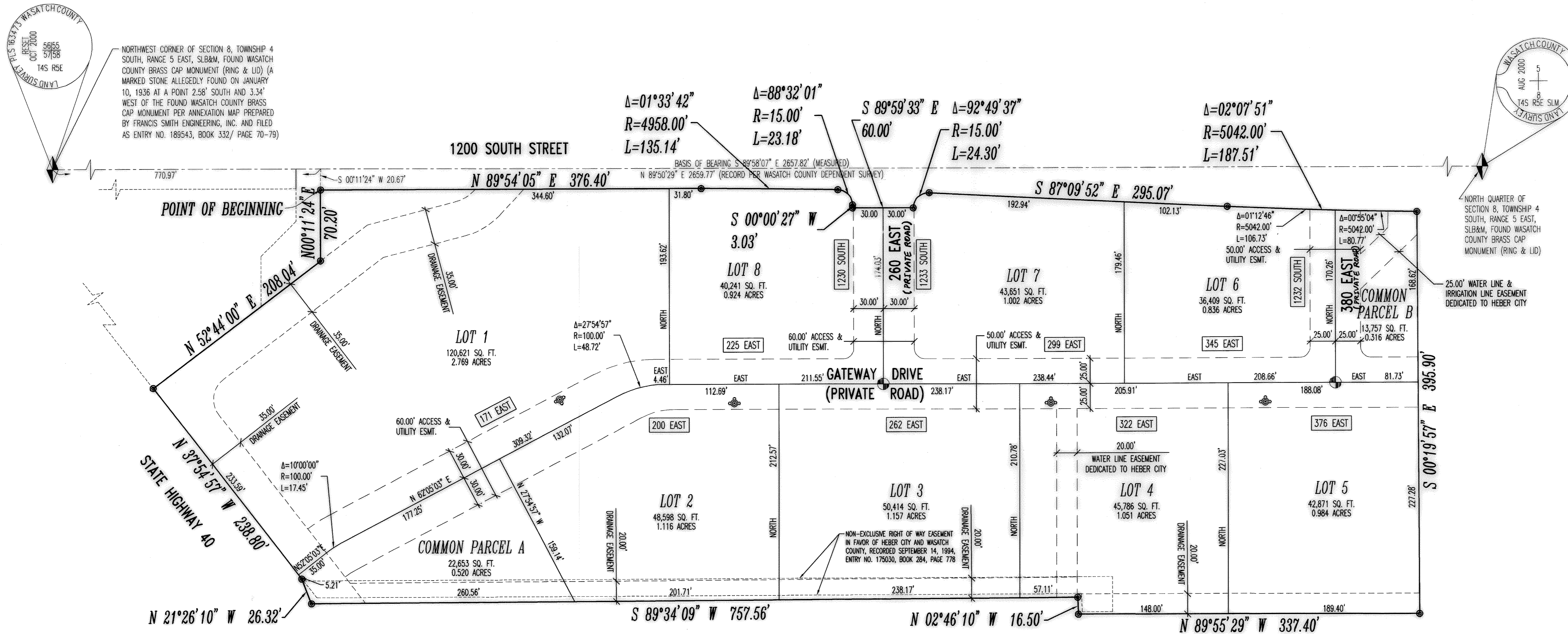
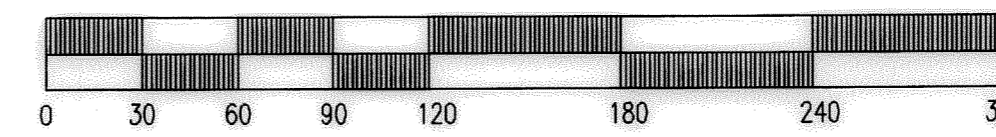
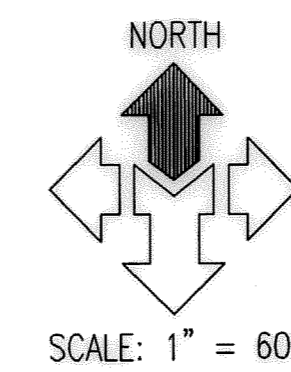
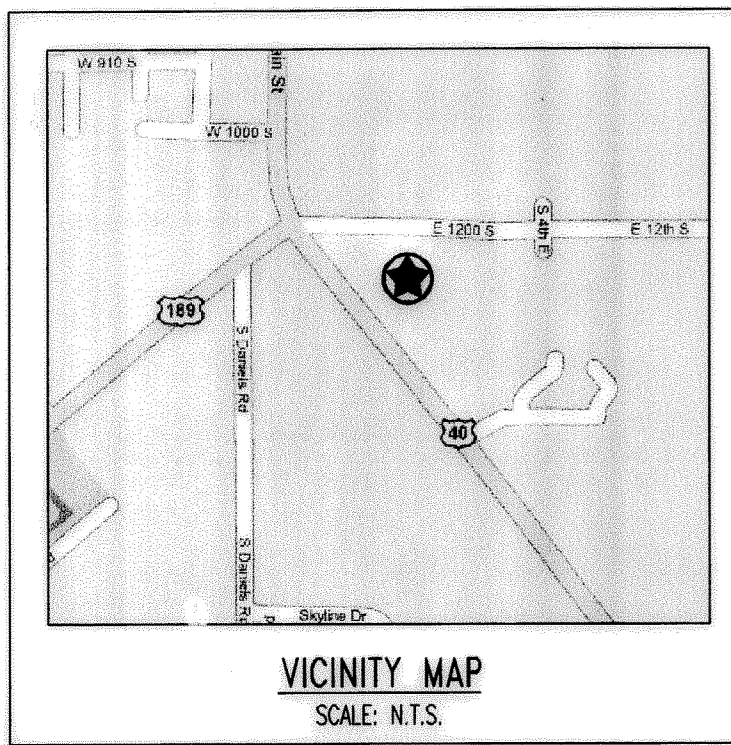


HEBER GATEWAY PLAZA

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



NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLBRM, FOUND WASATCH COUNTY BRASS CAP MONUMENT (RING & LID) (A MARKED STONE ALLEGEDLY FOUND ON JANUARY 10, 1936 AT A POINT 2.56' SOUTH AND 3.34' WEST OF THE FOUND WASATCH COUNTY BRASS CAP MONUMENT PER ANNEXATION MAP PREPARED BY FRANCIS SMITH ENGINEERING, INC. AND FILED AS ENTRY NO. 189543, BOOK 3327, PAGE 70-79)

NORTH QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLBRM, FOUND WASATCH COUNTY BRASS CAP MONUMENT (RING & LID)

SURVEYOR'S CERTIFICATE

I, MICHAEL D. HOFFMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 316831 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HEBER GATEWAY PLAZA

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1200 SOUTH STREET, AS PER DEDICATION PLAT RECORDED NOVEMBER 6, 1999 AS ENTRY NO. 219319 IN BOOK 443 ON PAGES 107-116 OF THE OFFICIAL RECORD, SAID POINT BEING SOUTH 89°58'07" EAST ALONG THE SECTION LINE 770.97 FEET AND SOUTH 00°11'24" WEST 20.67 FEET FROM A FOUND WASATCH COUNTY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING (8) COURSES: (1) NORTH 89°54'05" EAST 376.40 FEET TO A POINT OF CURVATURE, (2) SOUTHEASTERLY ALONG THE ARC OF A 4958.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°33'42" A DISTANCE OF 135.14 FEET (CHORD BEARS SOUTH 89°19'04" EAST 135.14 FEET) TO A POINT OF COMPOUND CURVATURE, (3) SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88°32'01" A DISTANCE OF 23.18 FEET (CHORD BEARS SOUTH 44°15'53" EAST 20.94 FEET), (4) SOUTH 00°02'27" WEST 3.03 FEET, (5) SOUTH 89°59'33" EAST 60.00 FEET TO A POINT ON THE ARC OF A 15.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°59'30" EAST), (6) NORTHEASTERLY ALONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 92°49'37" A DISTANCE OF 24.30 FEET (CHORD BEARS NORTH 48°25'18" EAST 21.73 FEET), (7) SOUTH 87°09'52" EAST 295.07 FEET TO A POINT OF CURVATURE, (8) SOUTHEASTERLY ALONG THE ARC OF A 5042.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°07'51" A DISTANCE OF 187.51 FEET (CHORD BEARS SOUTH 88°13'47" EAST 187.50 FEET); THENCE SOUTH 00°19'57" EAST 395.90 FEET; THENCE NORTH 89°55'29" WEST 337.40 FEET; THENCE NORTH 02°46'10" WEST 16.50 FEET; THENCE SOUTH 89°34'09" WEST 757.56 FEET TO A POINT ALONG THE EASTERLY LINE OF STATE HIGHWAY 40; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING (2) COURSES: (1) NORTH 21°26'10" WEST 26.32 FEET, (2) NORTH 37°54'57" WEST 238.80 FEET; THENCE NORTH 52°44'00" EAST 208.04 FEET; THENCE NORTH 00°11'24" EAST 70.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 465,001 SQ. FT. OR 10.675 ACRES (8 LOTS)

DATE: 12/3/07

MICHAEL D. HOFFMAN, P.L.S.
UTAH LICENSE NO. 316831

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

NAME: Fred Grambau
DATE: 12-5-07

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.

ON THE 5th DAY OF December, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Paula Morris
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-27-2009

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12th DAY OF December, A.D. 2007.

Jerry Jim Lange, Mayor
Pamela Shuler, Clerk-Recorder

PLANNING COMMISSION

APPROVED THIS 11th DAY OF Dec, A.D. 2007, BY THE PLANNING COMMISSION OF HEBER CITY.

Chairman, Planning Commission

HEBER GATEWAY PLAZA

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

RECORDED # 329671

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF
GODD DIET DEVELOPMENT LLC

DATE 12-13-07 TIME 2:40 PM BOOK 956 PAGE 770-779

40.00 \$ FEE \$ JP WASATCH COUNTY RECORDER

- NOTES:
- ALL ON SITE STORM DRAINAGE FACILITIES, INCLUDING DETENTION POND, PIPES, BOXES, ETC. SHALL BE PRIVATELY OWNED, OPERATED AND MAINTAINED BY THE HEBER GATEWAY PLAZA PROPERTY OWNER'S ASSOCIATION IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL STORM WATER REGULATIONS.
 - HEBER CITY SHALL BE RESPONSIBLE FOR THE OPERATION, REPAIR AND MAINTENANCE OF WATER, SEWER AND SECONDARY IRRIGATION PUBLIC FACILITIES LOCATED WITHIN THE DESIGNATED EASEMENTS AND SHALL HAVE THE RIGHT OF ACCESS.
 - DRAINAGE EASEMENTS, ACCESS AND UTILITY EASEMENTS, WATER LINE EASEMENTS AND IRRIGATION EASEMENTS ARE DEDICATED TO HEBER CITY. NO CUTS, FILLS, CHANGES TO TOPOGRAPHY GREATER THAN 6", STRUCTURES ABOVE OR BELOW GROUND ARE ALLOWED IN THE EASEMENTS. ANY LANDSCAPING IN SAID EASEMENTS SHALL BE RESTRICTED TO LAWN WHERE APPROVED BY CITY IN WRITING.
 - THE 35' DRAINAGE EASEMENT ON LOT 1 DEDICATED TO HEBER CITY ACCOMMODATES STORM DRAINAGE THROUGH THE LOT. HEBER CITY HAS THE RIGHT TO ACCESS THROUGH LOT 1 TO MAINTAIN AND REPAIR FACILITIES. NO CUTS, FILLS, CHANGES TO TOPOGRAPHY, STRUCTURES ABOVE OR BELOW GROUND ARE ALLOWED IN THE EASEMENT. ANY OBSTACLES ERRECTED WITHIN SAID EASEMENT WILL BE REMOVED AT THE CURRENT LOT OWNER'S EXPENSE. THE HEBER GATEWAY PLAZA PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING AND CLEARING THE DRAINAGE FACILITIES WITHIN SAID EASEMENT UNTIL SUCH TIME AS IMPROVEMENTS ARE MADE TO LOWER THE CHANNEL CROSSING BELOW HIGHWAY 40.
 - EACH LOT WILL BE REQUIRED TO DEDICATE WATER RIGHTS TO HEBER CITY PRIOR TO OBTAINING A BUILDING PERMIT.

6. ALL ONSITE ROADS ARE PRIVATE FACILITIES OWNED, OPERATED, AND MAINTAINED BY THE HEBER GATEWAY PLAZA PROPERTY OWNER'S ASSOCIATION

- LEGEND
- SUBDIVISION BOUNDARY CORNER (SET 5/8" BAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGINEER")
 - FOUND BRASS CAP MONUMENT (RING & LID)
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - MONUMENT LINE
 - ACCESS AND PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - NEW FIRE HYDRANT
 - NEW MONUMENT (TO BE SET)

PREPARED BY:
McNEIL ENGINEERING-SURVEYING, L.C.
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
(801) 255-7700

CITY ENGINEER APPROVAL
APPROVED THIS 12th DAY OF DECEMBER
Barry Mumford
CITY ENGINEER

COUNTY SURVEYOR APPROVAL
APPROVED THIS 11th DAY OF DECEMBER, A.D. 2007
Paul Lawrence
SURVEYOR