

HEBER GATEWAY PLAZA II

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

ROYAL SOLUTIONS, LLC.
20-5717

WASATCH COUNTY
LIBRARY
20-1461

OGILVIE
PROPERTIES,
LLC.
20-1378

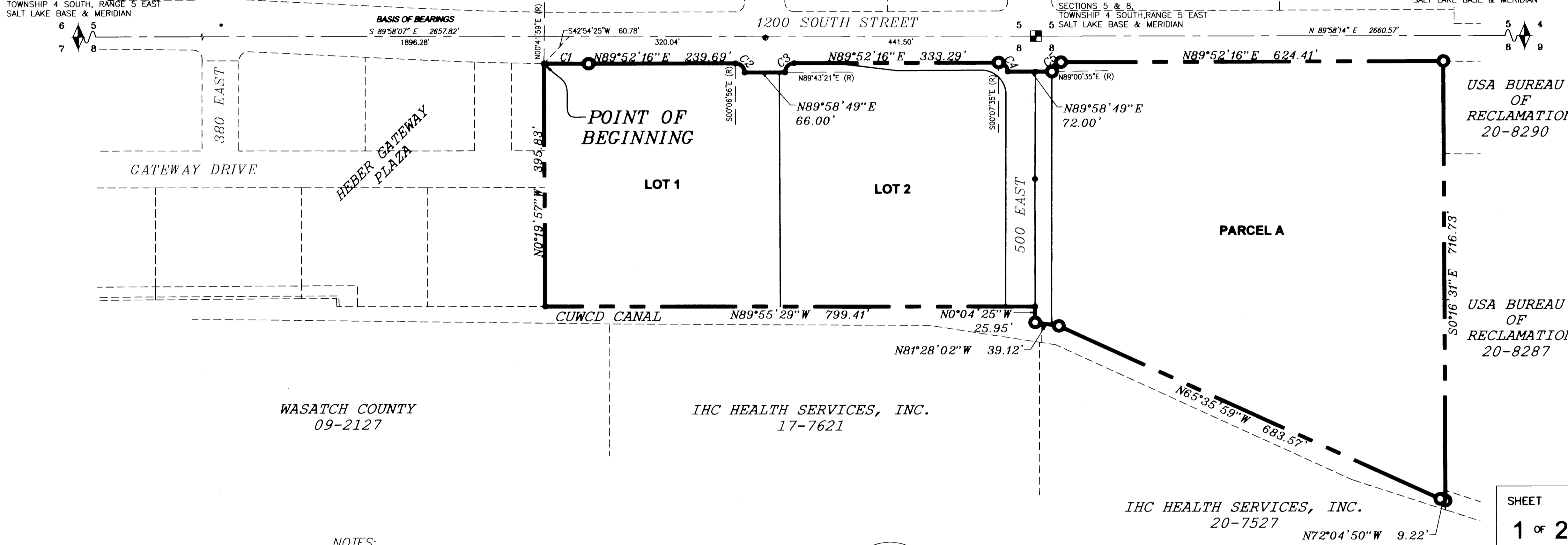
HVSL INVESTORS, LLC.
20-0103

FRANSENS
REC. CENTER
20-0290

FOUND MONUMENT
ALUMINUM CAP ON ALUMINUM PIPE
SECTION CORNER
SECTIONS 5, 8, 7, & 6
TOWNSHIP 4 SOUTH, RANGE 5 EAST
SALT LAKE BASE & MERIDIAN

FOUND MONUMENT
STANDARD FLAT BRASS DISC
IN MONUMENT WELL
QUARTER CORNER
SECTIONS 5 & 8,
TOWNSHIP 4 SOUTH, RANGE 5 EAST
SALT LAKE BASE & MERIDIAN

MONUMENT
SECTION CORNER
SECTIONS 4, 9, 8, & 5
TOWNSHIP 4 SOUTH, RANGE 5 EAST
SALT LAKE BASE & MERIDIAN



WASATCH COUNTY
09-2127

IHC HEALTH SERVICES, INC.
17-7621

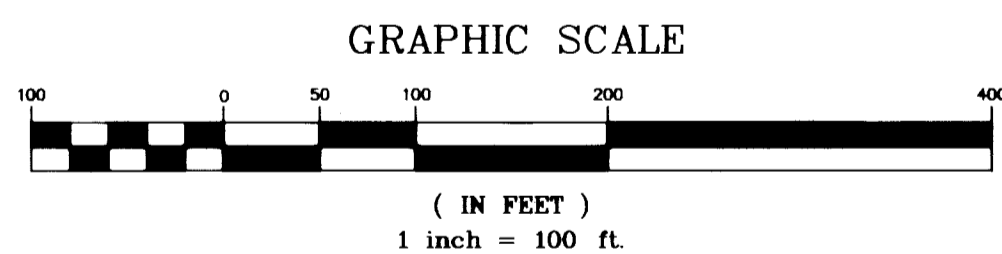
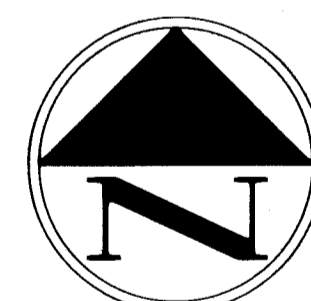
IHC HEALTH SERVICES, INC.
20-7527

USA BUREAU
OF
RECLAMATION
20-8287

SHEET
1 of 2

NOTES:

- BOTH OWNERS OF LOT 1 AND LOT 2 HAVE ENTERED, OR SOON WILL ENTER, INTO A RECIPROCAL ACCESS AND UTILITY AGREEMENT FOR THE BENEFIT OF BOTH LOTS AND PROVIDING PUBLIC ACCESS TO 1200 SOUTH STREET ALONG THE EAST BOUNDARY OF LOT 1. THE RECIPROCAL ACCESS AND UTILITY AGREEMENT WILL BE RECORDED WITH THE WASATCH COUNTY RECORDER.
- THE OWNER OF LOT 1 HAS ENTERED INTO OR SOON WILL ENTER INTO AN ACCESS AND UTILITY EASEMENT AGREEMENT WITH THE HEBER GATEWAY PLAZA PROPERTY OWNERS ASSOCIATION, INC. FOR PURPOSES OF PROVIDING ACCESS TO LOT 1 THROUGH THE PRIVATE ROADS WITHIN THE HEBER GATEWAY PLAZA SUBDIVISION. THE ACCESS AND UTILITY EASEMENT AGREEMENT WILL BE RECORDED WITH THE WASATCH COUNTY RECORDER. NO PROPERTY DESCRIBED IN THIS SUBDIVISION PLAT IS A MEMBER OR PART OF SAID OWNERS' ASSOCIATION.
- EACH LOT WILL BE REQUIRED TO DEDICATE WATER RIGHTS TO HEBER CITY PRIOR TO OBTAINING A BUILDING PERMIT.
- ACCESS TO 500 EAST FROM LOT 2 OR PARCEL A SHALL BE SUBJECT TO THE SUBDIVISION AGREEMENT AND COVENANT RUNNING WITH THE LAND RECORDED CONCURRENTLY HERewith.
- PARCEL A IS UNIMPROVED AND IS ACTIVELY DEVOTED TO AGRICULTURAL USE. PARCEL A WILL NOT INCLUDE SURFACE IMPROVEMENTS THAT ARE NOT AN INTEGRAL PART OF PARCEL A'S AGRICULTURAL USE UNLESS IN ACCORDANCE WITH A FUTURE RE-SUBDIVISION PLAT OR SITE PLAN.
- THE BOUNDARY SHOWN HEREON FOR PARCEL A WAS DERIVED FROM THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY KNOWN AS "BLUE GROUSE PARCEL", PREPARED BY MCNEIL ENGINEERING-SURVEYING, CERTIFIED BY MICHAEL D. HOFFMAN ON AUGUST 12, 2010.



SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	72.89'	5042.00'	0°49'42"	36.45'	72.89'	S89°42'52"E
C2	23.52'	15.00'	89°50'50"	14.95'	21.18'	S45°12'19"E
C3	23.60'	15.00'	90°09'10"	15.04'	21.24'	N44°47'41"E
C4	23.52'	15.00'	89°49'31"	14.95'	21.18'	S45°12'58"E
C5	23.78'	15.00'	90°51'01"	15.22'	21.37'	N44°26'05"E

LEGEND & ABBREVIATIONS:

- SECTION CORNER AS NOTED
- 1/4 CORNER AS NOTED
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- SETBACK LINE
- ADJACENT PROPERTY/ RIGHT-OF-WAY LINE
- SET 5/8" REBAR AND CAP, LS #1948
- EXISTING REBAR AND CAP, MCNEIL ENGINEERING, UNLESS OTHERWISE NOTED
- EXISTING STREET MONUMENT

SURVEYOR'S CERTIFICATE:

I, MARTIN W. SHEARER, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO PARCELS, LOTS, AND STREETS.

