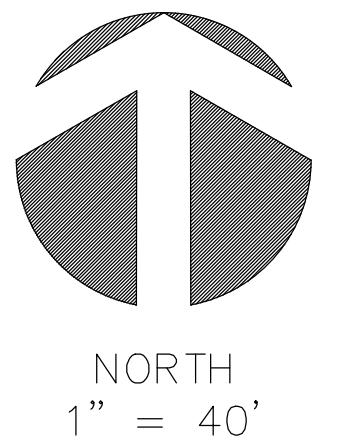
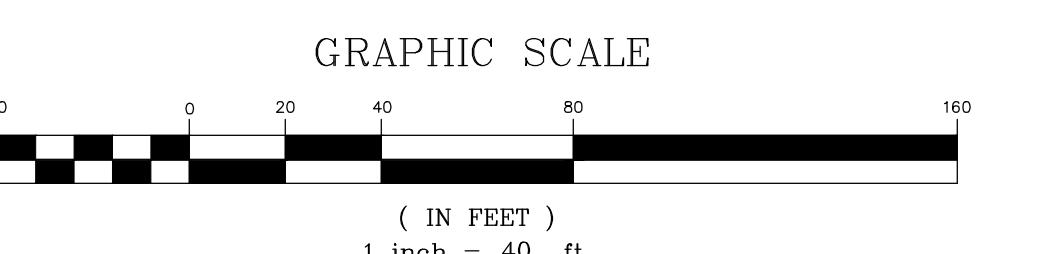
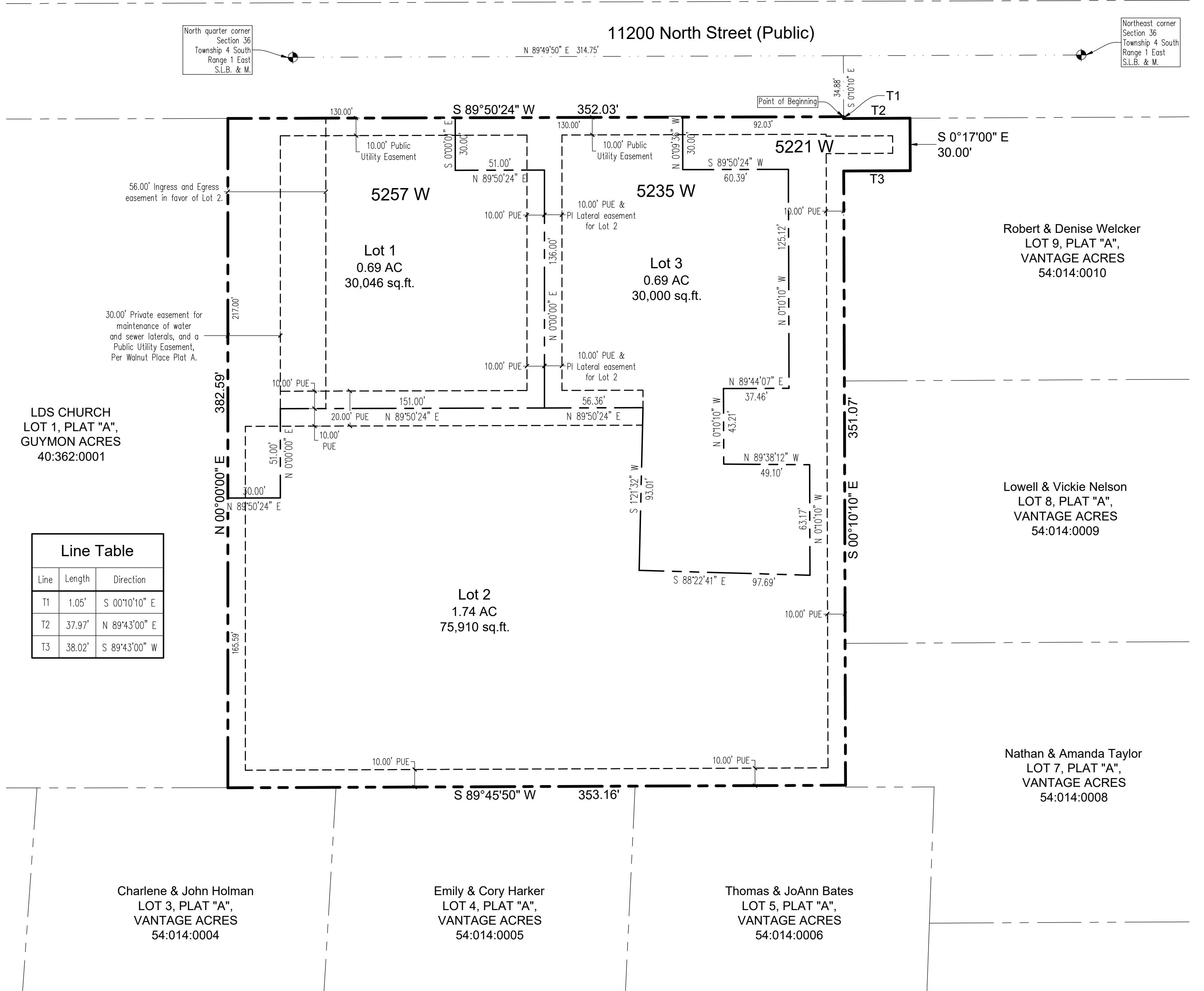


