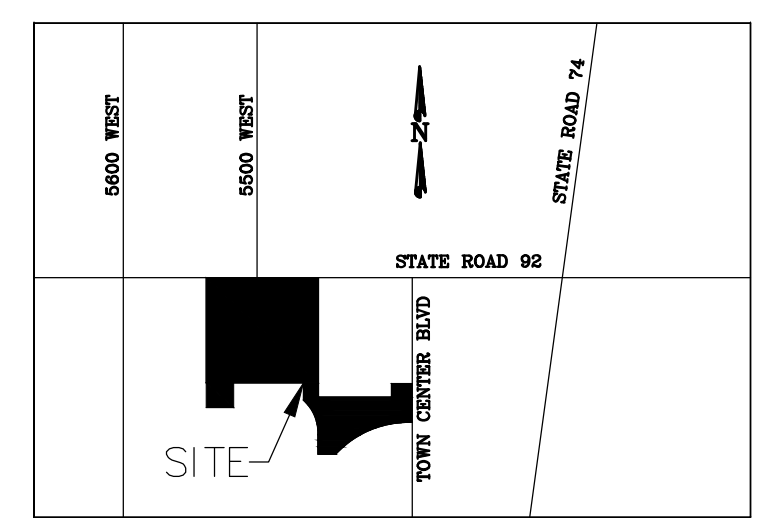


HIGHLAND TOWN PLAZA SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 HIGHLAND CITY, UTAH COUNTY, UTAH

REVIEW COPY

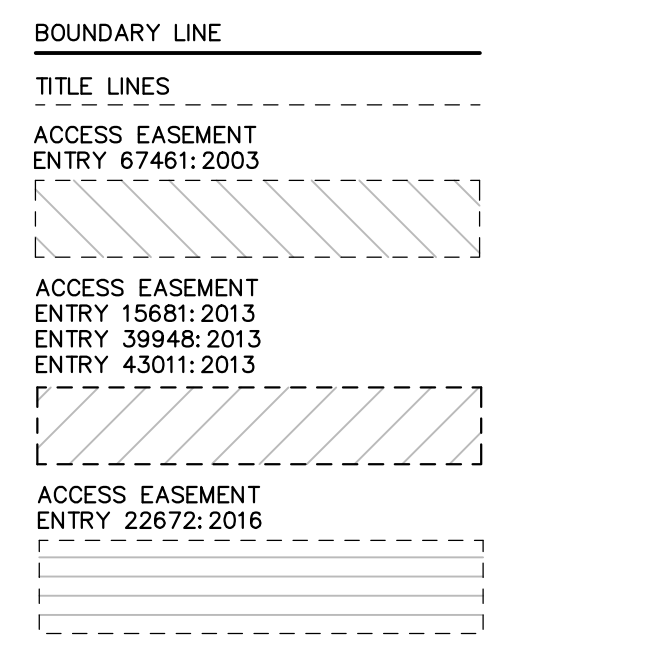


FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER, SECTION 36, T4S, R1E, SLB&M
 FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE NORTH QUARTER CORNER, SECTION 36, T4S, R1E, SLB&M

FOUND 2003 UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 36, T4S, R1E, SLB&M