DATE: SEPTEMBER 8, 2014

MARTIN W. SHEARER
LICENSE NO. 4948

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET, SAID POINT BEING ON THE ARC OF A 5042.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°41'59" EAST), SAID POINT ALSO BEING SOUTH 89°58'07" EAST ALONG THE SECTION LINE 1896.28 FEET AND SOUTH 42°54'25" WEST 60.78 FEET FROM A FOUND WASATCH COUNTY ALUMINUM CAP MONUMENT MARKING THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING (10) COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID 5042.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 00°49'42" A DISTANCE OF 72.89 FEET (CHORD BEARS SOUTH 89°42'52" EAST 72.89 FEET); (2) NORTH 89°52'16" EAST 333.29 FEET TO A POINT ON THE ARC OF A 15.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°06'56" EAST); (3) SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°50'50" EAST 23.52 FEET (CHORD BEARS SOUTH 45°12'19" EAST 21.18 FEET); (4) NORTH 89°58'49" EAST 72.00 FEET TO A POINT ON THE ARC OF SAID 15.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°00'35" EAST); (5) NORTHEASTERLY ALONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 90°09'10" A DISTANCE OF 23.60 FEET (CHORD BEARS NORTH 44°47'41" EAST 21.24 FEET); (6) NORTH 89°52'16" EAST 333.29 FEET TO A POINT ON THE ARC OF A 15.00 FOOT NON TANGENT RADIUS TO THE RIGHT (CENTER BEARS SOUTH 00°07'55" EAST); (7) SOUTHEASTERLY ALONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 89°49'31" A DISTANCE OF 23.52 FEET (CHORD BEARS SOUTH 45°12'58" EAST 21.18 FEET); (8) NORTH 89°58'49" EAST 72.00 FEET TO A POINT ON THE ARC OF A 15.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°00'35" EAST); (9) NORTHEASTERLY ALONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 90°51'01" A DISTANCE OF 23.78 FEET (CHORD BEARS NORTH 44°26'05" EAST 21.37 FEET); (10) NORTH 89°52'16" EAST 624.41 FEET TO THE EASTERLY LINE OF THE WESTERLY HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE, S0°16'31"E 716.73 FEET TO THE NORTHERLY LINE OF A 30' IRRIGATION CANAL; THENCE, NORTHWESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING (3) COURSES: (1) NORTH 72°04'50" WEST 9.22 FEET; (2) NORTH 65°35'59" WEST 683.57 FEET; (3) NORTH 81°28'02" WEST 39.12 FEET TO A POINT ON A WIRE FENCE AND RUNNING THENCE ALONG SAID WIRE FENCE NORTH 00°04'25" WEST 25.95 FEET TO A POINT ON THE NORTHERLY LINE EXTENSION OF THE INTERMOUNTAIN HEALTHCARE SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE NORTH 89°55'29" WEST, A DISTANCE OF 799.41 FEET; THENCE NORTH 00°19'57" WEST 395.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.908 ACRES MORE OR LESS

BASIS OF BEARINGS:

THE BEARING SOUTH 89°58'07" EAST ALONG THE LINE FROM THE NORTHWEST CORNER OF SECTION 8 TO THE NORTH QUARTER CORNER OF SECTION 8, AS SHOWN, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO PARCELS, LOTS, AND STREETS TO BE HEREAFTER KNOWN AS:

HEBER GATEWAY PLAZA II

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND RIGHTS OF WAY AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 9th DAY OF SEPTEMBER, A.D. 2014.

WELLS FARGO BANK, NATIONAL ASSN

BY: *Dawn Murphy*
DAWN MURPHY, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF UTAH, California
WASATCH COUNTY, S.S.

ON THE 9th DAY OF SEPTEMBER, A.D. 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF WELLS FARGO BANK, A NATIONAL ASSOCIATION COMPANY AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID NATIONAL ASSOCIATION, AND THAT THE SAID DEDICATION WAS EXECUTED THE SAME.

