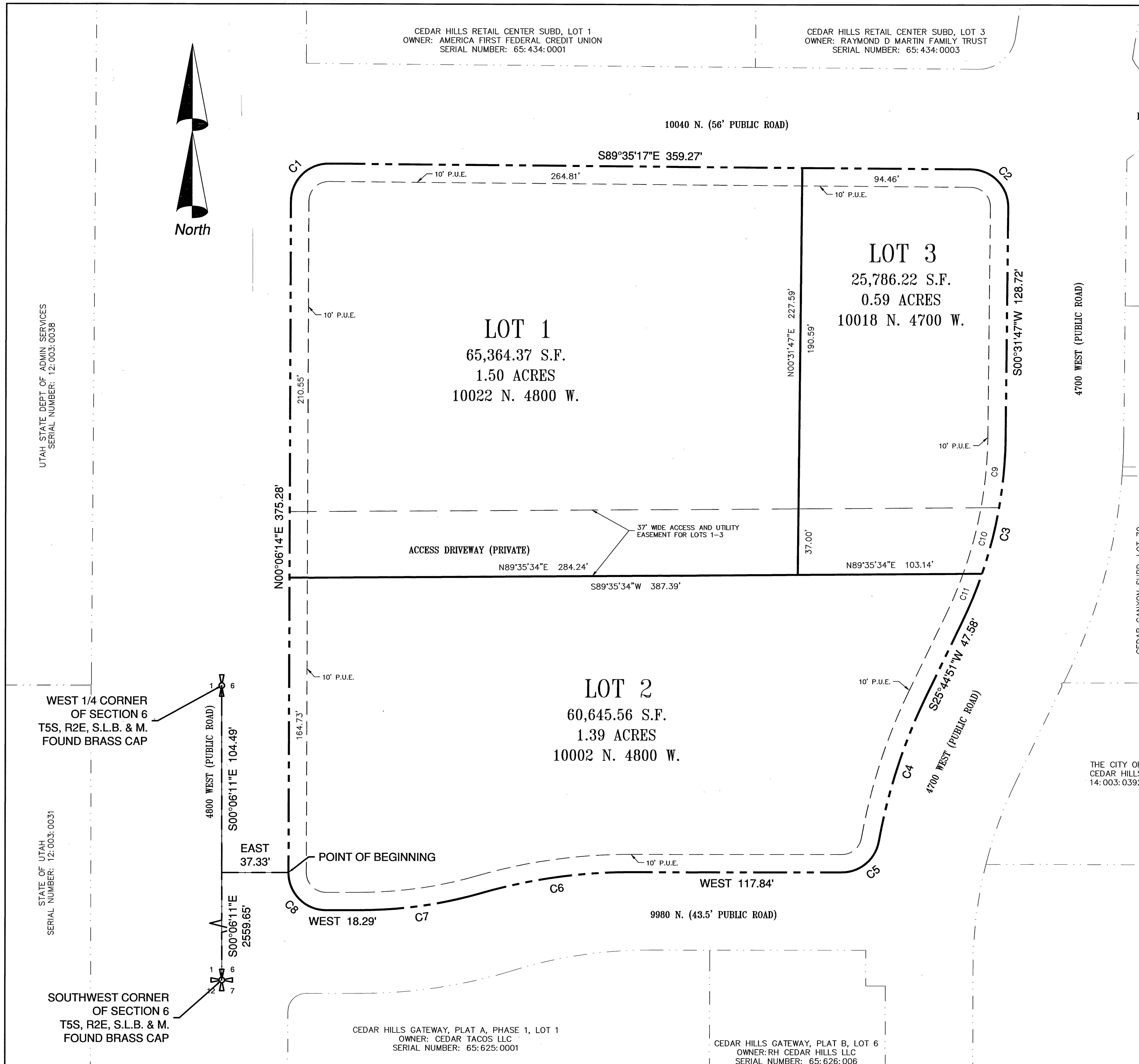
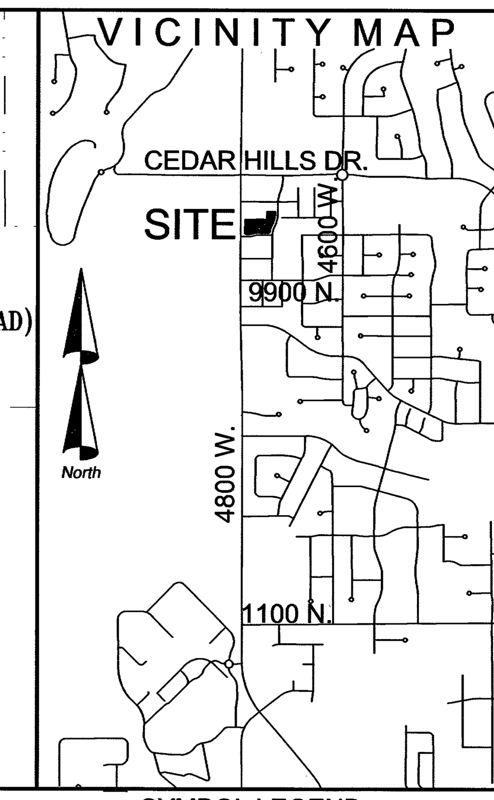



17878




**SYMBOL LEGEND**

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PROPERTY LINE
- P.U.E.

## SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ , DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 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

COMMENCING AT A POINT LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 104.49 FEET AND EAST 37.33 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°06'14" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF 4800 NORTH STREET 375.28 FEET; THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 33.10 FEET (CHORD BEARS NORTH 45°15'29" EAST 29.78 FEET); THENCE SOUTH 89°35'17" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF 10040 NORTH STREET 359.27 FEET; THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 33.03 FEET (CHORD BEARS SOUTH 44°31'45" EAST 29.73 FEET); THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 4700 WEST STREET THE FOLLOWING FOUR (4) CALLS: (1) SOUTH 00°31'47" WEST 128.72 FEET; (2) ALONG AN ARC OF A 242.00 FOOT RADIUS CURVE TO THE RIGHT 106.51 FEET (CHORD BEARS SOUTH 13°08'19" WEST 105.65 FEET); (3) SOUTH 25°44'51" WEST 47.58 FEET; (4) ALONG AN ARC OF A 308.00 FOOT RADIUS CURVE TO THE LEFT 84.50 FEET (CHORD BEARS SOUTH 17°53'17" WEST 84.23 FEET); THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 29.31 FEET (CHORD BEARS SOUTH 50°00'52" WEST 26.99 FEET); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF 9980 NORTH STREET THE FOLLOWING FOUR (4) CALLS: (1) WEST 117.84 FEET; (2) ALONG AN ARC OF A 303.00 FOOT RADIUS CURVE TO THE LEFT 85.06 FEET (CHORD BEARS SOUTH 81°57'29" WEST 84.78 FEET); (3) ALONG AN ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT 69.34 FEET (CHORD BEARS SOUTH 81°57'29" WEST 69.11 FEET); (4) WEST 18.29 FEET; THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 33.02 FEET (CHORD BEARS NORTH 44°57'25" WEST 29.73 FEET) TO THE POINT OF BEGINNING.

AREA = 151,796.15 SQUARE FEET / 3.48 ACRES

BASIS OF BEARING BEING SOUTH 00°06'11" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 6 TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR - SEAN A. FERNANDEZ DATE August 13, 2021

## OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16 DAY OF AUGUST , A.D. 2021

TRENT EDWARDS
HARTS GAS AND FOOD, LLC

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )
) S.S.
COUNTY OF Davis )

ON THIS 16 DAY OF 08 , A.D. 2021, PERSONALLY APPEARED BEFORE ME Trent Edwards WHOSE IDENTITY WAS PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THE HE IS THE MANAGER OF HARTS GAS AND FOOD, LLC, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ________ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE
A NOTARY PUBLIC COMMISSIONED IN UTAH, RESIDING AT
MY COMMISSION EXPIRES Oct 27, 2023
COMMISSION NUMBER 708374

DARREN HEDIN
Notary Public - State of Utah
Comm. No. 708374
My Commission Expires on
Oct 27, 2023

## ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF CEDAR HILLS, COUNTY OF UTAH, 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 20th DAY OF July , A.D. 2021.

MAYOR: COUNCIL:
COUNCIL: COUNCIL:
COUNCIL: COUNCIL:

## PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS 13th DAY OF July , A.D. 2021.

CHAIR PERSON, PLANNING COMMISSION

APPROVED: Colleen A. Mulvey
RECORDER - CITY OF CEADAR HILLS (SEE SEAL BELOW)

## UTAH COUNTY RECORDER SPACE

ENT 148950:2021 Map # 17878
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 26 1:34 pm FEE 56.00 BY JG
RECORDED FOR CEDAR HILLS

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Chord |
| C1 | 21.00' | 33.10' | N45° 15' 29"E | 29.78' |
| C2 | 21.00' | 33.03' | S44° 31' 45"E | 29.73' |
| C3 | 242.00' | 106.51' | S13° 08' 19"W | 105.65' |
| C4 | 308.00' | 84.50' | S17° 53' 17"W | 84.23' |
| C5 | 21.00' | 29.31' | S50° 00' 52"W | 26.99' |
| C6 | 303.00' | 85.06' | S81° 57' 29"W | 84.78' |
| C7 | 247.00' | 69.34' | S81° 57' 29"W | 69.11' |
| C8 | 21.00' | 33.02' | N44° 57' 25"W | 29.73' |
| C9 | 242.00' | 39.40' | N5° 11' 38"E | 39.36' |
| C10 | 242.00' | 38.31' | N14° 23' 35"E | 38.27' |
| C11 | 242.00' | 28.80' | N22° 20' 16"E | 28.79' |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

APPLE BLOSSOM PARK PLAT A, LOT 8
APPLE BLOSSOM PARK PLAT A, LOT 9
APPLE BLOSSOM PARK PLAT B, LOT 23

# PLAT "B"

# RHINEHART LAND

An amendment and vacation of Rhinehart Land Plat "A", Lot 1 and Cedar Hills Gateway Plat "A", Phase 1, Parcel A

A Part of the Northwest Quarter of Section 6,
Township 5 South, Range 2 East, Salt Lake Base and Meridian
Cedar Hills, Utah County, Utah

## 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(4)(c)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED I THIS PLAT AND APPROVES THIS PLAT SOLELY 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS 17 DAY OF August , AD. 2021
ROCKY MOUNTAIN POWER

## DOMINION ENERGY 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 PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, 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 AT 800-366-6532.

APPROVED THIS 17 DAY OF August AD. 2021
TITLE:
DOMINION ENERGY COMPANY

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CLERK-RECORDER SEAL |
|---|---|---|
| PROFESSIONAL LAND SURVEYOR SEAN A. FERNANDEZ No. 312775 8-13-2021 STATE OF UTAH | | City of Cedar Hills State of Utah |

ENGINEERING • SURVEYING
A.L.M. & Associates, Inc.
(801) 374 - 6262

P:\1084-2138\Dwg\2138-Rhinehart Land Plat B r3.dwg 13 Aug 2021 2:01pm
SEC 6, T5S, R2E, SLB&M TU 021 BM
LOT 1, RHINEHART LAND "A" PARCEL A, CEDAR HILLS GATEWAY PLAT "A" PHASE 1