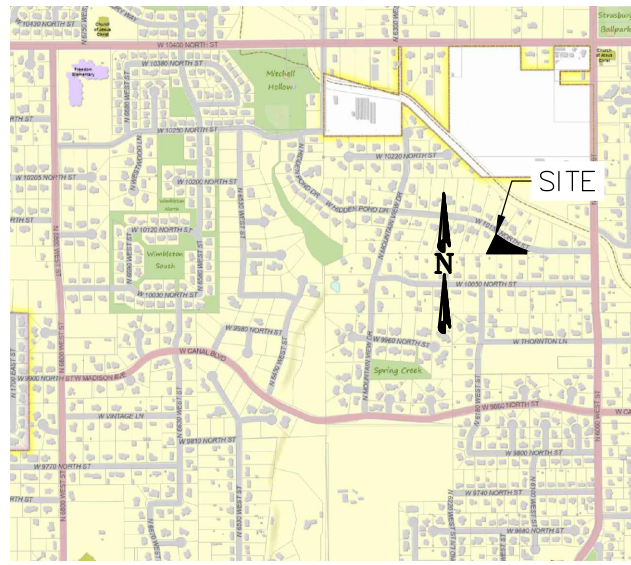


MOUNTAIN VIEW ACRES
PLAT "B" LOT 26 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



VICINITY MAP
(N.T.S.)

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

WARRANTY DEED
ENTRY NO. 111676-1998
LOT 26, PLAT "B", MOUNTAIN VIEW ACRES SUBDIVISION, HIGHLAND, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.

LESS AND EXCEPTING THEREFROM:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 26, PLAT "B", MOUNTAIN VIEW ACRES SUBDIVISION AND RUNNING THENCE SOUTH 89°45'52" EAST 397.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:
THENCE CONTINUE SOUTH 89°45'52" EAST 155.00 FEET; THENCE NORTH 2.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT 158.09 FEET ARC LENGTH (WHOSE RADIUS IS 723.05 FEET AND WHOSE CHORD BEARS NORTH 79°13'46" WEST 157.78 FEET); THENCE SOUTH 30.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.928 ACRES OR 40,410 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 78°31'57" WEST BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF 10150 NORTH STREET WITH 6000 WEST AND THE INTERSECTION OF 10150 NORTH STREET AND THE EAST LINE OF THE MOUNTAIN VIEW ACRES SUBDIVISION PLAT "B".

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **MOUNTAIN VIEW ACRES PLAT B LOT 26 AMENDED SUBDIVISION** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS ___ DAY OF _____, 20__.

