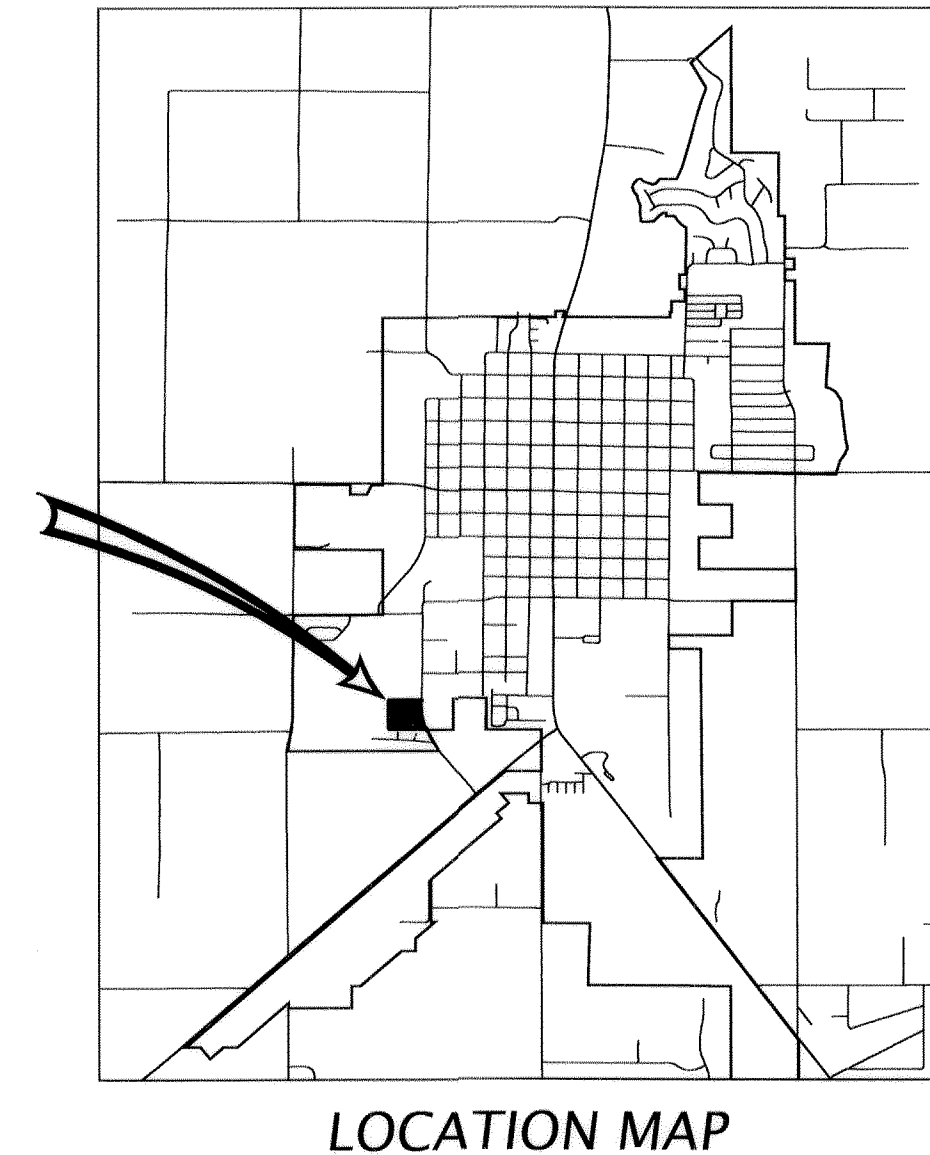
