

Line Table			Line Table		
Name	Length	Direction	Name	Length	Direction
L31	154.70	S 4°50'27" W	L1	57.08	N 89°59'47" E
L32	218.58	S 89°50'34" W	L2	25.08	N 4°58'58" E
L33	20.00	N 0°04'34" W	L3	30.47	S 27°37'13" W
L34	200.20	N 89°50'34" E	L4	15.52	S 89°50'34" W
L35	248.91	N 4°50'27" E	L5	49.39	N 0°00'15" W
L36	16.33	N 0°00'00" E	L6	9.84	S 89°59'46" W
L37	100.58	S 90°00'00" W	L7	60.85	N 0°00'00" E
L38	22.57	N 27°37'13" E	L8	1.95	S 90°00'00" W
L39	122.25	S 90°00'00" E	L9	0.56	S 90°00'00" W
L40	133.87	S 4°50'27" E	L10	10.06	N 0°00'00" E
L41	28.63	N 89°57'37" W	L11	10.00	N 0°00'00" E
L42	26.09	S 4°50'13" W	L12	10.00	N 0°00'00" E
L43	28.63	S 89°57'37" W	L13	10.04	N 0°00'00" E
L44	151.81	S 4°50'27" E	L14	8.10	N 0°00'00" E
L45	225.88	S 89°50'34" W	L15	2.07	N 89°59'47" E
L46	26.00	N 0°00'15" W	L16	3.89	N 89°59'46" E
L47	201.99	N 89°50'34" E	L17	2.92	S 90°00'00" W
L48	259.65	N 4°50'27" E	L18	8.93	N 90°00'00" E
L49	107.56	S 90°00'00" W	L19	4.87	N 90°00'00" E
L50	29.34	N 27°37'13" E	L20	2.55	S 89°50'34" W
			L21	2.10	S 89°50'34" W
			L25	20.00	N 0°00'15" W
			L26	37.17	S 0°00'00" W
			L27	93.32	S 4°50'27" W
			L28	36.58	S 90°00'00" E
			L29	20.08	S 04°50'13" W
			L30	36.63	S 90°00'00" W

Curve Table					
Name	Radius	Length	Delta	Chord	Chord Bearing
C1	19.50	16.55	48°37'237"	16.06	N 24°19'32" E
C2	14.50	22.78	90°01'15"	20.51	N 45°00'38" W
C3	14.50	22.78	90°00'00"	20.51	N 45°00'00" E
C4	14.50	15.31	60°29'50"	14.61	N 59°45'05" E
C5	14.50	7.47	29°30'10"	7.38	S 14°45'05" W
C6	14.50	22.78	90°00'00"	20.51	S 45°00'00" E
C7	14.50	17.52	69°14'06"	16.47	S 55°22'57" E
C8	14.50	5.26	20°45'54"	5.23	N 10°22'57" E
C9	14.50	22.78	90°00'00"	20.51	N 45°00'00" E
C10	120.00	25.15	12°00'26"	25.10	N 6°00'13" E
C11	93.00	27.29	16°48'49"	27.19	N 08°24'24" E
C12	106.50	167.29	90°00'00"	150.61	N 45°00'00" E
C13	120.00	163.35	77°59'34"	151.03	N 51°00'13" E
C14	93.00	146.08	90°00'00"	131.52	S 45°00'00" W
C15	3.00	4.71	90°00'00"	4.24	N 44°50'34" E

SURVEYOR'S CERTIFICATE
 I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS S 00°05'38" W ALONG THE SECTION LINE 25.44 FEET AND EAST 1349.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

COURSE	DISTANCE	REMARKS
N 89°50'53" E	104.86 FEET	
N 02°53'37" W	125.27 FEET	
N 89°59'47" E	57.08 FEET	
N 04°58'58" E	25.08 FEET	TO A POINT ON THE SOUTH BOUNDARY LINE OF HIGHLAND SQUARE PLAT A, THENCE ALONG SAID SOUTH BOUNDARY LINE MORE OR LESS, TO A POINT ON THE RIGHT OF WAY OF ALPINE HWY (SR-74)
N 89°59'46" E	380.42 FEET	
S 04°50'13" W	404.47 FEET	TO A POINT ON THE NORTH BOUNDARY LINE OF HIGHLAND TOWNE CENTER BUSINESS PARK LOT 2
S 89°50'20" W	252.63 FEET	
S 00°00'15" E	210.34 FEET	TO THE NORTHERLY RIGHT OF WAY LINE OF 10700 N. STREET
S 89°50'34" W	257.70 FEET	
N 00°00'15" W	463.53 FEET	TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 5.735 ACRES
 # OF LOTS: 42 LOTS

OWNERS' 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 HERON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND TO PROVIDE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY. IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 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)

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 _____, A.D. 20____

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

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

CONDITIONS OF APPROVAL
 There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also 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:

- Each homeowner is entitled to one tree per lot. The tree will be planted in the park strip and be planted within 2 years from the date of the certificate of occupancy. Once planted maintenance of the tree shall be the responsibility of the homeowner.
- 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 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.

TEN SEVEN HUNDRED PLAT "A"
 WEST QUARTER CORNER SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SCALE: 1" = 50 FEET
 DATUM: NAD 83

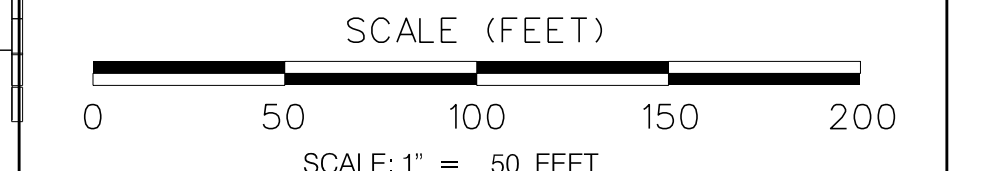
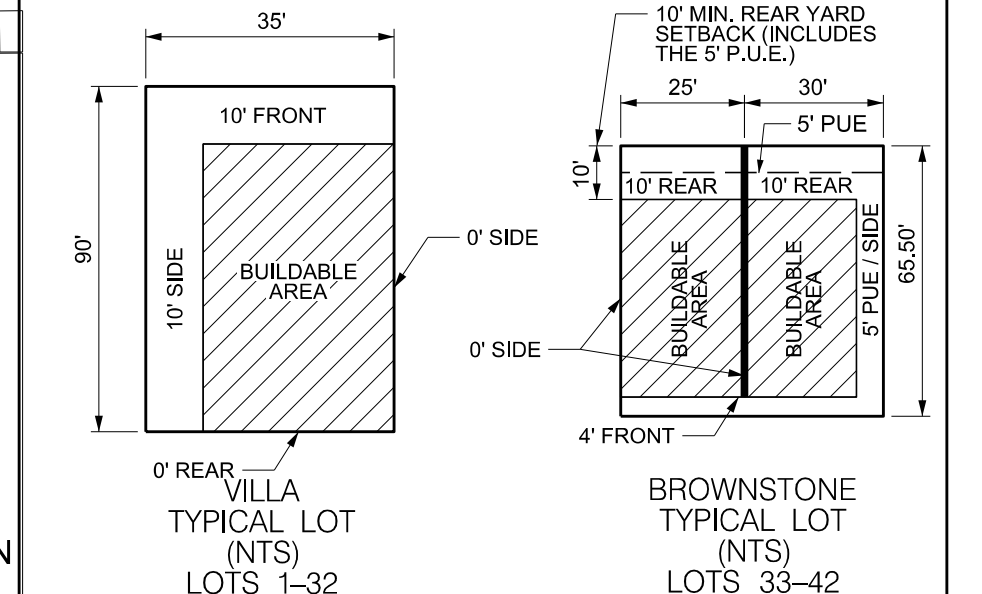
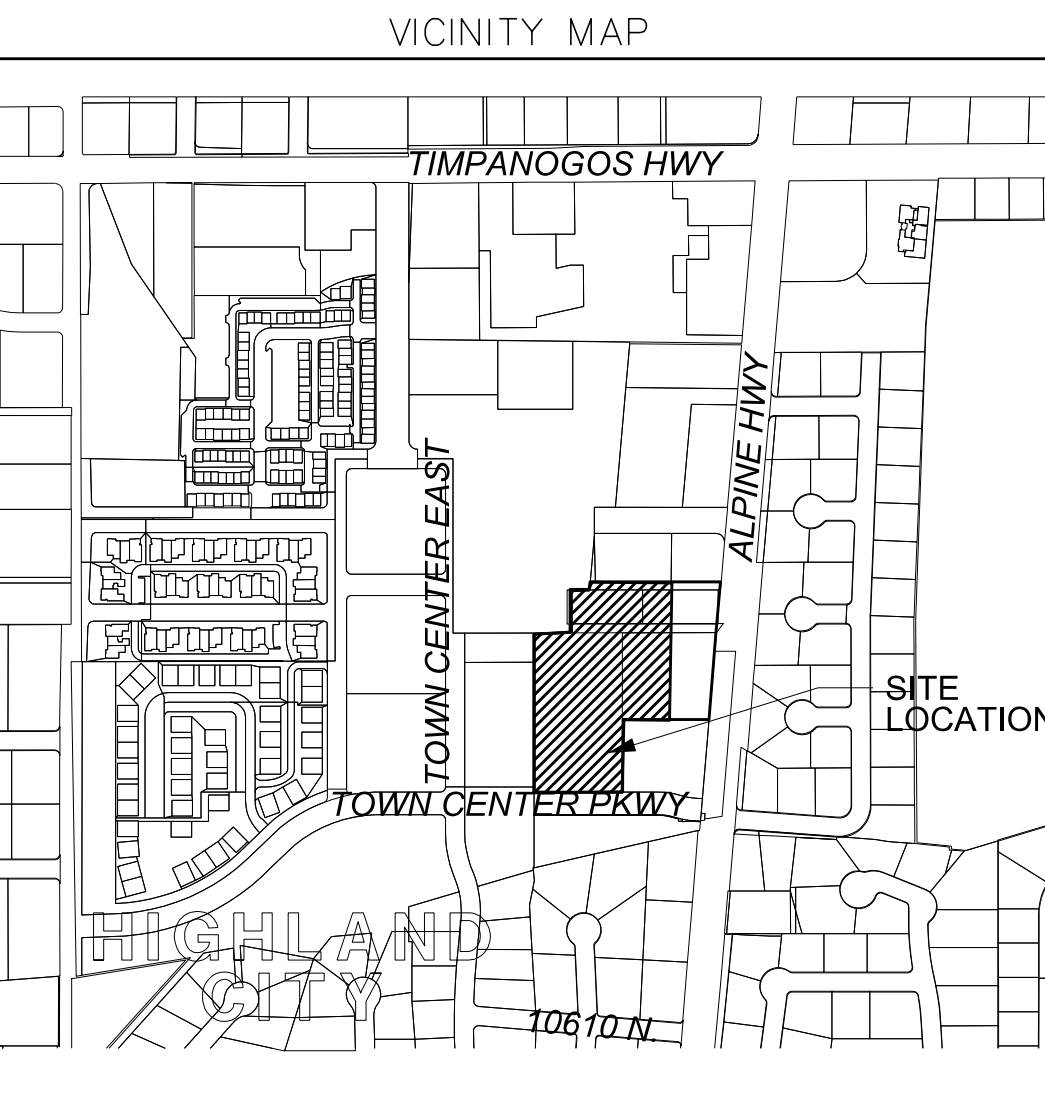
UTILITIES APPROVAL
 Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities Easements identified on this plat map as may be necessary or desirable in providing utility services within and without 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 owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interference with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

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

NOTES:
 A. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
 B. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED/ CONCEALED FROM STREET VIEW.
 C. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY RECTANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTOM OF TREE CANOPY).
 D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
 E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF HIGHLAND CITY.
 F. THIS PROJECT IS SUBJECT TO THE CURRENT HIGHLAND CITY ENGINEERING REQUIREMENTS (MAG SUPPLEMENTAL REGULATIONS); GENERAL PLAN, DEVELOPMENT CODE, AND ANY APPLICABLE SPECIFIC PLANS.
 G. THE MAX NUMBER OF ATTACHED UNITS SHALL BE 2.
 H. ALL PRIVATE DRIVES ARE PUE'S.

MONUMENT

Name	Northing	Eastng
M1	7324458.86	1560576.40
M2	7324600.99	1560576.40



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 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.

DOMINION ENERGY
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSURANCE OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8332.

APPROVED THIS _____ DAY OF _____, 20____ DOMINION ENERGY
 BY: _____ TITLE: _____

MW BROWN ENGINEERING, INC
 OWNER/DEVELOPER: MCKAY CHRISTENSEN, MANAGER
 5532 W. PARKWAY WEST DR.
 HIGHLAND, UT 84003
 801-318-2345

DUDLEY AND ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 353 EAST 1200 SOUTH, OREM, UTAH
 801-224-1252