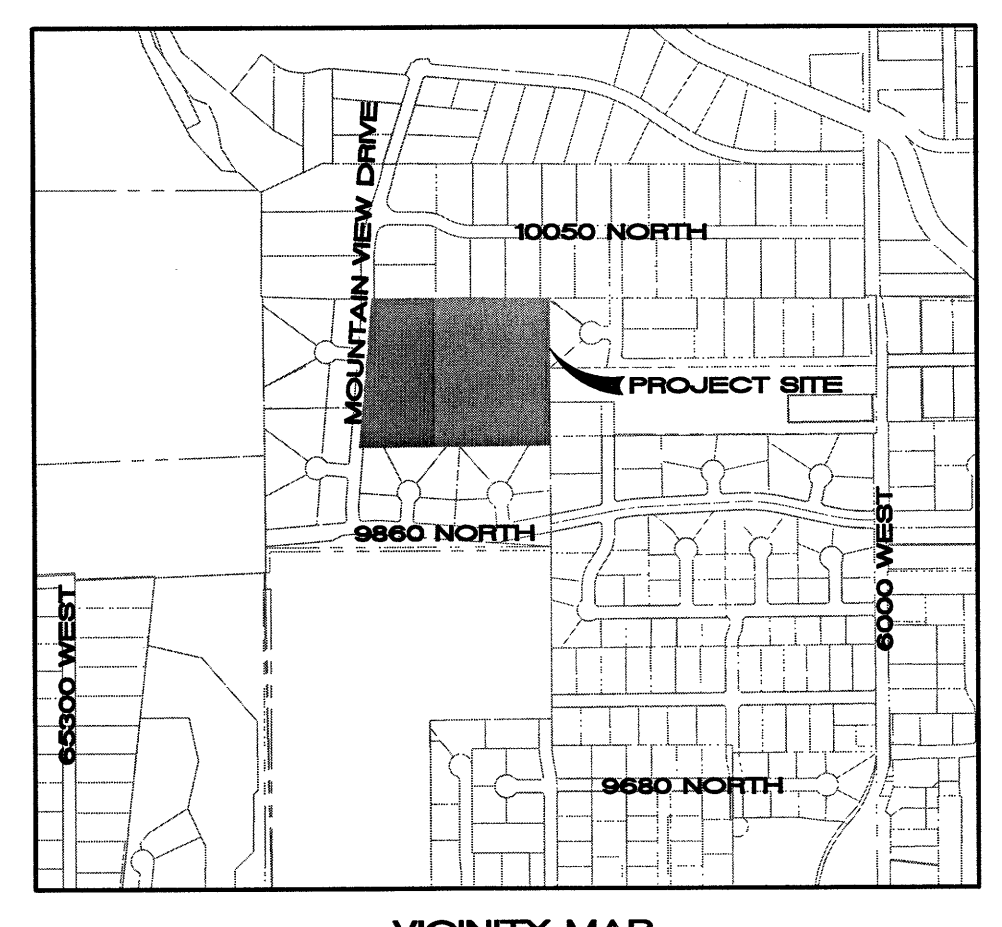
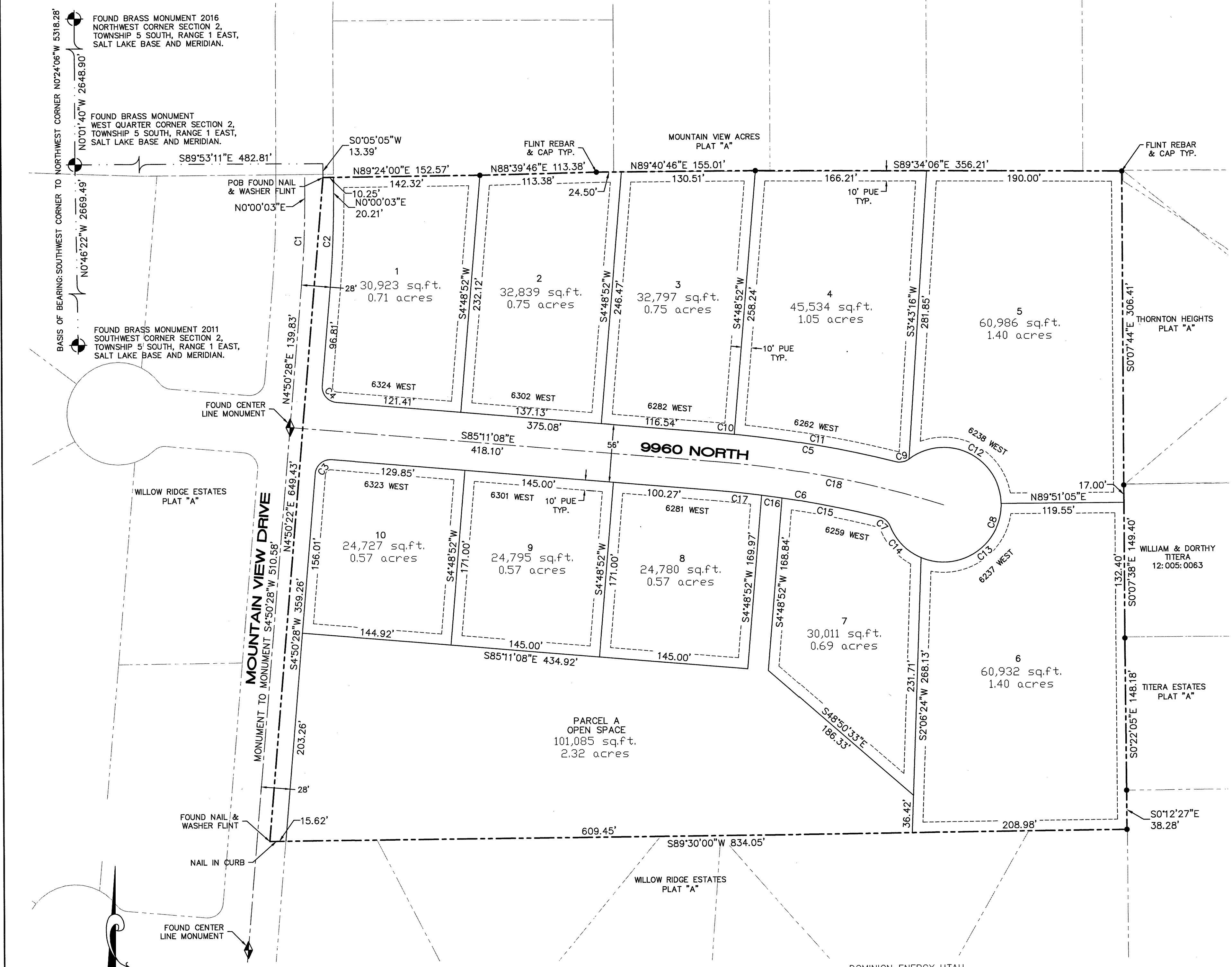


# SPRING CREEK HIGHLAND PLAT "A"

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

NOTE:  
Boundary of SPRING CREEK HIGHLAND PLAT "A" is based on a survey performed by Flint Land Surveying Entry No. 18-351. Found Nails & Rebar marked with Flint washers and caps were found at all of the corners of said subdivision.



Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	84.48	1000.00	4°50'25"	84.45	N2°25'15"E
C2	86.84	1028.00	4°50'25"	86.82	N2°25'15"E
C3	23.55	15.00	89°58'24"	21.21	S49°49'40"W
C4	23.57	15.00	90°01'36"	21.22	S40°10'20"E
C5	172.91	1028.00	9°38'13"	172.70	N80°22'01"W
C6	161.12	972.00	9°29'51"	160.94	N80°26'12"W
C7	14.24	15.00	54°23'54"	13.71	N48°29'19"W
C8	278.96	56.00	285°24'58"	67.86	N16°00'09"E
C9	13.39	15.00	51°09'26"	12.95	N78°52'22"E
C10	13.45	1028.00	0°44'58"	13.45	N84°48'39"W
C11	159.46	1028.00	8°53'15"	159.30	N79°59'32"W
C12	122.84	56.00	125°40'50"	99.65	N63°51'56"W
C13	111.78	56.00	114°22'08"	94.13	N56°09'34"E
C14	44.34	56.00	45°22'00"	43.19	S43°58'22"E
C15	96.34	972.00	5°40'45"	96.30	N78°31'39"W
C16	20.03	972.00	1°10'51"	20.03	N81°57'27"W
C17	44.75	972.00	2°38'16"	44.74	N83°52'00"W
C18	223.53	1000.00	12°48'25"	223.06	N78°46'55"W

**SURVEYOR'S CERTIFICATE**  
I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.  
*Travis Trane* July 25, 2019  
(SURVEYOR), P.L.L.S. DATE

**BOUNDARY DESCRIPTION**  
DESCRIPTION AS PER RECORD OF SURVEY ENTRY NO 18-351 (FLINT LAND SURVEYING) A PARCEL OF LAND BEING LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING FROM THE WEST QUARTER CORNER OF SAID SECTION, A DISTANCE OF 482.81 FEET, S 89°53'11" E ALONG THE QUARTER SECTION LINE AND A DISTANCE OF 13.39 FEET, S 0°05'05" W TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING AND ALONG A FENCE LINE THE FOLLOWING FOUR CALLS (PER FENCE CALLED IN BOUNDARY LINE AGREEMENT, ENTRY NO. 46285-1995), (1) N 89°24'00" E FOR A DISTANCE OF 152.57 FEET; (2) N 88°39'46" E FOR A DISTANCE OF 113.38 FEET; (3) N 89°40'46" E FOR A DISTANCE OF 155.01 FEET; (4) S 89°34'06" E FOR A DISTANCE OF 356.21 FEET; THENCE ALONG THE WEST LINE OF THE THORNTON HEIGHTS PLAT A SUBDIVISION, ENTRY NO. 10281, S 0°07'44" E FOR A DISTANCE OF 306.41 FEET (S 0°07'50" E, 301.62 BY RECORD); THENCE ALONG A FENCE LINE THE FOLLOWING THREE CALLS, (1) S 0°07'38" E FOR A DISTANCE OF 149.40 FEET; (2) S 0°22'05" E FOR A DISTANCE OF 148.18 FEET; (3) S 0°12'27" E FOR A DISTANCE OF 38.28 FEET, (S 0°07'50" E, 339.58 FEET BY RECORD) TO THE NORTH PROPERTY LINE OF THE WILLOW RIDGE ESTATES SUBDIVISION, RECORDED IN BOOK 9464, PAGE 107; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION S 89°30'00" W A DISTANCE OF 834.05 FEET; (S 89°30'00" W, 833.82 BY RECORD); THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, N 04°50'22" E FOR A DISTANCE OF 649.43 FEET (N 4°50'20" E, 652.96 FEET BY RECORD) TO THE POINT OF BEGINNING, CONTAINS 11.95 ACRES MORE OR LESS.

**OWNER'S DEDICATION**  
Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as SPRING CREEK HIGHLAND PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1<sup>st</sup> DAY OF August, A.D. 2019  
*Rodney W. Mann* Mayor, Highland City

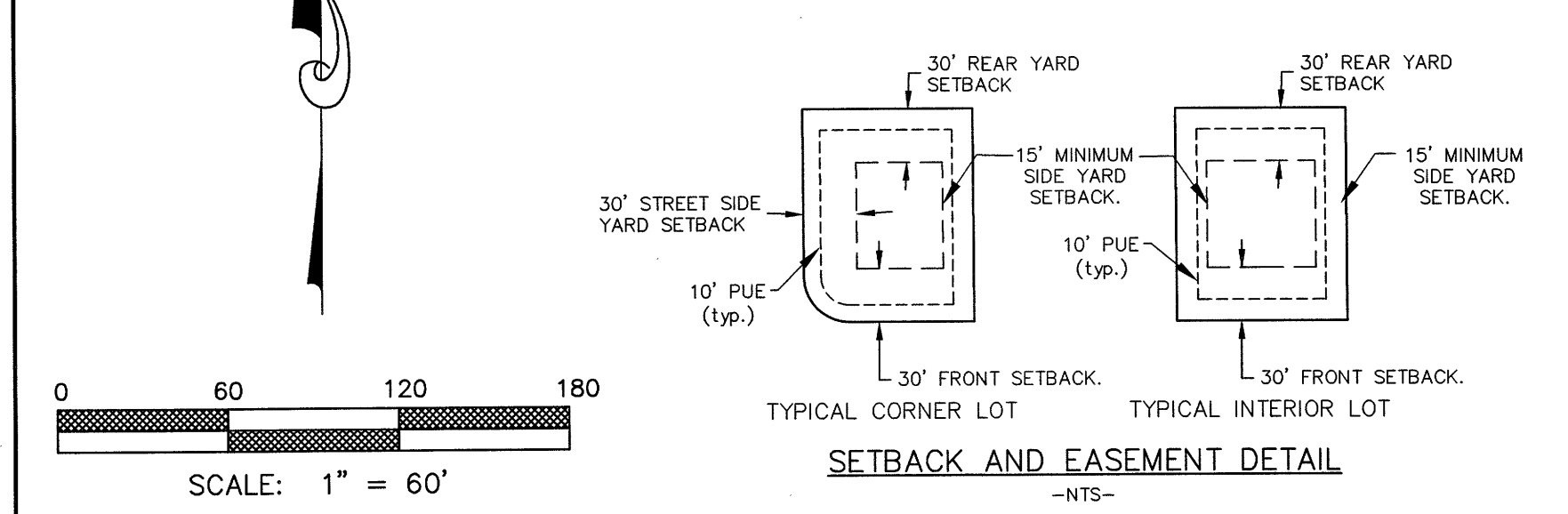
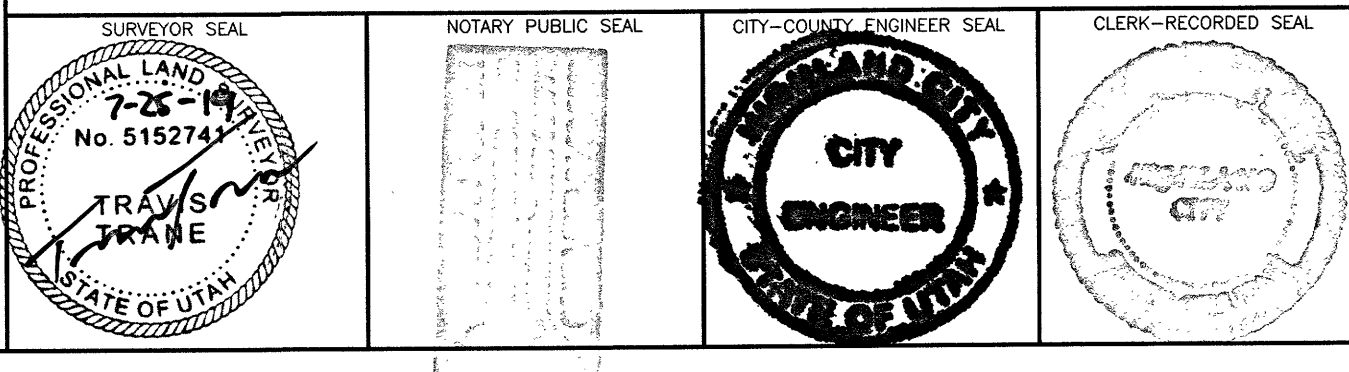
**NOTES:**  
1. 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.  
2. Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.  
3. 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 require a retaining wall permit prior to construction.  
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.  
5. Fence is the property owners responsibility to maintain

**ACKNOWLEDGEMENT**  
STATE OF UTAH, ) S.S.  
COUNTY OF UTAH, )  
ON THE 1<sup>st</sup> DAY OF August, A.D. 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
COMMISSION NUMBER: 698773 *Cindy G. Orville*  
MY COMMISSION EXPIRES: 01-30-2022 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 6<sup>th</sup> DAY OF August, 2019.  
APPROVED BY MAYOR: *Rodney W. Mann* ATTEST: *Cindy G. Orville*  
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**LIEN HOLDER CONSENT**  
THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.  
HIGHLAND CITY ATTORNEY  
APPROVED AS TO FORM THIS 1 DAY OF August, 2019 *Tim Plonick*  
HIGHLAND CITY ATTORNEY  
PLANNING COMMISSION APPROVAL  
APPROVED THIS 1<sup>st</sup> DAY OF August, 2019 *Chris Kelly*  
PLANNING COMMISSION CHAIR  
COMMUNITY DEVELOPMENT DIRECTOR

**PLAT "A"**  
**SPRING CREEK HIGHLAND**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH COUNTY, UTAH  
**A RESIDENTIAL SUBDIVISION**  
SCALE: 1" = 60'



PREPARED FOR:  
MILLHAVEN HOLMES  
3400 NORTH ASHTON  
BLVD. SUITE 180  
LEHI, UT 84043  
PHONE (801) 766-0500

PREPARED BY:  
TRANE ENGINEERING  
27 EAST MAIN STREET  
LEHI, UT 84043  
PHONE (801) 768-4544

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH  
Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_

16644

SEC 2 T5S R1E T04S D9