

SPRUCE SUBDIVISION PLAT 'B'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

11200 NORTH

S 89°35'17" E 2638.10' (CALCULATED)

EAST 1321.51' (1522.89')

NORTHWEST CORNER OF SECTION 31,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND UTAH COUNTY MONUMENT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSIGN ENG. & LAND SURV.' - ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

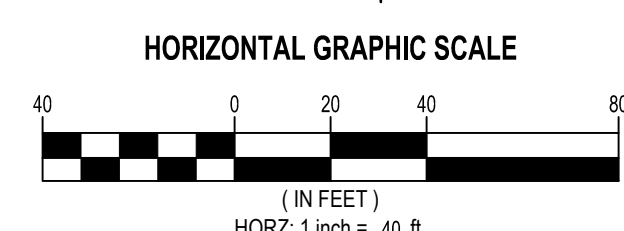
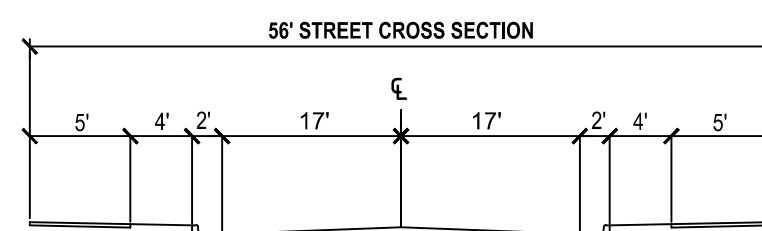
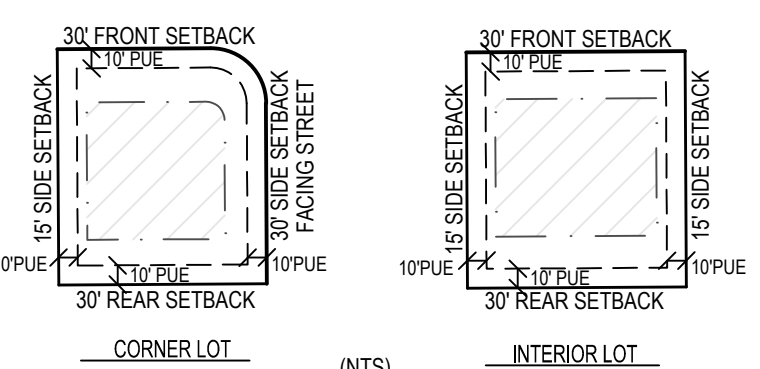
POINT TABLE

POINT	NORTHING	EASTING
M1	7327513.37	1564297.95
M2	7324847.90	1564294.20
M3	7327081.17	1565909.19
M4	7327083.86	1565800.51
M5	7327009.79	1565667.40
M6	7326562.06	1565645.05
M7	7326561.96	1565667.05

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	49.49'	18°54'12"	S81°58'10"W	49.26'
C2	150.00'	110.28'	42°07'29"	S51°27'20"W	107.82'
C3	150.00'	78.87'	30°07'32"	S15°19'49"W	77.96'
C4	50.00'	36.99'	42°23'34"	N67°22'57"W	36.16'
C5	122.00'	194.09'	91°09'16"	S45°50'39"W	174.26'
C6	15.00'	18.63'	71°09'03"	S35°18'22"E	17.45'
C7	50.00'	61.36'	70°18'30"	N35°43'45"W	57.58'
C8	50.00'	157.81'	180°50'33"	N89°50'46"E	100.00'
C9	50.00'	157.81'	180°50'33"	N89°50'46"E	100.00'
C10	178.00'	53.60'	17°15'08"	S8°53'37"W	53.39'
C11	15.00'	20.19'	77°07'36"	N21°02'37"W	18.70'
C12	15.00'	20.19'	77°07'36"	N81°49'47"E	18.70'
C13	178.00'	33.97'	10°56'04"	S48°44'01"W	33.92'