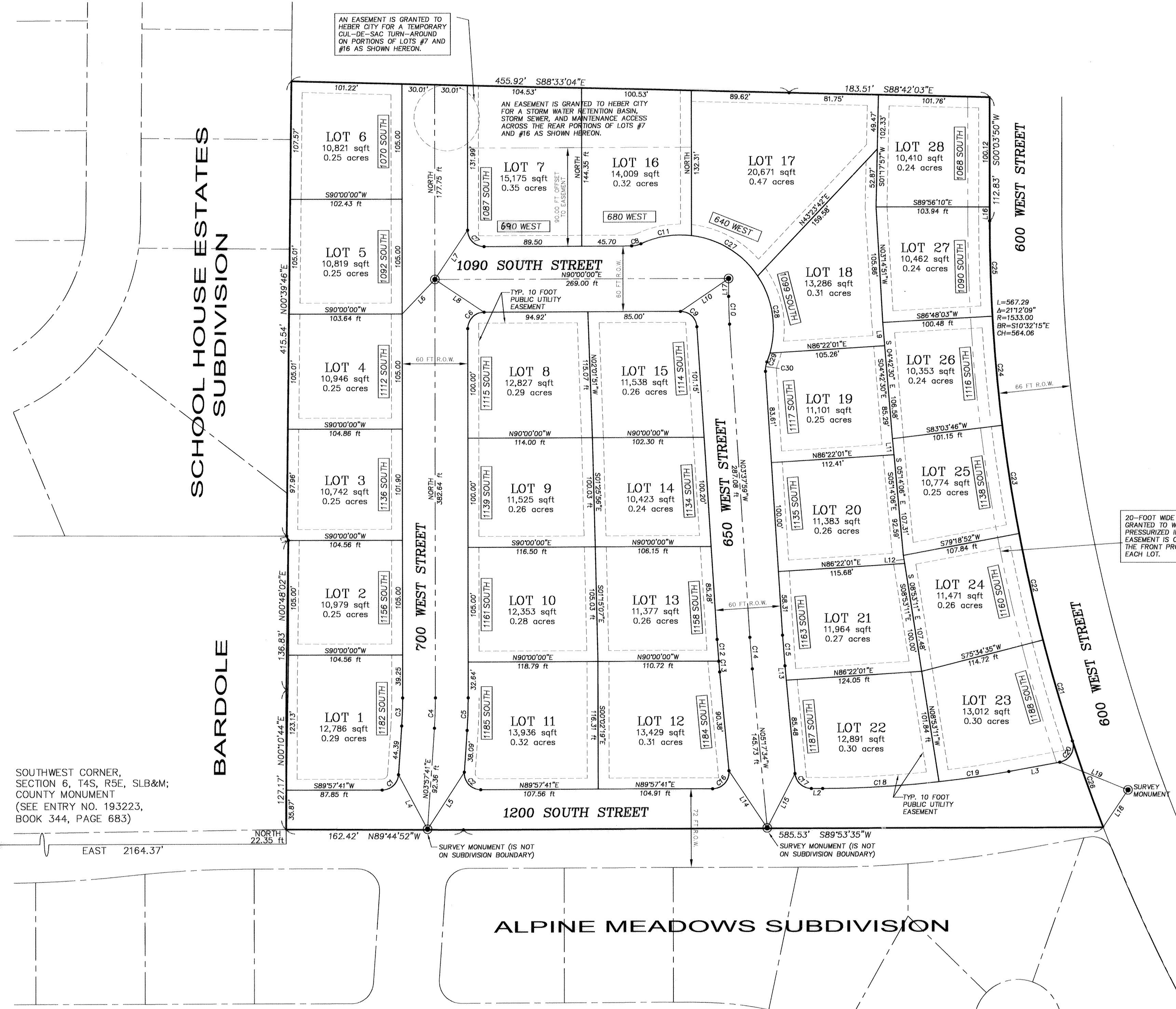


