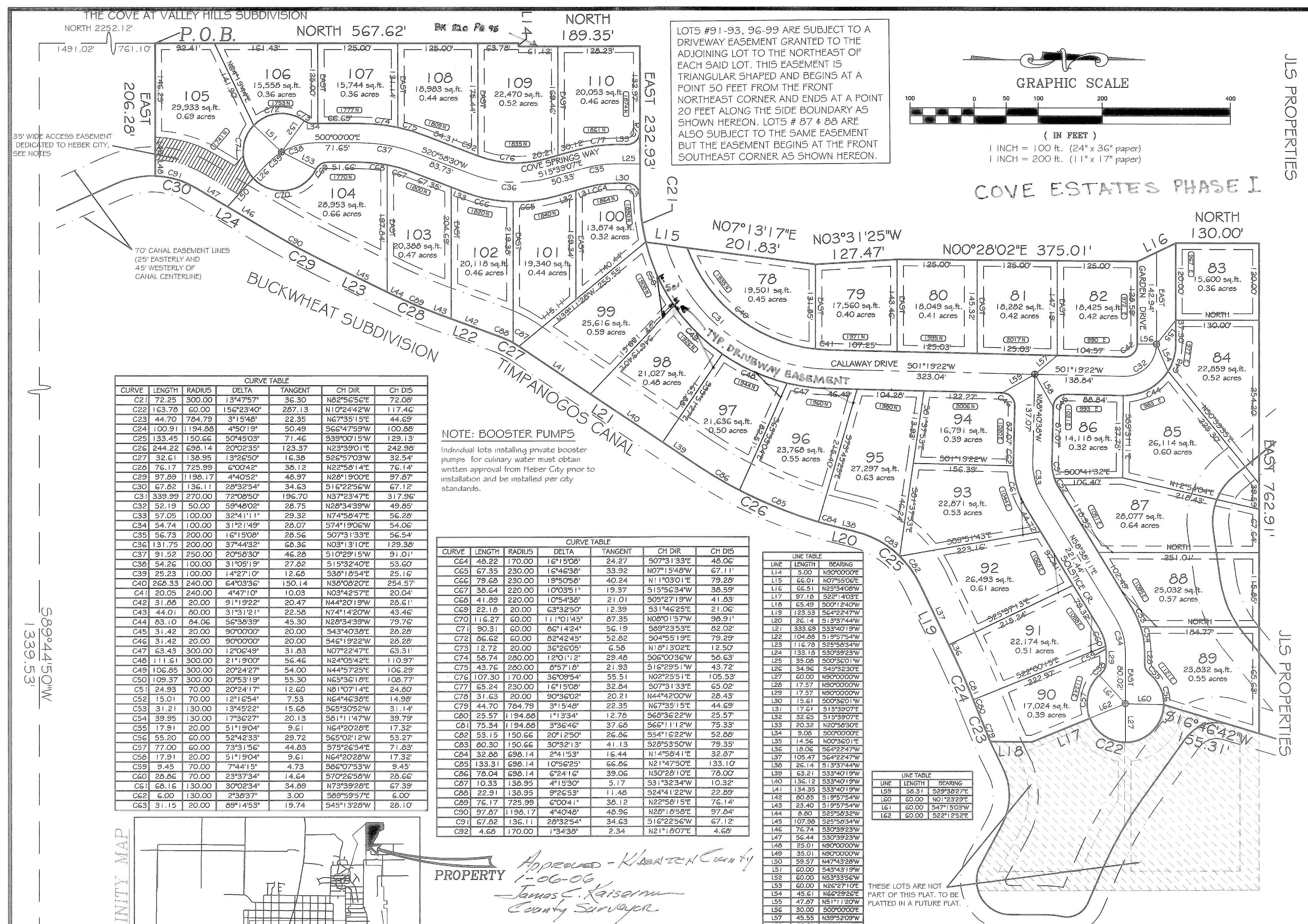


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



LEGEND
MONUMENTS SET BY SURVEYOR
FOUND SECTION CORNER
10' PUE EASEMENT

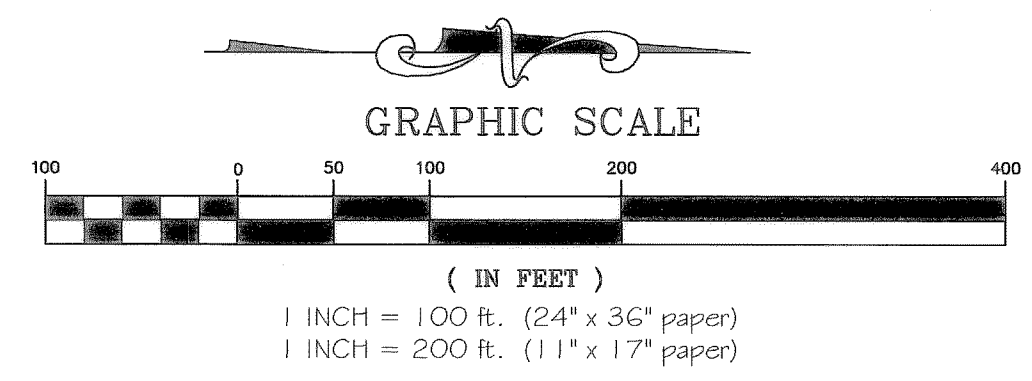
ZONING INFORMATION:
THIS SUBDIVISION IS LOCATED IN THE R-1 RESIDENTIAL ZONE.
MINIMUM LOT SIZE IS 10,000 SQUARE FEET.
MINIMUM STREET FRONTAGE IS 100 FEET.
MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET, REAR: 30 FEET, SIDE: 10 FEET

PUBLIC UTILITY EASEMENTS:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET
IN ADDITION TO THESE EASEMENTS ALL LOTS BORDERING THE CANAL HAVE AN EASEMENT ACROSS THEM AS SHOWN HEREON.

Notice to Purchaser:
1. Portions of this subdivision are underlain by bedrock consisting of ashflow tuff. According to the geotechnical study by AGEC Inc., the bedrock can be excavated using conventional heavy-duty excavation equipment and light blasting. Purchasers can review the geotechnical report in the city planning office.
2. Lots 84, 85, 87-89, 81-85, and 101-105 are incumbered by an easement along the Timpanogos canal in favor of the United States Bureau of Reclamation as recorded as Entry #208533, Book 402, Pages 655-666, Official Records, Wasatch County. No cuts or fills, or any changes to the topography, are allowed within the United States easement. No structures, above ground or below ground, are allowed on the easement. This includes, but is not limited to, fences, sheds, or footings of any kind. From time to time the Bureau of Reclamation, or its agents, may exercise their right of access to the easement in order to maintain the irrigation canal. Any obstacles erected by the lot owner, or previous lot owners, will be removed and replaced at the current lot owner's expense.
3. Lot 105 is incumbered by Heber City and USBR easements along the Timpanogos canal. No cuts or fills, or any changes to the topography are allowed within the United States easement. No structures, above or below ground, are allowed on the easement. This includes, but is not limited to, fences, sheds, or footings of any kind. Any obstacles erected by the lot owner, or previous lot owners, will be removed and replaced at the current lot owner's expense.

4. Lot 79, 80, 81 and 82 finished lot and floor/building elevation must remain 4 feet above the easement, fronting each property along Callaway Drive.
5. Lot 80 is incumbered by a storm drain and utility easement dedicated to Heber City. From time to time Heber City, or its agents, may exercise their right of access to the easement in order to maintain the storm drain. Fences, structures, landscaping, driveways, or other obstructions may not be constructed across easement without written permission from Heber City. Lot owners to keep finished landscape elevation two feet above flowline of utility easement along North boundary of lot.

6. Lots 105-110 building basement elevations may be restricted unless a sewer pump is installed.
7. HOA easements are to be maintained by the Home Owners Association.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH DIR, CH DIS. Lists data for curves C21 through C63.

NOTE: BOOSTER PUMPS
Individual lots installing private booster pumps for culinary water must obtain written approval from Heber City prior to installation and be installed per city standards.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH DIR, CH DIS. Lists data for curves C64 through C92.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists data for lines L1 through L27.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists data for lines L28 through L36.

THESE LOTS ARE NOT PART OF THIS PLAT, TO BE PLATTED IN A FUTURE PLAT.

