

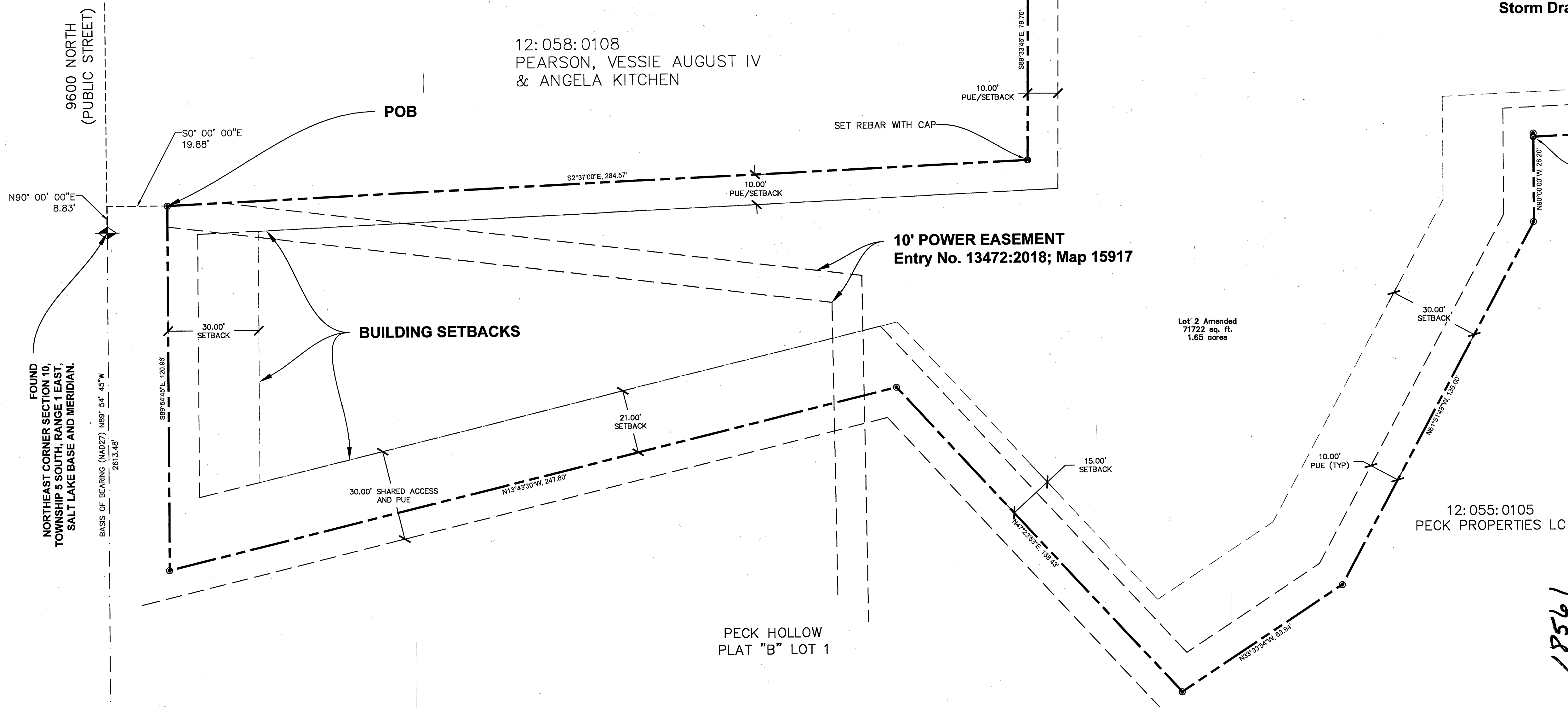
CONDITIONS OF APPROVAL

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:

- 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 HAS ADDITIONAL RESTRICTIONS OF SIZE AND OPACITY. FENCES ALONG OPEN SPACE OR 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.
- STORM DRAIN EASEMENT IN FAVOR OF PARCEL 12:058:0022, PARCEL 12:058:0043, AND PARCEL 12:058:0108