Walnut Place Plat "B"

Including a Amendment of Plat "A", Walnut Place Subdivision
Located in the North quarter of Section 36, Township 4 South
Range 1 East, Salt Lake Base and Meridian

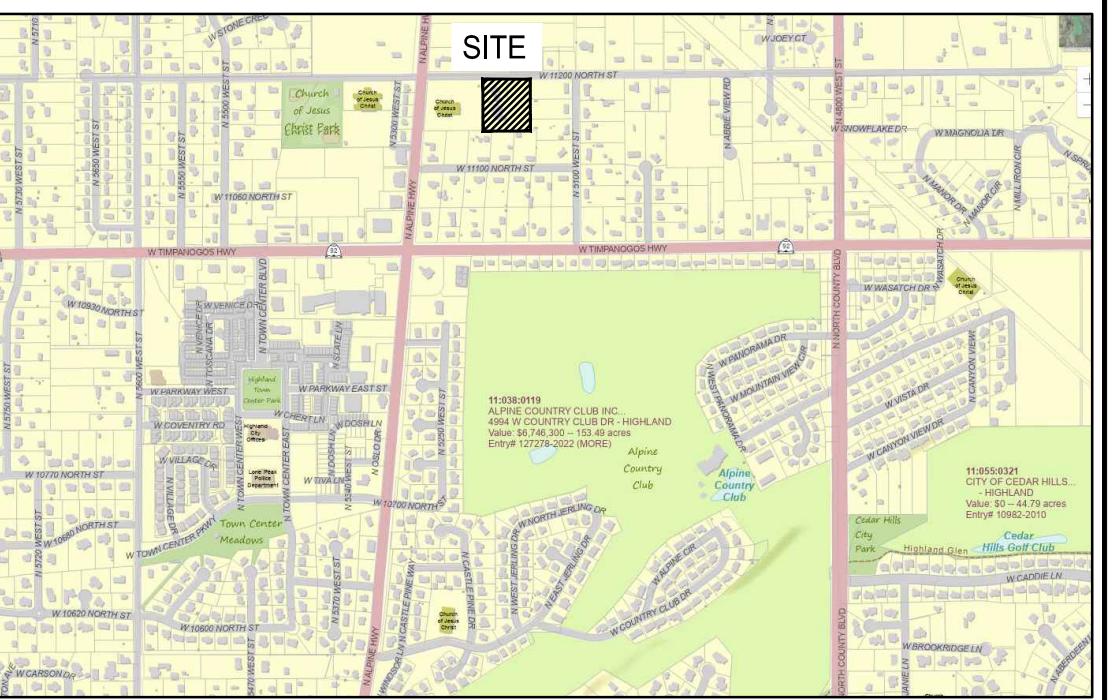


NORTH
1" = 40'

