTY ZONING = R1-40
 - Flood Zone Classification
FEMA FIRM PANEL 49049C0166F EFFECTIVE JUNE 19, 2020. (SOUTH PORTION)
ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
FEMA FIRM PANEL 49049C0158F EFFECTIVE JUNE 19, 2020. (NORTH PORTION)
ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
 - ALL LOTS WILL BE REQUIRED TO PROVIDE A DEDICATED ON-LOT RETENTION BASIN OR SUMP SYSTEM WITH AN ACCOMPANYING LOT GRADING PLAN AS PART OF THE BUILDING PERMIT REVIEW PROCESS. GRADING PLAN IS TO DEMONSTRATE THAT ALL LOT DRAINAGE IS RETAINED ON THE LOT AND THAT NO DRAINAGE IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT. BUILDING PERMIT WILL NOT BE ALLOWED UNTIL THIS HAS BEEN PROVIDED AND APPROVED BY THE CITY. LOTS 6 & 7 HAVE AN EXISTING SEWER MAIN THAT HAS BEEN ABANDONED IN PLACE LOCATED IN A PORTION OF THE LOT. OWNER MAY REMOVE EXISTING ABANDONED LINE ENTIRELY.

SITE DATA TABLE

PROPERTY ZONING:	R1-40
GROSS/NET PROPERTY AREA:	593,504 SF
TOTAL BUILDABLE AREA:	593,504 SF
LOT AREA:	512,149 SF
RIGHT-OF-WAY AREA:	81,355 SF
MIN. LOT AREA:	25,719 SF
AVG. LOT AREA:	36,582 SF
TOTAL NUMBER OF LOTS:	14

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.66	90°21'51"	21.28	N 45°22'59" W
C2	15.00	23.43	89°30'6"	21.12	N 44°41'3" E
C3	15.00	23.60	90°8'3"	21.24	N 45°8'2" W
C4	15.00	23.56	90°0'0"	21.21	S 44°47'57" W
C5	15.00	23.52	89°49'21"	21.18	S 45°17'23" E
C6	15.00	23.53	89°51'57"	21.19	N 44°51'58" E
C7	24.00	19.00	45°21'21"	18.51	N 22°44'40" W
C8	50.00	68.26	78°12'56"	63.08	N 61°8'53" W
C9	50.00	130.24	149°14'32"	96.42	S 29°19'55" E
C10	24.00	7.71	18°24'33"	7.68	S 36°5'4" W
C11	24.00	11.29	28°56'48"	11.18	S 13°24'24" W
C12	15.00	23.69	90°29'54"	21.31	S 45°18'57" E
C13	50.00	37.75	43°15'13"	36.86	N 54°25'12" E
C14	50.00	236.24	270°42'41"	70.27	S 89°56'0" W

