

LOT	BFE ¹	LFE ²	LAG ³	BOW WEST	BOW EAST
44	5706.57	5707.57	5707.07	5704.88	5706.28
45	5708.10	5709.10	5708.60	5706.59	5708.29
71	5711.74	5711.74	5711.24	5709.78	5711.88
72	5711.84	5712.84	5712.44	5711.86	5714.23

LINE	BEARING	DISTANCE
L1	S89°49'45"W	36.92'
L2	S89°49'45"W	34.32'
L3	N55°49'33"W	18.62'
L4	N89°56'12"E	17.26'
L5	EAST	12.00'
L6	EAST	4.98'
L7	EAST	5.02'
L8	WEST	12.00'
L9	S89°49'45"W	12.00'
L10	S89°49'45"W	5.02'
L11	S89°49'45"W	12.00'
L12	S00°10'15"E	15.60'
L13	S00°10'15"E	21.79'
L14	S00°10'15"E	10.00'

LOT	ADDRESS
44	1091 E TUCKER LN
45	1512 S 1140 E
46	1119 E TUCKER LN
47	1478 S 1140 E
48	1446 S 1140 E
49	1414 S 1140 E
50	1394 S 1140 E
51	1112 E 1380 S
51	1358 S 1140 E
51	1103 E 1380 S
52	1342 S 1140 E
53	1328 S 1140 E
54	1312 S 1140 E
55	1298 S 1140 E
56	1294 S 1140 E
57	1291 S 1140 E
58	1285 S 1140 E
59	1303 S 1140 E
60	1319 S 1140 E
61	1335 S 1140 E
62	1351 S 1140 E
63	1367 S 1140 E
63	1161 E 1380 S
64	1176 E 1380 S
64	1401 S 1140 E
65	1419 S 1140 E
66	1439 S 1140 E
67	1457 S 1140 E
68	1473 S 1140 E
69	1489 S 1140 E
70	1505 S 1140 E
71	1523 S 1140 E
71	1155 E TUCKER LN
72	1179 E TUCKER LN

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	250.00'	148.86'	34°20'42"	147.62'	N17°00'06"E
C2	148.00'	88.72'	34°20'42"	87.39'	N72°59'54"W
C3	116.00'	69.53'	34°20'42"	68.50'	N72°59'54"W
C4	13.00'	20.42'	90°00'00"	18.38'	N10°49'53"W
C5	282.00'	59.90'	12°10'12"	59.79'	S28°02'21"W
C6	282.00'	68.86'	14°11'42"	69.69'	S14°54'24"W
C7	282.00'	39.28'	7°58'48"	39.24'	N03°49'09"E
C8	13.00'	20.46'	90°10'15"	18.41'	S44°54'53"W
C9	13.00'	20.38'	89°49'45"	18.38'	N45°05'07"E
C10	13.00'	11.18'	49°17'39"	10.84'	S24°49'04"E
C11	13.00'	20.46'	90°10'15"	18.41'	N44°54'53"E
C12	13.00'	20.38'	89°49'45"	18.38'	S45°05'07"E
C13	218.00'	24.02'	6°18'50"	24.01'	S02°59'11"W
C14	56.00'	61.24'	62°39'34"	58.24'	N17°47'38"E
C15	56.00'	40.70'	41°38'21"	39.81'	N34°21'20"W
C16	56.00'	50.99'	52°10'16"	49.25'	S81°15'38"E
C17	56.00'	58.92'	60°16'49"	56.24'	N42°30'50"E
C18	56.00'	60.44'	61°50'19"	57.55'	N18°32'44"W
C19	13.00'	11.18'	49°17'39"	10.84'	S24°49'04"E
C20	13.00'	20.46'	90°10'15"	18.41'	N44°54'53"E
C21	13.00'	20.38'	89°49'45"	18.38'	S45°05'07"E
C22	218.00'	24.02'	6°18'50"	24.01'	S02°59'11"W
C23	218.00'	106.65'	28°01'51"	105.59'	N20°09'31"E
C24	13.00'	20.42'	90°00'00"	18.38'	S79°10'27"W
C25	180.00'	107.90'	34°20'42"	106.29'	N72°59'54"W
C26	13.00'	20.42'	90°00'01"	18.38'	S45°00'00"W
C27	13.00'	20.42'	90°00'00"	18.38'	N45°00'00"W
C28	13.00'	20.42'	89°59'18"	18.38'	S44°49'24"W
C29	13.00'	20.43'	90°02'36"	18.39'	S45°09'40"E

ZONING INFORMATION

ALL SETBACKS ARE SUBJECT TO HEBER CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

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: SEE P.U.E. AND SETBACK NOTE BELOW.

