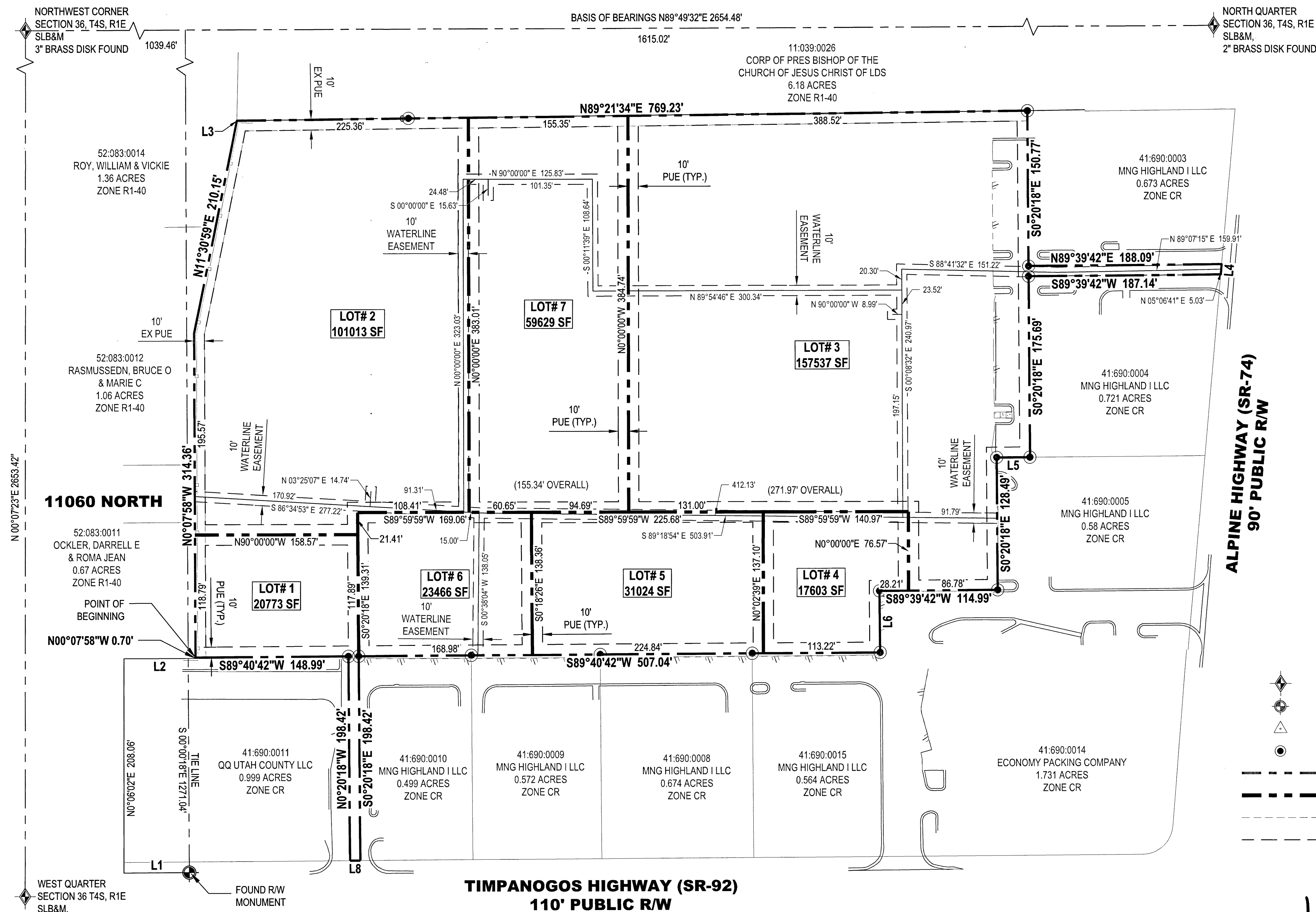


MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION

A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE
LOCATED IN THE NW QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
I, JON BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, 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. I HAVE PLACED MONUMENTS AS PRESENTED ON THE PLAT.

