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.

FINAL PLAT – SHEET 1 OF 2

# HIGHLANDS WEST SUBDIVISION

A RE-SUBDIVISION OF THE JUNE POLL SUBDIVISION AND OF OTHER PARCELS OF LAND
PART OF THE S.E. 1/4 SEC. 22, N.W. 1/4 SEC. 26, AND THE N.E. 1/4 OF SEC. 27
T.5N., R1E., SLB&M

PROJECT LOCATION U. S. SURVEY, MORGAN COUNTY, UTAH
SEPTEMBER 1999

## OCCUPANCY RESTRICTION

MORGAN COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY COUNTY BUILDING INSPECTOR.

## LOT CONDITIONAL RESTRICTIONS

CR – CONDITIONALLY RESTRICTED – PLANNING COMMISSION APPROVAL REQUIRED FOR A BUILDING PERMIT
SEE: "ENGINEERING GEOLOGY OF THE HIGHLANDS WEST SUBDIVISION, MOUNTAIN GREEN, UTAH" BY BRUCE KAUSER AND "GEOTECHNICAL STUDY – HIGHLANDS WEST SUBDIVISION, MOUNTAIN GREEN, UTAH" BY CONTROL TESTING AND ENGINEERING.
CONCEPT HOME SITES INDICATED ON THE PRELIMINARY PLAN AND CONSTRUCTION DRAWINGS. LOT RATINGS BASED ON CONCEPT HOME LOCATIONS. **NOTE: SOME LOTS HAVE AREAS THAT ARE NON-BUILDABLE.**

(CR 2) = SITE PRECAUTIONS FOR STRUCTURE SITING.
REQUIREMENT: SEE (CR 2+)

(CR 2+) = SITE PRECAUTIONS FOR STRUCTURE SITING.
REQUIREMENTS:
(1) SITE DESIGN AND APPURTENANT IMPROVEMENTS MUST BE APPROVED BY GEOLOGIC AND GEOTECHNICAL CONSULTANTS BEFORE ISSUANCE OF A MORGAN COUNTY BUILDING PERMIT.
(2) OBSERVATION OF SITE WORK AND A CERTIFICATE OF ADEQUACY OF FINISHED SITE WORK FROM EITHER CONSULTANT PRIOR TO OBTAINING A MORGAN COUNTY OCCUPANCY PERMIT.

(CR 3) = MINOR SITE PRECAUTION FOR STRUCTURE SITING.
RECOMMENDATION. SITE DESIGN ASSISTANCE FROM EITHER THE GEOLOGIC OR GEOTECHNICAL CONSULTANT.
REQUIREMENT: CERTIFICATE OF ADEQUACY OF FINISHED SITE IMPROVEMENTS FROM THE GEOLOGIC OR GEOTECHNICAL CONSULTANT PRIOR TO OBTAINING A MORGAN COUNTY OCCUPANCY PERMIT.

(CR 3–) = SITE PRECAUTION FOR STRUCTURE SITING.
REQUIREMENTS:
(1) SITE DESIGN MUST BE APPROVED BY EITHER GEOLOGIC OR GEOTECHNICAL CONSULTANT BEFORE BEFORE ISSUANCE OF MORGAN COUNTY BUILDING PERMIT.
(2) OBSERVATION OF SITE WORK AND A CERTIFICATE OF ADEQUACY FROM THE GEOLOGIC OR GEOTECHNICAL CONSULTANT OF FINISHED SITE IMPROVEMENTS PRIOR TO OBTAINING A MORGAN COUNTY OCCUPANCY PERMIT.

(CR 4) = LIMITED DEPTH SEWER. SEE CONSTRUCTION DRAWINGS.