ALPINE MEADOWS 2 FINAL PLAT

WEST QUARTER CORNER,
SECTION 6, T4S, R5E, SLB&M;
COUNTY MONUMENT
(SEE ENTRY NO. 193502,
BOOK 345, PAGE 554)

BASIS OF BEARINGS: N00°12'40"W BETWEEN SECTION MONUMENTS (MEASURED 2663.70')



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.

LINE	LENGTH	BEARING
L1	4.20	N19°57'08"W
L2	10.34	N89°57'41"E
L3	47.32	N79°46'59"E
L4	56.59	N26°03'22"W
L5	62.01	N32°53'39"E
L6	43.49	S43°56'11"W
L7	54.08	N33°41'24"E
L8	54.08	S56°18'36"E
L9	21.28	N04°42'30"W
L10	53.32	S50°40'17"W
L11	14.73	N05°14'06"W
L12	7.48	N08°53'11"W
L13	13.18	N06°12'34"W
L14	62.96	N33°44'57"W
L15	55.82	N27°12'53"E
L16	12.71	N00°03'50"E
L17	16.36	S00°00'00"E
L18	25.06	S33°59'44"W
L19	67.36	N67°54'49"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	22.51	15.00	86°00'00"	20.46	N46°57'41"E
C2	24.61	15.00	94°00'00"	21.84	S43°02'18"E
C3	25.25	370.00	3°27'41"	25.58	N01°58'50"E
C4	27.65	400.00	3°57'41"	27.65	N01°58'50"E
C5	29.73	430.00	3°57'41"	29.72	N01°58'50"E
C6	23.56	15.00	80°00'00"	21.21	S45°00'00"W
C7	23.56	15.00	80°00'00"	21.21	S45°00'00"W
C8	8.80	20.00	25°12'32"	8.73	N77°23'44"E
C9	22.61	15.00	86°22'01"	20.53	N46°48'59"W
C10	25.36	400.00	3°27'49"	25.36	S01°48'59"W
C11	47.50	85.00	32°01'05"	46.88	S80°48'01"W
C12	19.94	1030.00	1°06'34"	19.94	S04°11'16"E
C13	9.89	1030.00	0°33'01"	9.89	S05°01'03"E
C14	28.87	1000.00	1°38'35"	28.87	S04°27'46"E
C15	28.10	970.00	1°39'35"	28.10	S04°27'46"E
C16	24.94	15.00	85°15'14"	22.16	N42°20'04"E
C17	22.19	15.00	84°44'46"	20.22	S47°39'56"E
C18	108.59	964.00	6°20'26"	106.53	N81°42'28"E
C19	64.66	964.00	3°50'36"	64.65	N81°42'16"E
C20	25.60	15.00	97°42'28"	22.61	N30°53'14"E
C21	95.91	1533.00	3°35'04"	95.89	S01°24'27"E
C22	100.02	1533.00	3°44'17"	100.00	S1°23'17"E
C23	100.29	1533.00	3°44'54"	100.27	S08°48'41"E
C24	100.02	1533.00	3°44'17"	100.00	S05°04'02"E
C25	87.30	1533.00	3°14'47"	87.29	S01°34'03"E
C26	83.76	1533.00	3°07'49"	83.75	S10°34'24"E
C27	73.28	85.00	49°23'47"	71.03	N58°29'34"W
C28	73.63	85.00	49°37'44"	71.35	N08°58'48"W
C29	8.52	85.00	0°44'29"	8.51	N18°42'18"E
C30	8.80	20.00	25°12'32"	8.73	S08°58'17"W

NOTICE TO PURCHASERS

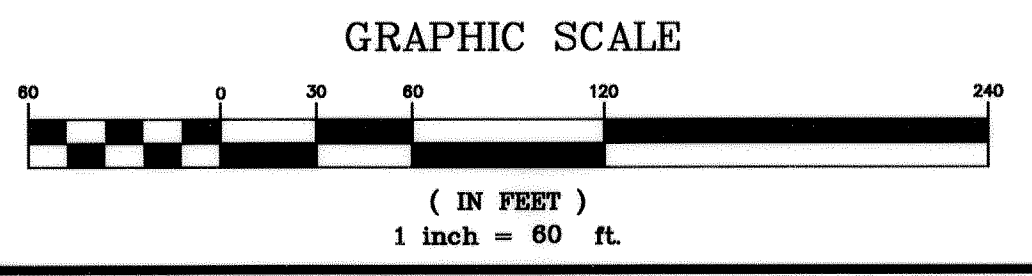
- Lots 1, 11, 12, 22, & 23 are hereby restricted from locating a driveway within 30 feet of the property line along 1200 South Street, or from accessing 1200 South Street with any driveway, paved or unpaved.
- Lots 7 and 16 are subject to a storm drainage easement as shown hereon. This easement is for the surface flow of excess storm water. Accordingly, no buildings or other structures shall be built within the easement, nor shall the grading elevations of the ditch/swale be substantially altered. Owners of these two lots shall be responsible for landscaping and maintaining that portion of the storm water detention basin that is on their property.
- There is a dog kennel business located on the property to the west of lots #1 and #2 of this subdivision. Lot purchasers are hereby notified by the city that this kennel is a legal, non-conforming use in the R-1 zone and has a "grandfathered" right to remain in operation.
- A Geotechnical Study (Soils Report) for this subdivision was prepared by Earthtec Testing & Engineering, P.C., Orem, Utah in April, 2001. This study outlines existing soil conditions and gives recommendations for construction of homes in this subdivision. This report is on file with the Heber City Planning Dept., and may also be obtained from Summit Engineering Group, Inc., 55 West Center, Heber City, UT.

ZONING INFORMATION:

THIS SUBDIVISION IS LOCATED IN THE R-1 RESIDENTIAL ZONE. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET

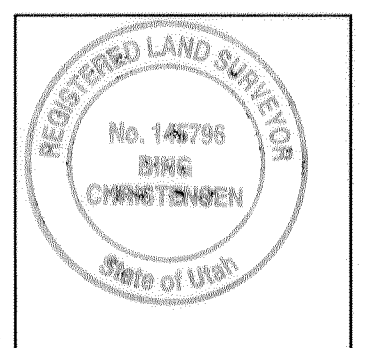
PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET ON SIDE INDICATED



SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, 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 IS TRUE AND CORRECT.



Bing Christensen
BING CHRISTENSEN
9-30-02
DATE

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NORTHERLY BOUNDARY OF THE ALPINE MEADOWS SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, SAID POINT LYING EAST 2164.37 FEET AND NORTH 22.35 FEET FROM THE WASATCH COUNTY SURVEYOR'S MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (THE WASATCH COUNTY SURVEYOR'S MONUMENT FOR THE WEST ONE-QUARTER OF SAID SECTION BEARS NORTH 00°12'40" WEST FROM SAID SOUTHWEST SECTION CORNER); AND RUNNING THENCE NORTH 00°10'44" EAST 127.17 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°48'02" EAST 136.83 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 19°57'08" WEST 4.20 TO THE SOUTHEAST CORNER OF SCHOOL HOUSE ESTATES SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH; THENCE NORTH 00°39'46" EAST 415.54 ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 88°33'04" EAST 455.92 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 88°42'03" EAST 183.51 FEET CONTINUING ALONG SAID FENCE LINE MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 600 WEST STREET; THENCE SOUTH 00°03'50" WEST 112.83 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE CONVEX TO THE EAST AND FROM WHICH A RADIAL LINE BEARS SOUTH 89°56'10" EAST 153.00 FEET; THENCE SOUTHEASTERLY 567.293 FEET ALONG SAID WESTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 21°12'09" (CHORD BEARS SOUTH 10°32'15" EAST 564.062 FEET) MORE OR LESS TO A POINT ON THE NORTHEAST CORNER OF ALPINE MEADOWS SUBDIVISION; THENCE ON A NON-TANGENT LINE SOUTH 89°33'35" WEST 585.53 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION; THENCE NORTH 89°44'52" WEST 162.42 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BEARINGS ON THIS PLAT ARE IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE AS SHOWN HEREON.

SURVEY INFORMATION

FOR RECORD OF SURVEY MAP, SEE OWC-045-006-3-1161 IN THE WASATCH COUNTY RECORDER'S OFFICE

ENTRY NO. 249333 DATE 10-3-02 TIME 2:05 P.M. FEE \$7.00
RECORDED FOR DESIGN BLDG. OPERATE BOOK 580 PAGE 46-475
RECORDER ELIZABETH M. PARCELL BY M.W.C.

OWNER'S DEDICATION

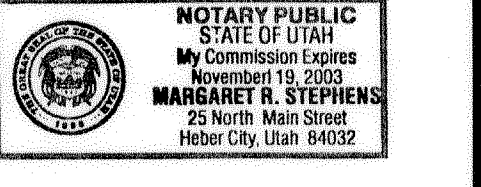
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

Ranassa Pangaea development LLC 9/30/02
NAME: managing member DATE
Chris Hansen 9/30/02
NAME: Managing Member DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH
ON THE 30 DAY OF September, A.D. 2002 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Margaret R. Stephens
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 19, 2005



ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF _____, A.D. 2002.

Adam MAYOR
Ranassa Pangaea PRESIDENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2002, BY THE PLANNING COMMISSION OF HEBER CITY.
Chairman
CHAIRMAN, PLANNING COMMISSION

Summit Engineering Group, Inc.
PROJECT NO.: C01-005
DRAWN BY: MPJ
REVIEWED BY:
APPROVED BY: BING CHRISTENSEN
PRINT DATE: 06/24/2002

DWG. FILE:
XREFS:
REVISION DATE:

CITY ENGINEER APPROVAL
Bart Mumford
CITY ENGINEER
No. 169268
Bart L. Mumford
9-30-02
DATE

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PROJECT NAME:
ALPINE MEADOWS 2
HEBER CITY, UTAH

FINAL SUBDIVISION PLAT
LOCATED IN THE SE 1/4 AND SW 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLB&M
WASATCH COUNTY, UTAH
SCALE: 1" = 60 FEET