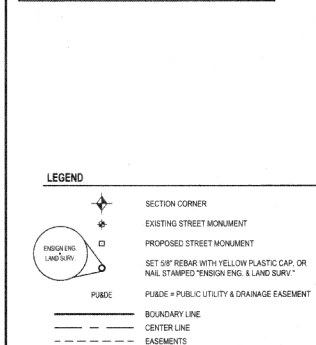


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	29.50	50.75	96°34'24"	S48°45'23"E	44.72
C2	29.50	3.97	7°42'50"	N84°54'06"E	3.97
C3	29.50	46.78	90°31'20"	S45°57'02"E	42.02
C4	29.50	9.51	18°29'25"	S8°42'56"W	9.47
C5	29.50	9.53	18°30'40"	S27°12'28"W	9.49
C6	29.50	4.88	9°30'56"	S41°30'40"W	4.88
C7	29.50	17.38	33°45'02"	S62°26'15"W	17.13
C8	29.50	1.34	3°36'38"	S80°37'00"W	1.34
C9 (TOTAL)	29.50	42.45	62°28'31"	S40°41'59"W	38.86
C10	59.50	85.61	62°28'31"	S41°15'59"W	76.42
C11	89.50	57.77	36°58'00"	N17°58'18"E	56.78
C12	89.50	71.01	45°27'28"	N58°11'31"E	69.19
C13 (TOTAL)	89.50	128.78	62°28'31"	N40°41'59"E	117.56
C14	330.00	40.31	6°59'54"	N82°25'06"E	40.28
C15	330.00	4.86	0°48'30"	N82°12'21"E	4.86
C16 (TOTAL)	330.00	44.96	7°48'24"	S82°49'24"W	44.93
C17	300.00	40.88	7°48'24"	S82°49'24"W	40.84
C18	270.00	22.25	4°42'15"	S84°16'40"W	22.24
C19	270.00	14.54	3°03'00"	S88°11'02"W	14.54
C20 (TOTAL)	270.00	36.79	7°48'24"	S82°49'24"W	36.76
C21	330.00	25.67	4°27'28"	S87°29'52"W	25.67
C22	330.00	19.29	3°29'56"	S87°35'40"W	19.29
C23 (TOTAL)	330.00	44.96	7°48'24"	S82°49'24"W	44.93
C24	300.00	40.88	7°48'24"	N82°49'24"E	40.84
C25	270.00	36.79	7°48'24"	N82°49'24"E	36.76
C26	270.00	28.83	58°59'50"	N21°23'07"E	27.57
C27	28.90	43.98	90°00'00"	S53°04'48"E	39.60



ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-2 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27-4(2)(a)(iv) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

(2) TITLE 4 CHAPTER 6, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS 18 DAY OF November, 2021

BY: *Carlos Riquenas*
TITLE: *Operations Manager*

CITY ATTORNEY

APPROVED AS TO FORM THIS 25 DAY OF October, 2023

BY: *Russell*

TOWNE CITY ATTORNEY

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES UNDER BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 19 DAY OF November, 2021

BY: *Carla Mills*
TITLE: *Pre-Construction Rep*

CITY ENGINEER

APPROVED AS TO FORM THIS 25 DAY OF October, 2023

BY: *Russell*

TOWNE CITY ENGINEER

TOWNE CITY COUNCIL

APPROVED THIS 15 DAY OF December, 2021

BY: *Melvin M. Grech*
TITLE: *TOWNE CITY COUNCIL CHAIRMAN*

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM THIS 10 DAY OF October, 2023

BY: *Melvin M. Grech*

TOWNE CITY COMMUNITY DEVELOPMENT

DEVELOPER

AIM DEVELOPMENT COMPANY
150 NORTH MAIN STREET #205
HEBER, UT 84049
TYLER MILES
801-898-8845

COUNTY SURVEY DEPARTMENT

APPROVED THIS 18 DAY OF Nov, 2021

RECORD OF SURVEY FILE #2015-0084-1 & 1999-005-01

TOWNE COUNTY SURVEY DIRECTOR

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS 18 DAY OF Nov, 2021

BY: *Melvin M. Grech*

TOWNE COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS 18 DAY OF December, 2021

BY: *Melvin M. Grech*

CHAIRMAN TOWNE CITY PLANNING COMMISSION

COUNTY HEALTH DEPARTMENT

APPROVED THIS 18 DAY OF November, 2021

BY: *Melvin M. Grech*

TOWNE COUNTY HEALTH DEPARTMENT

TOWNE COUNTY RECORDER

RECORDED 5:56:47

STATE OF UTAH, COUNTY OF TOWNE, RECORDED AND FILED AT THE REQUEST OF *Miles Tyler Miles*

DATE 10:55 am 10/30/2023

210.00

TOWNE COUNTY RECORDER

FINAL PLAT

PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 1

(VACATING, AMENDING, AND EXTENDING A PORTION OF LOT 101 OF TOWNE CITY VINE STREET MINOR SUBDIVISION) LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOWNE CITY, TOWNE COUNTY, UTAH

Entry #: 595457
10/30/2023 10:55 AM SUBDIVISION PLAT
Page: 1 of 3
FEE: \$220.00 BY: MILES PROPERTIES AND DEVELOPMENT, INC.
JERRY HOUGHTON, TOWNE COUNTY, RECORDER

Entry #: 595457
10/30/2023 10:55 AM SUBDIVISION PLAT
Page: 1 of 3
FEE: \$220.00 BY: MILES PROPERTIES AND DEVELOPMENT, INC.
JERRY HOUGHTON, TOWNE COUNTY, RECORDER

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 334575, issued by the State of Utah, and that I am duly qualified to perform the duties of a Surveyor. I further certify that by authority of the State of Utah, I have surveyed and have subdivided said tract of land into lots, blocks, and parcels, and that the same have been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet footage with area to percentages of the applicable corner monuments.

A portion of land, shown in the Northeast Quarter of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel is also shown on the plat of the TOWNE CITY VINE STREET MINOR SUBDIVISION, PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 1, recorded in the TOWNE COUNTY RECORDS, dated 2013.

Beginning at point on the South line of Towie City Ogden Hills Golf Course, said point being North 0°20'12" West 92°32'32" feet along the Section line and West 1625.88 feet from the South 7°28'00" Towie County Surveyor's monument (shown 1982) representing the Quarter Corner between Sections 27 and 28, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

Thence South 14°18'50" East 42.78 feet along the southerly line of Ogden Hills Golf Course;
Thence North 82°00'00" East 163.53 feet along said Golf Course;
Thence South 81°04'48" East 187.02 feet;
Thence South 81°55'12" West 37.59 feet;
Thence South 70°04'48" East 130.91 feet to the northerly line of Vine Street;
Thence South 80°54'19" West 472.64 feet along the north line of said Vine Street to the southeasterly corner of the Towie City Parcel of that certain Old Dean Deed recorded as Entry #428760 on May 10, 2016 in the Towie County Recorder's Office;
Thence Northwesterly 41.52 feet along the arc of a 24.80-foot radius non-tangent curve to the left (center bears North 0°09'41" West and the long chord bears North 01°17'31" East 38.48 feet with a central angle of 81°25'30") along the easterly boundary of said Towie City Parcel;
Thence North 72°17'11" West 81.29 feet along the easterly boundary of said Parcel 2 to the Northeast corner, said point also being on the southerly line of the Ogden Hills Golf Course;
Thence North 82°27'30" East 327.50 feet along the southerly line of said Ogden Hills Golf Course, to the point of beginning.

Contains 155.561 square feet or 3.56 acres.

Date: 10/30/2023
Douglas J. Kinsman
License No. 334575

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these presents that the undersigned are the owners of the herein described tract of land and hereby cause the same to be divided into lots, parcels and private streets together with easements as set forth hereinafter to be known as:

PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 1

The undersigned owner(s) hereby convey to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the private streets and public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown herein to the parties indicated and for the purpose shown herein.

In witness whereof I have hereunto set my hand this 18 day of November, A.D. 2021

By: *Douglas J. Kinsman*
Douglas J. Kinsman, LLC
Surveyor & Registered Agent

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH: JS-S

County of: TOWNE

On the 18 day of November, A.D. 2021, I, *Douglas J. Kinsman*, a Notary Public in and for the State of Utah, who being duly sworn and qualified to perform the duties of a Notary Public, do hereby certify that the foregoing is a true and correct copy of the original of the PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 1, a Limited Liability Company and that the undersigned owner(s) have signed the Owner's Declaration and in and behalf of said Limited Liability Company for the purposes herein mentioned and acknowledged to me by said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: December 17, 2029

NOTARY PUBLIC: *Douglas J. Kinsman* RESIDING IN: TOWNE COUNTY

FINAL PLAT

PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 1

(VACATING, AMENDING, AND EXTENDING A PORTION OF LOT 101 OF TOWNE CITY VINE STREET MINOR SUBDIVISION) LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOWNE CITY, TOWNE COUNTY, UTAH

ENSIGN

165 North Main Street Unit 1
TOWNE, UTAH 84074
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Fax: 435-578-0108
www.ensign.com

SALT LAKE CITY
165 North Main Street Unit 1
SALT LAKE CITY, UTAH 84103
Phone: 801-363-2100
Fax: 801-363-2101

SHEET 1 OF 1

PROJECT NUMBER: 1786A
MANAGER: D. KINSMAN
DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN
DATE: 2021-11-18