

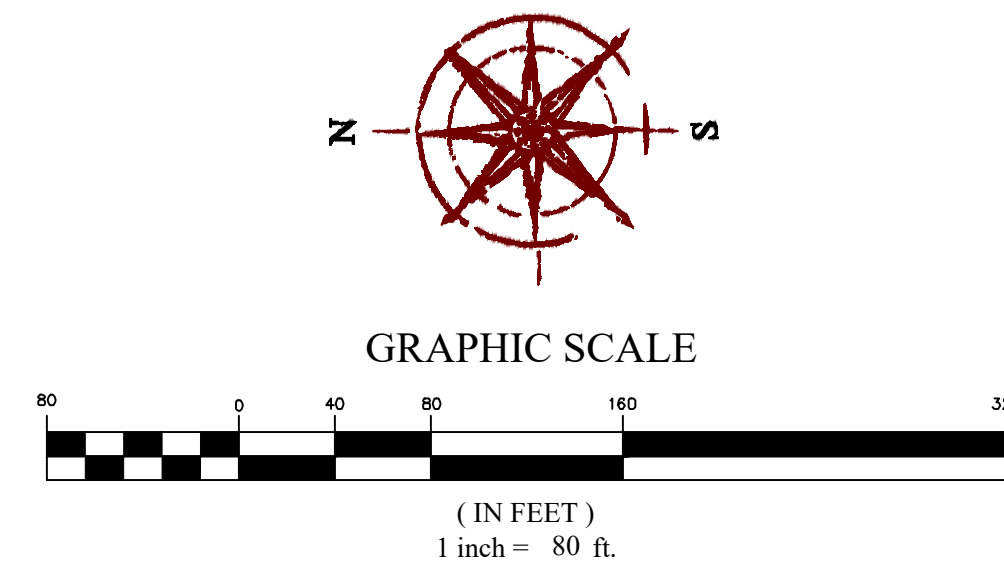
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT
- MONUMENT POINT

DORADO WAY

ROADWAY DEDICATION PLAT
LOCATED IN THE SE1/4 and NE 1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, and that this Dedication Plat is a true and accurate representation of that Survey.

