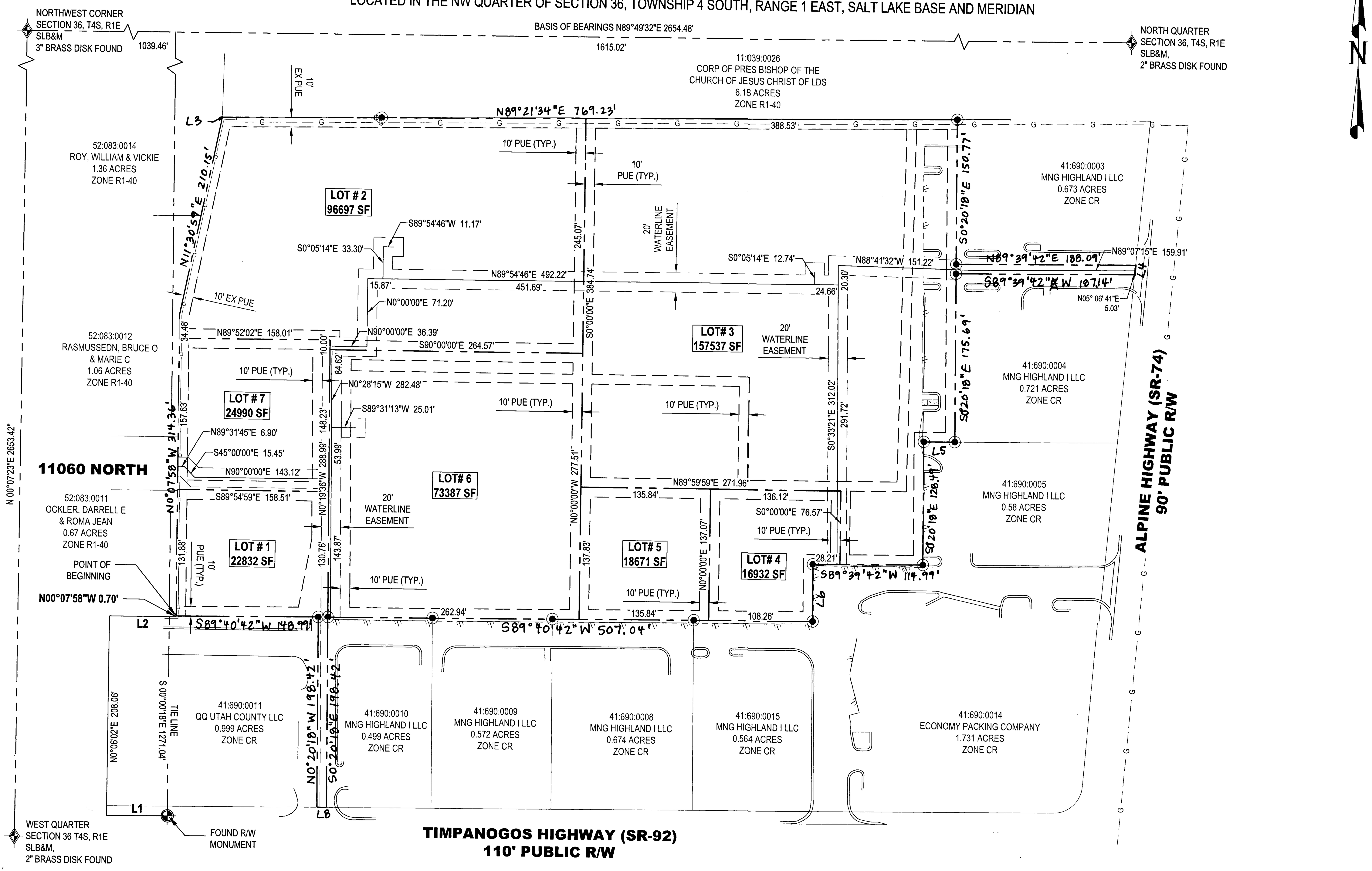
MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION - AMENDED

A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE
LOCATED IN THE NW QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, JON BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, 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 PLAT IS TRUE AND CORRECT.I HAVE PLACED MONUMENTS AS PRESENTED ON THE PLAT.