- GENERAL NOTES**
- THE SUBDIVISION IS AFFECTED BY THE FOLLOWING DOCUMENTS:
 - EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED OCTOBER 26, 1970 AS ENTRY NO. 11100 IN BOOK 1197 AT PAGE 328
 - CONVEYANCE OF EASEMENT RECORDED NOVEMBER 9, 1956 AS ENTRY NO. 15993
 - AGREEMENT RECORDED SEPTEMBER 27, 1985 AS ENTRY NO. 28030 IN BOOK 2249 AT PAGE 47
 - DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED JANUARY 23, 2003 AS ENTRY NO. 18779-2003
 - DECLARATION OF RESTRICTIVE COVENANTS RECORDED FEBRUARY 6, 2003 AS ENTRY NO. 18974-2003
 - ACCESS EASEMENT DISCLOSED BY MEMORANDUM OF LEASE AND RIGHT OF FIRST REFUSAL TO PURCHASE RECORDED MAY 5, 2003 AS ENTRY NO. 67461-2003
 - MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 9, 2010 AS ENTRY NO. 19357-2010
 - AMENDED AND RESTATED MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 17, 2010 AS ENTRY NO. 50360-2010
 - EASEMENT RECORDED MARCH 11, 2010 AS ENTRY NO. 20157-2010
 - EASEMENT RECORDED APRIL 14, 2010 AS ENTRY NO. 30045-2010
 - ACCESS EASEMENT RECORDED FEBRUARY 19, 2013 AS ENTRY NO. 15081-2013
 - ACCESS EASEMENT RECORDED APRIL 25, 2013 AS ENTRY NO. 39948-2013
 - ACCESS EASEMENT RECORDED MAY 2, 2013 AS ENTRY NO. 43011-2013
 - PUBLIC UTILITY EASEMENT RECORDED SEPTEMBER 25, 2013 AS ENTRY NO. 91583-2013
 - SEWER EASEMENT RECORDED SEPTEMBER 25, 2013 AS ENTRY NO. 91548-2013
 - DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED MARCH 17, 2016 AS ENTRY NO. 22672-2016
 - NOTICE OF SITE DESCRIPTION RECORDED NOVEMBER 25, 1996 AS ENTRY NO. 95494 IN BOOK 4130 AT PAGE 26
 - MEMORANDUM OF AGREEMENT RECORDED JUNE 19, 2001 AS ENTRY NO. 59562-2001
 - AFFIDAVIT OF FACTS RELATING TO TITLE RECORDED OCTOBER 20, 2005 AS ENTRY NO. 119765-2005
 - MEMORANDUM OF SECOND AMENDMENT TO PCS SITE AGREEMENT RECORDED SEPTEMBER 25, 2006 AS ENTRY NO. 106578-2006
 - MEMORANDUM OF AMENDED AND RESTATED LEASE AGREEMENT RECORDED JULY 28, 2011 AS ENTRY NO. 53261-2011
 - AFFIDAVIT OF FACTS RELATING TO TITLE RECORDED OCTOBER 20, 2005 AS ENTRY NO. 119765-2005
 - SITE DESIGNATION SUPPLEMENT TO MASTER LEASE AND SUBLEASE AGREEMENT RECORDED JUNE 8, 2005 AS ENTRY NO. 61303-2005
 - LEASHELD DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AND FINANCING STATEMENT RECORDED JULY 22, 2005 AS ENTRY NO. 79601-2005
 - ASSIGNMENT AGREEMENT RECORDED MAY 11, 2006 AS ENTRY NO. 58199-2005
 - DEED OF FULL RELEASE AND FULL RECONVEYANCE RECORDED FEBRUARY 24, 2010 AS ENTRY NO. 15781-2010
 - MEMORANDUM OF LEASE RECORDED JUNE 14, 2001 AS ENTRY NO. 58218-2001
 - ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT RECORDED NOVEMBER 26, 2007 AS ENTRY NO. 16026-2007
 - DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT RECORDED NOVEMBER 26, 2007 AS ENTRY NO. 164928-2007
 - ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT RECORDED FEBRUARY 8, 2011 AS ENTRY NO. 11868-2011
 - MEMORANDUM OF SUPPLEMENT RECORDED DECEMBER 9, 2008 AS ENTRY NO. 128712-2008
 - SPECIAL WARRANTY DEED RECORDED APRIL 3, 1941 AS ENTRY NO. 2394 IN BOOK 357 AT PAGE 7
 - AGREEMENT RECORDED SEPTEMBER 27, 1985 AS ENTRY NO. 28029 IN BOOK 2249 AT PAGE 46

- LEGEND**
- PROPERTY CORNER SET REBAR/CAP NAIL/WASHER MARKED "LEGEND ENGINEERING PLS 5183760"
 - FOUND PROPERTY CORNER (AS NOTED)
 - FOUND UDOT MONUMENT



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	73.83'	6536.00'	0° 38' 50"	73.83'	S88° 32' 32"E
C2	189.15'	6536.00'	1° 39' 29"	189.14'	S89° 41' 42"E

DOMINION ENERGY COMPANY

Dominion Energy approves the plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easement on 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 or acknowledgment 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 right-of-way department.