FOR REVIEW

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

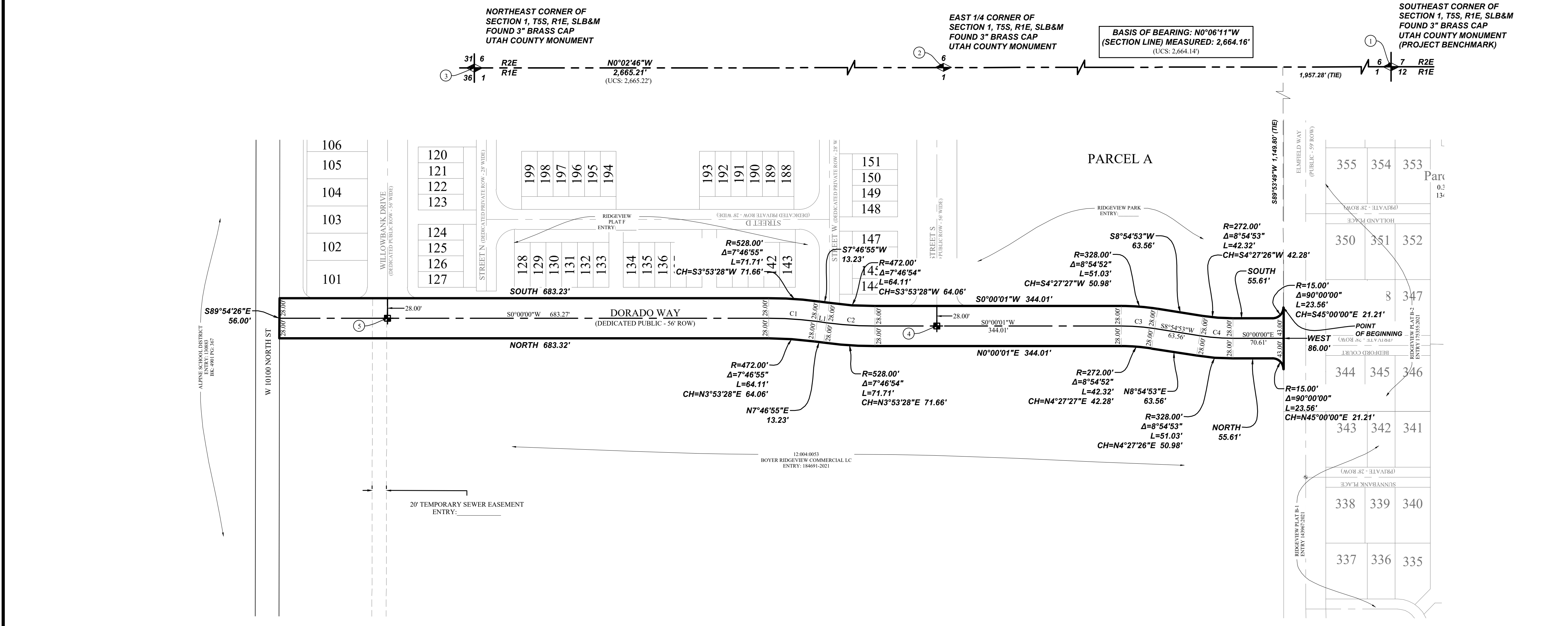
DATE _____

BOUNDARY DESCRIPTION

A part of the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point along the Northerly right-of-way line of ELMFIELD WAY as established by RIDGEVIEW PLAT B-2, according to the Official Plat thereof recorded October 13, 2021 as Entry No. 175355.2021 in the Office of the Utah County Recorder, said point also being N00°06'11"W 1,957.28 feet along the Section line and S89°53'49"W 1,149.80 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; thence along said right-of-way West 86.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: North) a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence North 55.61 feet; thence along the arc of a curve to the right with a radius of 328.00 feet a distance of 51.03 feet through a central angle of 08°54'53" Chord: N04°27'26"W 50.98 feet; thence N08°54'53"E 63.56 feet; thence along the arc of a curve to the left with a radius of 272.00 feet a distance of 42.32 feet through a central angle of 08°54'52" Chord: N04°27'27"E 42.28 feet; thence N00°00'01"E 344.01 feet; thence along the arc of a curve to the right with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'55" Chord: N03°53'28"E 71.66 feet; thence N07°46'55"E 13.23 feet; thence along the arc of a curve to the left with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'55" Chord: N03°53'28"E 64.06 feet; thence North 683.32 feet to the southerly line of a Corrected Special Warranty Deed as Recorded at Entry No. 79132.1998 in the Utah County Recorder's Office; thence along said Deed S89°54'26"E 56.00 feet; thence South 683.23 feet; thence along the arc of a curve to the right with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'55" Chord: S03°53'28"W 71.66 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'54" Chord: S03°53'28"W 64.06 feet; thence S00°00'01"W 344.01 feet; thence along the arc of a curve to the right with a radius of 328.00 feet a distance of 51.03 feet through a central angle of 08°54'52" Chord: S04°27'27"W 50.98 feet; thence S08°54'53"W 63.56 feet; thence along the arc of a curve to the left with a radius of 272.00 feet a distance of 42.32 feet through a central angle of 08°54'53" Chord: S04°27'26"W 42.28 feet; thence South 55.61 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet to the point of beginning.

Contains: 1.81 acres +/-



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00	7°46'55"	67.91	S03°53'28"W	67.86
C2	500.00	7°46'54"	67.91	S03°53'28"W	67.86
C3	300.00	8°54'52"	46.68	S04°27'27"W	46.63
C4	300.00	8°54'53"	46.68	S04°27'26"W	46.63

Point Table

Point #	Northing	Easting
1	10000.000	10000.000
2	11927.575	9996.533
3	15329.368	9993.059
4	12409.507	8820.831
5	13176.861	8831.832

Line Table

LINE	DIRECTION	LENGTH
L1	S07°46'55"W	13.23

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 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, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20____

BY _____

TITLE _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DEDICATED TO HIGHLAND CITY AS A PUBLIC ROAD HEREAFTER TO BE KNOWN AS FEATHERSTONE DRIVE.

DORADO WAY ROADWAY DEDICATION PLAT

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20____

BY: _____
(PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 _____

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

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____ BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT _____ CHAIRMAN, PLANNING COMMISSION _____

DORADO WAY

ROADWAY DEDICATION PLAT
LOCATED IN THE SE1/4 and the NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

LENNAR
111 E SEGO LILY DRIVE SUITE 150
SANDY, UTAH 84070
(801)-508-5506
CONTACT: BJ RYAN

DATE _____

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	UTAH COUNTY RECORDER STAMP
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