SURVEYOR'S CERTIFICATE
I, MELVIN C. MCQUARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT 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 IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
COMMENCING AT A POINT LOCATED 589°44'50"W 1339.53 FEET AND NORTH 1491.02 FEET FROM THE WASATCH COUNTY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (BRASS CAP SET IN 1976) SAID POINT BEING THE SOUTHEAST CORNER OF THE COVE AT VALLEY HILLS PLAT; THENCE NORTH ALONG SAID BOUNDARY 761.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 567.62 FEET; THENCE EAST 5.00 FEET; THENCE NORTH 189.35 FEET; THENCE EAST 232.93 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 72.25 FEET THROUGH A CENTRAL ANGLE OF 1°34'57" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N82°56'56"E 72.08 FEET); THENCE N07°55'06"E 66.01 FEET; THENCE N07°31'17"E 201.83 FEET; THENCE N03°31'25"W 127.47 FEET; THENCE N00°28'02"E 375.01 FEET; THENCE N25°34'08"W 66.51 FEET; THENCE NORTH 130.00 FEET; THENCE EAST 762.91 FEET; THENCE S16°46'42"W 155.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 163.78 FEET THROUGH A CENTRAL ANGLE OF 156°23'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S10°24'42"E 117.46 FEET); THENCE S22°14'03"E 97.18 FEET; THENCE S00°12'40"W 65.49 FEET TO THE CENTERLINE OF THE CANAL AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 784.79 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 44.70 FEET THROUGH A CENTRAL ANGLE OF 03°15'48" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S67°35'15"W 44.63 FEET) TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1194.88 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 100.91 FEET THROUGH A CENTRAL ANGLE OF 04°50'20" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S66°47'59"W 100.88 FEET); THENCE S64°22'47"W A DISTANCE OF 123.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.66 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 133.45 FEET THROUGH A CENTRAL ANGLE OF 50°45'03" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S39°00'15"W 129.13 FEET); THENCE S13°37'44"W A DISTANCE OF 26.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 698.14 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 244.22 FEET THROUGH A CENTRAL ANGLE OF 20°02'35" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S23°39'01"W 242.98 FEET); THENCE S33°40'19"W A DISTANCE OF 333.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 138.95 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 32.61 FEET THROUGH A CENTRAL ANGLE OF 1°32'64" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S26°57'03"W 32.54 FEET); THENCE S1°57'54"W A DISTANCE OF 104.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 725.99 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 76.17 FEET THROUGH A CENTRAL ANGLE OF 05°00'42" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S22°58'14"W 76.14 FEET); THENCE S25°58'34"W A DISTANCE OF 116.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1198.17 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 97.89 FEET THROUGH A CENTRAL ANGLE OF 04°40'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S28°19'00"W 97.87 FEET); THENCE S30°39'23"W A DISTANCE OF 133.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 136.11 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 67.82 FEET THROUGH A CENTRAL ANGLE OF 28°32'54" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S16°22'56"W 67.12 FEET) THENCE WEST A DISTANCE OF 206.28 FEET TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 19.30 AC.

BASIS OF BEARING
BEARINGS ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM. BEARING FROM THE WASATCH COUNTY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 29, T3S, R5E, SLB&M TO THE SURVEY TARGET "TIM" IS SOUTH 55°34'07" WEST AS SHOWN HEREON AND AS RECORDED AS ENTRY #108882 OF THE WASATCH COUNTY RECORDS.

MELVIN C. MCQUARRIE
REGISTERED LAND SURVEYOR
DATE 11-2-05

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

JANE W. KITCHIE
MANAGING MEMBER MWE-COVE, L.L.C.
DATE 11-2-05

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF HEBER CITY, APPROVES THIS SUBDIVISION SUBJECT OF THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 Oct, A.D. 2005.

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WASATCH
ON THE 30 DAY OF Oct, A.D. 2005, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

LOT SUMMARY:
TOTAL LOTS: 33 TOTAL LOT ACREAGE: 16.02
AVERAGE LOT ACREAGE: .49
DEVELOPER: MWE - Cove, L.L.C.
380 E. Main Bldg.-2nd floor
Midway, Utah 84049

CITY ENGINEER APPROVAL
APPROVED THIS 7th DAY OF Nov, A.D. 2005, BY HEBER CITY'S ENGINEER.
ENGINEER: Bart Mumford

PLANNING COMMISSION APPROVAL
APPROVED THIS 15 DAY OF Nov, A.D. 2005, BY THE PLANNING COMMISSION OF HEBER CITY.
CHAIRMAN, PLANNING COMMISSION: Melvin C. McQuarrie

SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, ENGINEER'S SEAL, CLERK-RECORDERS SEAL. Includes seals for Melvin C. McQuarrie, Bart Mumford, and Heber City.

MCM ENGINEERING, INC.
CIVIL / STRUCTURAL / LAND SURVEYING
Customer: SFS, JW
Approved by: MCM
Project no.: 01040

REVISION TABLE with columns: REVISION DATE, REVISED BY, REVISION DESCRIPTION, PROJECT: COVE ESTATES, HEBER CITY, SEC 29, T3S, R5E, SLB&M

SHEET TITLE: PHASE 2
SHEET NO.: 1