

ADDRESS BLOCK

UNIT 1 - 250 S. MAIN UNIT 1	UNIT 14 - 250 S. MAIN UNIT 14
UNIT 2 - 250 S. MAIN UNIT 2	UNIT 15 - 250 S. MAIN UNIT 15
UNIT 3 - 250 S. MAIN UNIT 3	UNIT 16 - 250 S. MAIN UNIT 16
UNIT 4 - 250 S. MAIN UNIT 4	UNIT 17 - 250 S. MAIN UNIT 17
UNIT 5 - 250 S. MAIN UNIT 5	UNIT 18 - 250 S. MAIN UNIT 18
UNIT 6 - 250 S. MAIN UNIT 6	UNIT 19 - 250 S. MAIN UNIT 19
UNIT 7 - 250 S. MAIN UNIT 7	UNIT 20 - 250 S. MAIN UNIT 20
UNIT 8 - 250 S. MAIN UNIT 8	UNIT 21 - 250 S. MAIN UNIT 21
UNIT 9 - 250 S. MAIN UNIT 9	UNIT 22 - 250 S. MAIN UNIT 22
UNIT 10 - 250 S. MAIN UNIT 10	UNIT 23 - 250 S. MAIN UNIT 23
UNIT 11 - 250 S. MAIN UNIT 11	UNIT 24 - 250 S. MAIN UNIT 24
UNIT 12 - 250 S. MAIN UNIT 12	UNIT 25 - 250 S. MAIN UNIT 25
UNIT 13 - 250 S. MAIN UNIT 13	

FEMA NOTES

- THIS PROPERTY IS ASSOCIATED WITH TWO FEMA FLOOD ZONES, ZONE A, AND ZONE C. THIS INFORMATION COMES FROM COMMUNITY PANEL #490228 0005 A, WITH AN EFFECTIVE DATE OF APRIL 4, 1983, REvised SEPTEMBER 6, 2016.
- ZONE A IS DEFINED AS: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. THE PROPERTY LOCATED ALONG DRY CREEK IS WITHIN ZONE A.
- ZONE C IS DEFINED AS: AREAS OF MINIMAL FLOODING. THE MAJORITY OF THIS PROPERTY AND ALL UNITS ARE WITHIN ZONE C.

GENERAL NOTES

- THE ROADWAY AND ALL COMMON AND LIMITED COMMON AREAS WILL ALSO ACT AS A PUBLIC UTILITY AND DRAINAGE EASEMENT. ALPINE CITY WILL HAVE RIGHTS/ACCESS TO ALL CITY UTILITIES (SEWER/WATER/STORM DRAIN) INCLUDING INDIVIDUAL WATER METERS WHICH ARE LOCATED OUTSIDE OF THE ROADWAY, BUT WITHIN THE COMMON AREA.
- NO ON-STREET PARKING IS ALLOWED ON THE 26' PRIVATE STREET. THE 26' PRIVATE STREET SHALL BE SIGNED TO INDICATE THAT NO ON-STREET PARKING IS ALLOWED (SEE CONSTRUCTION DRAWINGS FOR THE LOCATIONS OF SIGNAGE).
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO BEARING SHOWN ON BUILDING.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT LOCATED ON SUCH ITEMS, THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

DOMINION ENERGY UTAH

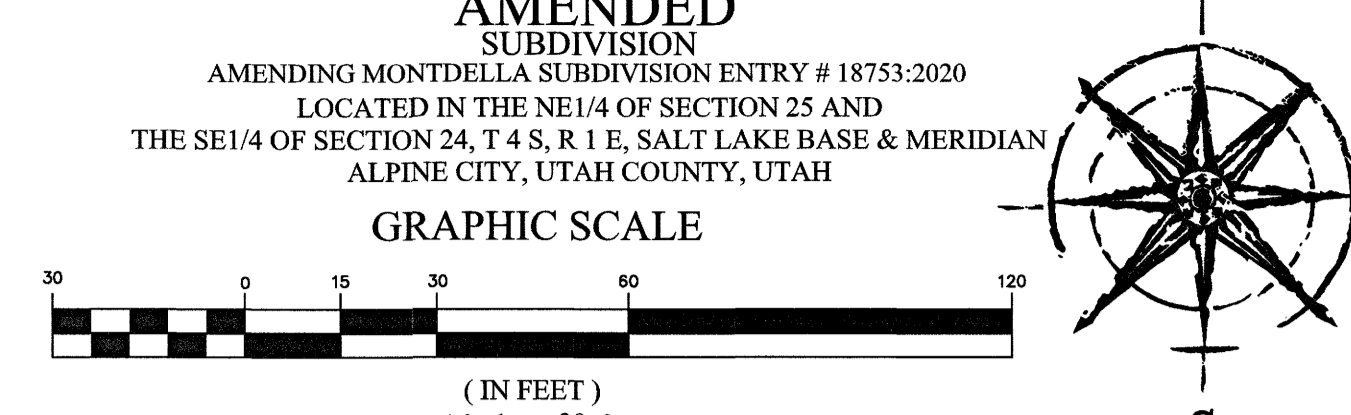
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS, THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, HOWEVER, DOMINION ENERGY UTAH 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-4532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____ 20____
BY _____
TITLE _____