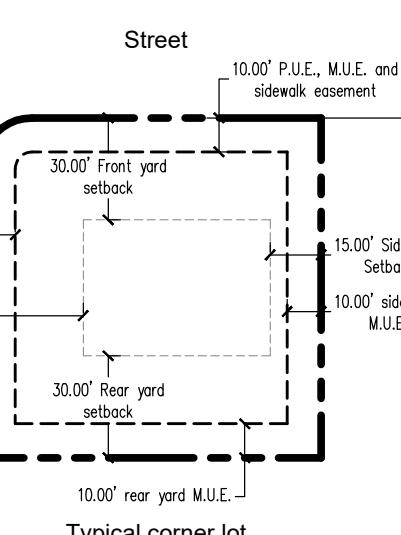
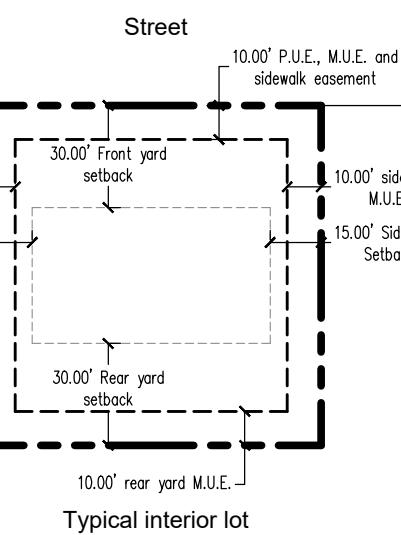


Prepared by:

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

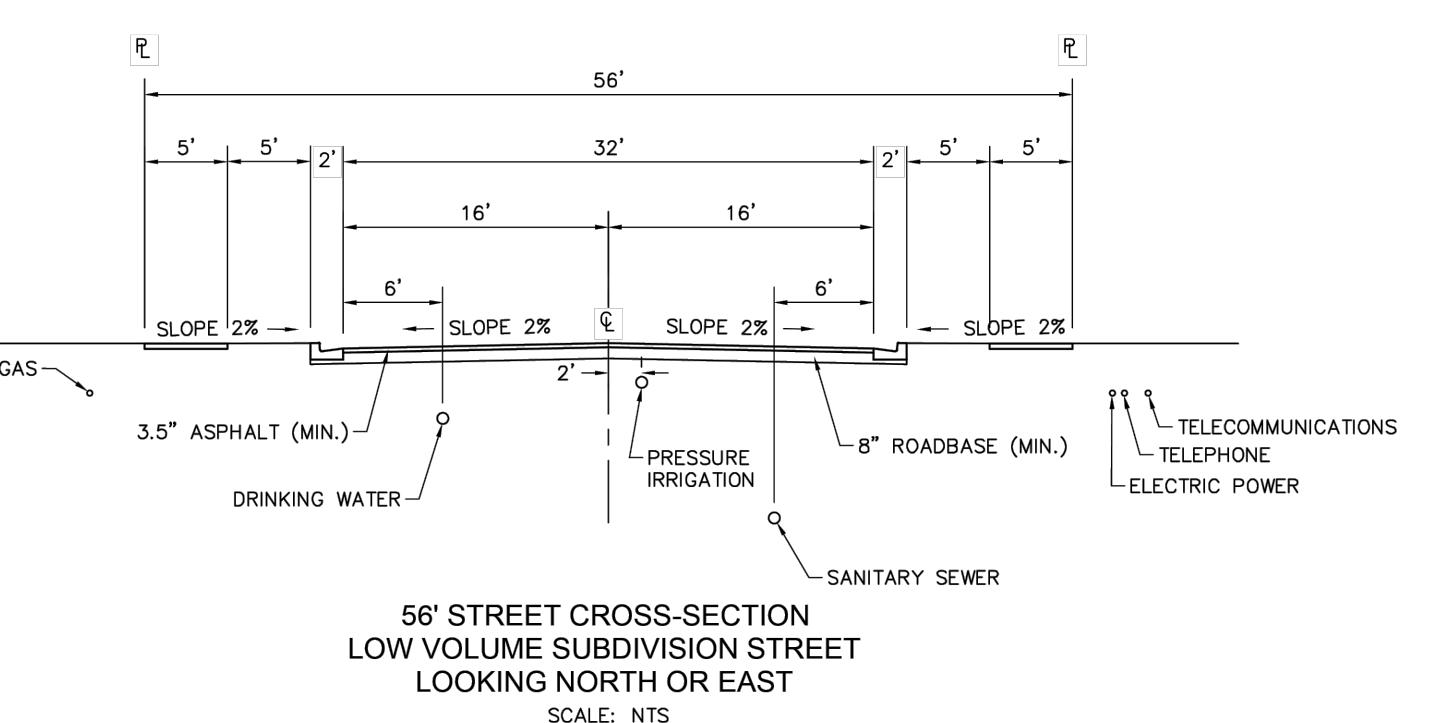


Vicinity Map



Plot Notes:

- 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 and gutter, or sidewalk (street right of way) with the exception of the park strip which requires 75% to be landscaped with xeriscape more water-wise methods lawn is not permitted within park strips.
- 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 may require a permit prior to construction.
- Highland City ordinances restrict height of foundation above cur. 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.
- 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.
- The Public Utility Easement (P.U.E.), Municipal Utility Easement (M.U.E.) and sidewalk easement corridor as herein shown shall include the right of utility placement in conformance with Highland City Utility franchise agreements and the state of Utah Code governing Public Utility Easements. Highland City is granted the right for construction, placement, maintenance, replacement, and other incidental appurtenant parts that are two 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 herein shall include reasonable access to the grantor's property for the allowable purposes.
- Building setbacks as shown herein 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.
- All storm drainage will be required to be retained on the individual lots. Not drainage is permitted to flow onto adjacent property. Each Lot owner is responsible for their own drainage.
- The PI Easement in favor of Lot 2 is inferior to the P.U.E. Owner of the lateral shall bear all risk of loss or damage to the lateral due to the use of the P.U.E.



RIGHT TO NOTICE:

Property owners adjacent to this subdivision have existing large animal rights which may include horses, cows and goats. These rights are protected by both the municipal and development codes of Highland City.

There are noises, smell and other events associated with these animals that can occur all hours throughout the day and night, and prospective buyers should be aware of this situation prior to purchasing this property.

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 this instrument I have made a survey of the tract of land shown on this plat and described on the same, have subdivided and located the lots, streets and other public areas as indicated on this property described on the 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 54-8a-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 the Northeast corner of Plat "A", Walnut Place Subdivision as shown on file in the office of the Utah County Recorder, said point also being located North 89°49'50" East 314.75 feet and South 00°10'10" East 34.88 feet from the North quarter corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°10'10" East 1.05 feet to the Northwest corner of Lot 9, Plat "A", Vantage Acres; thence North 89°43'00" East along said Vantage Acres Subdivision 37.97 feet; thence South 00°17'00" East 30.00 feet; thence South 89°33'00" West 38.02 feet more or less to the easterly boundary line of Plat "A", Walnut Place Subdivision; thence along Plat "A", Walnut Place Subdivision the following four (4) courses: South 00°10'10" East, 351.07 feet, South 89°45'50" West 353.16 feet, North 89°32'59" East, 352.03 feet to the point of beginning.

Area = 135,956 sq.ft. or 3.12 Acres

Basis of Bearing is Plat "A", Walnut Place Subdivision

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____.

Parley and Nicolene Turnbow Revocable Trust, dated August 9, 2007.

Parley Turnbow - Trustee

Nicolene Turnbow - Trustee

Owner's Acknowledgement

STATE OF UTAH
COUNTY OF UTAH } S.S.

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 _____ Corporation, and that the within foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said _____ acknowledged to me that the said Corporation executed the same.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by the 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. Signed this _____ day of _____, A.D. 20____.

Approved: _____ Mayor Attest: _____ City Clerk - Recorder

Approved: _____ City Engineer

Highland City Attorney

Approved this _____ day of _____, 20____, by the Highland City Attorney.

City Attorney

Planning Commission Approval

Approved this _____ day of _____, 20____, by the Highland City Planning Commission.

Chairperson - Planning Commission Community Development Director

County Recorder

Plat "B"

Walnut Place

Including a Amendment of Plat "A", Walnut Place Subdivision
Located in the North quarter of Section 36, Township 4 South
Range 1 East, Salt Lake Base and Meridian
Subdivision

Orem City,

Utah County, Utah

Scale: 1" = 40 Feet

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL