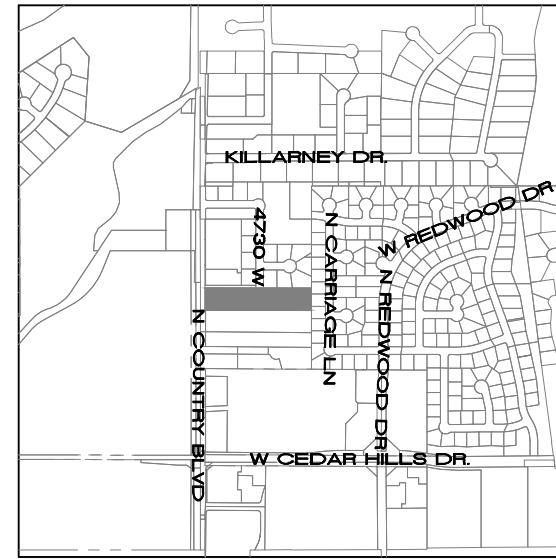
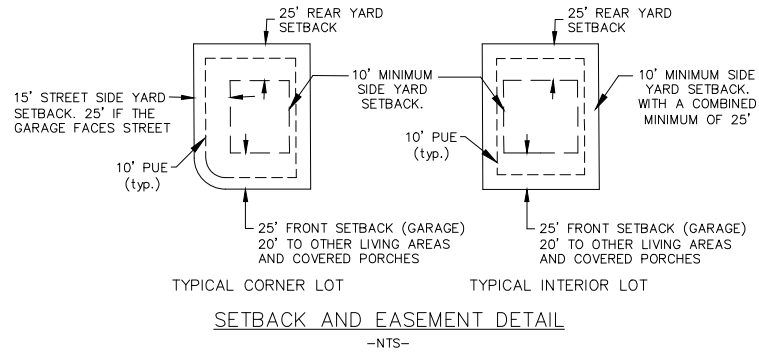
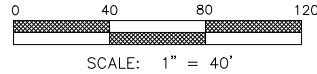


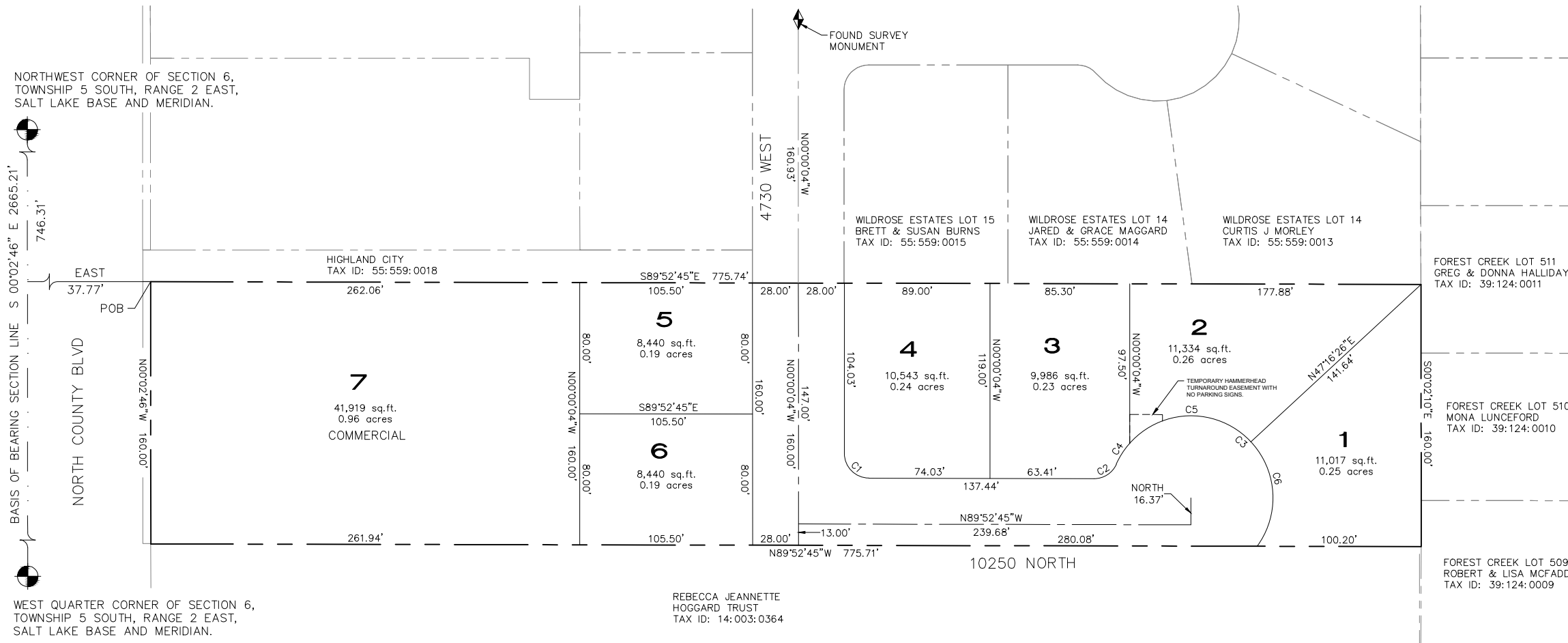
WILDROSE ESTATES PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH

- 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.
 - 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.
 - 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.
 - Fence is the property owners responsibility to maintain



VICINITY MAP



REBECCA JEANNETTE HOGGARD TRUST
TAX ID: 14:003:0364

PREPARED FOR:
RED PINE INVESTMENTS LLC
367 EAST 280 SOUTH
ALPINE, UT 84004

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

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.53	15.00	89°52'41"	21.19	S44°56'25"E
C2	17.23	15.00	65°49'03"	16.30	N57°12'43"E
C3	167.37	50.00	191°47'41"	99.47	N59°47'58"W
C4	15.11	50.00	17°18'50"	15.05	S32°57'37"W
C5	83.06	50.00	95°11'05"	73.84	S89°12'35"W
C6	69.20	50.00	79°17'46"	63.81	N03°33'00"W

DOMINION ENERGY UTAH

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20____
By: _____ Title: _____

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utilities easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense or the utility may remove such structures at the owners expense. At no time any permanent structure be placed within the PUE or any other obstructions which interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power: _____ Date: _____
Qwest: _____ Date: _____
Comcast: _____ Date: _____

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.

(SURVEYOR), P.L.S. _____ DATE _____

BOUNDARY DESCRIPTION

Commencing at a point which is South 00°02'46" East 746.31 feet along the section line and East 37.77 feet from the Northwest Corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°52'45" East 775.74 feet along the South line of WildRose Estates Plat "A"; thence South 00°02'10" East 160.00 feet along the West line of Forest Creek Phase 5 Subdivision; thence North 89°52'45" West 775.71 feet along the South line of Warranty Deed Entry No. 62653;2002; thence North 00°02'46" West 160.00 feet along the East line of Warranty Deed Entry No. 55263;2010 to the point of beginning.

Parcel contains: 2.98 acres

Basis of Bearing: The line between the Northwest and West Quarter Corner of Section 6, Township 5 South, Range 2 East Salt Lake Base and Meridian which is South 0°02'46" East. NAD 83 bearing Taken from the Township Resurvey Plat found at the Utah County Surveyors Office

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 WILDROSE ESTATES PLAT "B" 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 _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

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

COMMISSION NUMBER _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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 _____, 20____

APPROVED BY MAYOR _____
APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ 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 _____ DAY OF _____, 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ PLANNING COMMISSION CHAIR
COMMUNITY DEVELOPMENT DIRECTOR

PLAT "B"
WILDROSE ESTATES
LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH COUNTY, UTAH
A RESIDENTIAL SUBDIVISION
SCALE: 1" = 40'

SURVEYOR SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDED SEAL

RECEIVED
By Tara Tannahill at 11:19 am, Jun 25, 2020