DATE OF PLAT OR MAP: 5-28-21
BOUNDARY DESCRIPTION

COMBINED PARCELS DESCRIPTION:
COMMENCING AT A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY LINE OF STATE ROUTE 92 (HIGHLAND HIGHWAY) WHICH LIES N 89°49'32" E, 1039.46 FEET AND S 00°00'18" E, 1271.04' FROM THE NORTHWEST CORNER OF SECTION 36, T4S, R1E, SLB&M, THENCE RUNNING S 89°39'42" W, A DISTANCE OF 63.54 FEET TO A POINT; THENCE N 00°06'02" E, A DISTANCE OF 208.06 FEET TO A POINT; THENCE N 89°54'02" E, A DISTANCE OF 69.66 FEET; THENCE N 00°07'58" W, A DISTANCE OF 0.70 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'58" W, A DISTANCE OF 314.36 FEET TO A ROD FOUND; THENCE N 11°30'59" E, A DISTANCE OF 210.15 FEET TO A POINT; THENCE N 00°42'32" E, A DISTANCE OF 0.41 FEET TO A POINT; THENCE N 89°21'34" E, A DISTANCE OF 769.23 FEET TO A ROD FOUND; THENCE S 00°20'18" E, A DISTANCE OF 150.77 FEET TO A NAIL/WASHER FOUND; THENCE N 89°39'42" E, A DISTANCE OF 188.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 74 (MAIN STREET); THENCE ALONG SAID RIGHT-OF-WAY S 05°06'41" W, A DISTANCE OF 10.05 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S 89°39'42" W, A DISTANCE OF 187.14 FEET TO A NAIL/WASHER SET; THENCE S 00°20'18" E, A DISTANCE OF 175.69 FEET TO AN NAIL/WASHER SET; THENCE S 89°39'42" W, A DISTANCE OF 32.50 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 128.49 FEET TO AN ETCHED X IN CURB FOUND; THENCE S 89°39'42" W, A DISTANCE OF 114.99 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 59.73 FEET TO A NAIL/WASHER FOUND; THENCE S 89°40'42" W, A DISTANCE OF 507.04 FEET TO A ROD AND CAP SET; THENCE S 00°20'18" E, A DISTANCE OF 198.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SR-92 (HIGHLAND HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE S 89°39'42" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY N 00°20'18" W, A DISTANCE OF 198.42 FEET TO A ROD AND CAP SET; THENCE S 89°40'42" W, A DISTANCE OF 148.99 FEET TO THE POINT OF BEGINNING.
SAID COMBINED PARCELS CONTAINING 9.436 ACRES OF LAND, MORE OR LESS.

DATE: 5-28-21
OWNERS' DEDICATION
WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AND INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.
IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 1st DAY OF JUNE, A.D. 20 21
ITS: MANAGER
MNG HIGHLAND DEVELOPMENT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: DARON YOUNG
ITS: MANAGER
MNG MANAGEMENT LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
ON JUNE 1, 2021 BEFORE ME, Shirley Monroy, Notary Public, PERSONALLY APPEARED Daron Young, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION 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 30 DAY OF March, A.D. 20 21

APPROVED BY MAYOR [Signature]
APPROVED [Signature] ATTEST [Signature]
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY
APPROVED THIS 3rd DAY OF JUNE, A.D. 20 21
HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 3rd DAY OF JUNE, A.D. 20 21
PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR
CONDITIONS OF APPROVAL

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THE SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:
1) LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARK STRIP OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
2) HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

- LEGEND**
- ◆ SECTION MONUMENT
 - EX STREET MONUMENT
 - △ CONTROL POINT
 - EX REBAR & CAP OR NAIL/WASHER
 - EX PROPERTY BOUNDARY
 - PROP PROPERTY BOUNDARY
 - EX PUBLIC UTILITY EASEMENT
 - PROP PUBLIC UTILITY EASEMENT

