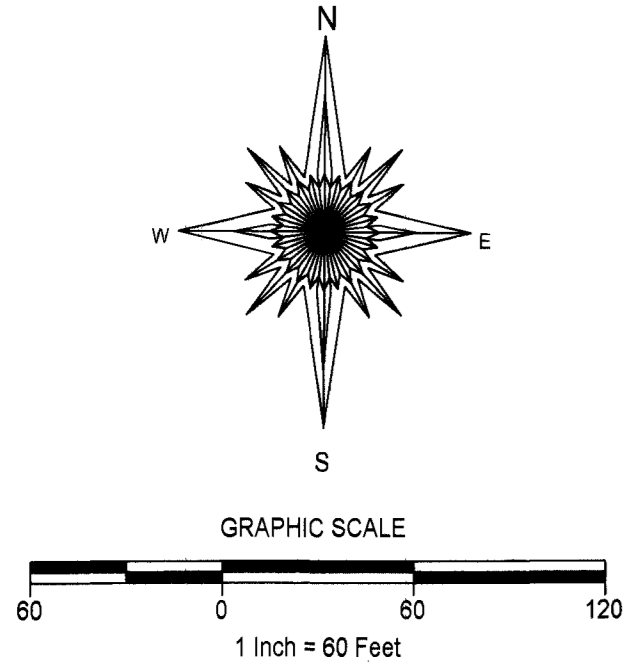


Spring Canyon Estates Subdivision Amended

Located in the Northwest Quarter of Section 27, and the Northeast Quarter of Section 28,
Township 2 North, Range 5 East, Salt Lake Base and Meridian
Hoytsville, Summit County, Utah

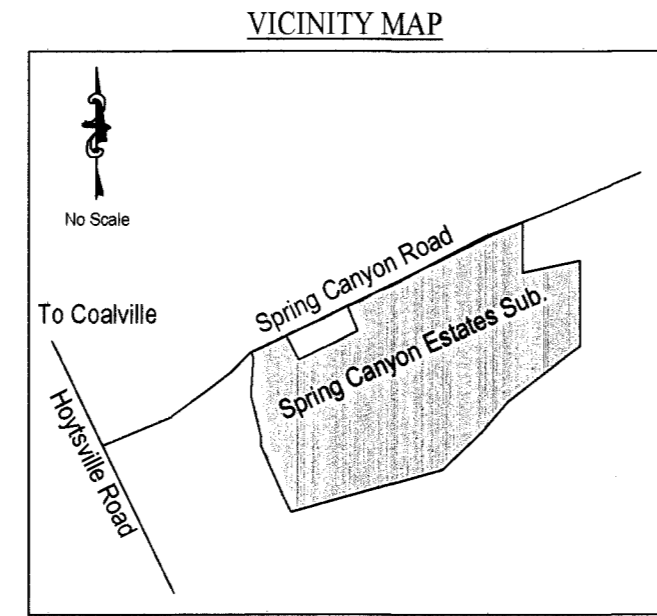
SHEET 1 OF 1

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

	Existing Fence Line
	10' (Typ) P.U.E.
	20' Easement (Irrigation)
	Questar Pipe Line
	Set 5/8-inch rebar and cap Stamped High Mountain LS 368352
	Existing rebar with cap
	40' Wetland Protection Setback



Developer:
G & F Brown Family Land Holdings LLC

NOTES:

- All lots within the proposed subdivision are buildable, any further subdivision of such lots, whether by deed, bequest divorce decree, or other recorded instrument shall not result in a buildable lot until the same has been approved in accordance with this code.
- The owners of property within the Eastern Summit County recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. (Owners of each lot platted in this subdivision) (the owner of the residence constructed upon this lot) has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding / moving animals, and other attributes associated with normal agricultural operations and rural business.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all obstructions within the PUE at the lot owner's expense or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE or any without the prior written approval of the utilities with facilities in the PUE.
- All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.
- Septic and sewage have not been approved for this site. The property owner shall demonstrate the property can adequately support a septic system per state/county requirements or has access to an operational, approved sewer system prior to the issuance of a building permit through an approval letter from the county health department.
- Dominion Energy approves this plat solely for the purposes of approximating the location, boundaries, course of dimensions of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easement are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Questar's Right-of-Way department at 1-800-366-8532. Questar will not allow any permanent structure to be constructed within 25 feet of the existing pipeline.
- If Fema Flood Zone A has been mitigated to remove the flood zone then affected lots will not need to comply with Fema Flood Zone requirements.
- That portion being vacated through this plat amendment will be combined with parcel NS-515-A-1 through a parcel boundary adjustment.

Centerline 40' Wide Irrigation Easement Entry # 01001496 Book 2254 Page 0308

NS-517-D Virginia Wright

Id	Bearing	Distance
L1	N 7°34'56" E	19.44'
L5	N 23°57'06" W	42.37'
L6	S 23°57'06" E	45.14'
L7	N 62°57'59" E	16.46'
L8	S 15°40'22" E	50.00'

ADDRESS TABLE

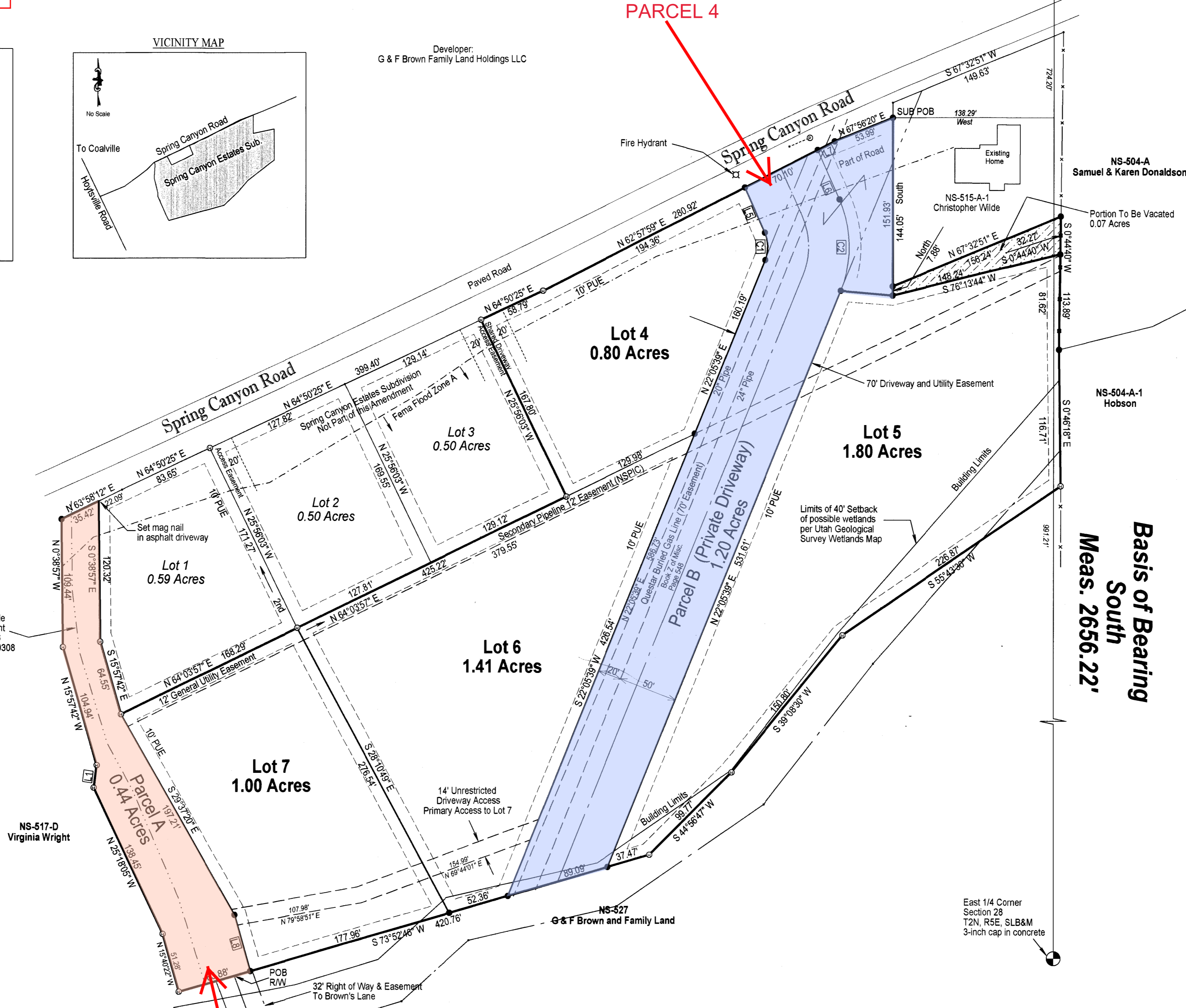
LOT NO. 4	314 E Spring Canyon Road
LOT NO. 5	340 E Spring Canyon Road
LOT NO. 6	324 E Spring Canyon Road
LOT NO. 7	332 E Spring Canyon Road

ALTERNATE ADDRESS TABLE

LOT NO. 6	109 E Browns Lane
LOT NO. 7	105 E Browns Lane

PARCEL 3

PARCEL 4



Basis of Bearing
South
Meas. 2656.22'

PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved and Accepted
this 19th day of August, 2020.

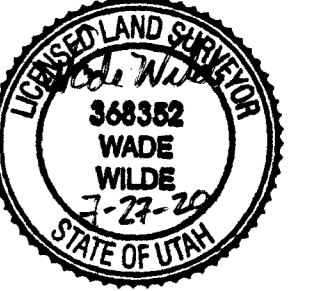
BY:
Jeff Ward GIS Director
The Summit County Public Safety Answering Point

Surveyor Certificate

I, Wade Wilde do hereby certify that I am a Registered Professional Land Surveyor holding certificate No. 368352 as prescribed by the laws of the State of Utah, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots hereafter to be known as SPRING CANYON ESTATES SUBDIVISION AMENDED and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

July 27, 2020
Date

Wade Wilde



BOUNDARY DESCRIPTION

A portion of land located in the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northeast Corner and the East 1/4 Corner of said Section 28, described as follows:

Beginning at a point South 724.20 feet along the section line and West 138.29 feet from the Northeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point located on the westerly line of parcel NS-515-A-1 and running thence South 144.05 feet; thence North 67°32'51" East 156.24 feet to a fence line; thence South 0°44'40" West 113.89 feet along a fence line; thence South 0°46'18" East 116.71 feet along a fence line; thence South 55°43'30" West 226.87 feet along the northerly line of Parcel NS-527; thence South 39°08'30" West 150.80 feet along said line; thence South 44°56'47" West 99.77 feet along said fence line; thence South 73°52'46" West 420.76 feet along said fence line; thence North 15°40'22" West 51.28 feet along the easterly line of Parcel NS-517-D; thence North 25°18'05" West 138.45 feet along said line; thence North 7°34'56" East 19.44 feet along said line; thence North 15°57'42" West 104.94 feet along said line; thence North 00°38'57" West 109.44 feet along said line to the southerly line of Spring Canyon Road; thence North 63°58'12" East 35.42 feet along said line to the Northwest Corner of Lot 1, Spring Canyon Estates Subdivision; thence South 00°38'57" East 120.32 feet; thence South 15°57'42" East 64.55 feet; thence North 64°03'57" East 425.22 feet to the Southeast corner of lot 3 of the Spring Canyon Estates Subdivision; thence North 28°56'03" West 167.80 feet along the easterly line of Lot 3 of said subdivision to the southerly line of Spring Canyon Road; thence North 64°50'25" East 58.79 feet along said line; thence North 62°57'59" East 280.92 feet along said line; thence North 67°56'20" East 53.99 feet to the point of beginning.

Containing 6.72 Acres

Together with a 32 foot right of way and easement running from the southerly line of Parcel A to Brown's Lane.

A centerline description of a 32 foot wide right of way being 16 feet each side of the following described centerline:

Beginning at a point South 1457.60 feet and West 703.62 feet from the Northeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located on the southerly line of Parcel A of this Plat Amendment, and running thence South 20°08'45" East 75.55 feet; thence South 41°30'50" East 118.27 feet; thence South 19°49'32" East 49.89 feet; thence South 18°05'58" West 71.46 feet; thence South 35°09'41" West 77.14 feet to the terminus of the herein described centerline.

Portion To Be Vacated

A portion of land located in the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northeast Corner and the East 1/4 Corner of said Section 28, described as follows:

Beginning at a point South 724.20 feet along the section line and West 138.29 feet from the Northeast Corner of the Northeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point located at the southwest corner of parcel NS-515-A-1 and running thence North 67°32'51" East 156.24 feet along the southerly line of said parcel to a fence line; thence South 0°44'40" West 32.27 feet along said fence line; thence South 76°13'44" West 148.24 feet; thence North 7.88 feet to the point of beginning.

Containing 0.07 Acres

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE "SPRING CANYON ESTATES SUBDIVISION AMENDED" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

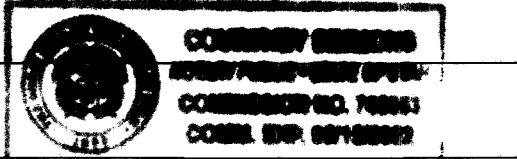
IN WITNESS WHEREOF HAVE HEREUNTO SET THIS 31st DAY OF July A.D. 20 20

by G & F Brown

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 31 DAY OF July, 2020 THE FOLLOWING:



WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES 05/15/2022

RESIDING IN Summit County NOTARY-PUBLIC

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY:

MY COMMISSION EXPIRES NOTARY PUBLIC

PREPARED BY:

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-336-4210

COUNTY ENGINEER

Approved and accepted by the
Summit County Engineering Department
this 19th day of August, 2020.

COUNTY ENGINEER

COUNTY ASSESSOR

Approved and Accepted
this 18 day of Aug, 2020. By the
Summit County Assessor.

BY:

APPROVAL AND ACCEPTANCE

Approved this 31st day of July, 2020. On
behalf of the Summit County Council per Summit County
Development Code, Section _____

Summit County Community
Development Director

APPROVAL AS TO FORM

Approved as to form this 30th day
of October, 2020.

COUNTY ATTORNEY

BY:

COUNTY RECORDER

STATE OF UTAH COUNTY SUMMIT
Recorded and filed at the request of
G & F Brown + Family Land Holdings LLC
Date: 11/16/2020 Time: 9:55 AM
Entry # 1147531 Feet 6000

COUNTY RECORDER