APPROVED THIS _____ DAY OF _____ 20____

ROCKY MOUNTAIN POWER

MONTDELLA TOWNHOMES



AREA TABULATIONS

OPEN SPACE AREA	1.95 ACRES (84,884 SQ FT)
BUILDING PAD/DRIVEWAY AREA	1.48 ACRES (64,815 SQ FT)
ROW AREA	0.41 ACRES (17,717 SQ FT)
TOTAL AREA	3.84 ACRES (167,416 SQ FT)

Line Table			Curve Table					
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
L1	S27°54'52"W	8.49	C1	100.00	47°28'08"	82.85	S54°34'12"W	80.50
L2	N41°41'02"E	12.97	C2	100.00	6°37'39"	11.57	S81°37'05"W	11.56
L3	N28°36'19"E	4.03	C3	37.00	23°35'11"	152.11	N32°50'41"W	65.47
L4	N90°00'00"W	9.53	C4	100.00	48°55'32"	85.39	N53°50'30"E	82.82
L5	N00°00'00"E	18.00	C5	300.00	13°04'43"	6.85	N5°08'40"E	6.83
L6	N90°00'00"W	36.00	C6	49.00	2°55'16"	2.50	S29°22'30"W	2.50
L7	S00°00'00"E	18.00	C7	30.00	10°50'54"	5.68	N36°15'35"E	5.67
L8	N90°00'00"W	20.52	C8	87.00	47°28'08"	72.08	S54°34'12"W	70.03
L9	S00°00'00"E	20.00	C9	113.00	47°28'08"	93.62	N54°34'12"E	90.96
L10	S55°41'54"E	43.30	C10	87.00	6°37'39"	10.06	S81°37'05"W	10.06
L11	S89°37'53"E	17.25	C11	50.00	59°24'56"	51.85	S55°13'27"W	49.56
L12	S00°22'07"W	20.00	C12	15.00	64°29'01"	16.88	S57°45'29"W	16.00
L13	S00°22'07"W	12.40	C13	87.00	48°55'32"	74.29	N53°50'30"E	72.05
L14	S55°41'54"E	44.22	C14	15.00	24°40'50"	6.46	S27°39'35"E	6.41
L15	N55°41'54"W	31.14	C15	5.00	20°33'11"	1.79	N29°43'24"W	1.78
L16	S89°37'53"E	2.39	C16	50.00	125°00'17"	109.17	S88°04'08"E	88.74
L17	S00°22'07"W	20.00	C17	15.00	64°29'01"	16.88	S57°45'29"W	16.00
L18	N00°22'07"E	20.00	C18	15.00	42°19'25"	11.08	N68°50'18"W	10.83
L19	S89°37'53"E	11.52	C19	15.00	40°54'05"	10.71	N69°32'58"E	10.48
L20	S10°18'03"E	11.31	C20	3.00	33°25'47"	1.75	S73°17'06"W	1.73
L21	S10°18'03"E	11.20	C21	3.00	56°34'13"	2.96	N28°17'06"E	2.84
L22	S00°22'07"W	18.94	C22	113.00	8°37'46"	17.02	S35°09'00"W	17.00
L23	S10°18'03"E	7.53	C23	113.00	14°15'32"	28.12	S46°33'59"W	28.05
L24	N89°37'53"W	10.54	C24	113.00	10°16'38"	20.27	S58°51'44"W	20.24
L25	S00°22'07"W	20.00	C25	113.00	10°45'58"	21.23	S69°23'02"W	21.20
L26	N00°22'07"E	23.25	C26	113.00	3°32'15"	6.98	S76°32'08"W	6.98
L27	S00°22'07"W	18.98	C27	87.00	1°22'40"	2.09	N77°56'58"E	2.09
L28	S00°22'07"W	18.98	C28	87.00	14°02'36"	21.32	N69°54'18"E	21.27
L29	N00°22'07"E	23.25	C29	87.00	11°58'55"	18.19	N56°53'23"E	18.16
L30	S00°22'07"W	18.98	C30	87.00	13°16'02"	20.15	N44°16'03"E	20.10
L31	S00°22'07"W	18.98	C31	87.00	8°15'19"	12.53	N33°30'23"E	12.52
L32	N00°22'07"E	25.04	C32	50.00	16°02'35"	14.00	S37°24'01"W	13.95
L33	S00°22'07"W	18.91	C33	50.00	23°15'07"	20.29	S57°02'53"W	20.15
L34	S00°22'07"W	15.02	C34	50.00	6°59'03"	6.09	S72°09'58"W	6.09
L35	S40°00'00"E	25.89	C35	50.00	13°53'12"	12.12	S82°36'05"W	12.09
L36	N40°00'00"W	18.94	C36	50.00	13°09'20"	11.48	N83°52'40"W	11.46
L37	N40°00'00"W	18.98	C37	50.00	6°53'48"	6.02	N73°51'06"W	6.01
L38	S40°00'00"E	19.00	C38	50.00	6°53'18"	6.01	N66°57'33"W	6.01
L39	N40°00'00"W	18.97	C39	50.00	17°24'42"	15.19	N54°48'33"W	15.14
L40	S40°00'00"E	26.01	C40	50.50	6°54'21"	6.09	N42°36'35"W	6.08
L41	S40°00'00"E	18.86	C41	50.00	6°53'06"	6.01	N35°41'29"W	6.00
L42	N40°00'00"W	18.88	C42	50.00	6°43'31"	5.87	N28°52'58"W	5.87
L43	S40°00'00"E	26.12	C43	50.00	3°07'21"	2.72	N27°04'07"E	2.72
L44	S40°00'00"E	20.98	C44	50.00	6°53'05"	6.01	N32°04'53"E	6.00
L45	N40°00'00"W	18.98	C45	50.00	6°54'09"	6.02	N38°58'30"E	6.02
L46	S40°00'00"E	18.93	C46	50.00	18°49'08"	16.42	N51°50'09"E	16.35
L47	S40°00'00"E	26.44	C47	50.00	7°07'09"	6.21	N64°48'17"E	6.21
L48	N40°00'00"W	19.00	C48	50.00	6°56'42"	6.06	N71°50'12"E	6.06
L49	S40°00'00"E	21.47	C49	50.00	9°37'21"	8.40	N80°07'14"E	8.39
L50	N90°00'00"E	21.28	C50	87.00	11°43'20"	17.80	S72°26'36"W	17.77
L51	S00°00'00"E	18.00	C51	87.00	15°30'04"	23.54	S58°49'54"W	23.47
L52	N90°00'00"E	36.00	C52	87.00	20°14'44"	30.74	S40°57'29"W	30.58
L53	N00°00'00"E	18.00	C53	37.00	150°37'16"	97.27	N78°18'38"W	71.58
L54	N90°00'00"E	9.53	C54	37.00	84°55'55"	54.85	N42°27'57"E	49.96
L55	S00°00'00"E	24.00	C55	3.00	33°55'59"	1.78	S72°39'54"E	1.75
L56	N90°00'00"E	10.73	C56	3.00	56°04'01"	2.94	N27°39'54"W	2.82
L57	N20°10'39"E	17.67	C57	3.00	146°04'01"	7.65	N17°20'09"E	5.74
L58	S20°10'39"W	19.16	C58	3.00	79°19'50"	4.15	S49°57'58"W	3.83
L59	S00°00'00"E	19.47	C59	5.00	10°40'10"	0.93	N04°57'58"W	0.93
L60	S00°00'00"E	20.00	C60	3.00	100°40'10"	5.27	N40°02'02"E	4.62
L61	N90°00'00"W	11.51	C61	3.00	146°34'13"	7.67	N16°42'54"W	5.75
L62	S20°10'39"W	20.19	C62	3.00	110°10'39"	5.77	N83°54'40"W	4.92
L63	N56°34'13"E	39.46	C63	3.00	20°10'39"	1.06	N10°05'20"E	1.05
L64	N90°00'00"E	4.94	C64	3.00	69°49'21"	3.66	S55°09'20"W	3.43
L65	S00°00'00"E	24.00	C78	113.00	3°20'25"	6.59	N83°15'42"E	6.59
L66	S00°00'00"E	18.39	C79	24.00	235°33'11"	98.67	N32°50'41"W	42.47
L67	S56°34'13"W	49.18	C80	20.00	127°47'14"	44.61	S34°30'53"E	35.92
L68	S56°34'13"W	58.95						
L69	N90°00'00"W	8.21						

VICINITY MAP

N.T.S.

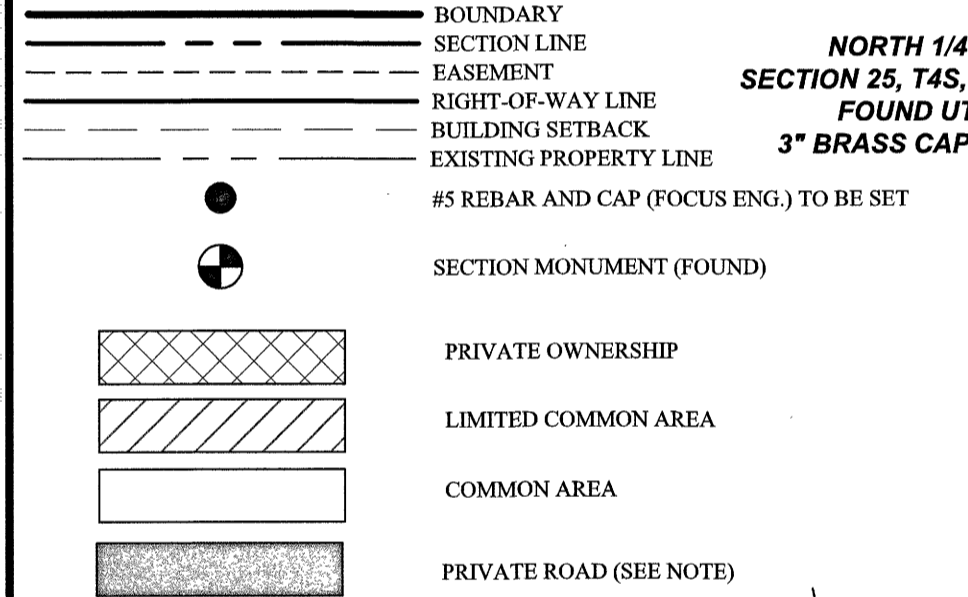
Trail Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C65)	25.00	24°10'33"	10.55	N78°33'14"E	10.47
(C66)	25.00	27°05'10"	11.82	N80°00'33"E	11.71
(C67)	100.00	5°54'36"	10.31	S83°29'35"E	10.31
(C68)	55.50	15°03'33"	14.59	N19°20'26"E	14.55
(C69)	44.50	52°24'22"	40.70	N38°00'51"E	39.30
(C70)	105.50	23°06'55"	42.56	N52°39'34"E	42.27
(C71)	93.17	22°01'20"	35.81	N52°06'47"E	35.59
(C72)	105.50	4°39'04"	8.56	N60°38'40"E	8.56
(C73)	266.22	24°56'03"	115.85	N45°51'07"E	114.94
(C74)	244.50	53°01'46"	226.29	N59°53'58"E	218.30
(C75)	9.00	163°07'21"	25.62	S01°01'24"W	17.81
(C76)	7.00	172°20'20"	21.06	S03°50'06"E	13.97
(C77)	100.00	3°49'53"	6.69	N88°19'48"E	6.69

Trail Easement Line Table

LINE	DIRECTION	LENGTH
(L70)	N26°52'13"E	6.78
(L71)	N11°48'40"E	6.94
(L72)	N64°13'02"E	14.96
(L73)	N41°06'07"E	44.20
(L74)	N62°58'12"E	41.51
(L75)	N86°24'51"E	15.58
(L76)	S89°21'29"E	7.39
(L77)	S86°26'52"E	30.28
(L78)	S82°35'04"W	31.48
(L79)	S89°45'16"E	6.85

LEGEND



11-023-0035
JEFFREY M. & KRISTI
COLLINS
ENTRY NO. 73344-2016

11-023-0190
BRIG G. & MACKENZIE
ARNOLD
ENTRY NO. 74046-2016

11-023-0042
160 W CANYON CREST
ROAD LLC
ENTRY NO. 6905-2014

34-584-0008
COMMON AREA

PLAT "A" 4TH
AMENDMENT ALPINE
MAIN STREET VILLAGE
57666-2016 MAP #15114

SHADED AREA TO ACT
AS A PUBLIC UTILITY AND DRAINAGE
EASEMENT. ALPINE CITY TO HAVE
RIGHTS/ACCESS TO CITY UTILITIES
(WATER/SEWER/STORM DRAIN)
(SEE GENERAL NOTES)

