

SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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, 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.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT ON THAT IS LOCATED EAST 8.83 FEET AND SOUTH 19.88 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
 THENCE SOUTH 02°37'00" EAST 451.93 FEET; THENCE WEST 29.46 FEET; THENCE NORTH 61°51'48" WEST 136.00 FEET; THENCE NORTH 33°33'54" WEST 181.00 FEET; THENCE NORTH 236.85 FEET; THENCE SOUTH 89°54'45" EAST 228.83 FEET TO THE POINT OF BEGINNING.
 AREA = 2.07 ACRES

ENT 13472:2018 Rep # 15917
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2018 Feb 09 3:53 PM FEE \$2.00 BY SW
 RECORDED FOR HIGHLAND CITY

Jan. 18, 2018
 DATE

(Signature)
 SURVEYOR
 (SEE SEAL BELOW)

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 AS 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 2 DAY OF Feb., A.D. 2018

(Signatures)
 SCOTT BARLOW ALICIA BARLOW
 SCOTT BARLOW ALICIA BARLOW

ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 18 DAY OF Feb., A.D. 2018, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____

(Signature)
 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 1 DAY OF Feb., A.D. 2018

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

LIEN HOLDER CONSENT
 THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY
 APPROVED AS TO FORM THIS 6 DAY OF February, 2018 *(Signature)*
 HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS DAY OF 20 *(Signature)*
 PLANNING COMMISSION CHAIR

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 this 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 that abut open space or a trail must comply with Highland City Ordinance. All fences require a permit prior to installation. In addition, retaining walls are required by ordinance and require a retaining wall permit prior to construction. 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.

- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- Landscaping and construction materials of any type are not permitted to be stockpiled within the street, curb & gutter, park strip or sidewalk (street right-of-way).
- A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. All fences require a permit prior to installation. In addition, retaining walls are required by ordinance and require a retaining wall permit prior to construction.
- 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.

GENERAL NOTES

- TOTAL PROPERTY=2.07 ACRES
- ALLOWABLE LOTS=3
- PROPERTY ZONING = R-1-20
- FLOOD ZONE: ZONE X-AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, COMMUNITY PANEL NUMBER 4955170110 B MAP REVISED JULY 17, 2002
- ALL BASEMENTS WILL REQUIRE PERSONAL GRINDER PUMPS, IF APPLICABLE. ALSO, BEFORE CONSTRUCTION OF HOMES, THE HOME OWNER SHOULD VERIFY THE LATERAL DEPTH FOR GRAVITY SEWER.

SITE DATA TABLE

PROPERTY ZONING:	R-1-20
GROSS/NET PROPERTY AREA:	90,193 SF
BUILDABLE AREA WITHIN SETBACKS:	49,652 SF
LOT AREA:	90,193 SF
RIGHT-OF-WAY AREA:	0 SF
DETENTION AREA:	0 SF
NUMBER OF LOTS:	2 LOTS
MIN. LOT AREA:	40,701 SF
AVG. LOT AREA:	45,097 SF

PLAT VACATION NOTICE
 HIGHLAND CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF PECK HOLLOW PLAT "A" AND THAT THERE IS GOOD CAUSE FOR THE VACATION.
 PECK HOLLOW PLAT "A" IS HEREBY VACATED.

MONUMENT TABLE

A N: 755,201.05
E: 1,910,880.47
B N: 755,197.06
E: 1,913,493.14

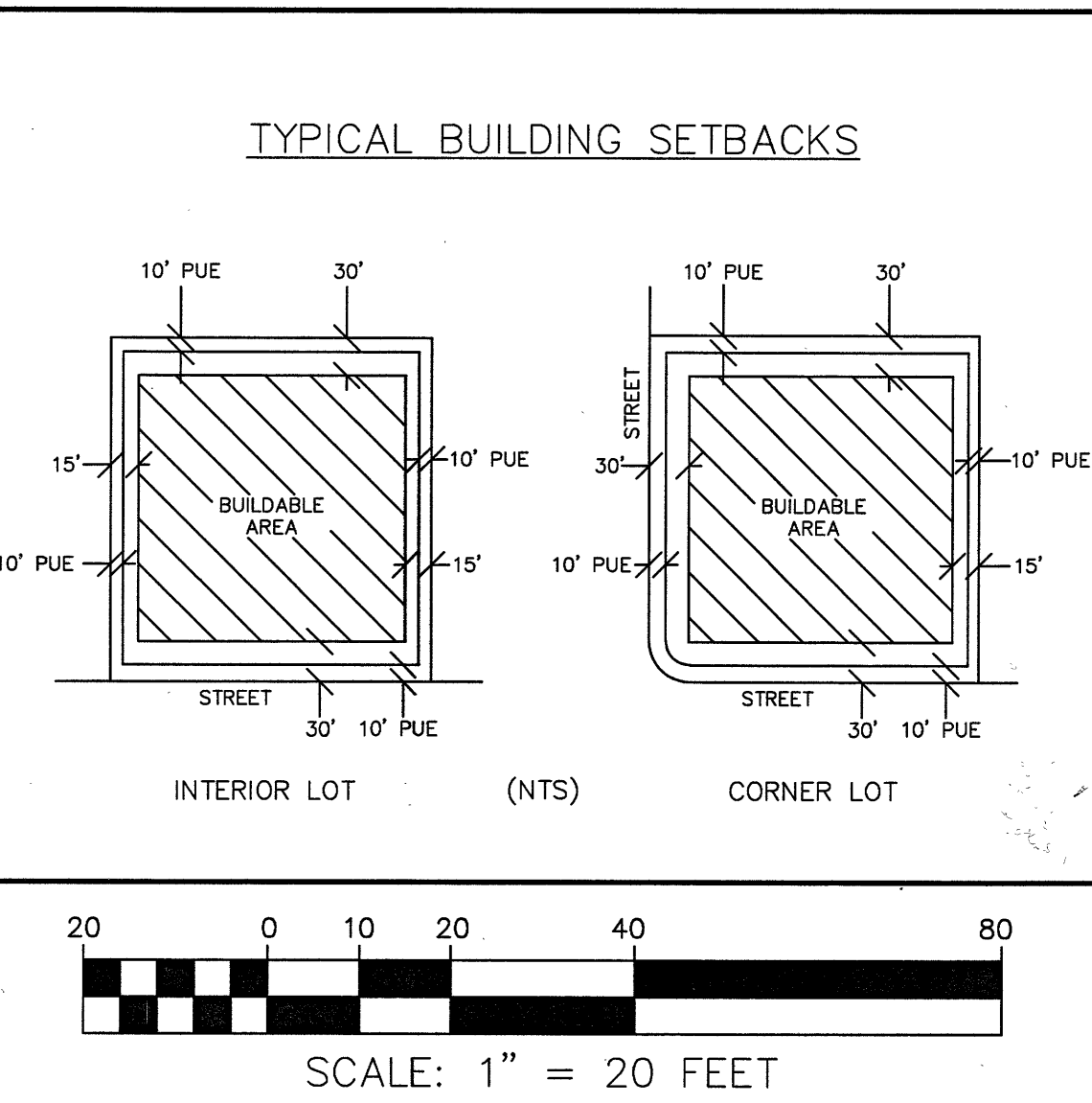
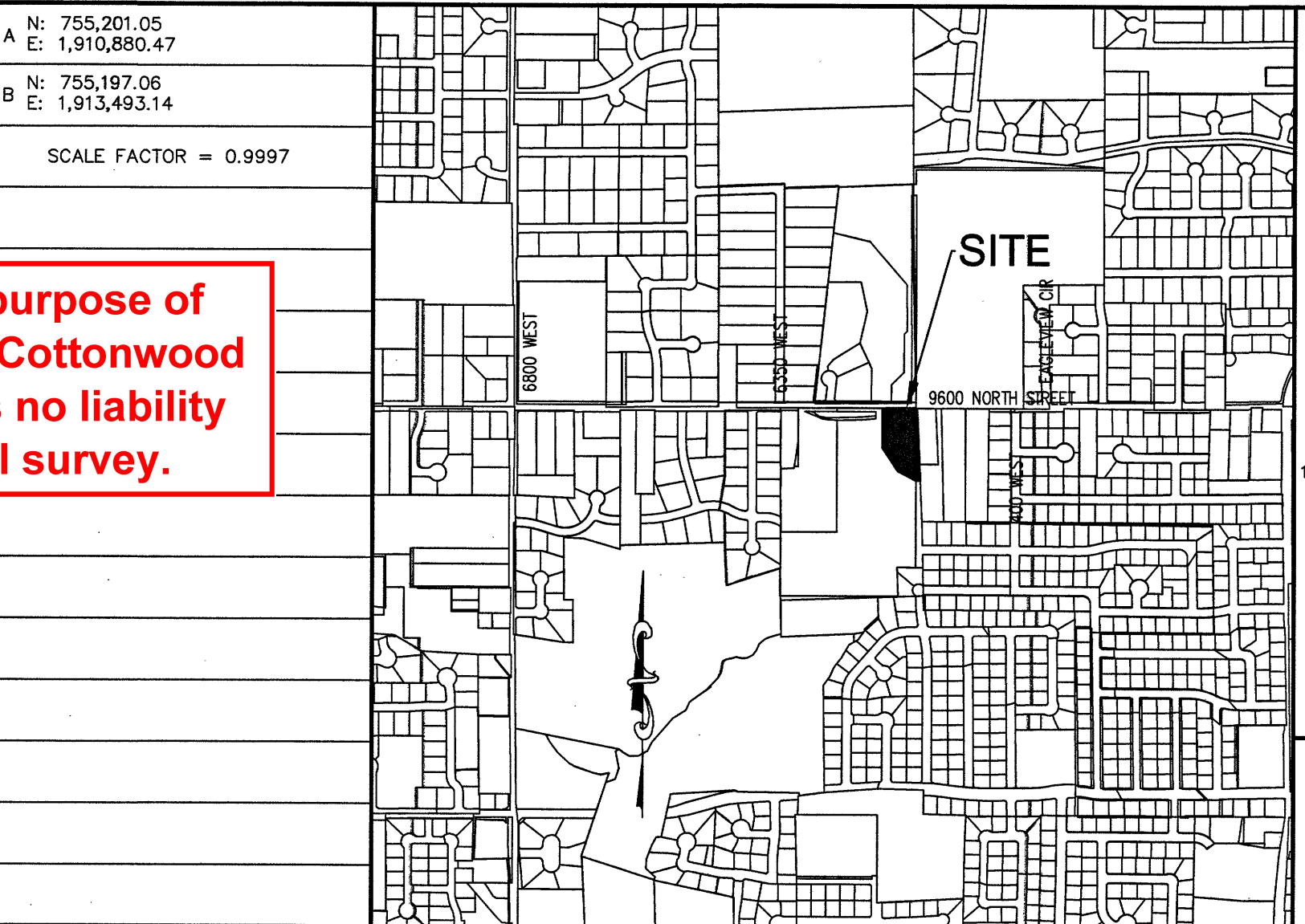
SCALE FACTOR = 0.9997