TYPICAL BUILDING SETBACKS



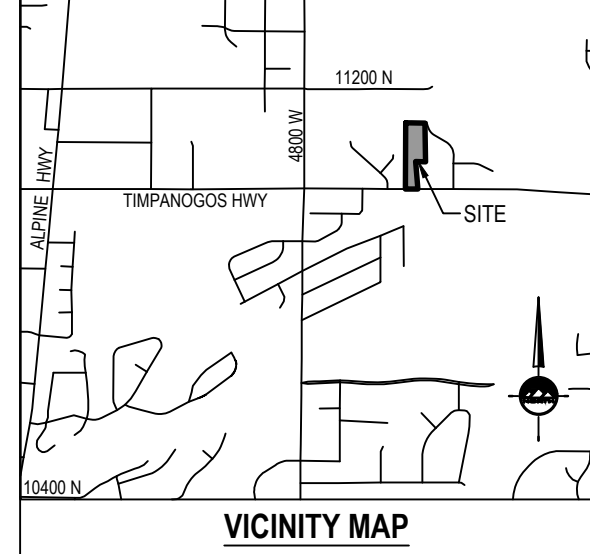
SHEET 1 OF 1

PROJECT NUMBER: 9823
MANAGER: DAJ
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/19/20



SALT LAKE CITY
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Standy, UT 84070
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CEDAR CITY Phone: 435.861.1433
RICHFIELD Phone: 435.800.0187
COLORADO SPRINGS Phone: 719.478.0119



SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 266882, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner(s), 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, or will be, correctly surveyed and staked on the ground as shown on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION

A parcel of land situated within the Northwest Quarter of Section 31, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Highland City, County of Utah, State of Utah and being more particularly described as follows:
Beginning at a point East 1321.51 and South 434.53 feet from the Northwest Corner of Section 31, Township 6 South, Range 2 East, Salt Lake Base and Meridian; (Basis of Bearing being South 00°04'50" West along the West line of the Northwest Quarter) and running
thence South 88°37'21" East 69.69 feet along the South Line of Lot 3, Millers Acres Subdivision, Amended Plat 'B' to the Southeast Corner thereof;
thence North 00°02'37" West 1.59 feet along the East line of said lot to the Southerly line of Snowflake Drive, as dedicated per Millers Acres Subdivision Plat 'B';
thence South 88°44'23" East 148.21 feet along said Southerly line to the West line of Spruce Subdivision Plat 'A';
thence along the lines of Spruce Subdivision Plat 'A' the following three (3) courses:
(1) South 00°02'37" West 2.15 feet;
(2) South 88°34'44" East 34.33 feet;
(3) South 03°00'23" East 509.43 feet;
thence South 89°42'45" West 148.61 feet;
thence South 03°00'23" East 299.30 feet to the Northerly line of Timpanogos Highway (S.R. 92);
thence South 89°42'45" West 150.00 feet along said Northerly line to the East line of Highland Manor Estates;
thence North 00°16'03" East 815.45 feet along said East line to the point of beginning.

Contains 179,231 Square Feet, or 4.115 Acres, in 4 Lots and 2 Parcels

DATE _____ PATRICK M. HARRIS
CERTIFICATE NO. 266882
(SEE SEAL BELOW)

OWNER'S 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 hereof we have set our hands this _____ day of _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.
County of _____

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)

APPROVAL 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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____
APPROVED _____ CITY ENGINEER ATTEST _____ CLERK-RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

LEIN 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 _____, A.D. 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CONDITIONS OF APPROVAL

- There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have 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:
- 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 & gutter, park strip 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 has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
 - 4) Highland City Ordinances restrict height of foundations 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.

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TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

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

UTILITIES APPROVAL	ROCKY MOUNTAIN POWER NOTES	DOMINION ENERGY COMPANY
Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility 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 at the owner's expense, or the utility may remove such structures at the owner's expense. At no time may any permanent structure be placed within the PUE or any other obstructions which interferes with the use of the PUE without the prior written approval of the utilities within facilities in the PUE.	1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW.	DOMINION ENERGY COMPANY (QUESTAR CORPORATION) APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS' DOMINION ENERGY (QUESTAR CORPORATION) MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OF ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S (QUESTAR CORPORATION) RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532. APPROVED THIS _____ DAY OF _____, 20____ BY _____ TITLE DOMINION ENERGY COMPANY (QUESTAR CORPORATION)