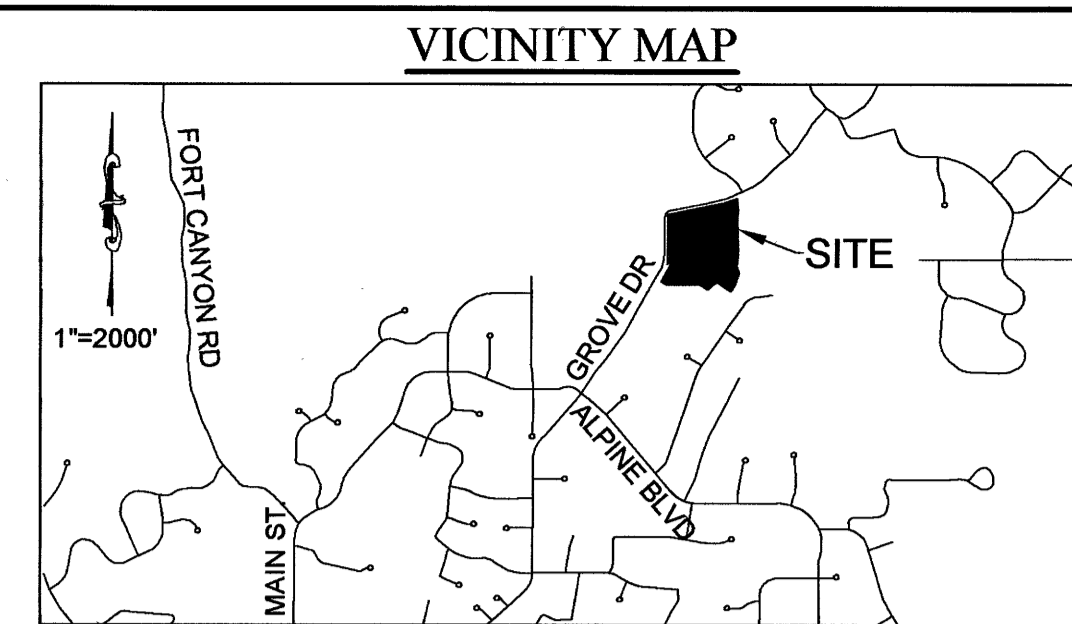
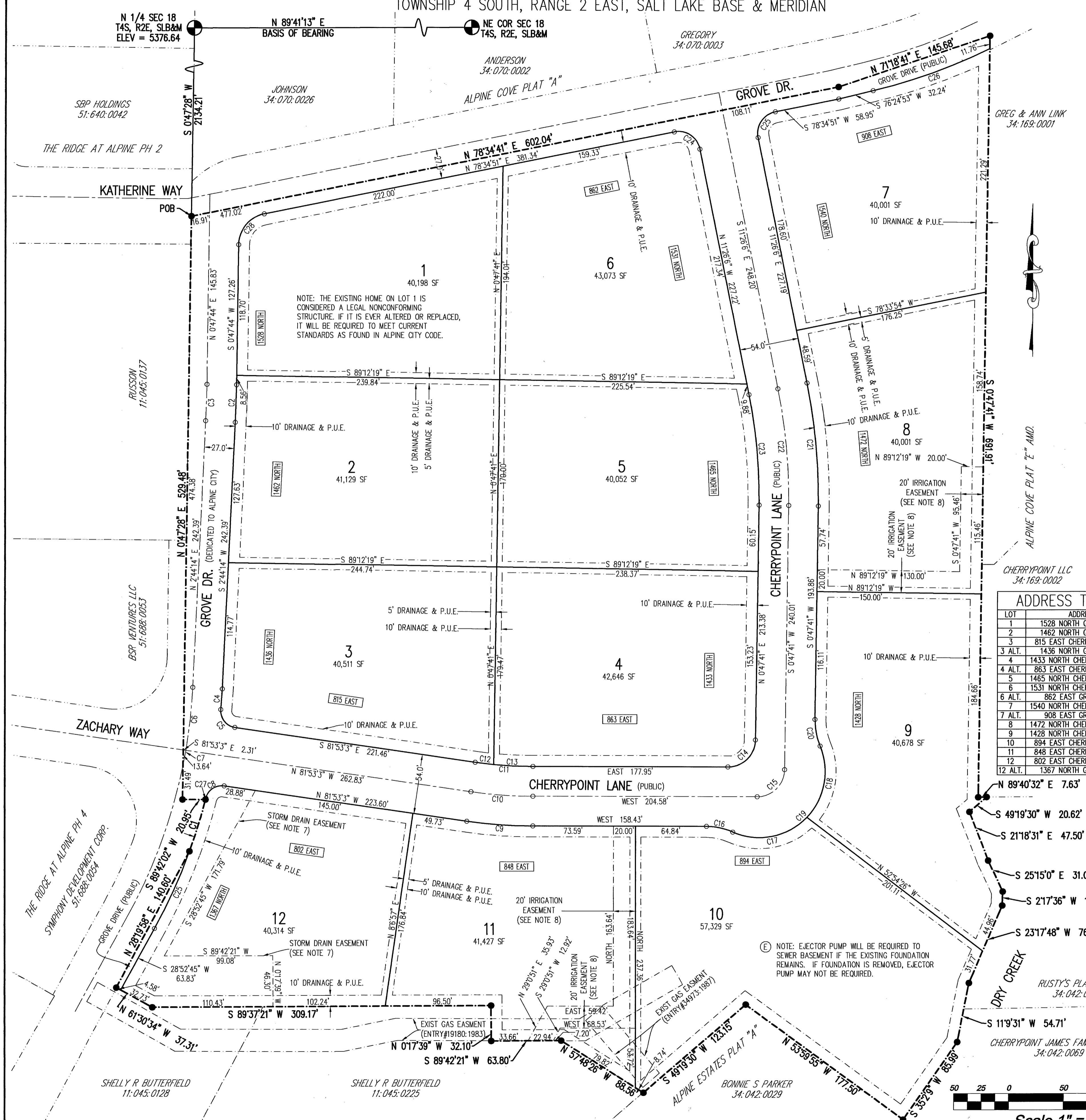


# CHERRYPOINT ESTATES

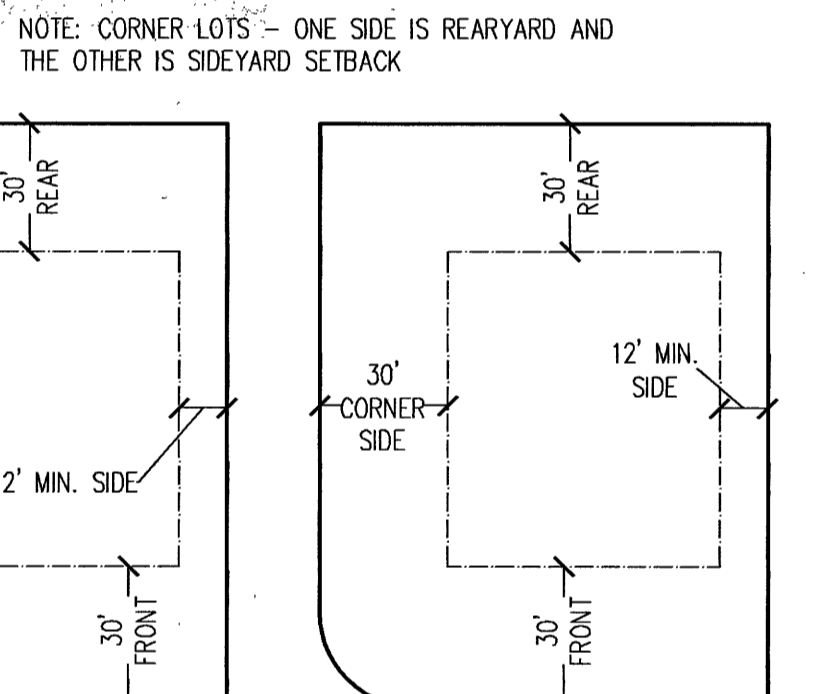
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

Plat A



VICINITY MAP

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	500.00	49.27	5°38'47"	49.25	N 17°13'40" E
C2	1000.00	33.89	1°56'30"	33.89	S 1°45'59" W
C3	973.00	32.98	1°56'30"	32.97	S 1°45'59" W
C4	500.00	18.84	2°9'34"	18.84	S 3°49'11" W
C5	15.00	22.72	86°46'51"	20.61	S 38°29'37" E
C6	473.00	57.48	6°57'48"	57.45	S 6°13'8" E
C7	473.00	13.54	1°38'24"	13.54	S 10°31'14" W
C8	15.00	21.95	83°51'37"	20.05	N 56°11'8" E
C9	427.00	60.48	8°6'57"	60.43	S 85°56'32" E
C10	400.00	56.66	8°6'57"	56.61	S 85°56'31" E
C11	373.00	52.83	8°6'57"	52.79	S 85°56'31" E
C12	373.00	17.02	2°36'51"	17.02	S 83°11'29" E
C13	373.00	35.82	5°30'6"	35.80	S 87°14'57" E
C14	25.00	38.92	89°12'19"	35.11	N 45°23'51" E
C15	25.00	38.92	89°12'19"	35.11	N 45°23'51" E
C16	60.00	24.83	23°42'35"	24.65	S 78°8'43" E
C17	60.00	73.28	69°58'42"	68.81	N 78°43'14" E
C18	60.00	69.79	66°38'46"	65.92	N 10°24'29" E
C19	60.00	143.07	136°37'28"	111.51	N 45°23'51" E
C20	60.00	24.83	23°42'35"	24.65	N 11°3'36" W
C21	527.00	112.49	12°13'47"	112.27	N 5°19'13" W
C22	500.00	106.72	12°13'47"	106.52	N 5°19'13" W
C23	473.00	100.96	12°13'47"	100.77	N 5°19'13" W
C24	20.00	31.41	89°59'3"	28.28	N 56°25'37" W
C25	20.00	31.42	90°0'57"	28.29	S 33°34'22" W
C26	522.00	113.39	12°26'45"	113.17	S 70°11'31" W
C27	500.00	1.30	0°8'57"	1.30	N 14°19'48" E
C28	29.00	39.37	77°47'7"	36.42	S 39°41'18" W
C29	500.00	77.04	8°49'42"	76.97	S 24°27'54" E



NOTE: CORNER LOTS - ONE SIDE IS REARYARD AND THE OTHER IS SIDEYARD SETBACK.  
NOTE: THE COMBINED SIDEYARD SETBACK SHALL NOT BE LESS THAN 30' WITH NO SIDEYARD SETBACK BEING LESS THAN 12'.  
TYPICAL INTERIOR LOT  
TYPICAL CORNER LOT  
SETBACK DIAGRAM

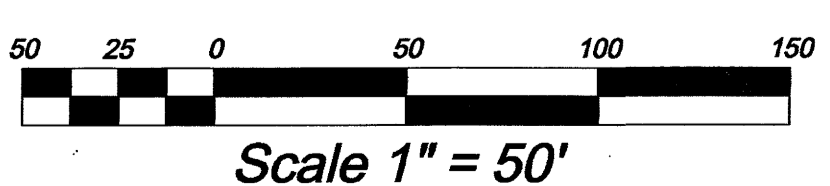
LOT	ADDRESS
1	1528 NORTH GROVE DRIVE
2	1462 NORTH GROVE DRIVE
3	815 EAST CHERRYPOINT LANE
3 ALT.	1435 NORTH GROVE DRIVE
4	1433 NORTH CHERRYPOINT LANE
4 ALT.	863 EAST GROVE DRIVE
5	1465 NORTH CHERRYPOINT LANE
6	1531 NORTH CHERRYPOINT LANE
6 ALT.	862 EAST GROVE DRIVE
7	1540 NORTH CHERRYPOINT LANE
7 ALT.	908 EAST GROVE DRIVE
8	1472 NORTH CHERRYPOINT LANE
9	1428 NORTH CHERRYPOINT LANE
10	894 EAST CHERRYPOINT LANE
11	848 EAST CHERRYPOINT LANE
12	802 EAST CHERRYPOINT LANE
12 ALT.	1367 NORTH GROVE DRIVE

LOT	ADDRESS
1	1528 NORTH GROVE DRIVE
2	1462 NORTH GROVE DRIVE
3	815 EAST CHERRYPOINT LANE
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9	1428 NORTH CHERRYPOINT LANE
10	894 EAST CHERRYPOINT LANE
11	848 EAST CHERRYPOINT LANE
12	802 EAST CHERRYPOINT LANE
12 ALT.	1367 NORTH GROVE DRIVE