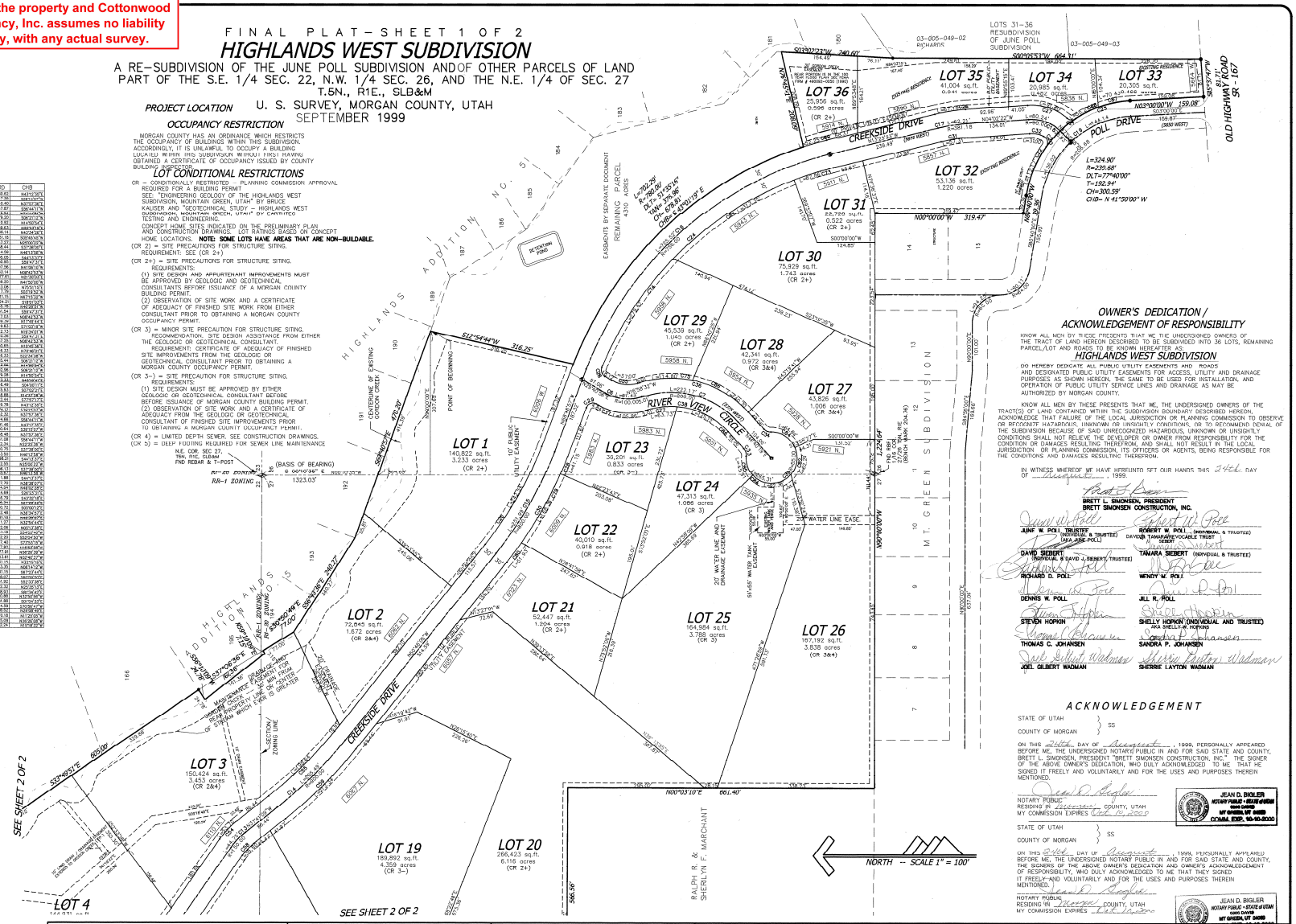
(CR 5) = DEEP FOOTING REQUIRED FOR SEWER LINE MAINTENANCE

## CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | TAN | CORD | CHB |
|---|---|---|---|---|---|---|
| C1 | 181.60 | 500.00 | 20°48'52" | 91.83 | 180.63 | N41°11'30"E |
| C2 | 67.82 | 500.00 | 7°55'04" | 33.98 | 67.78 | N28°10'07"E |
| C3 | 160.83 | 700.00 | 13°08'48" | 80.78 | 160.49 | N33°37'26"E |
| C4 | 277.68 | 300.00 | 53°18'4" | 149.68 | 267.87 | S26°41'16"E |
| C5 | 277.68 | 300.00 | 53°18'4" | 149.68 | 267.87 | S26°41'16"E |
| C6 | 81.40 | 500.00 | 9°19'37" | 40.73 | 81.31 | S30°01'12"E |
| C7 | 323.77 | 200.00 | 92°38'31" | 124.13 | 210.93 | N45°50'42"E |
| C8 | 38.92 | 250.00 | 8°55'46" | 19.50 | 38.88 | S38°34'18"E |
| C9 | 66.37 | 230.00 | 16°31'38" | 33.42 | 66.14 | N42°34'26"E |
| C10 | 155.80 | 200.00 | 47°31'38" | 84.05 | 151.35 | S50°16'14"E |
| C11 | 47.10 | 300.00 | 9°00'00" | 23.59 | 47.07 | N05°00'00"W |
| C12 | 47.10 | 300.00 | 9°00'00" | 23.59 | 47.07 | S05°00'00"E |
| C13 | 44.78 | 150.00 | 17°13'37" | 22.54 | 44.58 | N41°13'51"W |
| C14 | 205.49 | 800.00 | 14°54'6" | 103.25 | 205.05 | N48°07'03"W |
| C15 | 251.99 | 800.00 | 18°2'52" | 127.02 | 250.89 | S52°47'21"E |
| C16 | 725.92 | 750.00 | 55°53'33" | 393.58 | 697.56 | N41°38'10"W |
| C17 | 62.01 | 381.18 | 9°3'2" | 31.17 | 62.14 | N08°43'57"W |
| C18 | 80.54 | 60.00 | 81°43'0" | 49.00 | 73.81 | N21°30'00"E |
| C19 | 280.10 | 204.68 | 77°42'0" | 163.37 | 258.83 | N41°30'00"W |
| C20 | 15.31 | 15.00 | 100°25'0" | 10.08 | 13.08 | N75°01'12"E |
| C21 | 15.31 | 15.00 | 100°25'0" | 10.08 | 13.08 | S25°58'48"E |
| C22 | 113.17 | 238.68 | 26°46'52" | 57.53 | 111.75 | N42°13'32"W |
| C23 | 125.64 | 238.68 | 30°02'05" | 64.30 | 124.20 | N71°33'03"W |
| C24 | 589.97 | 700.00 | 50°33'32" | 309.30 | 555.78 | S45°28'24"W |
| C25 | 242.54 | 770.00 | 18°3'6" | 122.28 | 241.54 | S59°47'17"E |
| C26 | 87.07 | 411.18 | 9°2'2" | 43.63 | 87.03 | N06°43'57"W |
| C27 | 91.60 | 100.00 | 52°47'1" | 49.16 | 88.39 | N17°48'44"E |
| C28 | 21.99 | 15.00 | 82°44'4" | 13.67 | 20.12 | S23°53'13"W |
| C29 | 25.79 | 15.00 | 98°28'52" | 17.21 | 22.72 | N73°30'31"W |
| C30 | 87.07 | 411.18 | 9°2'2" | 43.63 | 87.03 | N06°43'57"W |
| C31 | 31.00 | 60.00 | 29°35'37" | 15.85 | 30.65 | N32°48'36"E |
| C32 | 14.81 | 25.00 | 48°12'3" | 8.84 | 14.37 | N38°06'01"E |
| C33 | 16.00 | 25.00 | 36°13'2" | 8.34 | 15.73 | S22°24'38"E |
| C34 | 89.60 | 100.00 | 51°39'27" | 50.19 | 86.64 | S26°21'16"E |
| C35 | 89.60 | 100.00 | 51°39'27" | 50.19 | 86.64 | S26°21'16"E |
| C37 | 105.80 | 130.00 | 46°38'3" | 56.06 | 102.98 | S08°30'13"E |
| C38 | 188.80 | 170.00 | 63°36'0" | 105.59 | 179.28 | S13°52'24"E |
| C39 | 265.31 | 55.00 | 276°34'48" | 59.18 | 73.33 | S45°54'05"E |
| C40 | 151.40 | 175.00 | 50°2'39" | 81.17 | 146.48 | S66°50'15"E |
| C41 | 180.53 | 330.00 | 44°58'16" | 95.20 | 175.93 | S07°24'21"E |
| C42 | 25.41 | 15.00 | 97°18'34" | 17.24 | 22.48 | N44°24'34"W |
| C43 | 15.36 | 15.00 | 58°51'24" | 8.47 | 14.71 | S73°31'12"E |
| C44 | 73.73 | 430.00 | 9°49'43" | 36.92 | 73.64 | N08°19'21"E |
| C45 | 14.22 | 15.00 | 54°18'4" | 7.69 | 13.69 | S27°37'36"E |
| C46 | 32.42 | 130.00 | 15°28'48" | 16.30 | 32.32 | S07°37'36"E |
| C47 | 305.44 | 330.00 | 52°58'3" | 164.83 | 294.66 | S26°14'13"E |
| C48 | 192.91 | 530.00 | 20°48'52" | 97.53 | 191.78 | N41°11'30"E |
| C49 | 82.77 | 270.00 | 17°53'4" | 41.79 | 82.44 | N50°07'12"E |
| C50 | 48.63 | 180.00 | 15°28'48" | 24.46 | 48.48 | N07°37'36"E |
| C51 | 348.01 | 270.00 | 73°52'0" | 194.76 | 241.08 | S36°41'14"E |
| C52 | 17.26 | 130.00 | 7°36'46" | 8.65 | 17.25 | N32°33'36"E |
| C53 | 64.64 | 130.00 | 28°29'37" | 32.99 | 63.97 | N18°52'12"E |
| C54 | 53.90 | 180.00 | 17°9'27" | 27.09 | 53.70 | N44°33'06"E |
| C55 | 188.44 | 870.00 | 12°24'6" | 94.76 | 188.21 | S44°33'06"E |
| C56 | 42.99 | 270.00 | 9°7'2" | 21.54 | 42.93 | N25°50'24"E |
| C57 | 102.72 | 180.00 | 34°7'12" | 52.53 | 101.23 | S37°38'06"E |
| C58 | 212.34 | 530.00 | 22°57'6" | 108.64 | 211.00 | S44°33'06"E |
| C59 | 212.34 | 530.00 | 22°57'6" | 108.64 | 211.00 | S44°33'06"E |
| C60 | 69.83 | 330.00 | 12°7'6" | 34.99 | 69.69 | N48°33'06"E |
| C61 | 24.73 | 120.00 | 11°48'36" | 12.41 | 24.69 | S05°30'06"E |
| C62 | 47.09 | 120.00 | 22°28'13" | 23.80 | 46.79 | S43°32'18"E |
| C64 | 46.34 | 330.00 | 8°0'7" | 23.19 | 46.34 | S07°48'06"E |
| C65 | 154.19 | 330.00 | 26°34'2" | 78.37 | 152.72 | S20°00'12"E |
| C66 | 83.53 | 180.00 | 26°36'3" | 42.60 | 82.78 | S20°24'32"E |
| C67 | 71.38 | 120.00 | 34°5'3" | 36.81 | 70.31 | S33°24'32"E |
| C68 | 71.38 | 120.00 | 34°5'3" | 36.81 | 70.31 | S33°24'32"E |
| C69 | 153.48 | 180.00 | 32°56'12" | 83.21 | 150.08 | N50°12'18"E |
| C70 | 41.06 | 330.00 | 7°0'6" | 20.58 | 41.03 | S04°54'36"W |
| C71 | 143.82 | 330.00 | 24°57'1" | 73.18 | 142.69 | S02°04'36"W |
| C72 | 107.68 | 330.00 | 18°42'48" | 54.42 | 107.40 | S23°33'36"W |
| C73 | 67.98 | 330.00 | 8°49'46" | 34.09 | 67.91 | N15°18'36"E |
| C74 | 279.67 | 330.00 | 48°33'18" | 149.63 | 271.55 | N52°33'36"W |
| C75 | 114.80 | 330.00 | 20°35'30" | 58.02 | 113.81 | N32°52'27"W |
| C76 | 83.53 | 180.00 | 26°36'3" | 42.60 | 82.78 | S20°24'32"E |
| C77 | 83.53 | 180.00 | 26°36'3" | 42.60 | 82.78 | S46°12'36"W |
| C78 | 41.15 | 830.00 | 2°50'27" | 20.58 | 41.15 | S87°27'47"E |
| C79 | 168.26 | 830.00 | 11°37'0" | 84.47 | 168.07 | S80°00'12"E |
| C80 | 51.93 | 830.00 | 3°35'0" | 25.97 | 51.92 | S73°13'36"E |
| C81 | 135.12 | 170.00 | 45°13'0" | 70.90 | 131.72 | S62°36'12"E |
| C82 | 83.22 | 83.22 | 84°42'3" | 50.93 | 75.83 | S81°36'12"E |
| C83 | 83.22 | 83.22 | 84°42'3" | 50.93 | 75.83 | S03°06'12"E |
| C84 | 33.58 | 55.00 | 35°0'0" | 17.37 | 33.05 | N32°30'00"E |
| C85 | 45.81 | 55.00 | 47°42'0" | 24.34 | 44.59 | S20°39'12"W |
| C86 | 140.91 | 330.00 | 24°27'1" | 71.61 | 139.92 | N29°06'12"E |
| C87 | 70.43 | 330.00 | 12°13'1" | 35.47 | 70.18 | N12°20'06"W |
| C88 | 59.01 | 330.00 | 10°13'30" | 29.57 | 58.93 | N06°26'06"W |
| C89 | 52.51 | 180.00 | 16°58'0" | 26.41 | 52.34 | N10°29'12"E |

## LEGEND:

- 5/8 REBAR W/CAP SET AT ALL LOT CORNERS
- SET NAIL AND WASHER
- STREET MONUMENT / SECTION CONTROL AS INDICATED




## OWNER'S DEDICATION / ACKNOWLEDGEMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREON DESCRIBED TO BE SUBDIVIDED INTO 36 LOTS, REMAINING PARCEL/LOT AND ROADS TO BE KNOWN HEREAFTER AS:

**HIGHLANDS WEST SUBDIVISION**

DO HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS AND ROADS AND DESIGNATED PUBLIC UTILITY EASEMENTS FOR ACCESS, UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY MORGAN COUNTY.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT(S) OF LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, ACKNOWLEDGE THAT FAILURE OF THE LOCAL JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECOGNIZE HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS, OR TO RECOMMEND DENIAL OF THE SUBDIVISION BECAUSE OF SAID UNRECOGNIZED HAZARDOUS, UNKNOWN OR UNSIGHTLY CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER FROM RESPONSIBILITY FOR THE CONDITION OR DAMAGES RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISDICTION, OR PLANNING COMMISSION, ITS OFFICERS OR AGENTS, BEING RESPONSIBLE FOR THE CONDITIONS AND DAMAGES RESULTING THEREFROM.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24th DAY OF August, 1999.