12:058:0108
PEARSON, VESSIE AUGUST IV
& ANGELA KITCHEN

12:058:0108
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& ANGELA KITCHEN



FOUND
NORTHEAST CORNER SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
BASIS OF BEARING (NAD27) N89° 54' 45" W
2613.48'

NORTH QUARTER CORNER SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
I, JASON G. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6119653 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

JASON G. JENKINS
DATE: 10-18-2022

DEVELOPER	GENERAL NOTES	BOUNDARY DESCRIPTION	ACCEPTANCE BY LEGISLATIVE BODY
EZRA LEE DESIGN BUILD 383 SOUTH MAIN STREET, SUITE 100 ALPINE, UT 84004 801-448-6876	<ol style="list-style-type: none"> TOTAL PROPERTY = 1.65 ACRES PROPERTY ZONING = R-1-20 FLOOD ZONE: ZONE X-A-AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 4955170110 B MAP REVISED JULY 17, 2002. ALL BASEMENTS WILL REQUIRE PERSONAL GRINDER PUMPS, IF APPLICABLE. ALSO, BEFORE CONSTRUCTION OF HOMES, THE HOME OWNER SHOULD VERIFY THE LATERAL DEPTH FOR GRAVITY SEWER. 	BEGINNING AT A POINT WHICH IS EAST 8.83 FEET AND SOUTH 19.88 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 02° 37' 00" EAST 284.57 FEET; THENCE SOUTH 89° 33' 46" EAST 79.76 FEET; THENCE SOUTH 02° 14' 54" EAST 280.12 FEET; THENCE NORTH 89° 59' 18" WEST 79.18 FEET; THENCE NORTH 02° 37' 00" WEST 113.44 FEET; THENCE WEST 28.20 FEET; THENCE NORTH 61° 51' 48" WEST 136.00 FEET; THENCE NORTH 33° 33' 54" WEST 63.94 FEET; THENCE NORTH 47° 23' 53" EAST 138.43 FEET; THENCE NORTH 13° 43' 30" WEST 247.60 FEET; THENCE SOUTH 89° 54' 45" EAST 120.96 FEET TO THE POINT OF BEGINNING. CONTAINS 1.65 ACRES, MORE OR LESS.	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 7 TH DAY OF DECEMBER, 2022. HIGHLAND CITY MAYOR HIGHLAND CITY ENGINEER
JASON G. JENKINS, PLS, LLC PO BOX 411 MIDWAY, UT 84049 435-671-2595	SITE DATA TABLE PROPERTY ZONING: R-1-20 GROSS/NET PROPERTY AREA: 71,722 SF BUILDABLE AREA WITHIN SETBACKS: 41,508 SF LOT AREA: 71,722 SF RIGHT OF WAY AREA: 0 SF DETENTION AREA: 0 SF NUMBER OF LOTS: 1 LOT MIN. LOT AREA: 71,722 SF AVG. LOT AREA: 71,722 SF		APPROVAL AS TO FORM APPROVED THIS 25 TH DAY OF OCTOBER, 2022. HIGHLAND CITY ATTORNEY

OWNER'S DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON 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 TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY. IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 12 DAY OF October, 2022.

VESSIE AUGUST PEARSON, IV

OWNER'S ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Utah

ON THE 12 DAY OF October, 2022, Vessie August Pearson IV PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF Utah, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DULY ACKNOWLEDGED TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Utah COUNTY, STATE OF Utah, MY COMMISSION EXPIRES Apr. 20 25

CHRISTA REID
NOTARY PUBLIC

PECK HOLLOW
PLAT "B" LOT 2 AMENDED
A COMBINATION OF PECK HOLLOW PLAT B, LOT 2 AND A PORTION OF PARCEL 12:058-0108

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Highland City, Utah County, Utah

CITY ENGINEER SEAL CITY RECORDER SEAL

UTAH COUNTY RECORDER

18561
RECORDED FOR HIGHLAND CITY

Sec. 11, T5S, R1E; Sec. 10, T5S, R1E S1/4 SW 1/4, Plat B, Peck Hollow TU-045 JS