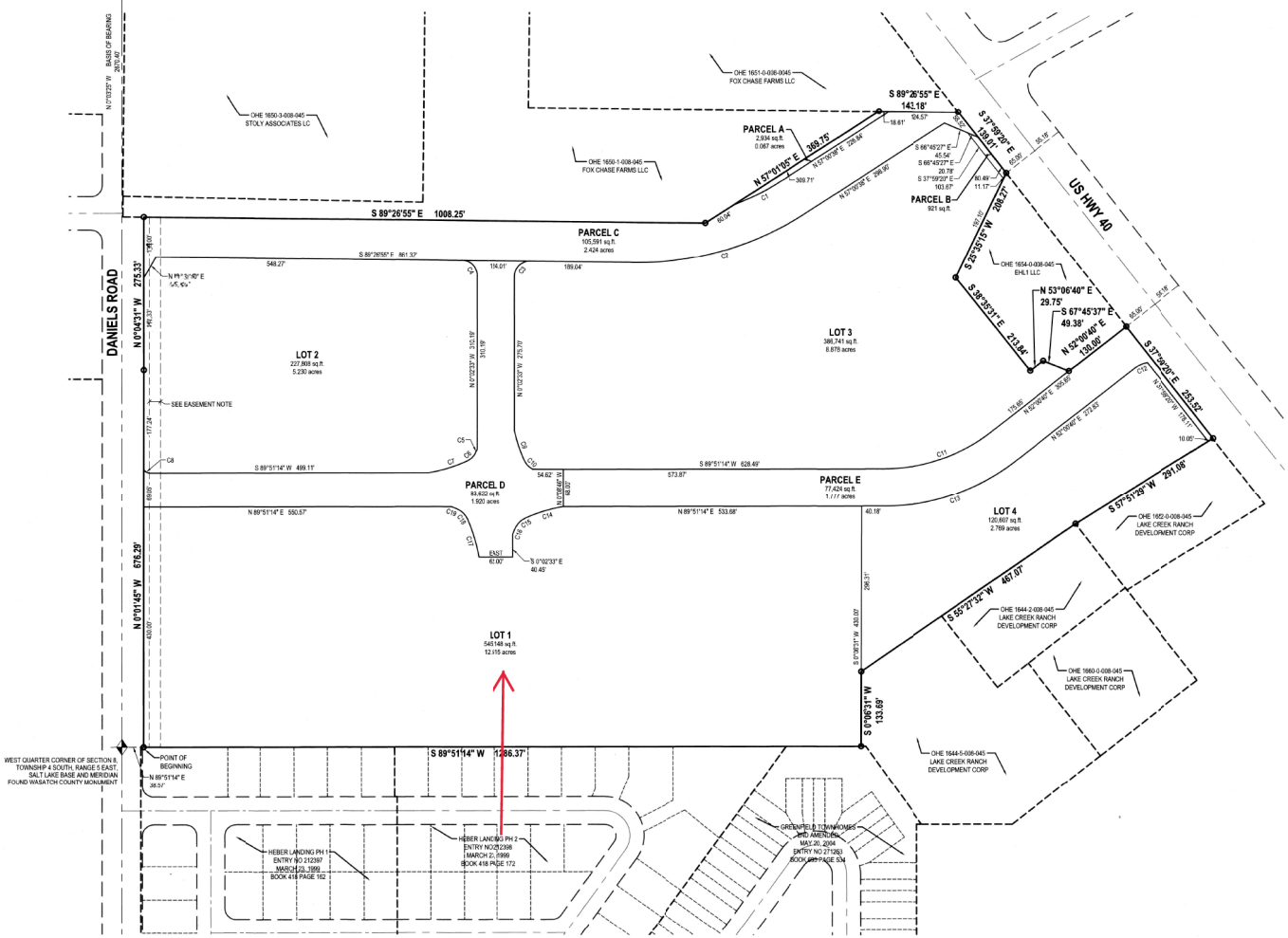
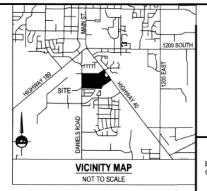
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

TURNER MILL MASTER SUBDIVISION PLAT

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





LEGEND

- ENSIGN ENG. LAND SURV. — SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUADE — PUBLIC UTILITY AND DRAINAGE EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	474.00'	99.11'	11°58'49"	N63°00'00"E	98.93'
C2	546.00'	319.63'	33°32'27"	N73°46'52"E	315.08'
C3	28.00'	44.27'	90°35'38"	S45°15'16"W	39.80'
C4	28.00'	43.69'	89°24'22"	N44°44'44"W	39.39'
C5	85.00'	7.30'	4°55'28"	N25°50'06"E	7.30'
C6	35.00'	22.97'	37°36'00"	N47°09'48"E	22.56'
C7	285.00'	71.36'	14°20'47"	N73°04'12"E	71.18'
C8	12.00'	13.75'	65°38'39"	S52°19'27"E	13.01'
C9	285.00'	55.59'	11°10'34"	S18°21'20"E	55.50'
C10	35.00'	23.36'	38°14'20"	S43°03'47"E	22.93'
C11	316.00'	206.71'	37°29'34"	N70°55'57"E	204.94'
C12	44.00'	23.99'	31°14'17"	S67°37'49"W	23.69'
C13	384.00'	253.63'	37°50'35"	N70°55'58"E	249.04'
C14	285.00'	71.36'	14°20'47"	S73°04'12"W	71.18'
C15	35.00'	22.97'	37°36'00"	S47°09'48"W	22.56'
C16	85.00'	15.86'	10°41'32"	S22°57'03"W	15.84'
C17	285.00'	71.09'	14°17'32"	N15°47'51"W	70.91'
C18	35.00'	23.25'	38°03'14"	N42°58'14"W	22.82'
C19	85.00'	15.58'	10°30'05"	N69°14'54"W	15.56'

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 286882 as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements.

PATRICK M HARRIS
CERTIFICATE NO. 286882

Aug. 17, 2020
DATE

BOUNDARY DESCRIPTION

Beginning at a point on the Easterly Right-of-Way Line of Daniels Road, said point being North 89°51'14" East 38.17 feet from the West Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 00°01'45" West 676.29 feet along said Easterly Right-of-Way Line;
thence North 00°04'31" West 275.33 feet along said Easterly Right-of-Way Line;
thence South 89°26'55" East 1,008.25 feet;
thence North 57°01'05" East 369.75 feet;
thence South 89°26'55" East 143.18 feet to a point on the Southerly Right-of-Way Line of Highway 40;
thence South 37°59'20" East 139.01 feet along said Southerly Right-of-Way Line;
thence South 25°35'15" West 208.26 feet;
thence South 38°35'31" East 213.84 feet;
thence North 53°06'40" East 29.75 feet;
thence South 67°45'37" East 49.38 feet;
thence North 52°00'40" East 130.00 feet to a point on the Southerly Right-of-Way Line of Highway 40;
thence South 37°59'20" East 253.52 feet Southerly Right-of-Way Line to the Northwesterly Boundary Line of the Lake Creek Ranch Development Corporation Property;
thence South 57°51'29" West 291.06 feet along said Northwesterly Boundary Line;
thence South 55°27'32" West 467.07 feet along said Northwesterly Boundary Line;
thence South 00°06'31" West 133.69 feet along said Northwesterly Boundary Line to the Northerly Boundary Line of the Greenfield Townhomes Subdivision;
thence South 89°51'14" West 1,286.37 feet along said Northerly Boundary Line and the Northerly Boundary Line of Heber landing Subdivision to the point of beginning.

Contains 1,553,797 Square Feet or 35.601 Acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER(S) IF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENT, TO BE HEREAFTER KNOWN AS

TURNER MILL MASTER SUBDIVISION PLAT

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF August A.D. 20 20

MEGLO PARTNERS LLC
COMPANY NAME, TITLE

8/19/20
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa S.S.

ON THIS 19 DAY OF August A.D. 20 20 PERSONALLY APPEARED BEFORE ME Chris Gooch WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Secretary OF Meglo Partners LLC A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/16/21
COMMISSION #
RESIDING IN Maricopa COUNTY: Arizona

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE 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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 27th DAY OF August A.D. 20 20

MAYER

8-26-20
CITY ENGINEER (SEE SEAL BELOW)

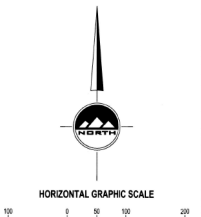
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF August A.D. 20 20 BY THE PLANNING COMMISSION OF HEBER CITY.

PLANNING DIRECTOR

CHAIR, PLANNING COMMISSION



TURNER MILL MASTER SUBDIVISION PLAT

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

SURVEYOR'S SEAL — 8-17-20 No. 286882 PATRICK M. HARRIS STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL — No. 166268 Bart I. Mumford STATE OF UTAH

CLERK-RECORDER SEAL — HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Easement Note:
Notice of Interest wherein Wasatch County Special Service Area No. 1 has an unrecorded easement across said property by virtue of an Easement Agreement between Turner Building Supply Inc. and Wasatch County Special Service Area No. 1 dated December 15, 1996, recorded April 26, 1999 as Entry No. 213296 in Book 421 at Page 465. Notice of Location of Easement, dated April 6 2006 and recorded August 8, 2006 as Entry No. 305705 in Book 879 at Page 763. Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way in favor of Central Utah Water Conservancy District, a body corporate and politic of the State of Utah, dated April 13, 2015 and recorded April 28, 2015 as Entry No. 411027 in Book 1128 at Page 164.

DEVELOPER
WADSWORTH DBURBAN HEBER, LLC
166 E. 14000 S., STE 110
DRAPER, UTAH 84020
801.748.4088

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.780.8157
COLORADO SPRINGS Phone: 719.476.0713

SHEET 1 OF 1
PROJECT NUMBER : 9425
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PJH
DATE : 8/17/20

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.

ACCEPTED THIS 25th DAY OF August A.D. 20 20

WASATCH COUNTY SURVEYOR — R655153

RECORDED # 483557

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF WATSON, BRADLEY W

DATE: 8-28-2020 TIME: 8:43 AM BOOK: 1309 PAGE: 807

$68.00 FEE

PEGGY FOY SULSER
WASATCH COUNTY RECORDER