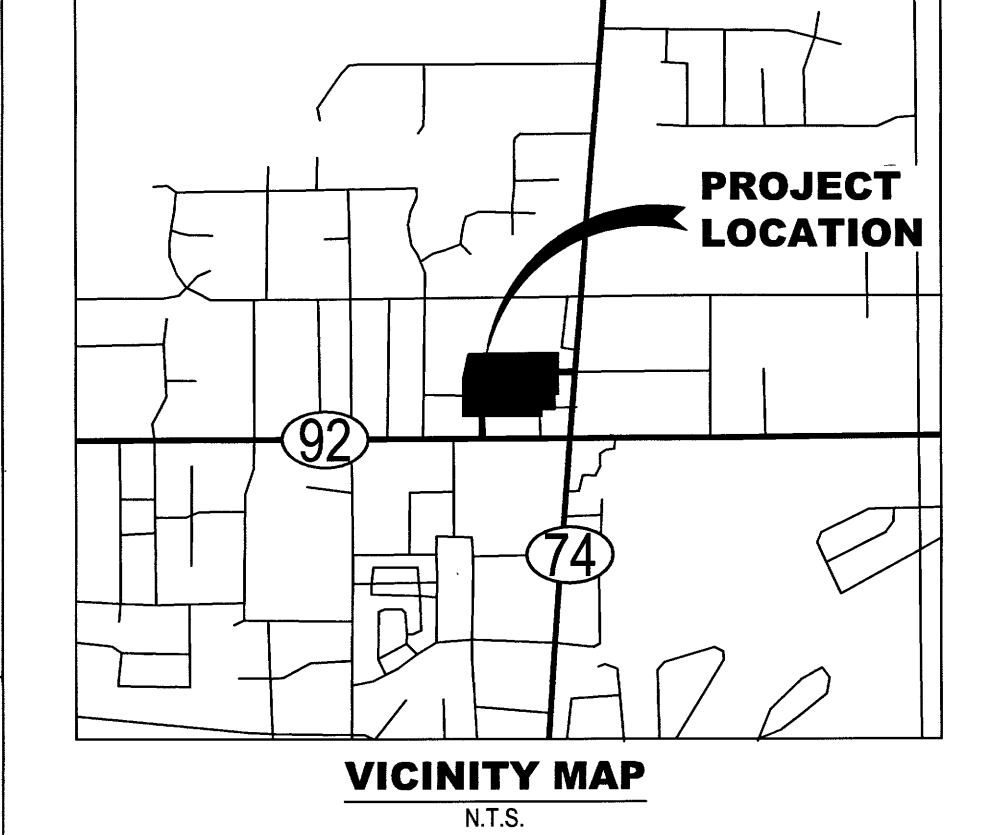
17730

LOT INFORMATION

LOT #	ADDRESS	SIZE
LOT #1	5446 W 11000 N	20,773 SF
LOT #2	5428 W 11000 N	101,013 SF
LOT #3	11111 N ALPINE HWY	157,537 SF
LOT #4	5354 W 11000 N	17,603 SF
LOT #5	5378 W 11000 N	31,024 SF
LOT #6	5418 W 11000 N	23,466 SF
LOT #7	5404 W 11000 N	59,629 SF

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	63.54	S89°39'42"W
L2	69.66	N89°54'02"E
L3	0.41	N00°42'32"E
L4	10.05	S05°06'41"W
L5	32.50	S89°39'42"W
L6	59.73	S00°20'18"E
L8	10.00	S89°39'42"W



SCALE: 1" = 60 FEET

NOTE:
REFER TO ENTRY 82152: 2007 DATED JUNE 4, 2007 FOR DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.

EXISTING SITE DATA

EXISTING ZONING	CR
TOTAL ACREAGE	9.436 ACRES

TEN (10) FOOT WATERLINE EASEMENT
DESCRIPTION OF THE EASEMENTS: THE INTENT OF THE TEN (10) FOOT WATERLINE EASEMENT SHOWN HEREON IS TO PROVIDE SAID EASEMENT FOR THE LOCATION(S) OF THE WATER LINE(S), VALVES AND HYDRANTS UPON INSTALLATION. THE PHYSICAL LOCATION(S) OF INSTALLED WATERLINES, VALVES AND HYDRANTS SHALL SERVE AS THE CENTERLINE OF THE EASEMENT.

OWNER: MID-TOWN NATIONAL GROUP
415 S CEDROS AVENUE
SOLANA BEACH, CA 92075
PHONE: (858) 546-0033
CONTACT: JOE HAM

UTILITIES APPROVAL
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES 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 STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME SHALL ANY PERMANENT STRUCTURES OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THE PUE THAT INTERFERE WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____
CENTURY LINK/QWEST _____
XFINITY/COMCAST _____

DOMINION ENERGY GAS COMPANY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT.

APPROVED THIS _____ DAY OF _____
BY: _____
TITLE: _____

MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION
A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE
FINAL PLAT
LOCATED IN THE NW QUARTER OF SECTION 36
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 60 FEET

CLERK-RECORDER SEAL 	CITY ENGINEER SEAL 	UTAH COUNTY RECORDER SEAL ENT 108370:2021 Map # 17730 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Jun 14 4:28 pm FEE 64.00 BY SA RECORDED FOR HIGHLAND CITY
SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	

CRS ENGINEERS
Answers to Infrastructure®
4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

TU045 Sec.36 T4S R1E SLB & M JS