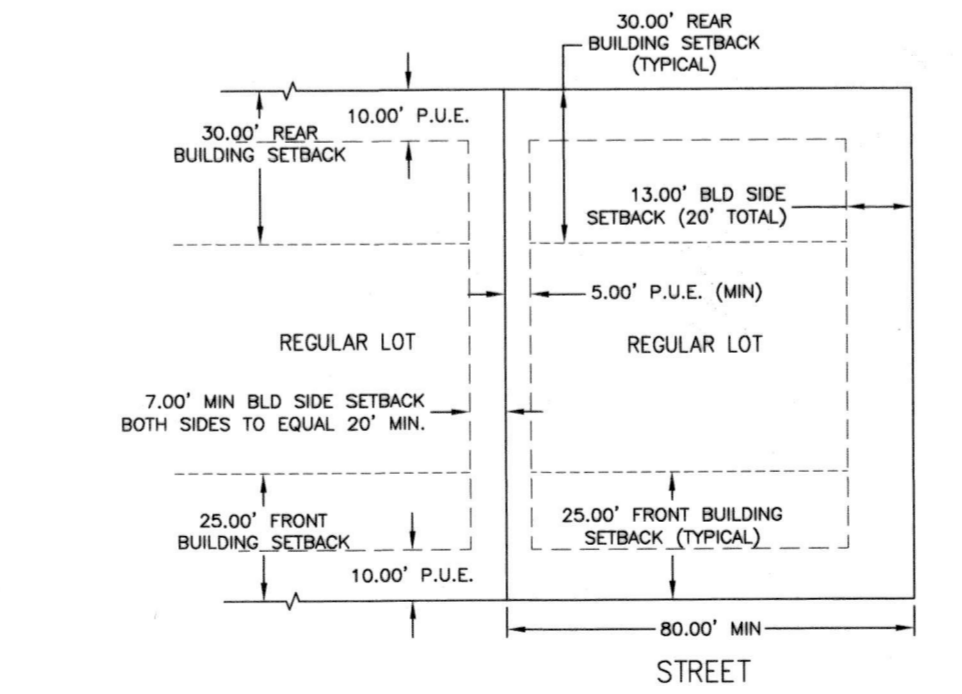
P.U.E. AND SETBACK NOTE

ALL SETBACKS AND P.U.E. ARE SUBJECT TO HEBER CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED. NO BUILDING WILL BE ALLOWED IN THE FEMA REGULATORY FLOODWAY AREA. THE SIDE SET BACK AND P.U.E. IS SUBJECT TO A COMBINED 1' MINIMUM AND NO LESS THAN A 4' SET BACK ON EACH SIDE.

PROPERTY CORNER NOTES

- 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.
- 1.17" COPPER PLUG STAMPED "W-IP-R SUMMIT ENG" TO BE SET AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURB.

PHASE 3 TYPICAL P.U.E. (NTS)



BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°50'38" WEST 363.23 FEET ALONG THE SECTION LINE AND SOUTH 249.69 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE N89°56'12"E 364.97 FEET; THENCE S00°24'01"E 1,410.38 FEET; THENCE S89°49'45"W 36.92 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S89°51'38"W THENCE 20.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'36" WITH A CHORD BEARING AND DISTANCE OF N45°04'40"W 18.39 FEET; THENCE S89°49'03"W 34.32 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 180.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N00°10'15"W THENCE 107.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°20'42", WITH A CHORD BEARING AND DISTANCE OF N72°59'54"W 106.29 FEET; THENCE N55°49'33"W 364.60 FEET; THENCE N34°10'27"E 64.00 FEET; THENCE N55°49'33"W 18.62 FEET; THENCE N26°18'55"E 118.32 FEET; THENCE S63°41'05"E 86.03 FEET; THENCE N00°10'15"W 407.98 FEET; THENCE N00°03'36"W 64.00 FEET; THENCE N00°10'15"W 537.91 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 11.88 ACRES, OR 517,480 SQUARE FEET.

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.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°50'38" EAST THROUGH FOUND WASATCH COUNTY SURVEY MONUMENTS FOR THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334532 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

Brian Balls 5/24/21
 BRIAN BALLS DATE
 PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

(WE) THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE BROOKSIDE SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I (WE) HAVE HEREUNTO SET MY(OUR) HAND(S) THIS 17 DAY OF June, 2021.

Mill Haven Construction, LLC PRINTED NAME
 AS OWNER (OR AGENT) AS MANAGER
 PRINTED NAME

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THIS 17 DAY OF June, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASATCH, IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE(THEY) SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

Jennifer Balls 2/7/23
 NOTARY MY COMMISSION EXPIRES

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 16th DAY OF June, 2021.

Kellen Potter
 MAYOR
Trina W. Cooke
 CLERK-RECORDER

WASATCH COUNTY SURVEYOR

APPROVED THIS 27th DAY OF May, 2021.

Janet Keenan ROS # 3028
 COUNTY SURVEYOR

HEBER CITY ENGINEER APPROVAL

Bart Mendenhall 6-16-21
 CITY ENGINEER DATE

WASATCH COUNTY RECORDER

ENTRY # 502283 BOOK 1361 PAGE 0005
 DATE 06-17-2021 TIME 1:10:26 PM \$ 112.00
 FOR MILL HAVEN CONSTRUCTION LLC
 BY HP WASATCH COUNTY RECORDER MARCY MURRAY

LAND USE AUTHORITY

APPROVED AS TO FORM THIS 14 DAY OF June, 2021.

Bart Mendenhall
 CITY PLANNING COMMISSION CHAIRMAN DIRECTOR

PROJECT C17-029
 SHEET 1 OF 1
 ISSUE DATE 5/24/2021

Summit Engineering Group Inc.
 Structural • Civil • Surveying
 55 WEST CENTER • P.O. BOX 176
 HEBER CITY, UTAH 84302
 P. 435-654-9229 • F. 435-654-9231

DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER. ANY ALTERATION TO THIS DOCUMENT IS REQUIRED BY LAW TO BE MADE BY THE SURVEYOR AND SPECIFICALLY IDENTIFIED BY THE SURVEYOR'S SIGNATURE AND DATE OF ALTERATION.

BROOKSIDE SUBDIVISION PHASE 3
 SUBDIVISION PLAT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M, HEBER CITY, WASATCH COUNTY, UTAH

HEBER CITY CORPORATION
 WASATCH COUNTY UTAH

HEBER CITY ENGINEER APPROVAL
 CITY ENGINEER DATE

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