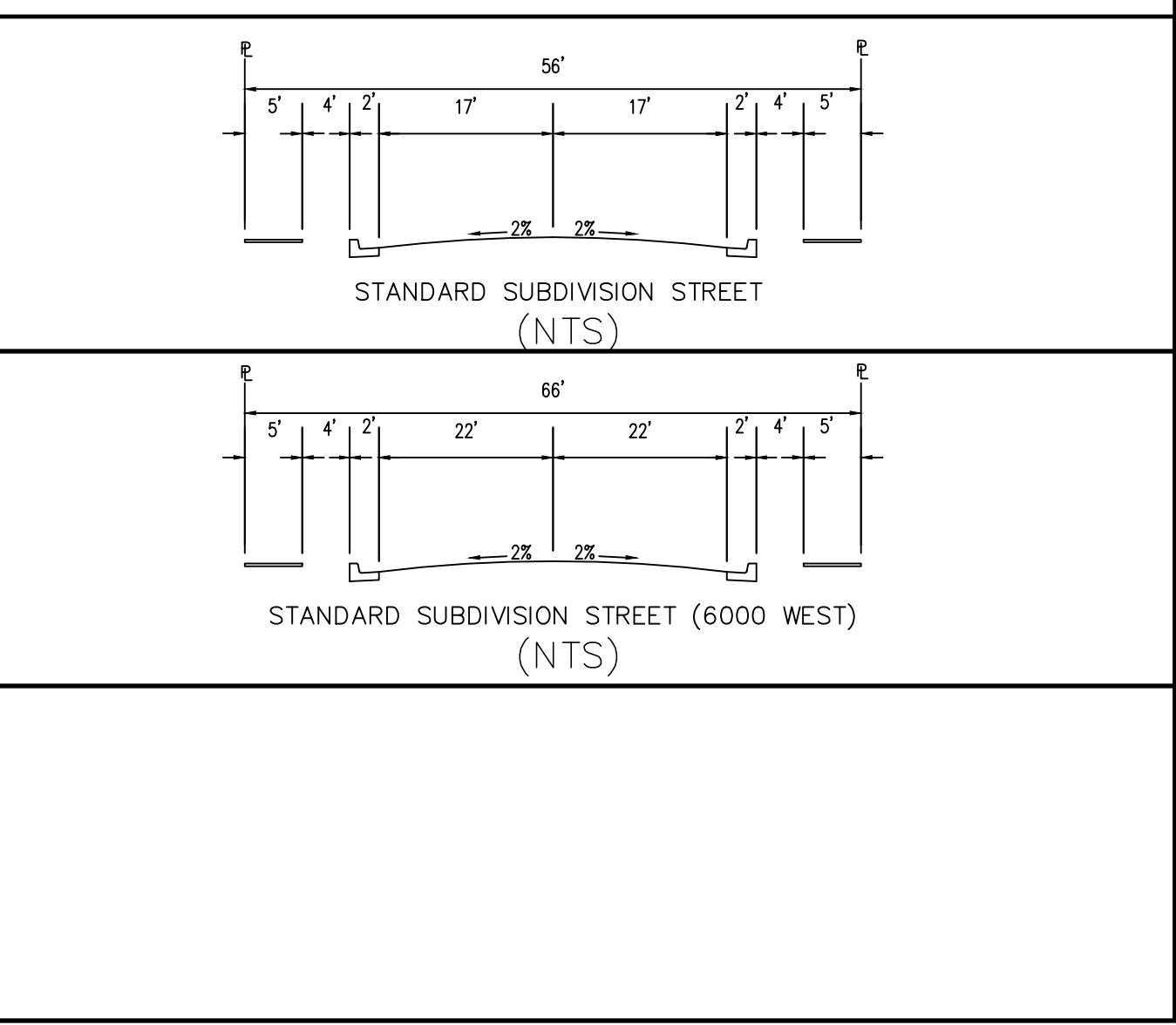
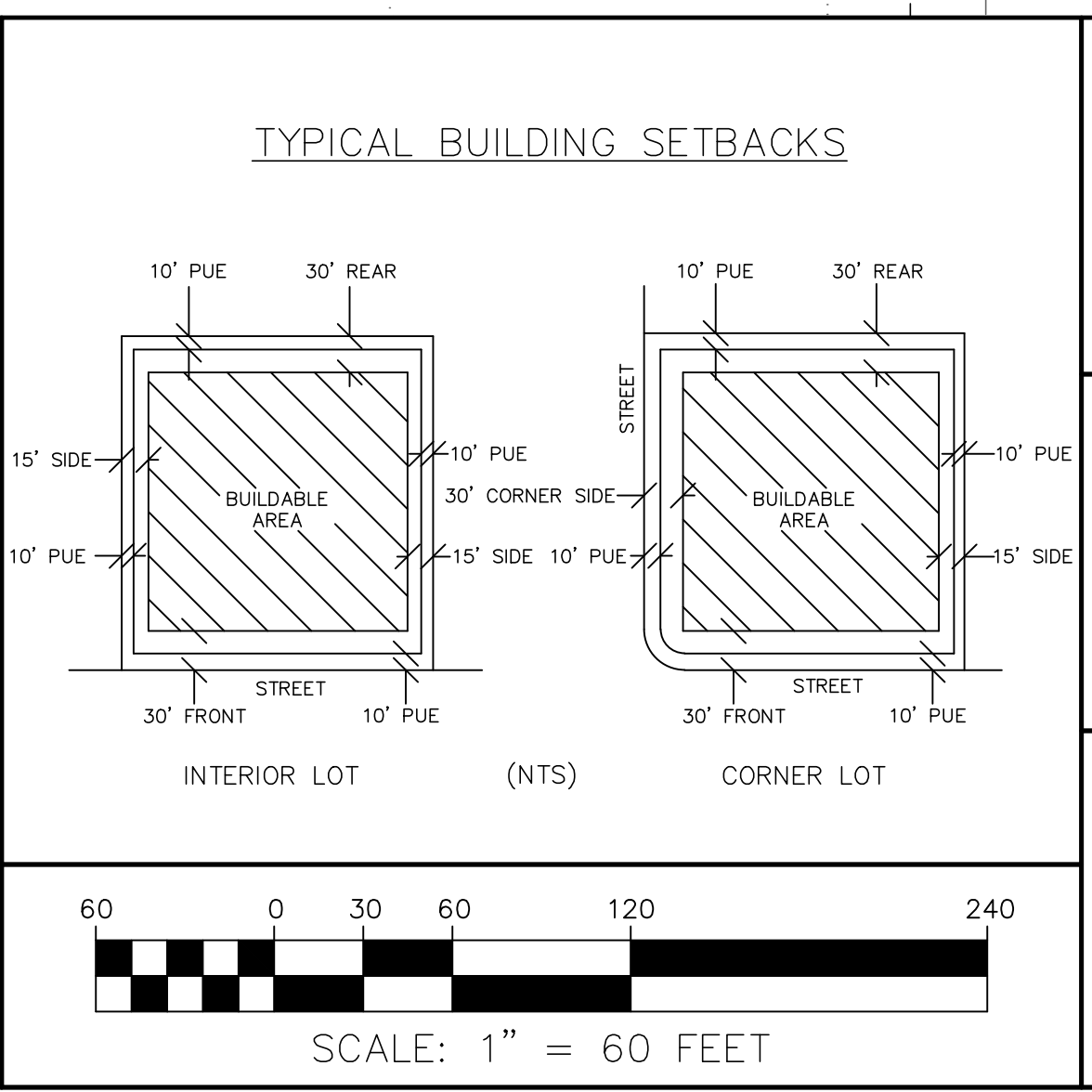
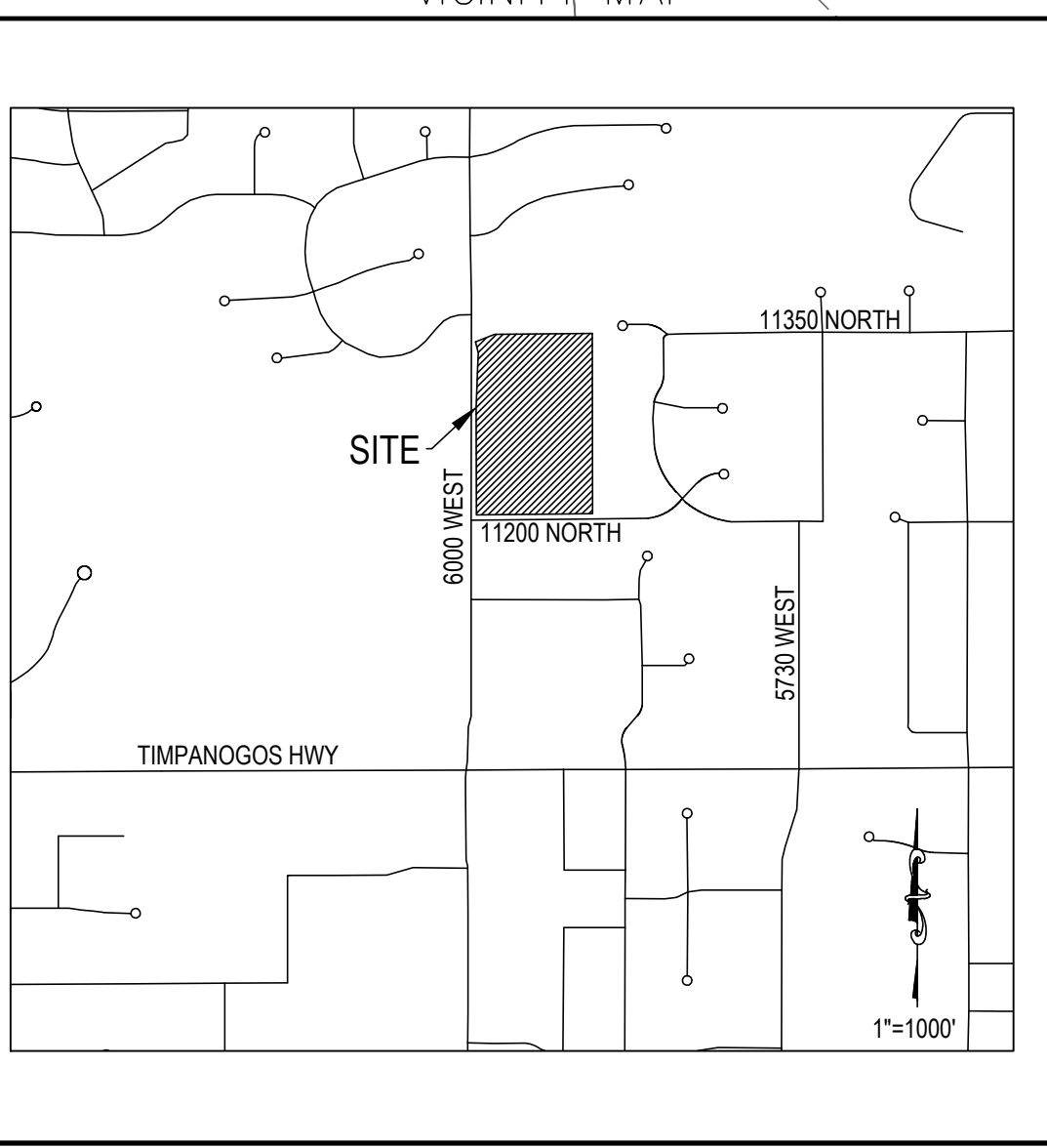
MONUMENT TABLE					
A:	N:	E:	B:	N:	E:
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B:	N:	E:	C:	N:	E:
C:	N:	E:	D:	N:	E:
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M:	N:	E:	N:	N:	E:
N:	N:	E:	O:	N:	E:
O:	N:	E:			

Surveyor: **AZTEC ENGINEERING**
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

Developer: **Chris Howden**
Address: 11366 North 6000 West
Highland, UT 84003
Phone: 801-319-4330

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

Date: 08/24/23



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT

BOUNDARY DESCRIPTION

Beginning at a point located South 89°26'06" West along section line 2000.08 feet and North 40.00 feet from the Southeast Corner of Section 26, Township 4 South, Range 1 East of the Salt Lake Base and Meridian; thence South 89°26'06" West 619.13 feet; thence North 0°11'54" West 570.42 feet; thence North 2°14'06" East 56.60 feet; thence North 0°22'42" West 282.66 feet; thence North 13°38'54" West 13.17 feet; thence North 68°36'06" East 108.30 feet; thence North 89°26'06" East 521.91 feet; thence South 0°04'00" East along Highland Peak Estates a distance of 960.98 feet to the point of beginning.

Area = 13.625 Acres

OWNERS' 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 WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL BELOW)

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 (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

COMMUNITY DEVELOPMENT DIRECTOR _____ PLANNING COMMISSION CHAIR _____

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. 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:

- 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 & gutter, park strip 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 has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. 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.

WILLIAMS VIEW PLAT "A"

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

NAD 83
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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