Michael Conrad
MY COMMISSION EXPIRES: 01-23-2015

NOTARY PUBLIC RESIDING AT: *Sentee, CA*

ACKNOWLEDGEMENT:

STATE OF UTAH, S.S.

ON THE 10th DAY OF SEPTEMBER, A.D. 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF WELLS FARGO BANK, A NATIONAL ASSOCIATION COMPANY AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID NATIONAL ASSOCIATION, AND THAT THE SAID DEDICATION WAS EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT: _____

HEBER GATEWAY PLAZA II

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

RECORDED # 404346

STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF
WELLS FARGO BANK
DATE 9-10-14 TIME 4:27 PM, BOOK 1112 PAGE 660-679

63.00 FEE \$

ELIZABETH PALMIER
WASATCH COUNTY RECORDER

infinity CONSULTANTS

3940 N. TRAVERSE MTN. BLVD., Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

PLANNING COMMISSION

APPROVED THIS 10th DAY OF September, A.D. 2014, BY THE HEBER CITY PLANNING COMMISSION.

DB Blomquist
PLANNING COMMISSION CHAIRPERSON

COUNTY SURVEYOR

APPROVED THIS 10th DAY OF SEPT, A.D. 2014.

Paul Kain
WASATCH COUNTY SURVEYOR

HEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT ACCORDANCE WITH INFORMATION ON THIS OFFICE.

Bart Mumford
HEBER CITY ENGINEER

HEBER CITY APPROVAL

APPROVED THIS 10th DAY OF September, A.D. 2014.

Michelle Kellogg
ATTEST: CITY RECORDER

Alan W. McDonald
HEBER CITY MAYOR

VICINITY MAP
NTS

HEBER GATEWAY PLAZA II

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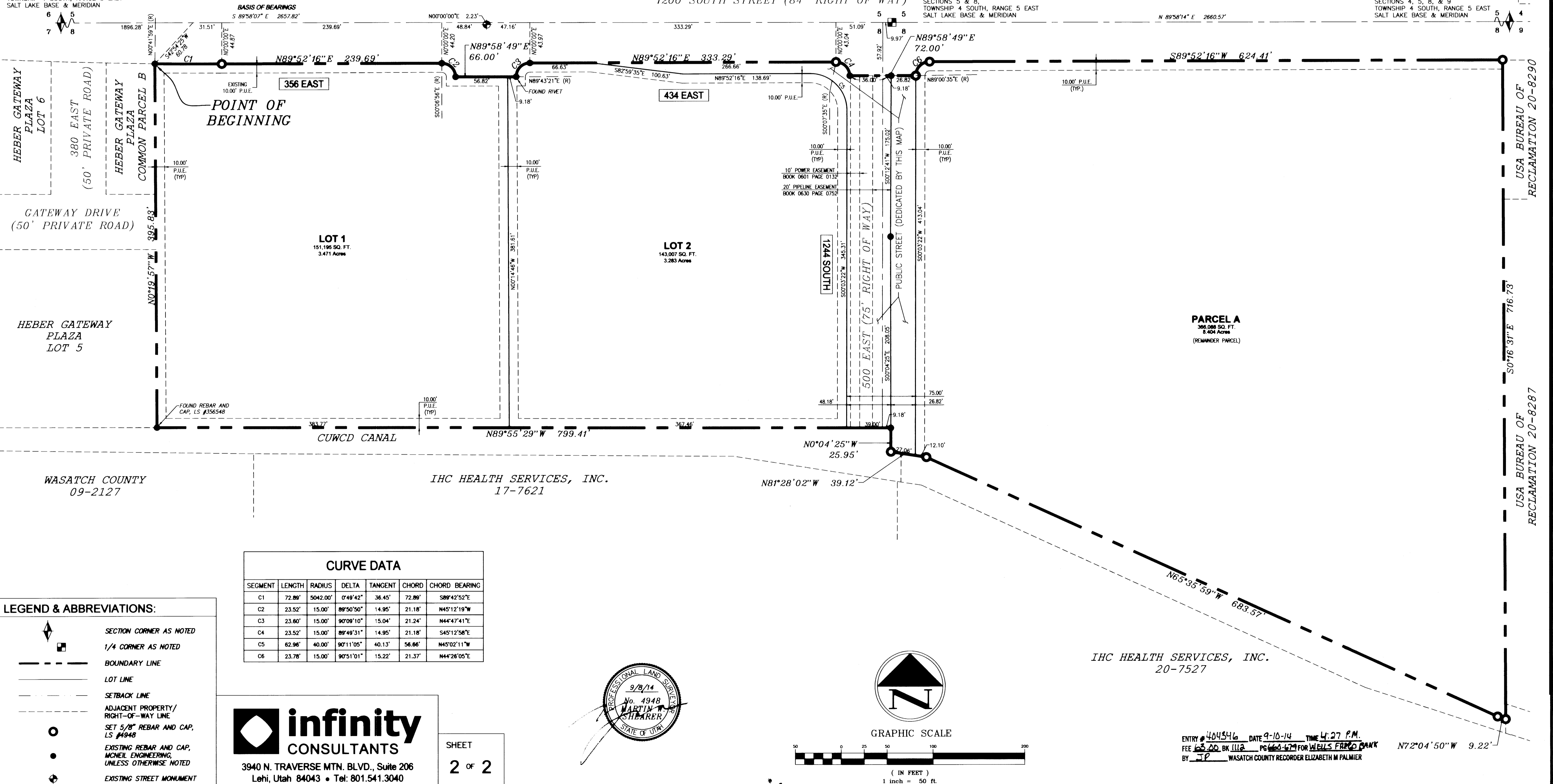
HVSL INVESTORS, LLC.
20-0103