Surveyor: Aztec Engineering, Inc.
 491 North 450 West
 Orem, UT 84057
 (801) 224-7308

Developer: DR 76, Inc.
 Ron Peck
 6989 West 9600 North
 Highland, Utah 84003
 Phone: (801) 836-4512

Engineer: Excel Engineering, Inc.
 12 West 100 North, #201
 American Fork, UT 84003
 (801) 756-4504

PLAT PREPARED ON 01/18/18



DOMINION ENERGY COMPANY

15917

Approved this 19th day of Jan, 2018, Dominion Energy By *(Signature)* Title: *(Title)*

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities 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 P.U.E. The utility may require the lot owner to remove such structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the P.U.E. or any other obstructions with interference with the use of the P.U.E. with out the prior written approval of the utilities.

Rocky Mtn. Power *(Signature)* West *(Signature)* Comco *(Signature)*
 Date: 4/2/18 Date: 1/19/18 Date: 1-19-18

PECK HOLLOW PLAT "B"

LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 INCLUDING A VACATION OF PECK HOLLOW PLAT "A"
 NAD 27
 SCALE: 1" = 20 FEET

SEALS

SURVEYOR'S SEAL: *(Signature)*
 NOTARY PUBLIC SEAL: *(Signature)*
 CITY ENGINEER SEAL: *(Signature)*
 CLERK-RECORDER SEAL: *(Signature)*

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.

SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN