

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

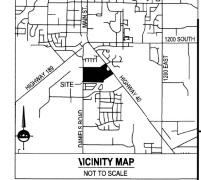
TURNER MILL MASTER SUBDIVISION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, UTAH

NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND WASATCH COUNTY MONUMENT

WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND WASATCH COUNTY MONUMENT

WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND WASATCH COUNTY MONUMENT



SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 26882, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plan and described below, and have subdivided said tract of land into lots, blocks, streets and easements.

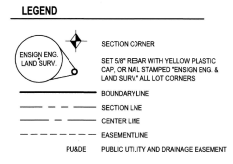
Patrick M. Harris
 CERTIFICATE NO. 26882
 DATE: Aug. 17, 2020

BOUNDARY DESCRIPTION

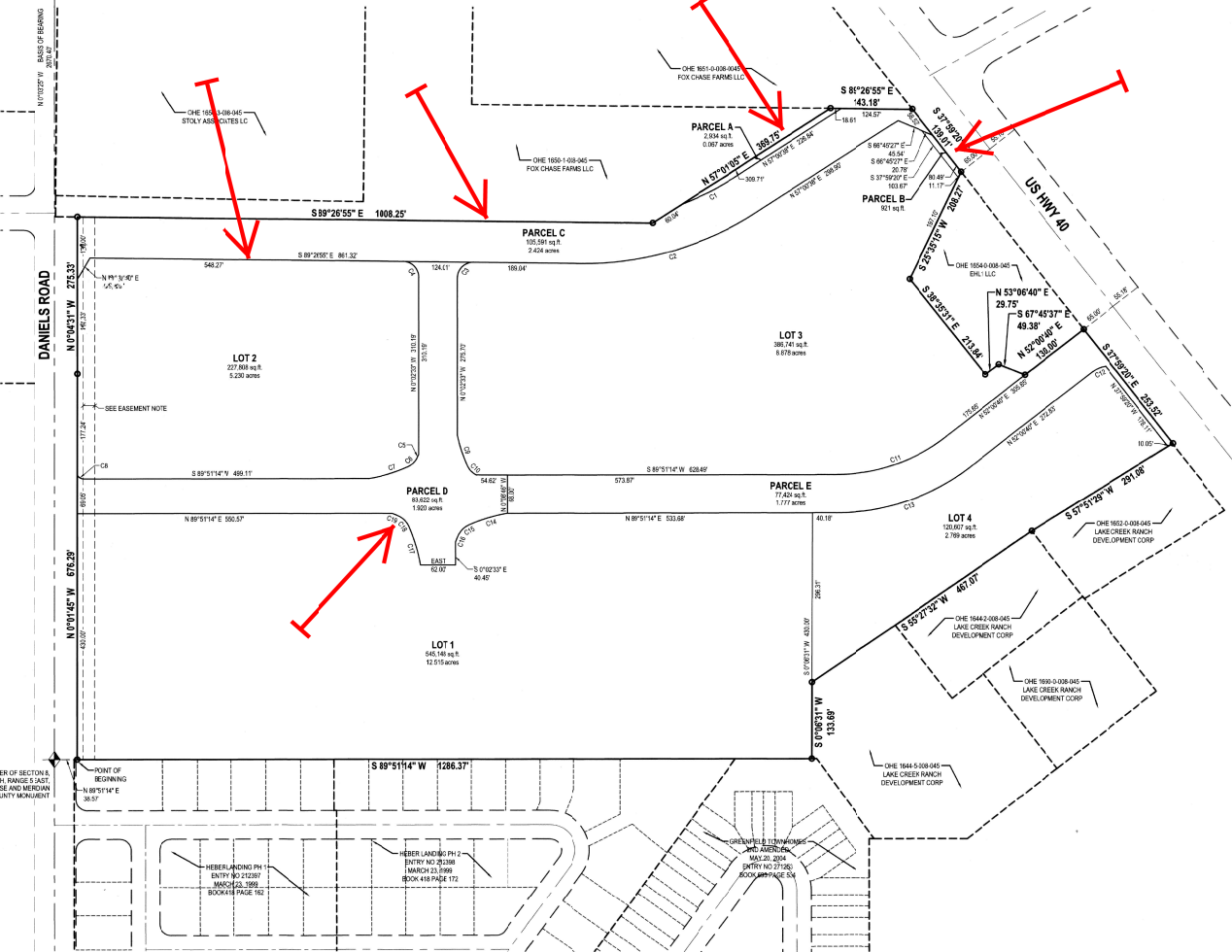
Beginning at a point on the Eastern Right-of-Way Line of Daniels Road, said point being north 89°51'14" East 38.57 feet from the West Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running:

Thence North 09°10'15" West 670.26 feet along said Eastern Right-of-Way Line;
 Thence North 02°10'15" West 273.33 feet along said Eastern Right-of-Way Line;
 Thence South 89°28'02" East 143.18 feet to a point on the Southern Right-of-Way Line of Highway 40;
 Thence South 07°02'02" East 128.07 feet along said Southern Right-of-Way Line;
 Thence South 25°15'15" West 208.28 feet;
 Thence South 07°02'02" East 073.94 feet;
 Thence North 02°16'49" East 20.75 feet;
 Thence South 52°45'07" East 40.38 feet;
 Thence North 52°46'42" East 190.00 feet to a point on the Southern Right-of-Way Line of Highway 40;
 Thence South 07°02'02" East 253.52 feet; Southern Right-of-Way Line to the Northeastern Boundary Line of the Lake Creek Ranch Development Corporation Property;
 Thence South 07°12'12" West 291.08 feet along said Northeastern Boundary Line;
 Thence South 02°22'22" West 481.07 feet along said Northeastern Boundary Line;
 Thence South 07°06'51" West 33.89 feet along said Northeastern Boundary Line to the Northern Boundary Line of the Greenfield Tenthredin Subdivision;
 Thence South 89°51'14" West 286.37 feet along said Northern Boundary Line to the Northern Boundary Line of Heber Landing Subdivision to the point of beginning.

Contains 1,503.797 Square Feet or 35.661 Acres



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	474.00	96.11	11°04'49"	98.93
C2	546.00	319.63	33°32'21"	315.08
C3	28.00	44.27	89°30'48"	39.80
C4	28.00	43.69	89°32'22"	39.39
C5	86.00	7.30	4°52'08"	7.30
C6	35.00	22.97	37°30'07"	22.56
C7	285.00	71.36	14°24'41"	71.18
C8	12.00	13.79	69°39'38"	13.01
C9	285.00	55.59	11°19'34"	55.50
C10	35.00	23.36	38°32'22"	22.82
C11	376.00	298.71	37°03'04"	284.94
C12	44.00	23.99	31°11'11"	23.89
C13	384.00	253.63	37°03'07"	249.04
C14	285.00	71.36	14°24'41"	71.18
C15	35.00	22.97	37°30'07"	22.56
C16	85.00	15.86	10°43'22"	15.84
C17	285.00	71.69	14°19'22"	70.91
C18	35.00	23.22	38°09'44"	22.82
C19	85.00	15.58	10°30'07"	15.58



OWNER'S DEDICATION

I, the undersigned, being the owner(s) of the above described tract of land, hereby dedicates the same to be subdivided into lots, streets, and easements, to be hereafter known as:

TURNER MILL MASTER SUBDIVISION PLAT

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS THIS 17th DAY OF August, 2020.

Patrick M. Harris
 NAME: TITLE: SURVEYOR
 DATE: 8/19/20

OWNER'S ACKNOWLEDGMENT

STATE OF Arizona
 COUNTY OF Maricopa
 I, Chris Cochran, Secretary of Chris Cochran & Associates, LLC, a duly organized and existing limited liability company under the laws of the State of Arizona, do hereby acknowledge that the foregoing instrument was signed in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me, that said limited liability company executed the same.

Chris Cochran
 NAME: TITLE: SECRETARY
 DATE: 8/19/20

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREIN, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS SET AND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 21st DAY OF August, A.D. 2020.

Paul Mendenhall
 CITY ENGINEER
Heather Foster
 CLERK-RECORDER

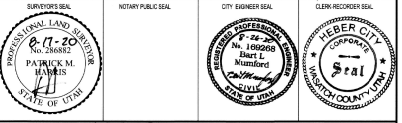
PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF August, A.D. 2020, BY THE PLANNING COMMISSION OF HEBER CITY.

Heather Foster
 PLANNING DIRECTOR
Keith Lawler
 CHAIR, PLANNING COMMISSION

TURNER MILL MASTER SUBDIVISION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, UTAH



Easement Note:
 Notice of Interest in Utah State Special Service Area No. 1 has an unrecorded easement across said property by virtue of an Easement Agreement between Turner Mill Supply Inc. and Wasatch County Special Service Area No. 1, dated December 15, 1996, recorded April 26, 1999 as Entry No. 213299 in Book 471 of Page 465. Notice of Location of Easement, dated April 6, 2008 and received August 8, 2008 as Entry No. 262366 in Book 679 of Page 783. Assignment of Notice of Location of Easement and Related Easements and Right-of-Way in favor of Central Utah Water Conservancy District, jointly corporate and sole of the State of Utah, dated April 13, 2010 and recorded April 28, 2015 as Entry No. 411327 in Book 1128 at Page 164.

DEVELOPER
 WADSWORTH DURBAN/HEBER, LLC
 166 E. 14000 S., STE 210
 DRAPER, UTAH 84020
 801.748.4006

ENSIGN SALT LAKE CITY
 450 W. 10200 S., Suite 500
 Sandy, UT 84070
 Phone: 801.252.6500
 Fax: 801.252.6440
 www.ensign.com

PROJECT NUMBER: 8425
 MANAGER: ROE
 DRAWN BY: KFM
 CHECKED BY: PMH
 DATE: 8/17/20

RECORDED # 483557
 STATE OF UTAH, COUNTY OF WASATCH, RECORDER AND FILED AT THE WASATCH COUNTY COURTHOUSE
 REQUEST OF: JACOBSON BRADLEY W
 DATE: 8/25/20 8:43 AM BOOK: 1309 PAGE: 807
 BY: PEGGY FOJ SULSER
 WASATCH COUNTY RECORDER