- GENERAL NOTES**
- ZONING = CR-40,000
  - TOTAL LOTS = 12
  - THERE ARE NO KNOWN GEOLOGIC HAZARDS ON THIS PROPERTY
  - DEVELOPER HAS ADDITIONAL WATER RIGHTS TO CONVEY TO THE CITY WITH THIS SUBDIVISION.
  - FOLLOW CITY DESIGN CRITERIA FOR ELEVATIONS ABOVE 5,000 FEET.
  - FOLLOW CITY DESIGN CRITERIA FOR SNOW LOAD OF 45 POUNDS PER SQUARE FOOT.
  - LOT 12 CONTAINS A STORM DRAIN EASEMENT; NO MODIFICATION OR ALTERATION OF THE EASEMENT AREA DONE WITHOUT PRIOR APPROVAL FROM ALPINE CITY. AN APPROVED LANDSCAPING PLAN IS REQUIRED FOR THE EASEMENT AREA.
  - LOTS 8 & 11 CONTAIN AN IRRIGATION EASEMENT; NO MODIFICATION OR ALTERATION OF THE EASEMENT AREA DONE WITHOUT PRIOR APPROVAL FROM ALPINE CITY.
  - HOUSES LOCATED IN THE WILDLAND URBAN INTERFACE OR WHICH ARE 10,000 SF OR LARGER MAY BE REQUIRED TO HAVE FIRE SPRINKLERS WITHIN THE HOME.

**EASEMENT VACATION NOTICE**

THE CITY OF ALPINE IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF THE EXISTING 10 FOOT PUBLIC UTILITY EASEMENT CONTAINED WITHIN LOTS 9 AND 10 AS ORIGINALLY CONTAINED WITHIN LOT 28, ALPINE ESTATES PLAT "A" AND THAT THERE IS GOOD CAUSE FOR THE VACATION OF SAID EASEMENT. SAID 10 FOOT P.U.E. IS HEREBY VACATED.



Owner: Onsen Development, Inc.  
5513 W. 11000 N. #301  
HIGHLAND, UT 84003

**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 IN 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.

DATE: Nov. 30, 2023  
SEE SEAL BELOW

**BOUNDARY DESCRIPTION**

Beginning at a point located South 0°47'28" West along quarter section line 2134.21 feet from the North Quarter Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian;

thence along the southerly boundary of Alpine Cove Plat "A" the following two courses and distances: 1) North 78°34'41" East 602.04 feet, and 2) thence North 71°18'41" East 145.68 feet; thence along the westerly boundary of Alpine Cove Plat "E" Amended the following two courses and distances: 1) South 0°47'41" West 691.91 feet, and 2) North 89°40'32" East 7.63 feet; thence South 49°19'30" West 20.62 feet; thence South 21°7'36" West 12.70 feet; thence South 23°17'48" West 76.73 feet; thence South 11°09'31" West 54.71 feet; thence South 35°02'09" West 85.99 feet; thence along the boundary of Lot 29 Alpine Estates Plat "A" the following two courses and distances: 1) North 53°59'55" West 177.50 feet, and 2) South 49°19'30" West 123.15 feet; thence North 57°48'26" West 88.56 feet; thence South 89°42'21" West 63.80 feet; thence North 01°7'39" West 32.10 feet; thence South 89°37'21" West 309.17 feet; thence North 61°30'34" West 37.31 feet; thence North 28°19'58" East 140.60 feet; thence along the arc of a 500.00 foot radius curve to the left through a central angle of 5°38'47" for 49.27 feet (chord bears North 17°13'40" East 49.25 feet); thence South 89°42'02" West 20.95 feet; thence North 0°47'28" East along quarter section line 529.48 feet to the point of beginning.

Area = 13.764 Acres

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HERON, 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HERUNTO SET OUR HANDS THIS 17th DAY OF December, A.D. 2023

Notary Seal: Notary Public for Onsen Development, Inc.

**ACKNOWLEDGMENT**

STATE OF UTAH S.S. COUNTY OF UTAH  
ENT 4311-2024 MAP# 19082  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Jan 24 10:08 AM FEE 74.00 BY AR  
RECORDED FOR ALPINE CITY

ON THE 17th DAY OF December, 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

11/21/2023  
My Commission Expires: Notary Public (See Seal Below)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF ALPINE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HERON 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 2nd DAY OF Jan, 2024  
Mayor Seal

APPROVED: [Signature]  
ENGINEER (SEE SEAL BELOW)

ATTEST: [Signature]  
CLERK RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 2nd DAY OF January, 2024 BY THE ALPINE CITY PLANNING COMMISSION.

Director - Secretary, Chairperson, Planning Commission

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 2nd DAY OF January, 2024  
City Attorney Seal

Notary Seal: Michele Hillman Rowell, Notary Public - State of Utah

**CHERRYPOINT ESTATES**  
SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

ALPINE CITY, UTAH COUNTY, UTAH  
SCALE: 1" = 50 FEET

19082

Notary Seal: Notary Public - State of Utah, Commission Expires November 27, 2027, Commission Number 73432

City Engineer's Seal: JED MUELESTEIN, P.E., ALPINE CITY, UTAH

Clerk-Recorder Seal: ALPINE CITY, UTAH