Approved this ___ day of _____, 2020

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 owners expense, or the utility may remove such structures at the owner's expense. At no time may permanent structures be placed within the PUE or any other obstruction with interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power _____ Qwest _____ Comcast _____

Date: _____ Date: _____ Date: _____

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 UNDER 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SR-92 HIGHWAY, SAID POINT BEING NORTH 0°08'13" EAST 1285.51 FEET ALONG THE SECTION LINE AND EAST 276.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG SAID SOUTH SR-92 HIGHWAY RIGHT-OF-WAY LINE THE FOLLOWING THREE(3) COURSES:

- SOUTH 89°58'50" EAST 4.10 FEET;
- SOUTH 89°13'06" EAST 135.31 FEET;
- 262.98 FEET ALONG THE ARC OF A 6536.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 2°18'19" (CHORD BEARS SOUTH 89°22'17" EAST 262.96 FEET) TO THE WEST LINE OF LOT 2 OF THE HIGHLAND TOWN CENTER PLAT 1;

THENCE ALONG THE WEST AND SOUTH LINE OF SAID LOT 2 THE FOLLOWING FOUR(4) COURSES:

- SOUTH 187.83 FEET;
- EAST 134.50 FEET;
- NORTH 58.88 FEET;
- EAST 72.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD;

THENCE SOUTH 130.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE;

THENCE 171.64 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 30°15'32" (CHORD BEARS SOUTH 72°43'30" WEST 169.65 FEET);

THENCE SOUTH 10.61 FEET;

THENCE WEST 43.17 FEET;

THENCE NORTH 75.22 FEET;

THENCE 46.30 FEET ALONG THE ARC OF A 56.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 47°22'07" (CHORD BEARS NORTH 23°41'13" WEST 44.99 FEET);

THENCE NORTH 25.07 FEET;

THENCE WEST 306.73 FEET;

THENCE SOUTH 0°04'53" EAST 30.91 FEET;

THENCE SOUTH 89°57'08" WEST 84.76 FEET;

THENCE NORTH 0°07'12" EAST 174.42 FEET;

THENCE 4.85 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS TO THE RIGHT THRU A CENTRAL ANGLE OF 15°25'34" (CHORD BEARS NORTH 7°50'00" EAST 4.83 FEET);

THENCE NORTH 15°32'47" EAST 15.57 FEET;

THENCE 4.85 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS TO THE LEFT THRU A CENTRAL ANGLE OF 15°25'34" (CHORD BEARS NORTH 7°50'00" EAST 4.83 FEET);

THENCE NORTH 0°07'24" EAST 18.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.334 ACRES OR 101,671 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 0°08'13" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS

OWNER'S DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 THEIR SUCCESSORS AND ASSIGN IN PERPETUITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ___ DAY OF _____, 2020.

Name of Entity _____

Print Name: _____

By: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF }
 ON THE ___ DAY OF _____ IN THIS YEAR 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____, 2020.

APPROVED BY MAYOR _____ ATTEST _____

CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS ___ DAY _____, 2020.

PLANNING COMMISSION

APPROVED AS TO FORM THIS ___ DAY _____, 2020.

HIGHLAND CITY ATTORNEY _____ PLANNING COMMISSION CHAIR _____

CONDITIONS OF APPROVAL

these are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with the 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 may be obtained through the Utah county recorders office or the Highland City recorders office. In addition, Highland City has approved zoning laws through a legally binding development code. If the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulation 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:

- 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 & gutter, park strip 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 has a trail must comply with Highland City Ordinance.
 - A fence permit is required for all fences.
- Highland City Ordinance 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.

HIGHLAND TOWN PLAZA SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL PROFESSIONAL LAND SURVEYOR CORY B. NEERINGS No. 5183760 7/15/20 STATE OF UTAH	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	DATE: 7/15/20
			SCALE: 1"=40'
			PAGE: 1 OF 1
			PROJECT: S19-043

