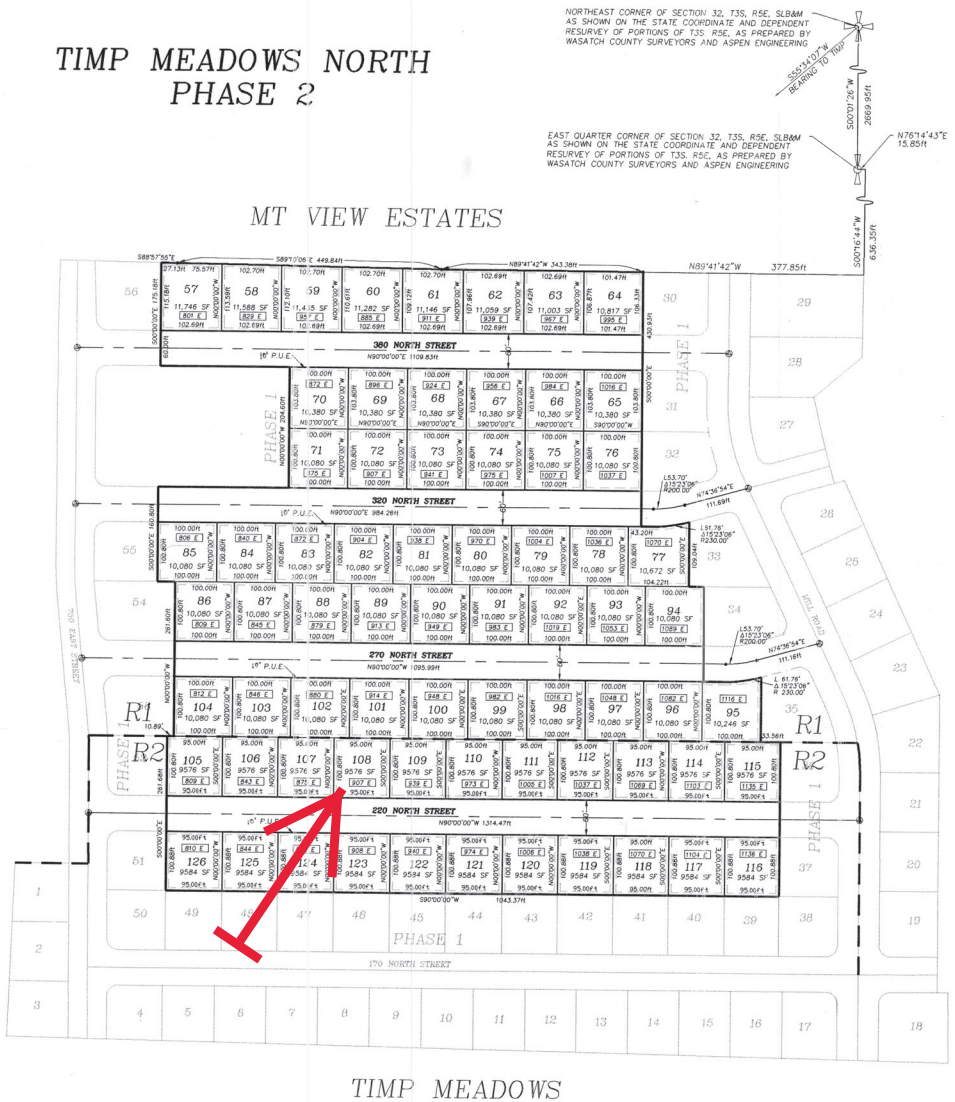
TIMP MEADOWS NORTH
PHASE 2



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUT HANDS THIS 30th DAY OF December, 1996

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF WASATCH

ON THE 30th DAY OF December, 1996 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES 7-22-1999

NOTARY PUBLIC

100 0 100 300

Scale 1" = 100 ft

NOTES:

1. ⊗ MONUMENTS SET AT THESE LOCATIONS
2. THESE LOTS CONTAIN A MINIMUM 8,000 SQUARE FEET WITH A MINIMUM 80' FRONTAGE IN THE R-2 ZONE. AND A MINIMUM 100' FRONTAGE IN THE R-1 ZONE. AVERAGE DENSITY = 2.8 LOTS PER ACRE. AVERAGE LOT SIZE = 10,000 SF. THIS PLAT CONTAINS 70 LOTS.
3. 1220 E – STREET ADDRESS
4. • – BEARING CHANGE
5. ALL STREET FRONTAGE LOTLINES HAVE A 10' PUE AND EACH SIDE AND REAR YARD LOTLINE HAS A 5' PUE.

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, 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.

BOUNDARY DESCRIPTION

COMMENCING AT THE WASATCH COUNTY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLB&M THENCE S00°01'26"W A DISTANCE OF 2669.95 FEET TO THE WASATCH COUNTY MONUMENT FOR THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE N76°14'43"E A DISTANCE OF 15.85 FEET; THENCE S00°16'44"W A DISTANCE OF 636.53 FEET; THENCE N89°41'42"W A DISTANCE OF 377.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 430.93 FEET;
THENCE EAST A DISTANCE OF 20.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 61.76 FEET THROUGH A CENTRAL ANGLE OF 15°23'06" (CHORD BEARING & DISTANCE N82°18'27"E 61.57 FEET);
THENCE SOUTH A DISTANCE OF 109.04 FEET;
THENCE EAST A DISTANCE OF 25.78 FEET;
THENCE SOUTH A DISTANCE OF 160.80 FEET;
THENCE EAST A DISTANCE OF 37.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 61.76 FEET THROUGH A CENTRAL ANGLE OF 15°23'06" (CHORD BEARING & DISTANCE N82°18'27"E 61.57 FEET);
THENCE SOUTH A DISTANCE OF 109.04 FEET;
THENCE EAST A DISTANCE OF 33.56 FEET;
THENCE SOUTH A DISTANCE OF 261.68 FEET;
THENCE WEST A DISTANCE OF 1043.37 FEET;
THENCE NORTH A DISTANCE OF 261.68 FEET;
THENCE EAST A DISTANCE OF 10.89 FEET;
THENCE NORTH A DISTANCE OF 261.60 FEET;
THENCE WEST A DISTANCE OF 33.00 FEET;
THENCE NORTH A DISTANCE OF 160.80 FEET;
THENCE EAST A DISTANCE OF 222.31 FEET;
THENCE NORTH A DISTANCE OF 204.60 FEET;
THENCE WEST A DISTANCE OF 220.30 FEET;
THENCE NORTH A DISTANCE OF 175.18 FEET;
THENCE S88°57'55"E A DISTANCE OF 27.13 FEET ALONG THE EXISTING BOUNDARY OF MOUNTAIN VIEW ESTATES;
THENCE S89°10'06"E A DISTANCE OF 449.84 FEET ALONG THE EXISTING BOUNDARY OF MOUNTAIN VIEW ESTATES;
THENCE S89°41'42"E A DISTANCE OF 343.38 FEET ALONG THE EXISTING BOUNDARY OF MOUNTAIN VIEW ESTATES TO THE POINT OF BEGINNING;
CONTAINING 21.15 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING OF S00°01'26"W FROM THE MONUMENT FOR THE NORTHEAST CORNER OF SECTION 32, T3S, R5E, SLB&M TO THE MONUMENT FOR THE EAST 1/4 CORNER OF SAID SECTION 32, AS SHOWN ON THE STATE COORDINATE AND DEPENDENT RESURVEY OF PORTIONS OF T3S, R5E, AS PREPARED BY WASATCH COUNTY SURVEYORS AND ASPEN ENGINEERING.

12.96
DATE

BING CHRISTENSEN
REGISTERED LAND SURVEYOR

ENTRY NO. 191465 DATED 2-26-96 TIME 10:41 FEE 99.00
RECORDED FOR Park Americana Title BOOK 389 PAGE 3-13
RECORDER ELIZABETH M. PARCELL BY ROBERT MURRAY

Elizabeth M. Parcell
WASATCH COUNTY RECORDER

ACCEPTANCE OF LEGISLATIVE BODY

HEBER CITY COOPERATION APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR PERPETUAL USE OF THE PUBLIC THIS 21st DAY OF November, 1996.

SCOTT W. WRIGHT MAYOR

JOHN ROGERS

BOB MORRIS

HARRIS PARCELL

ROBERT K. GILES

TERRY W. KNIGHT

APPROVED ENGINEERING DEPT

ATTEST RECORDER MARK K. ANDERSON

HEALTH DEPARTMENT APPROVAL

APPROVED THIS 25 DAY OF Nov. 1996, BY THE WASATCH HEALTH DEPARTMENT.

DIRECTOR

Wasatch City - County Health Dept.
805 West 100 South
Heber City, Utah 84032
654-2700

PLANNING COMMISSION

APPROVED THIS 26 DAY OF November 1996, BY THE HEBER CITY PLANNING COMMISION.

DIRECTOR-SECRETARY

CHAIRPERSON

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | ENGINEER'S SEAL | CLERK-RECORDER SEAL

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.

MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(801) 654-0939

DRAWN BY: SDC/CJG	APPROVED BY:	REVISIONS	PREPARED FOR: S.Y. KIMBALL
DATE: 8-5-96	PROJ. NO. 94230		PROJECT: TIMP MEADOWS NORTH PHASE 2
DWG. NO.: F:\ACAD\94230\FINAL2.DWG	DWG.		SHT. NAME: FINAL PLAT — IN THE SE 1/4 OF SEC. 32, & SW 1/4 SEC. 33 T3S, R5E, SLB&M

SHT. NO. 1 OF 1

TIMP MEADOWS NORTH PHASE 2
SECTION 32, T.3S, R.5E