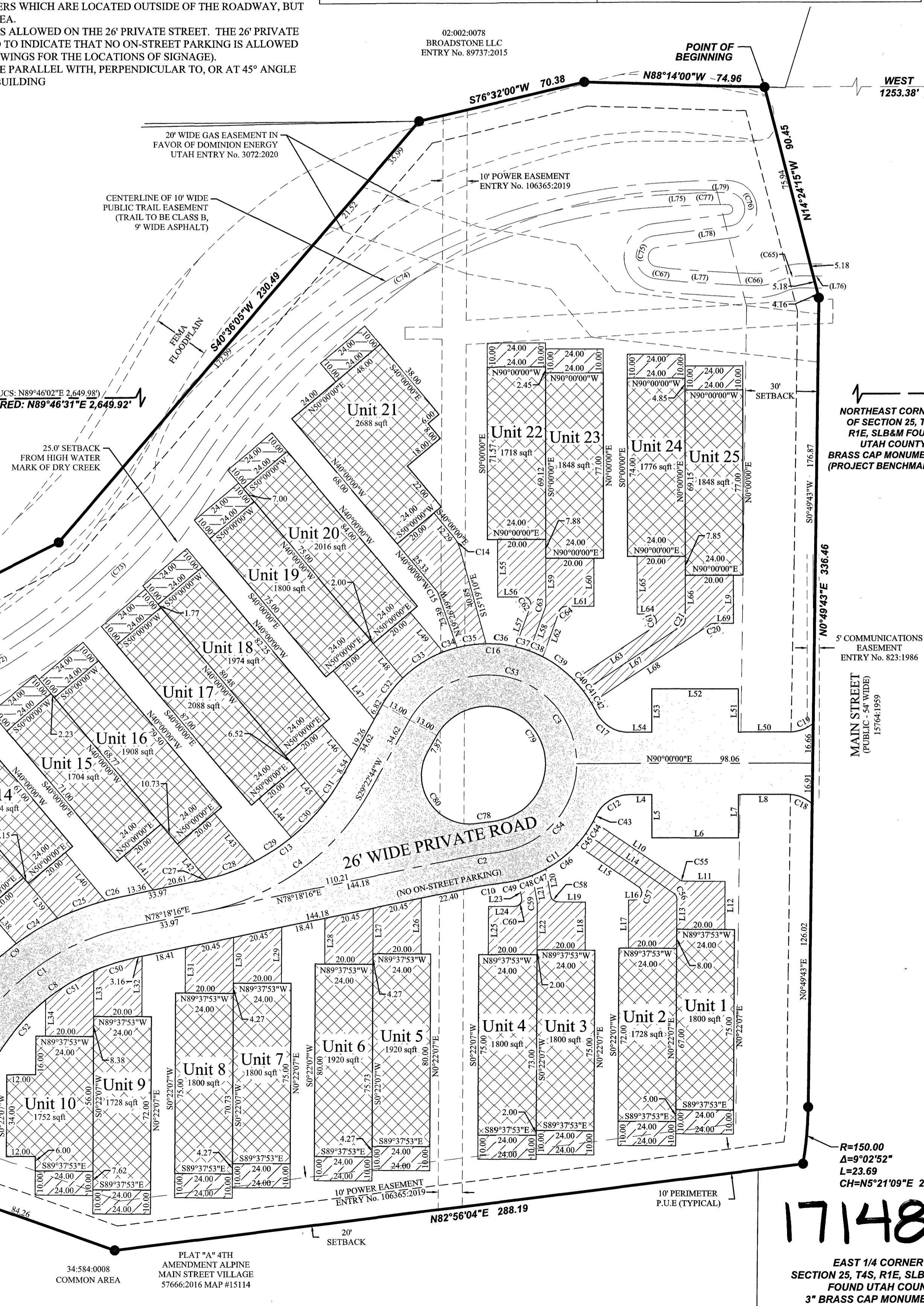
20' SETBACK
FROM HIGH WATER
MARK OF DRY CREEK

20' WIDE GAS EASEMENT IN
FAVOR OF DOMINION ENERGY
UTAH ENTRY NO. 3072-2020

10' POWER EASEMENT
ENTRY NO. 106365-2019

10' PERIMETER
P.U.E (TYPICAL)

20' SETBACK



HOMEOWNERS ASSOCIATION
MONTDELLA HOMEOWNERS ASSOCIATION
801 NORTH 500 WEST #103
BOUNTIFUL, UTAH 84010

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 P.E. (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on