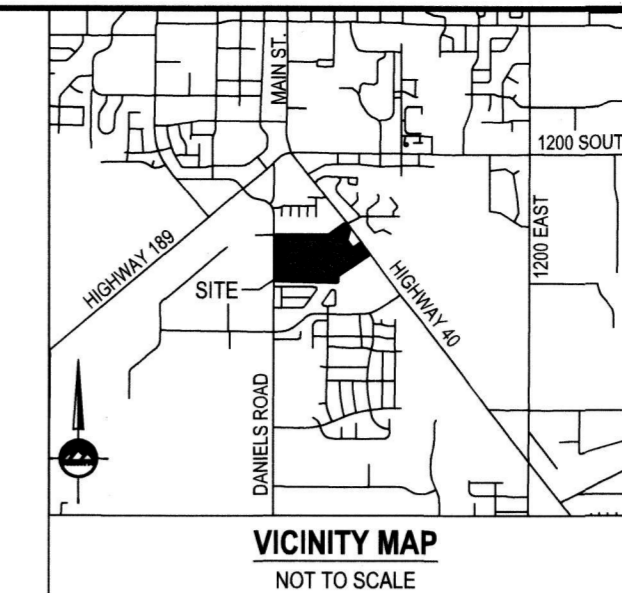
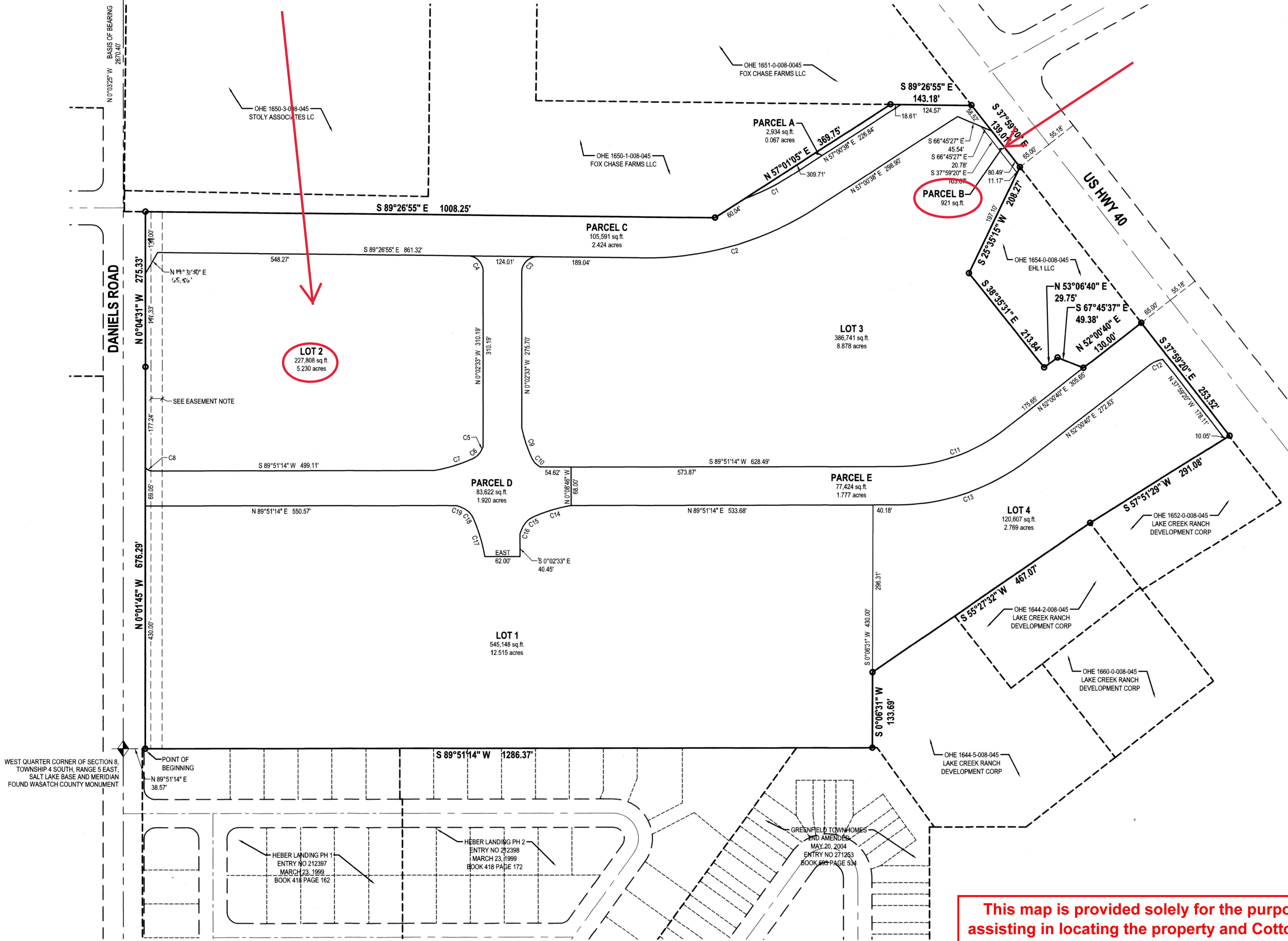


# TURNER MILL MASTER SUBDIVISION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & 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



**SURVEYOR'S CERTIFICATE**  
Patrick M. Harris do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 286882 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 plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements.  
*Patrick M. Harris*  
PATRICK M. HARRIS  
CERTIFICATE NO. 286882  
DATE Aug. 17, 2020

**BOUNDARY DESCRIPTION**  
Beginning at a point on the Easterly Right-of-Way Line of Daniel's 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 00°01'45" West 676.29 feet along said Easterly Right-of-Way Line;  
thence North 00°04'31" West 275.33 feet along said Easterly Right-of-Way Line;  
thence South 89°26'55" East 1,008.25 feet;  
thence North 57°01'05" East 369.75 feet;  
thence South 89°26'55" East 143.18 feet to a point on the Southerly Right-of-Way Line of Highway 40;  
thence South 37°59'20" East 139.01 feet along said Southerly Right-of-Way Line;  
thence South 25°35'15" West 208.28 feet;  
thence South 38°35'31" East 213.84 feet;  
thence North 53°06'40" East 29.75 feet;  
thence South 67°45'37" East 49.38 feet;  
thence North 52°00'42" East 130.00 feet to a point on the Southerly Right-of-Way Line of Highway 40;  
thence South 37°59'20" East 253.52 feet Southerly Right-of-Way Line to the Northwestern Boundary Line of the Lake Creek Ranch Development Corporation Property;  
thence South 57°51'29" West 291.08 feet along said Northwestern Boundary Line;  
thence South 55°27'32" West 467.07 feet along said Northwestern Boundary Line;  
thence South 00°06'31" West 133.89 feet along said Northwestern Boundary Line to the Northern Boundary Line of the Greenfield Townhomes Subdivision;  
thence South 89°51'14" West 1,286.37 feet along said Northern Boundary Line and the Northern Boundary Line of Heber Landing Subdivision to the point of beginning.  
Contains 1,550,797 Square Feet or 35.601 Acres

**LEGEND**

- SECTION CORNER
- ENGIN' ENG. LAND SURV. SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN' ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PLU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	474.00'	99.11'	11°58'49"	N63°00'03"E	98.93'
C2	546.00'	319.63'	33°32'27"	N73°46'52"E	315.08'
C3	28.00'	44.27'	90°35'38"	S45°15'16"W	39.80'
C4	28.00'	43.69'	89°24'22"	N44°44'44"W	39.39'
C5	85.00'	7.30'	4°55'28"	N25°50'06"E	7.30'
C6	35.00'	22.97'	37°36'00"	N47°05'49"E	22.56'
C7	285.00'	71.36'	14°20'47"	N73°04'12"E	71.18'
C8	12.00'	13.75'	65°38'39"	S57°19'27"E	13.01'
C9	285.00'	55.59'	11°10'34"	S18°21'20"E	55.50'
C10	35.00'	23.36'	38°14'20"	S43°03'47"E	22.93'
C11	316.00'	208.71'	37°50'34"	N70°55'57"E	204.94'
C12	44.00'	23.99'	31°14'17"	S67°37'49"W	23.69'
C13	384.00'	253.63'	37°50'35"	N70°55'56"E	249.04'
C14	285.00'	71.36'	14°20'47"	S73°04'12"W	71.18'
C15	35.00'	22.97'	37°36'00"	S47°05'49"W	22.56'
C16	85.00'	15.86'	10°41'32"	S22°57'03"W	15.64'
C17	285.00'	71.09'	14°17'32"	N16°47'51"W	70.91'
C18	35.00'	23.25'	38°03'14"	N42°58'14"W	22.82'
C19	85.00'	15.58'	10°30'05"	N67°14'54"W	15.56'

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER(S) IF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENT, 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 WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF August, 2020.  
*Chris Goesch*  
Chris Goesch  
NAME, TITLE  
DATE 8/19/20

**OWNER'S ACKNOWLEDGMENT**  
STATE OF Arizona COUNTY OF MariCopa S.S.  
ON THIS 19th DAY OF August, A.D. 2020, PERSONALLY APPEARED BEFORE ME Chris Goesch WHO BEING BY ME DULY SWORN TO declare that he/she is the Secretary of Meaco Partners LLC, A LIMITED LIABILITY COMPANY AND 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.  
*Karen Dujin*  
Karen Dujin  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/16/21  
COMMISSION NO. 100174  
RESIDING IN MariCopa COUNTY, Arizona COMMISSION # 100174

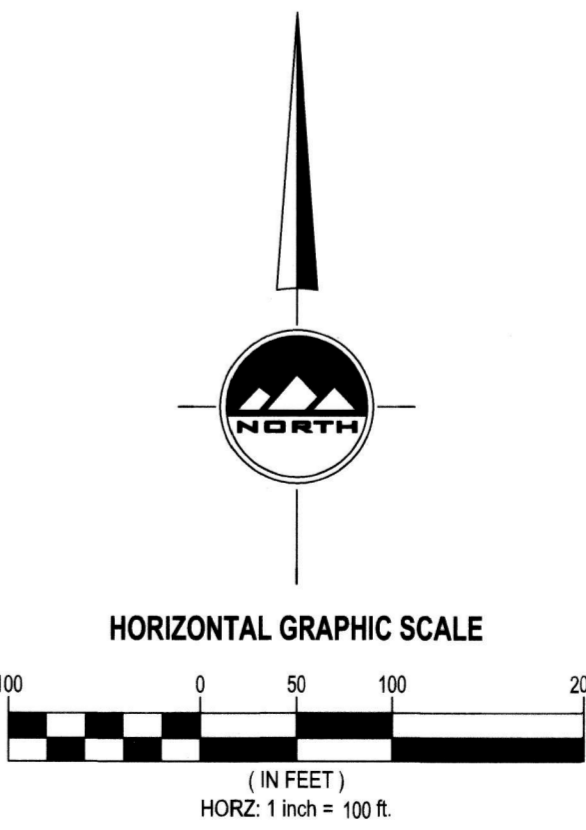
**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.  
THIS 27th DAY OF August, A.D. 2020.  
*Kellean Potter*  
Kellean Potter  
MAYOR  
*Bart Mumford*  
Bart L Mumford  
CITY ENGINEER  
(SEE SEAL BELOW)  
*Mina M Cooke*  
Mina M Cooke  
CLERK/RECORDER  
(SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 25th DAY OF August, A.D. 2020, BY THE PLANNING COMMISSION OF HEBER CITY.  
*Keith Rawley*  
Keith Rawley  
PLANNING DIRECTOR  
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 & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 286882, STATE OF UTAH  
NOTARY PUBLIC SEAL: Karen Dujin, No. 100174, STATE OF UTAH  
CITY ENGINEER SEAL: Bart L Mumford, No. 189268, STATE OF UTAH  
CLERK-RECORDER SEAL: Mina M Cooke, No. 100174, STATE OF UTAH

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.



**Easement Note:**  
Notice of Interest wherein Wasatch County Special Service Area No. 1 has an unrecorded easement across said property by virtue of an Easement Agreement between Turner Building Supply Inc. and Wasatch County Special Service Area No. 1 dated December 15, 1998, recorded April 26, 1999 as Entry No. 213299 in Book 421 at Page 465. Notice of Location of Easement, dated April 6, 2006 and recorded August 8, 2006 as Entry No. 305755 in Book 879 at Page 783. Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way in favor of Central Utah Water Conservancy District, a body corporate and politic of the State of Utah, dated April 13, 2015 and recorded April 28, 2015 as Entry No. 411327 in Book 1128 at Page 164.

**DEVELOPER**  
WADSWORTH DUBURBAN HEBER, LLC  
166 E. 14000 S., STE 210  
DRAPER, UTAH 84020  
801.748.4088

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOLE**  
Phone: 435.843.3990  
**CEDAR CITY**  
Phone: 435.845.1453  
**RICHFIELD**  
Phone: 435.948.0187  
**COLORADO SPRINGS**  
Phone: 719.478.0119

**SHEET 1 OF 1**  
PROJECT NUMBER : 9425  
MANAGER : RQE  
DRAWN BY : KFW  
CHECKED BY : PMH  
DATE : 8/17/20

**WASATCH COUNTY SURVEYOR'S CERTIFICATE**  
THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.  
ACCEPTED THIS 25th DAY OF Aug, A.D. 2020  
*Keith Rawley*  
Keith Rawley  
WASATCH COUNTY SURVEYOR

**RECORDED # 483557**  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: WATSON BRADLEY W  
DATE: 8-28-2020 TIME: 8:43 AM BOOK: 1309 PAGE: 807  
\$ 168.00  
*Peggy Foy Sulser*  
PEGGY FOY SULSER  
WASATCH COUNTY RECORDER