MICHAEL & SHARLAN BRADSHAW

PRINT NAME _____ PRINT NAME _____

SIGNATURE _____ SIGNATURE _____

DATE _____ DATE _____

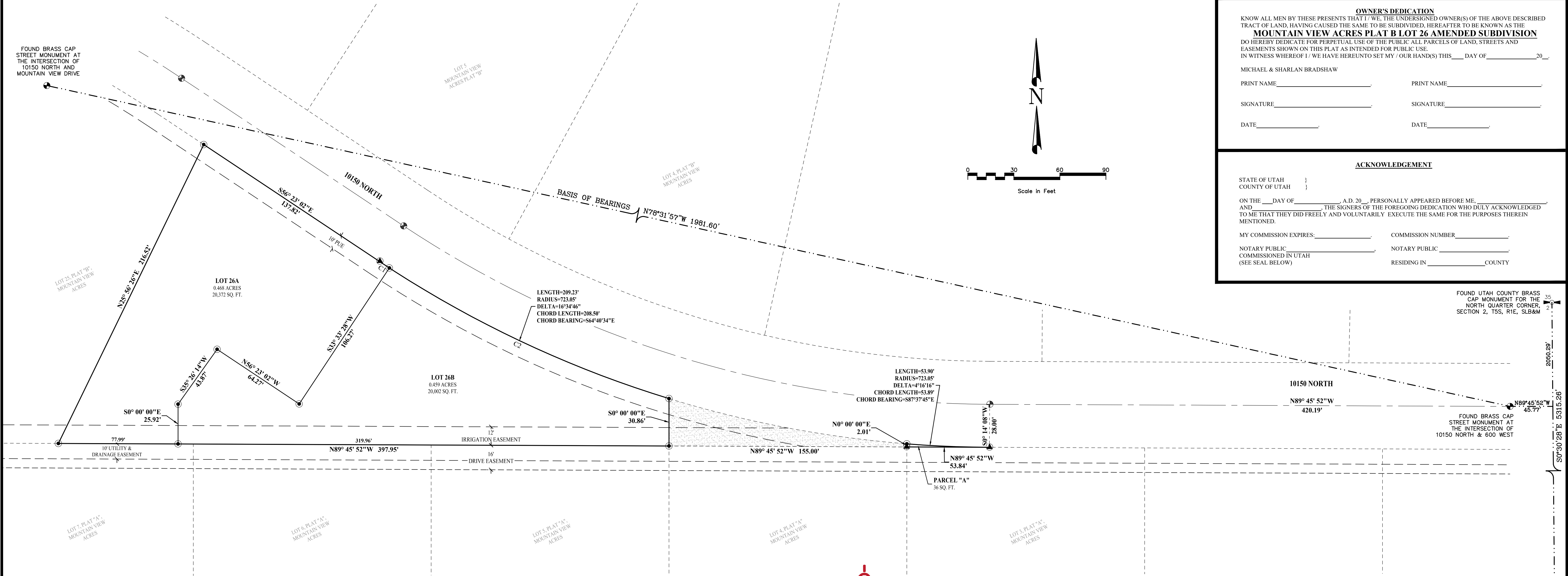
ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE ___ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, _____, AND _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____

NOTARY PUBLIC _____ NOTARY PUBLIC _____
COMMISSIONED IN UTAH (SEE SEAL BELOW) RESIDING IN _____ COUNTY



LEGEND

- SET REBAR/CAP MARKED
"ELEVATE ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER
- FOUND STREET MONUMENT

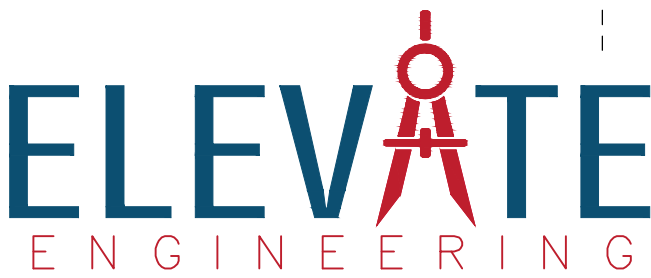
BOUNDARY LINE

TITLE LINES

LESS AND EXCEPTED PARCEL
ENTRY NO. 91152-1998

SUBDIVISION 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 OR 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 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.
- 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 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.
- 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.
- PARCEL "A" IS THE REMAINDER PARCEL OF LOT 26 WITHOUT THE "LESS AND EXCEPTED" PORTION.



ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lori@elevateeng.com

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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__.

HIGHLAND CITY, MAYOR _____

CLERK/RECORDER _____

APPROVED BY ENGINEER _____

CITY ATTORNEY _____

AMERICAN FORK IRRIGATION
COMPANY APPROVAL

APPROVED THIS ___ DAY OF _____, 20__

AMERICAN FORK IRRIGATION COMPANY

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS ___ DAY OF _____, 20__

DIRECTOR, COMMUNITY DEVELOPMENT

CITY ENGINEER APPROVAL

APPROVED THIS ___ DAY OF _____, 20__

HIGHLAND CITY ENGINEER

SURVEYOR SEAL



NOTARY SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL

Recorder

REVIEW COPY

DATE: 7/28/25

SCALE: 1"=30'

PAGE: 1 OF 1

PROJECT: S25-037