BRETT L. SIMONSEN, PRESIDENT
BRETT SIMONSEN CONSTRUCTION, INC.

JUNE W. POLL, TRUSTEE (INDIVIDUAL & TRUSTEE) (AKA JUNE POLL)
ROBERT W. POLL (INDIVIDUAL & TRUSTEE) DAVID & TAMARA REVOCABLE TRUST
DAVID SIEBERT (INDIVIDUAL & DAVID J. SIEBERT, TRUSTEE)
TAMARA SIEBERT (INDIVIDUAL & TRUSTEE)
RICHARD D. POLL
WENDY W. POLL
DENNIS W. POLL
JILL R. POLL
STEVEN HOPKIN
SHELLY HOPKIN (INDIVIDUAL AND TRUSTEE) AKA SHELLY W. HOPKINS
THOMAS C. JOHANSEN
SANDRA P. JOHANSEN
JOEL GILBERT WADMAN
SHERRIE LAYTON WADMAN

## ACKNOWLEDGEMENT

STATE OF UTAH } SS
COUNTY OF MORGAN }

ON THIS 24th DAY OF August, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BRETT L. SIMONSEN, PRESIDENT "BRETT SIMONSEN CONSTRUCTION, INC." THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
RESIDING IN Morgan COUNTY, UTAH
MY COMMISSION EXPIRES Dec 15, 2000

JEAN D. BIGLER
NOTARY PUBLIC • STATE OF UTAH
6060 DAVIS
MT GREEN, UT 84050
COMM. EXP. 12-15-2000

STATE OF UTAH } SS
COUNTY OF MORGAN }

ON THIS 24th DAY OF August, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION AND OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
RESIDING IN Morgan COUNTY, UTAH
MY COMMISSION EXPIRES Dec 15, 2000

JEAN D. BIGLER
NOTARY PUBLIC • STATE OF UTAH
6060 DAVIS
MT GREEN, UT 84050
COMM. EXP. 12-15-2000

## CERTIFICATE OF SURVEYOR

I, DALLAS K. BOWARS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE No. 167594, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND HAVING BEEN HEREBY DIRECTED, THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 24th DAY OF August, 1999.

DALLAS K. BOWARS
167594
REGISTERED LAND SURVEYOR
STATE OF UTAH

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2485 GRANT AVE. SUITE 318-B OGDEN, UTAH 84401
PH 627-4014

CLIENT: KIRK SMITH
LOCATION: LOCATED IN THE S.E. 1/4 SEC. 22, N.W. 1/4 SEC. 26, AND THE N.E. 1/4 OF SEC. 27, T.5N., R.1E., S.L.B.&M.
SURVEYED: 4-98
DATE: 2-1-99 JOB NO. 1736FIN

## MORGAN COUNTY ATTORNEY

I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS TO THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 15th DAY OF September, 1999

Kelly W. Wright
MORGAN COUNTY ATTORNEY

## MORGAN COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN COUNTY PLANNING COMMISSION.

SIGNED THIS 15th DAY OF September, 1999

Abbie Sessions
CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

## MORGAN COUNTY ENGINEER

THIS IS TO CERTIFY THAT I HAVE INVESTIGATED THE LINES AND GRADES OF THE FOREGOING PLAT LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND THE MORGAN COUNTY RECORDER'S OFFICE.

SIGNED THIS 7th DAY OF October, 1999

P.E. H.A.&S. & ASSOC. INC.
MORGAN COUNTY ENGINEER

## MORGAN COUNTY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION ARE HEREBY ACCEPTED BY THE COUNCIL OF MORGAN COUNTY, UTAH.

SIGNED THIS 21 DAY OF September 1999

Dan Hamm
CHAIRMAN, MORGAN COUNTY COUNCIL

## MORGAN COUNTY RECORDER

ENTRY NO. 80607 FEE PAID $96.00
FILED FOR RECORD AND RECORDED
SEP 21 1999 AT 16:57
IN BOOK M184 OF THE OFFICIAL RECORDS,
PAGE 408-409

RECORDED FOR: BRETT SIMONSEN CONSTRUCTION INC

Brenda D. Wilson
MORGAN COUNTY RECORDER
BY: _____ DEPUTY.

MOUNTAIN ENGINEERING
P. O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

| DATE | BY | REVISIONS COMMENTS |
|---|---|---|

DESIGNED BY: K.S.W.
DRAWN BY: K.S.W.
DATE: APRIL 1999

HIGHLANDS WEST SUBDIVISION - FINAL PLAT
A RE-SUBDIVISION OF THE JUNE POLL SUBD. AND OF OTHER PARCELS OF LAND PARTS OF THE S.E. 1/4 SEC. 22, N.W. 1/4 SEC. 26, AND THE N.E. 1/4 OF SEC. 27, T.5N., R1E., SLB&M
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

FOR: KEST SMITH CONSTRUCTION, 5860 NORTH HIGHLAND DRIVE

JOB NO. 1999

DRAWING NO.
HIGHLANDS WEST
SHEET 1 OF 2
FINALPLAT

00000607 BK 00709 PG 0408-0409
MORGAN COUNTY RECORDER
1999 SEP 21 16:57 PM FEE $96.00 BY BDW
REQUEST: BRETT SIMONSEN CONSTRUCTION INC

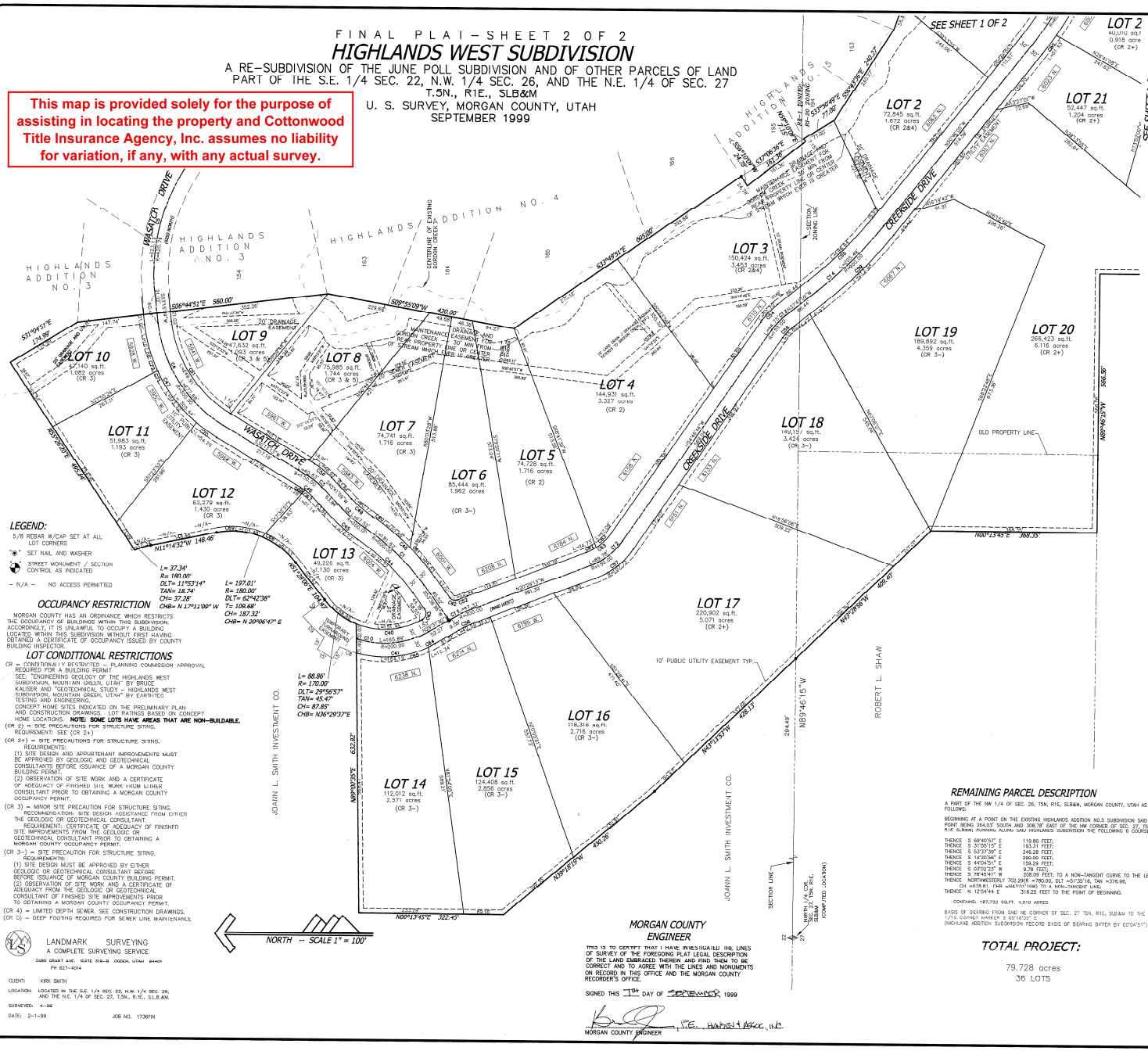
C:\Land Projects\Highlands West\wg\FINAL_PLAT.dwg Sat Aug 07 12:08:52 1999 MOUNTAIN ENGINEERING

FINAL PLAT - SHEET 2 OF 2

# HIGHLANDS WEST SUBDIVISION

A RE-SUBDIVISION OF THE JUNE POLL SUBDIVISION AND OF OTHER PARCELS OF LAND
PART OF THE S.E. 1/4 SEC. 22, N.W. 1/4 SEC. 26, AND THE N.E. 1/4 OF SEC. 27
T.5N., R1E., SLB&M
U. S. SURVEY, MORGAN COUNTY, UTAH
SEPTEMBER 1999

**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.**




## LEGEND:

5/8 REBAR W/CAP SET AT ALL LOT CORNERS

SET NAIL AND WASHER

STREET MONUMENT / SECTION CONTROL AS INDICATED

– N/A – NO ACCESS PERMITTED

## OCCUPANCY RESTRICTION

MORGAN COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY COUNTY BUILDING INSPECTOR.

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LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2595 GRANT AVE. SUITE 310-D OGDEN, UTAH 84401
PH 627-4014

CLIENT: KIRK SMITH

LOCATION: LOCATED IN THE S.E. 1/4 SEC. 22, N.W. 1/4 SEC. 26, AND THE N.E. 1/4 OF SEC. 27, T5N., R1E., S.L.B.&M.

SURVEYED: 4-99

DATE: 2-1-99 JOB NO. 17367IN

## SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SE 1/4 OF SEC. 22, THE NW 1/4 OF SEC. 26 AND THE NE 1/4 OF SEC. 27, T5N, R1E, SLB&M, MORGAN COUNTY, UTAH AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SOUTHERLY BOUNDARY LINE OF HIGHLANDS ADDITION NO.5 SUBDIVISION SAID POINT BEING 364.03' S00°01'15"E AND N17°45' N 90°00'00" E OF THE NW CORNER OF SEC. 26, T5N, R1E SLB&M;

THENCE S 12°54'44" W 316.26 FEET TO A NON-TANGENT CURVE TO THE RIGHT
THENCE SOUTHEASTERLY 702.29 FEET ALONG THE ARC (R =760.00, DLT =51°35'18", TAN =376.96, CH =678.81, CHB =S47°01'19E) TO A NON TANGENT LINE;
THENCE N 76°45'41" E 208.09 FEET TO THE WEST LINE OF THE HIGHLANDS ADDITION NO. 5 SUBDIVISION;
THENCE S 03°02'23" W 240.60 FEET ALONG SAID SUBD.
THENCE S 00°05'53" W 564.31 FEET TO THE NORTH LINE OF OLD HIGHWAY ROAD (SR167);
THENCE S 89°37'47" W 81.71 FEET; TO THE E LINE OF POLL DRIVE;
THENCE N 03°00'00" W 159.08 FEET ALONG SAID DRIVE TO A TANGENT CURVE TO THE LEFT;
THENCE NORTHWESTERLY 324.90 FEET ALONG THE ARC (R =239.68, DLT=77°40'00", TAN =192.64, CH =300.54, CHB =N44°50'00W) ALONG SAID DRIVE TO A TANGENT LINE;
THENCE N 86°40'00" W 29.36 FEET; TO THE SE CORNER OF LOT 15 MOUNTAIN GREEN SUBDIVISION
THENCE N 00°00'00" E 319.47 FEET; ALONG SAID SUBDIVISION
THENCE N 90°00'00" W 1,224.64 FEET THROUGH THE 1/16 CORNER TO THE SE COR. OF THE MAHONEY PROPERTY (M67-324);
THENCE N 00°03'10" E 661.40 FEET;
THENCE N 89°46'15" W 566.56 FFFT;
THENCE N 00°13'45" E 368.35 FEET;
THENCE N 43°28'56" W 409.40 FEET;
THENCE N 49°13'49" W 199.10 FEET;
THENCE N 39°18'19" W 430.28 FEET;
THENCE N 00°13'45" E 322.48 FEET;
THENCE N 89°00'35" E 632.02 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 88.86 FEET ALONG THE ARC (R =170.00, DLT =29°56'57", TAN =45.47, CH =87.85 , CHB =N30°29'37E) TO A TANGENT LINE;
THENCE N 61°26'46" E 104.43 FEET; TO A TANGENT CURVE TO THE LEFT;
THENCE NORTHWESTERLY 197.01FEET ALONG THE ARC (R =180.00, DLT =62°42'38", TAN =109.68, CH =187.32, CHB =N20°06'47E) TO A TANGENT LINE;
THENCE N 11°14'32" W 148.46 FEET; TO A TANGENT CURVE TO THE LEFT;
THENCE NORTHWESTERLY 37.34 FEET ALONG THE ARC (R =180.00, DLT =11°53'14", TAN =18.74,CH =37.28 , CHB =N17°11'09W) TO A NON-TANGENT LINE;
THENCE N 55°20'00" E 470.04 FEET TO THE WEST BOUNDARY OF THE HIGHLANDS ADDITION NO. 3 SUBD.
THENCE S 31°04'51" E 174.99 FEET ALONG SAID SUBD.
THENCE S 06°44'51" E 560.00 FEET ALONG SAID SUBD. TO THE NW CORNER OF THE HIGHLANDS ADDITION SUBD. NO. 4
THENCE S 00°55'09" W 420.00 FFFT ALONG SAID SUBD.
THENCE S 37°49'51" E 605.00 FEET; ALONG SAID SUBD. TO THE NW CORNER OF THE HIGHLANDS ADDITION SUBD. NO. 5
THENCE S 56°10'09" W 24.78 FEET; TO THE CENTERLINE OF GORDON CREEK
THENCE S 37°06'38" E 161.36 FEET; ALONG SAID CREEK CENTERLINE
THENCE N 39°10'09" E 7.15 FEET; TO HIGHLANDS ADDITION NO. 5
THENCE S 30°50'49" E 77.00 FEET; ALONG SAID SUBD.
THENCE S 58°43'36" E 240.27 FEET; ALONG SAID SUBD.
THENCE S 69°40'37" E 470.20 FEET ALONG SAID SUBD. TO THE POINT OF BEGINNING.

CONTAINS: 3,472,939 SQ.FT. / 79.728 ACRES AND 36 LOTS

BASIS OF BEARING FROM SAID NE CORNER OF SEC. 27 T5N, R1E, SLB&M TO THE 1/16 CORNER MARKED S 00°10'35" E
(HIGHLAND ADDITION SUBDIVISION RECORD BASIS OF BEARING DIFFER BY 00°04'51")

## CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | TAN | CORD | CHB |
|---|---|---|---|---|---|---|
| C1 | 185.82 | 300.00 | 32°48'42" | 95.82 | 183.43 | N41°12'28"E |
| C2 | 52.36 | 300.00 | 10°00'00" | 26.29 | 52.29 | S38°13'30"W |
| C3 | 52.36 | 300.00 | 10°00'00" | 26.29 | 52.29 | S53°13'30"W |
| C4 | 277.68 | 300.00 | 53°00'00" | 149.68 | 267.87 | N32°06'30"W |
| C5 | 523.57 | 420.79 | 49°01'17" | 276.00 | 509.24 | N34°59'51"W |
| C6 | 81.93 | 300.00 | 46°39'22" | 43.72 | 79.59 | S63°31'12"W |
| C7 | 223.77 | 200.00 | 63°08'51" | 124.10 | 212.82 | N14°59'54"E |
| C8 | 39.67 | 230.00 | 09°53'06" | 19.89 | 39.63 | N20°02'42"E |
| C9 | 185.82 | 300.00 | 35°48'42" | 95.82 | 183.43 | N41°12'28"E |
| C10 | 146.26 | 300.00 | 47°32'30" | 77.85 | 142.16 | S59°46'45"W |
| C11 | 40.09 | 300.00 | 7°39'15" | 20.07 | 40.06 | S83°36'38"W |
| C12 | 69.35 | 150.00 | 26°29'11" | 35.42 | 68.74 | N33°09'20"W |
| C13 | 44.75 | 150.00 | 17°05'31" | 22.54 | 44.59 | N46°03'06"W |
| C14 | 256.49 | 300.00 | 49°00'00" | 135.20 | 248.72 | S44°52'23"E |
| C15 | 391.68 | 300.00 | 186°42" | 127.00 | 290.88 | S58°41'25"E |
| C16 | 733.58 | 750.00 | 55°33'32" | 393.98 | 697.90 | N41°58'10"W |
| C17 | 63.21 | 381.15 | 9°07'7" | 31.77 | 63.14 | N08°42'53"W |
| C18 | 63.21 | 381.15 | 9°07'7" | 31.77 | 63.14 | N08°42'53"W |
| C19 | 290.16 | 358.49 | 37°36'07" | 152.72 | 282.40 | N41°35'00"W |
| C20 | 36.33 | 15.00 | 138°42'52" | 158.37 | 214.10 | N41°53'00"W |
| C21 | 15.74 | 15.00 | 60°08'44" | 8.68 | 15.03 | N03°03'53"E |
| C22 | 112.77 | 239.68 | 26°56'57" | 57.13 | 111.73 | N87°15'32"W |
| C23 | 125.64 | 239.68 | 30°02'22" | 64.30 | 124.21 | S38°01'32"E |
| C24 | 880.87 | 730.00 | 54°09'36" | 468.74 | 833.78 | N49°09'07"W |
| C25 | 242.29 | 770.00 | 18°02'02" | 122.28 | 241.34 | S60°47'37"E |
| C26 | 67.02 | 70.00 | 5°21'17" | 33.63 | 67.03 | N08°42'53"W |
| C27 | 81.69 | 70.00 | 66°51'23" | 46.11 | 77.14 | N33°09'20"W |
| C28 | 31.86 | 15.00 | 60°46'46" | 17.61 | 30.39 | S03°09'47"W |
| C29 | 26.79 | 15.00 | 98°26'53" | 17.41 | 23.73 | N59°30'10"W |
| C30 | 261.44 | 300.00 | 49°55'00" | 138.81 | 253.30 | S58°42'30"E |
| C31 | 37.31 | 301.18 | 7°21'2" | 18.70 | 37.28 | N38°42'53"W |
| C32 | 31.00 | 60.00 | 29°35'37" | 15.85 | 30.65 | N03°30'30"E |
| C33 | 18.82 | 20.00 | 48°11'23" | 8.94 | 18.33 | N70°48'53"E |
| C34 | 18.82 | 20.00 | 48°11'23" | 8.94 | 18.33 | N23°37'30"W |
| C35 | 31.00 | 60.00 | 29°35'37" | 15.85 | 30.65 | S32°05'38"E |
| C36 | 255.55 | 230.00 | 63°39'07" | 142.74 | 242.59 | S08°21'32"E |
| C37 | 159.98 | 150.00 | 61°08'37" | 88.08 | 152.59 | S63°21'15"E |
| C38 | 184.85 | 175.00 | 63°36'55" | 105.50 | 175.26 | S14°50'54"E |
| C39 | 267.31 | 55.00 | 278°24'48" | 49.19 | 73.53 | S43°14'41"E |
| C40 | 120.93 | 170.00 | 57°23'30" | 65.71 | 116.49 | S24°00'11"E |
| C41 | 38.13 | 120.00 | 18°12'14" | 19.33 | 37.97 | S07°06'47"E |
| C42 | 20.52 | 15.00 | 77°58'55" | 12.14 | 19.88 | S14°23'28"W |
| C43 | 20.52 | 15.00 | 77°58'55" | 12.14 | 19.88 | N63°35'27"W |
| C44 | 170.72 | 470.00 | 20°48'42" | 86.31 | 169.79 | N41°11'26"E |
| C45 | 74.77 | 330.00 | 12°59'40" | 37.58 | 74.17 | S34°37'36"E |
| C46 | 26.16 | 330.00 | 4°32'45" | 13.08 | 26.15 | S27°53'36"E |
| C47 | 325.44 | 330.00 | 53°18" | 164.65 | 284.88 | S64°41'14"E |
| C48 | 102.31 | 330.00 | 17°45'32" | 51.53 | 101.91 | N38°31'37"E |
| C49 | 16.01 | 330.00 | 2°46'46" | 8.00 | 16.00 | N30°30'30"E |
| C50 | 69.61 | 330.00 | 12°05'14" | 34.97 | 69.49 | N23°37'36"E |
| C51 | 268.81 | 270.00 | 57°03'00" | 146.35 | 257.78 | S64°31'17"E |
| C52 | 33.24 | 330.00 | 5°46'44" | 16.63 | 33.23 | S34°31'17"E |
| C53 | 71.68 | 330.00 | 12°26'57" | 36.00 | 71.55 | S43°13'28"E |
| C54 | 33.10 | 180.00 | 10°32'37" | 16.59 | 33.05 | N41°03'28"W |
| C55 | 149.64 | 420.00 | 20°42'42" | 75.78 | 148.81 | N44°52'23"W |
| C56 | 43.19 | 270.00 | 9°17'7" | 21.64 | 43.05 | N33°09'20"W |
| C57 | 102.31 | 330.00 | 17°45'32" | 51.53 | 101.91 | S37°38'06"E |
| C58 | 30.80 | 330.00 | 5°20'52" | 15.42 | 30.82 | N44°13'06"W |
| C59 | 212.74 | 330.00 | 37°42'00" | 110.64 | 208.91 | S63°31'36"E |
| C60 | 107.84 | 330.00 | 11°28'47" | 54.13 | 107.39 | S38°37'36"E |
| C61 | 84.83 | 530.00 | 9°09'5" | 42.49 | 84.74 | N48°08'28"E |
| C62 | 24.73 | 530.00 | 1°46'38" | 12.47 | 24.72 | S39°32'21"E |
| C63 | 47.09 | 120.00 | 22°28'27" | 23.85 | 46.79 | S47°31'18"E |
| C64 | 14.14 | 120.00 | 6°43'12" | 8.08 | 14.13 | S37°34'32"E |
| C65 | 120.33 | 120.00 | 40°54'2" | 65.77 | 180.72 | S20°00'12"E |
| C66 | 53.03 | 180.00 | 16°52'11" | 26.69 | 53.00 | N38°10'57"E |
| C67 | 25.14 | 180.00 | 8°00'1" | 12.60 | 25.12 | N30°30'30"E |
| C68 | 11.28 | 120.00 | 5°23'1" | 5.64 | 11.27 | N33°54'45"E |
| C69 | 103.48 | 120.00 | 32°36'32" | 53.21 | 100.09 | N50°03'38"E |
| C70 | 54.25 | 330.00 | 9°25'1" | 27.18 | 54.19 | S34°50'46"W |
| C71 | 103.58 | 330.00 | 18°00'0" | 52.27 | 103.11 | S42°50'24"W |
| C72 | 107.88 | 330.00 | 18°43'48" | 54.42 | 107.40 | S23°03'12"W |
| C73 | 49.69 | 330.00 | 8°37'48" | 24.88 | 49.60 | N49°53'09"W |
| C74 | 114.80 | 330.00 | 19°56'11" | 57.91 | 114.21 | N32°38'36"W |
| C75 | 114.80 | 330.00 | 19°56'11" | 57.91 | 114.21 | N12°42'25"W |
| C76 | 84.84 | 53.00 | 91°32'39" | 54.39 | 80.16 | N52°00'28"E |
| C77 | 53.72 | 170.00 | 18°06'38" | 27.14 | 53.05 | N60°13'12"W |
| C78 | 41.13 | 170.00 | 13°52'2" | 20.68 | 41.03 | S67°23'47"E |
| C79 | 188.38 | 530.00 | 17°37'12" | 94.47 | 188.07 | S61°06'52"E |
| C80 | 65.63 | 530.00 | 7°05'8" | 32.86 | 65.59 | S50°26'37"E |
| C81 | 65.63 | 170.00 | 22°12'1" | 33.51 | 172.33 | N33°30'11"E |
| C82 | 63.30 | 55.00 | 65°54'7" | 35.93 | 59.86 | S01°34'37"E |
| C83 | 63.30 | 55.00 | 65°54'7" | 35.93 | 59.86 | N64°19'30"E |
| C84 | 92.30 | 55.00 | 96°12'48" | 61.31 | 81.68 | S01°34'37"E |
| C85 | 43.81 | 55.00 | 45°38'5" | 24.39 | 44.58 | S33°54'47"W |
| C86 | 149.70 | 330.00 | 26°01'1" | 76.63 | 148.83 | N34°58'45"E |
| C87 | 70.43 | 330.00 | 12°13'1" | 35.47 | 70.18 | N18°30'30"E |
| C88 | 55.31 | 330.00 | 10°19'54" | 27.73 | 55.23 | N38°26'28"W |
| C89 | 53.34 | 260.00 | 9°40'18" | 26.71 | 53.23 | N07°08'47"E |

## REMAINING PARCEL DESCRIPTION

A PART OF THE NW 1/4 OF SEC. 26, T5N, R1E, SLB&M, MORGAN COUNTY, UTAH AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING HIGHLANDS ADDITION NO.5 SUBDIVISION SAID POINT BEING 364.03' SOUTH AND 308.78' EAST OF THE NW CORNER OF SEC. 27, T5N, R1E SLB&M; RUNNING ALONG SAID HIGHLANDS SUBDIVISION THE FOLLOWING 6 COURSES:

THENCE S 69°40'57" E 119.80 FEET;
THENCE S 31°50'15" E 193.31 FEET;
THENCE S 53°37'39" E 246.28 FEET;
THENCE S 14°06'46" E 290.00 FEET;
THENCE S 44°04'51" E 159.29 FEET;
THENCE S 03°02'23" W 9.78 FEET;
THENCE S 76°45'41" W 208.09 FEET; TO A NON-TANGENT CURVE TO THE LEFT;
THENCE NORTHWESTERLY 702.29(R =760.00, DLT =51°35'18, TAN =376.96, CH =678.81, CHB =N47°01'19W) TO A NON-TANGENT LINE;
THENCE N 12°54'44 E 316.26 FEET TO THE POINT OF BEGINNING.

CONTAINS: 187,723 SQ.FT. 4.310 ACRES

BASIS OF BEARING FROM SAID NE CORNER OF SEC. 27 T5N, R1E, SLB&M TO THE 1/16 CORNER MARKER S 00°10'35" E
(HIGHLAND ADDITION SUBDIVISION RECORD BASIS OF BEARING DIFFER BY 00°04'51")

## MORGAN COUNTY ENGINEER

THIS IS TO CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND THE MORGAN COUNTY RECORDER'S OFFICE.

SIGNED THIS 7TH DAY OF SEPTEMBER 1999

MORGAN COUNTY ENGINEER P.E. HANSEN & ASSOC. INC.

## TOTAL PROJECT:

79.728 acres
36 LOTS

## MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED
_____ AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS.
PAGE _____

RECORDED FOR:
_____
_____

MORGAN COUNTY RECORDER
BY: _____ DEPUTY.


MOUNTAIN ENGINEERING
P. O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979


| REVISIONS | | |
|---|---|---|
| DATE | BY | COMMENTS |
| 9/7/99 | KSW | AS PER HAI |

DESIGNED BY: K.S.W.
DRAWN BY: K.S.W.
DATE: APRIL 1999

# HIGHLANDS WEST SUBDIVISION - FINAL PLAT

A RE-SUBDIVISION OF THE JUNE POLL SUBD. AND OF OTHER PARCELS OF LAND
PARTS OF THE S.E. 1/4 SEC. 22, N.W. 1/4 SEC. 26,
AND THE N.E. 1/4 OF SEC. 27, T.5N., R.1E., SLB&M
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

FOR: KENT SMITH CONSTRUCTION 5880 NORTH HIGHLAND DRIVE

DATE NO. 1999

DRAWING NO.
HIGHLANDS WEST
SHEET 2 OF 2
FILEPLAT


C:\Land Projects\Highlands West\dwg\FINAL_PLAT.dwg Fri Sep 03 19:34:07 1999 MOUNTAIN ENGINEERING