

ADDRESS BLOCK

Table with 2 columns: Unit Number and Address. Lists units 1 through 25 and their corresponding addresses (e.g., UNIT 1 - 250 S. MAIN UNIT 1).

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.

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.

ROCKY MOUNTAIN POWER

- 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.

DOMINION ENERGY UTAH

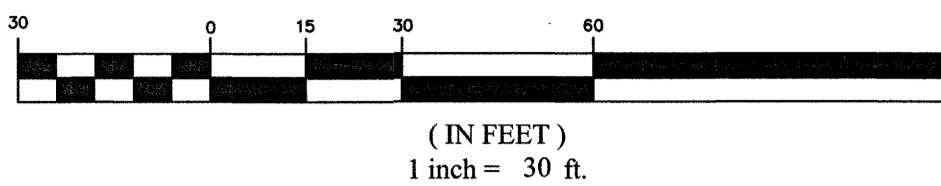
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES.

APPROVED THIS 16 DAY OF January 2020 BY [Signature] ROCKY MOUNTAIN POWER

APPROVED THIS 16 DAY OF January 2020 BY [Signature] TITLE: P.E. - Const

MONTDELLA

SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 25 AND THE SE1/4 OF SECTION 24, T4S, R1E, SALT LAKE BASE & MERIDIAN ALPINE CITY, UTAH COUNTY, UTAH



AREA TABULATIONS

Table with 2 columns: Area Type and Area. Includes Open Space Area (2.10 acres), Building Pad/Driveway Area (1.41 acres), Row Area (0.43 acres), and Total Area (3.94 acres).

Main survey data table with columns: Line Table (Line, Direction, Length) and Curve Table (Curve, Radius, Delta, Length, Chord Direction, Chord Length). Lists 67 lines and 67 curves.

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.

Signature of Evan J. Wood, Professional Land Surveyor, Certificate No. 183395. Date: 01/14/2020

BOUNDARY DESCRIPTION

Located in the NE1/4 of Section 25 and the SE1/4 of Section 24 of Township 4 South, Range 1 East, Salt Lake Base and Meridian. Comprised of three (3) parcels identified by Utah County Tax ID Numbers 11:023:0029, 11:023:0109 & 11:023:0110, being more particularly described as follows:

BEGINNING AT A POINT NORTH 122.76 FEET AND WEST 1253.38 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE L. ROSS AND JOANNE C. BECK TITLE LINE (ENTRY 89736:2015) THE FOLLOWING 2 (TWO) COURSES: 1) NORTH 88°14' WEST 74.96 FEET; THENCE 2) SOUTH 76°32' WEST 70.38 FEET; THENCE SOUTH 40°36'05" WEST 230.49 FEET; THENCE SOUTH 63°26'06" WEST 111.80 FEET; THENCE SOUTH 41°50'06" WEST 203.25 FEET; THENCE TO AND ALONG ALPINE MAIN STREET VILLAGE WITH AMENDED PLAT #4 THE FOLLOWING 2 (TWO) COURSES: 1) SOUTH 70°27'24" EAST 272.51 FEET; THENCE 2) NORTH 82°56'04" EAST 298.91 FEET TO THE WESTERLY RIGHT OF WAY OF MAIN STREET AS ESTABLISHED BY THE WARRANTY DEED TO THE STATE ROAD COMMISSION OF UTAH, (ENTRY 15764:1959); THENCE NORTH 00°21'39" EAST 445.40 FEET ALONG AND BEYOND SAID WARRANTY DEED; THENCE NORTH 88°14'00" WEST 28.89 FEET TO THE POINT OF BEGINNING.

CONTAINS: 171,558 square feet or 3.94 acres +/- of which 4,142 square feet of 0.01 acre +/- lies inside the existing right of way of Main Street

OWNER'S DEDICATION

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

Signature of Alan Cottle, Manager of Cattle Capital Group, LLC. Date: 15th day of January A.D. 2020.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF DAVIS. ON THE 15th DAY OF January A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, Alan Cottle, who after being duly sworn, acknowledged to me that he/she is the Manager of Cattle Capital Group, L.L.C., a UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Signature of Sherry J. Fenn, Notary Public. My Commission Expires 07-27-2022. My Commission No. 701466.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE 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 14 DAY OF May A.D. 2020.

Signature of Thomas J. Warrick, City Recorder. Signature of [Name], City Engineer.

PLANNING COMMISSION APPROVAL

APPROVED THIS 7 DAY OF May, A.D. 2019 BY THE ALPINE CITY PLANNING COMMISSION.

Signature of [Name], Director - Secretary. Signature of [Name], Chairman, Planning Commission.

APPROVAL AS TO FORM

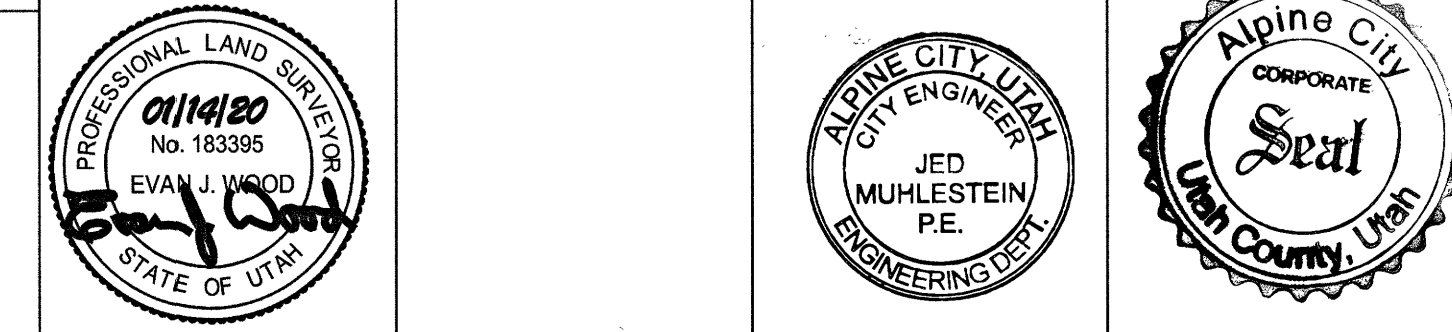
APPROVED AS TO FORM THIS 17 DAY OF Feb, A.D. 2020 BY THE ALPINE CITY CORPORATION.

Signature of [Name], City Attorney.

MONTDELLA

SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 25 AND THE SE1/4 OF SECTION 24, T4S, R1E, SALT LAKE BASE & MERIDIAN ALPINE CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, ALPINE CITY ENGINEER SEAL, ALPINE CITY RECORDER SEAL.



VICINITY MAP

N.T.S. Trail Easement Line Table

Trail Easement Line Table with columns: Line, Direction, Length. Lists lines L(70) through L(78).

Trail Easement Curve Table with columns: Curve, Radius, Delta, Length, Chord Direction, Chord Length. Lists curves C(68) through C(77).

NORTH 1/4 CORNER OF SECTION 25, T4S, R1E, SLB&M FOUND UTAH COUNTY 3" BRASS CAP MONUMENT

LEGEND: PRIVATE OWNERSHIP, LIMITED COMMON AREA, COMMON AREA, ALL COURT SHADED AREA (SEE NOTE).