FRANSENS REC. CENTER
20-0290

FOUND MONUMENT
ALUMINUM CAP ON ALUMINUM PIPE
SECTION CORNER
SECTIONS 5, 8, 7, & 6
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FOUND MONUMENT
STANDARD FLAT BRASS DISC
IN MONUMENT WELL
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MONUMENT
SECTION CORNER
SECTIONS 4, 5, 8, & 9
TOWNSHIP 4 SOUTH, RANGE 5 EAST
SALT LAKE BASE & MERIDIAN



LOT 1
151,196 SQ. FT.
3.471 Acres

LOT 2
143,007 SQ. FT.
3.283 Acres

PARCEL A
368,088 SQ. FT.
8.404 Acres
(REMAINDER PARCEL)

CUVCD CANAL

WASATCH COUNTY
09-2127

IHC HEALTH SERVICES, INC.
17-7621

IHC HEALTH SERVICES, INC.
20-7527

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	72.89'	5042.00'	0°49'42"	36.45'	72.89'	S89°42'52"E
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C6	23.78'	15.00'	90°51'01"	15.22'	21.37'	N44°26'05"E

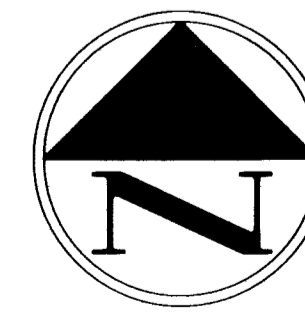
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- LOT LINE
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- ADJACENT PROPERTY/
RIGHT-OF-WAY LINE
- SET 5/8" REBAR AND CAP,
LS #4948
- EXISTING REBAR AND CAP,
MCNEIL ENGINEERING,
UNLESS OTHERWISE NOTED
- EXISTING STREET MONUMENT

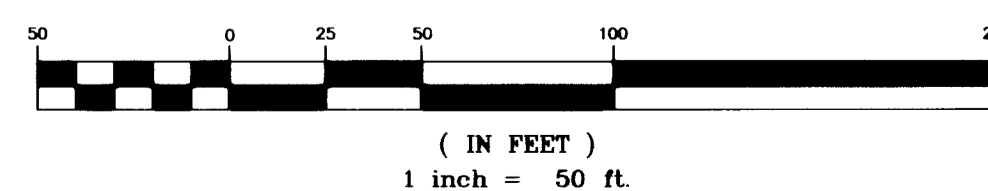


3940 N. TRAVERSE MTN. BLVD., Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

SHEET
2 OF 2



GRAPHIC SCALE



ENTRY # 404546 DATE 9-10-14 TIME 4:27 P.M.
FEE \$ 20.00 BK 1112 PG 68-67 FOR WELLS FARGO BANK
BY TP WASATCH COUNTY RECORDER ELIZABETH M PALMIER

N72°04'50"W 9.22'