[signature] DATE OF PLAT OR MAP: 7-5-22

BOUNDARY DESCRIPTION

COMBINED PARCELS DESCRIPTION:

COMMENCING AT A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY LINE OF STATE ROUTE 92 (HIGHLAND HIGHWAY) WHICH LIES N 89°49'32" E, 1039.46 FEET AND S 00°00'18" E, 1271.04' FROM THE NORTHWEST CORNER OF SECTION 36, T4S, R1E, SLB&M, THENCE RUNNING S 89°39'42" W, A DISTANCE OF 63.54 FEET TO A POINT; THENCE N 00°06'02" E, A DISTANCE OF 208.06 FEET TO A POINT; THENCE N 89°54'02" E, A DISTANCE OF 69.66 FEET; THENCE N00°07'58"W, A DISTANCE OF 0.70 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'58" W, A DISTANCE OF 314.36 FEET TO A ROD FOUND; THENCE N 11°30'59" E, A DISTANCE OF 210.15 FEET TO A POINT; THENCE N 00°42'32" E, A DISTANCE OF 0.41 FEET TO A POINT; THENCE N 89°21'34" E, A DISTANCE OF 769.23 FEET TO A ROD FOUND; THENCE S 00°20'18" E, A DISTANCE OF 150.77 FEET TO A NAIL/WASHER FOUND; THENCE N 89°39'42" E, A DISTANCE OF 188.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 74 (MAIN STREET); THENCE ALONG SAID RIGHT-OF-WAY S 05°06'41"W, A DISTANCE OF 10.05 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S 89°39'42" W, A DISTANCE OF 187.14 FEET TO A NAIL/WASHER SET; THENCE S 00°20'18" E, A DISTANCE OF 175.69 FEET TO AN NAIL/WASHER SET; THENCE S 89°39'42" W, A DISTANCE OF 32.50 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 128.49 FEET TO AN ETCHED X IN CURB FOUND; THENCE S 89°39'42" W, A DISTANCE OF 114.99 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 59.73 FEET TO A NAIL/WASHER FOUND; THENCE S 89°40'42" W, A DISTANCE OF 507.04 FEET TO A ROD AND CAP SET; THENCE S 00°20'18" E, A DISTANCE OF 198.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SR-92 (HIGHLAND HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE S 89°39'42" W, A DISTANCE OF 10.00 FEET TO A POINT;THENCE LEAVING SAID RIGHT-OF-WAY N 00°20'18" W, A DISTANCE OF 198.42 FEET TO A ROD AND CAP SET; THENCE S 89°40'42" W, A DISTANCE OF 148.99 FEET TO THE POINT OF BEGINNING.

SAID COMBINED PARCELS CONTAINING 9.436 ACRES OF LAND, MORE OR LESS.

7-5-22
DATE

[signature]
SURVEYOR (SEE SEAL BELOW)

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AND INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS 7th DAY OF July, A.D. 2022

MNG HIGHLAND DEVELOPMENT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: MNG MANAGEMENT LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

ITS: AUTHORIZED AGENT
[signature]
BY: JOSEPH HAM
ITS: AUTHORIZED AGENT

SBP HOLDINGS RESERVE, LLC
A UTAH LIMITED LIABILITY COMPANY
BY: SBP HOLDINGS RESERVE, LLC,
A UTAH LIMITED LIABILITY COMPANY

ITS: MANAGER
[signature]
BY: PAUL KROFF
ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ~~CALIFORNIA~~ Utah
COUNTY OF Utah

ON 7/7/2022 BEFORE ME, Rylie Lansford PERSONALLY APPEARED Joseph Ham & Paul Kroff WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. [signature]
NOTARY PUBLIC (SEE SEAL BELOW)

RYLIE MISHELLE LANSFORD
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 710414
COMM. EXP. 02-23-2024

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION 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 July, A.D. 2022

APPROVED BY MAYOR [signature]

APPROVED [signature] CITY ENGINEER (SEE SEAL BELOW) ATTEST [signature] CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED THIS 12 DAY OF July, A.D. 2022 [signature] HIGHLAND CITY ATTORNEY

CONDITIONS OF APPROVAL

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THE SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:

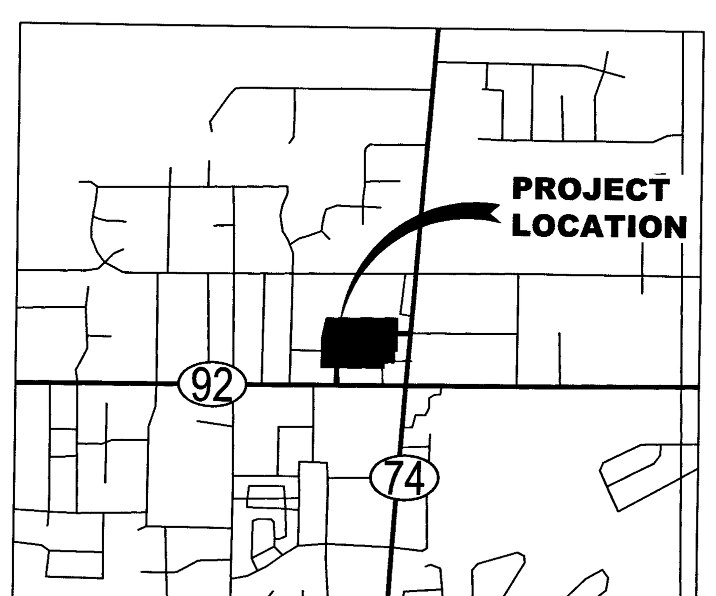
1) LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARK STRIP OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
2) HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

LOT INFORMATION

	ADDRESS	SIZE
LOT #1	5446 W 11000 N	22,832 SF
LOT #2	5428 W 11000 N	96,697 SF
LOT #3	11111 N ALPINE HWY	157,537 SF
LOT #4	5354 W 11000 N	16,932 SF
LOT #5	5378 W 11000 N	18,671 SF
LOT #6	5418 W 11000 N	73,387 SF
LOT #7	5448 W 11000 N	24,990 SF

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	63.54	S89° 39' 42"W
L2	69.66	N89° 54' 02"E
L3	0.41	N00° 42' 32"E
L4	10.05	S05° 06' 41"W
L5	32.50	S89° 39' 42"W
L6	59.73	S00° 20' 18"E
L8	10.00	S89° 39' 42"W



VICINITY MAP
N.T.S.

60 0 30 60 120 240
SCALE: 1" = 60 FEET

NOTE:
REFER TO ENTRY 82152: 2007 DATED JUNE 4, 2007 FOR DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.

EXISTING SITE DATA

EXISTING ZONING	CR
TOTAL ACREAGE	9.436 ACRES

TWENTY (20) FOOT WATERLINE EASEMENT

DESCRIPTION OF THE EASEMENTS: THE INTENT OF THE TWENTY (20) FOOT WATERLINE EASEMENT SHOWN HEREON IS TO PROVIDE SAID EASEMENT FOR THE LOCATION(S) OF THE WATER LINE(S), VALVES AND HYDRANTS UPON INSTALLATION. THE PHYSICAL LOCATION(S) OF INSTALLED WATERLINES, VALVES AND HYDRANTS SHALL SERVE AS THE CENTERLINE OF THE EASEMENT.

OWNER: MID-TOWN NATIONAL GROUP
415 S CEDROS AVENUE
SOLANA BEACH, CA 92075
PHONE: (858) 546-0033
CONTACT: JOE HAM

LEGEND

- SECTION MONUMENT
- EX STREET MONUMENT
- CONTROL POINT
- EX REBAR & CAP OR NAIL/WASHER
- EX PROPERTY BOUNDARY
- PROP PROPERTY BOUNDARY
- EX PUBLIC UTILITY EASEMENT
- PROP PUBLIC UTILITY EASEMENT

18420

20 FT WATERLINE EASEMENT - CITY IS RESPONSIBLE FOR REPLACEMENT OF IMPROVEMENTS IN ASPHALT AREAS ONLY (CITY WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF CURBS, LANDSCAPE, AND OTHER IMPROVEMENTS THAT ARE AFFECTED BECAUSE THE WATERLINE DEVIATES FROM ASPHALT PARKING/ROADWAY)

THE PROPERTY(S) SHOWN HEREON THIS PLAT ARE SUBJECT TO A BLANKET EASEMENT IN FAVOR OF THE CITY OF HIGHLAND, UT FOR THE CITY TO BE ABLE TO INSPECT THE STORMWATER FACILITIES EVERY 5 YEARS, ALLOWING ACCESS TO PRIVATE ROADS AND STORMWATER FACILITIES FOR INSPECTION AND MAINTENANCE.

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A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE
FINAL PLAT
LOCATED IN THE NW QUARTER OF SECTION 36
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.
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CLERK-RECORDER SEAL	CITY ENGINEER SEAL	UTAH COUNTY RECORDER SEAL
CORPORATE SEAL HIGHLAND CITY STATE OF UTAH	HIGHLAND CITY CITY ENGINEER STATE OF UTAH	18420 ENT 84013:2022 Map # 18420 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Jul 26 2:31 pm FEE 64.00 BY KR RECORDED FOR HIGHLAND CITY
SURVEYOR SEAL: PROFESSIONAL LAND SURVEYOR # 290669 JONATHAN D. BEHR 7-5-22 STATE OF UTAH	NOTARY PUBLIC SEAL	

CRS ENGINEERS
Answers to Infrastructure®
4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

File Path:P:\2020-0484 MidTown-Highland Marketplace Site\Survey\Office\FINAL PLAT.dwg Jun 30, 2022 - 4:08pm

Sec. 36, T4S, R1E TU045
Lots 1+2, Highland Marketplace
PC