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

24 25 MEASURED: N89°46'31"E 2,649.92'

20' SETBACK

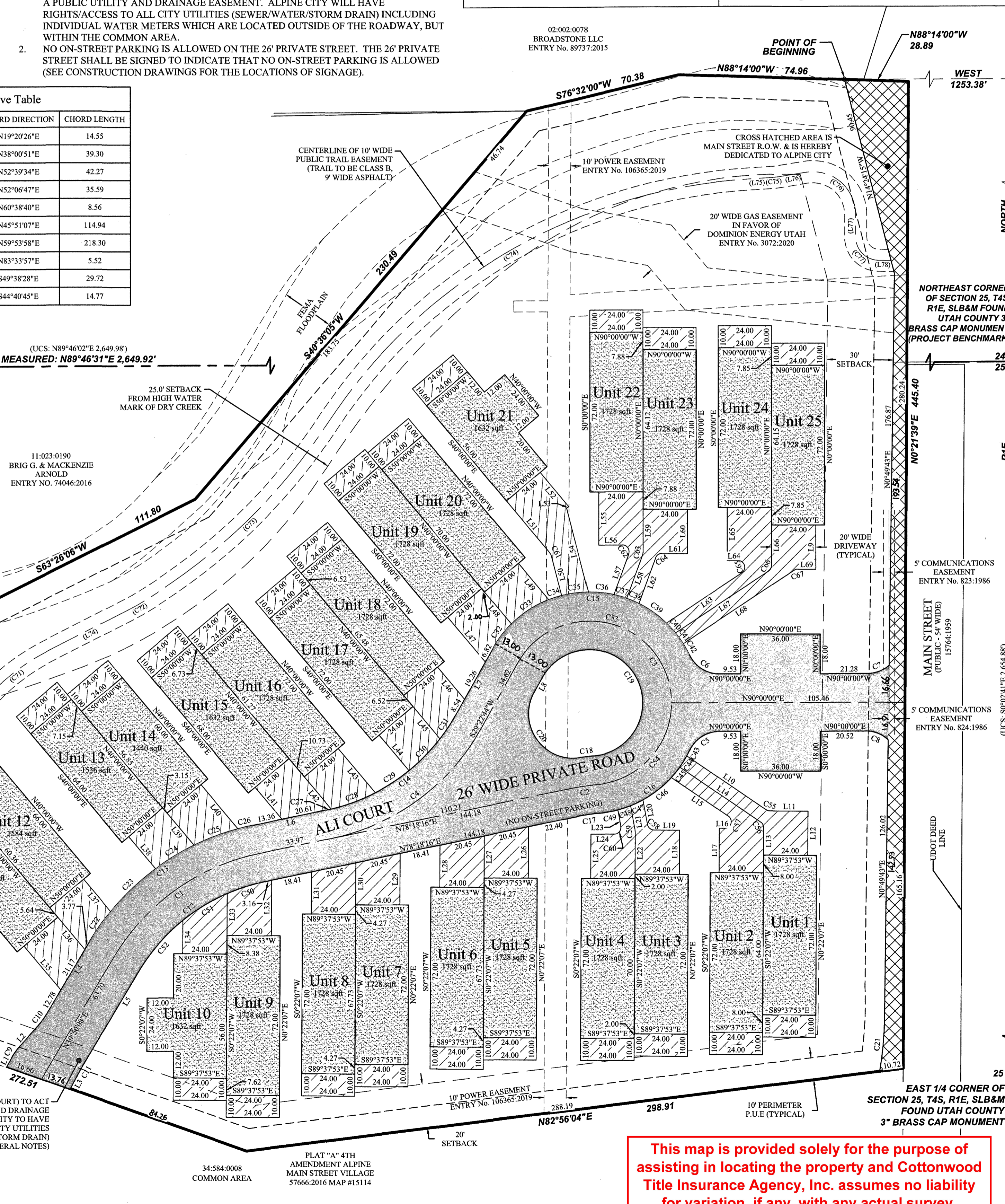
20' CULINARY WATER EASEMENT IN FAVOR OF ALPINE CITY CORP. 35672:1981 (HEREBY RELEASED)

20' PERIMETER P.U.E. (TYPICAL)

20' SETBACK

20' SETBACK

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



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.

HOMEOWNERS ASSOCIATION logo and FOCUS ENGINEERING AND SURVEYING, LLC logo with contact information.