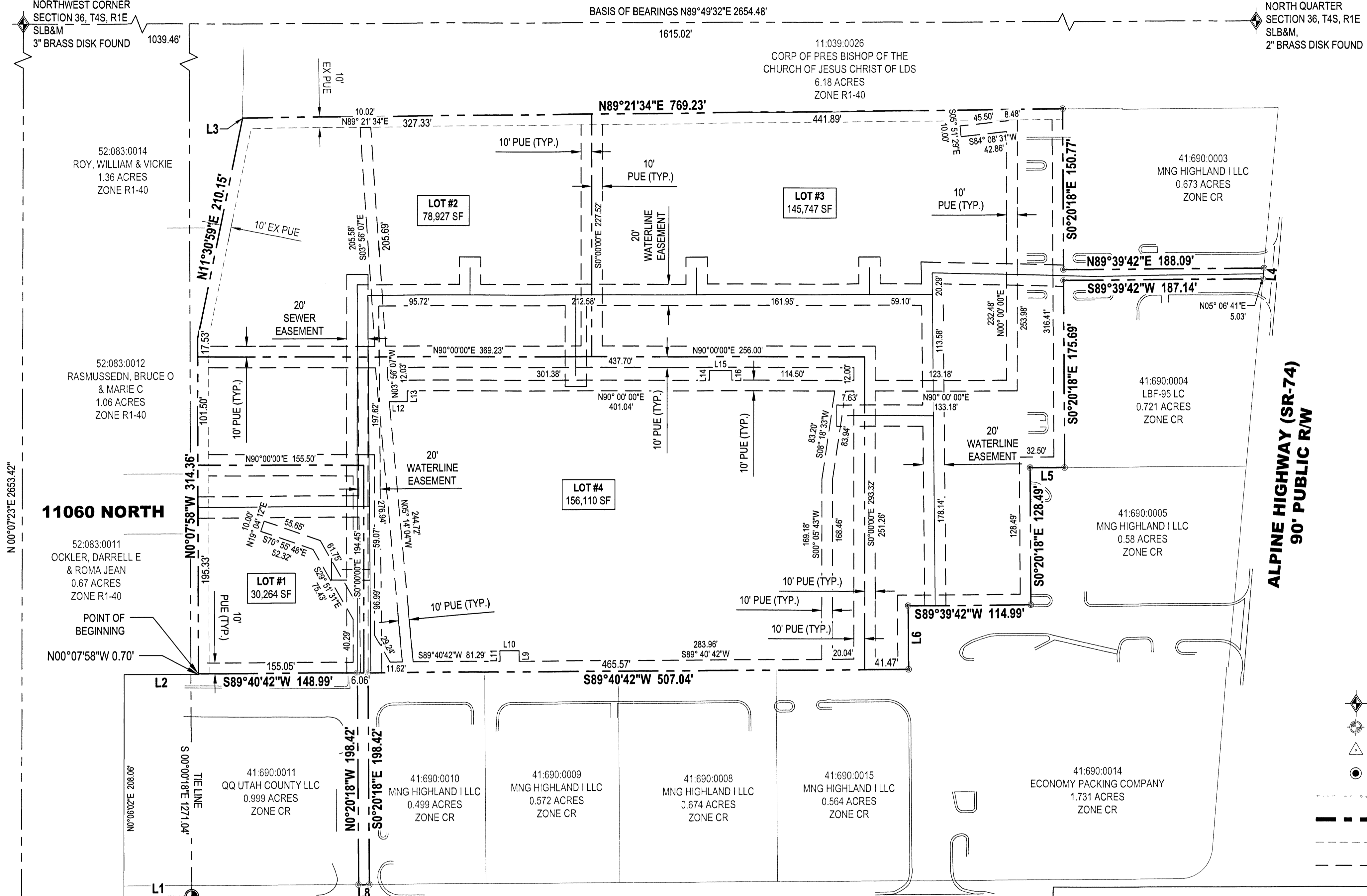


# MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION - AMENDED 2

A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE  
LOCATED IN THE NW QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



### LINE TABLE

LINE #	LENGTH	DIRECTION
L1	63.54	S89°39'42"W
L2	69.66	N89°54'02"E
L3	0.41	N00°42'32"E
L4	10.05	S05°06'41"W
L5	32.50	S89°39'42"W
L6	59.73	S00°20'18"E
L8	10.00	S89°39'42"W
L9	10.00	N00°19'18"W
L10	18.00	S89°40'42"W
L11	10.00	S00°19'18"E
L12	16.86	N90°00'00"E
L13	10.00	S00°00'00"E
L14	9.00	N00°00'00"E
L15	21.00	N90°00'00"E
L16	9.00	S00°00'00"E

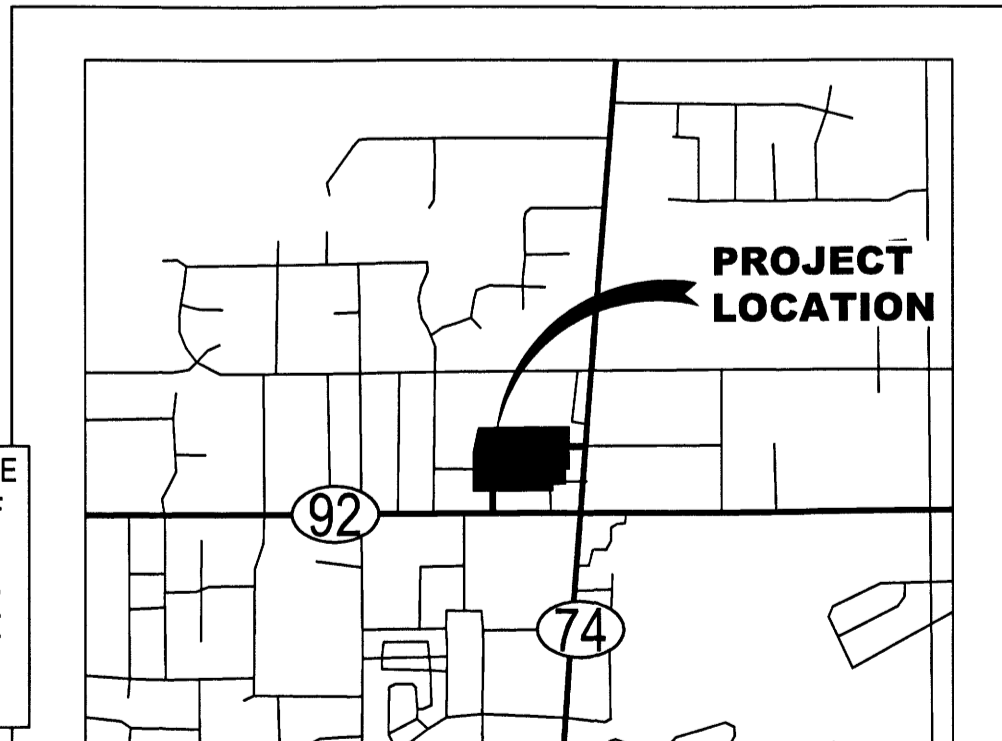
### LEGEND

- SECTION MONUMENT
- EX STREET MONUMENT
- CONTROL POINT
- EX REBAR & CAP OR NAIL/WASHER
- EX PROPERTY BOUNDARY
- PROP PROPERTY BOUNDARY
- EX PUBLIC UTILITY EASEMENT
- PROP PUBLIC UTILITY EASEMENT

### LOT INFORMATION

LOT #	ADDRESS	SIZE
LOT #1	5446 W 11000 N	30,264 SF
LOT #2	5428 W 11000 N	78,927 SF
LOT #3	11111 N ALPINE HWY	145,747 SF
LOT #4	5378 W 11000 N	156,110 SF

### TIMPANOGOS HIGHWAY (SR-92) 110' PUBLIC R/W



NOTE:  
REFER TO ENTRY 82152: 2007 DATED JUNE 4, 2007 FOR DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.

### EXISTING SITE DATA

EXISTING ZONING	CR
TOTAL ACREAGE	9.436 ACRES

### TWENTY (20) FOOT WATERLINE EASEMENT

DESCRIPTION OF THE EASEMENTS: THE INTENT OF THE TWENTY (20) FOOT WATERLINE EASEMENT SHOWN HEREON IS TO PROVIDE SAID EASEMENT FOR THE LOCATION(S) OF THE WATER LINE(S), VALVES AND HYDRANTS UPON INSTALLATION. THE PHYSICAL LOCATION(S) OF INSTALLED WATERLINES, VALVES AND HYDRANTS SHALL SERVE AS THE CENTERLINE OF THE EASEMENT.

OWNER: MID-TOWN NATIONAL GROUP  
415 S CEDROS AVENUE  
SOLANA BEACH, CA 92075  
PHONE: (858) 546-0033  
CONTACT: JOE HAM

### CALIFORNIA ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Diego  
ON 9/12/2023 BEFORE ME, Giovanna Delia, PERSONALLY APPEARED Daron Young WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. Giovanna Delia Notary Name: Giovanna Delia County: San Diego  
Commission #: 2352087 NOTARY PUBLIC (SEE SEAL BELOW) E+P: 4/14/2025

### UTAH ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.  
ON THIS 22<sup>nd</sup> DAY Oct., A.D. 2023, PERSONALLY APPEARED BEFORE ME Todd J Fielding THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID Stevan J. Zolman, SBP Holdings Reverse, LLC by SBP Holdings, Inc. as member WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)(HE)(Y)

WITNESS MY HAND AND OFFICIAL SEAL. Todd J Fielding NOTARY PUBLIC (SEE SEAL BELOW)  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 726615  
COMM. EXP. 09-17-2025

### SURVEYOR'S CERTIFICATE

I, JON BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, 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. I HAVE PLACED MONUMENTS AS PRESENTED ON THE PLAT.

Jon D. Behr DATE OF PLAT OR MAP: 9/12/2023

### BOUNDARY DESCRIPTION

COMBINED PARCELS DESCRIPTION:  
COMMENCING AT A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY LINE OF STATE ROUTE 92 (HIGHLAND HIGHWAY) WHICH LIES N 89°49'32" E, 1039.46 FEET AND S 00°00'18" E, 1271.04' FROM THE NORTHWEST CORNER OF SECTION 36, T4S, R1E, 518&M, THENCE RUNNING S 89°39'42" W, A DISTANCE OF 63.54 FEET TO A POINT; THENCE N 00°06'02" E, A DISTANCE OF 208.06 FEET TO A POINT; THENCE N 89°54'02" E, A DISTANCE OF 69.66 FEET; THENCE N00°07'58"W, A DISTANCE OF 0.70 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'58" W, A DISTANCE OF 314.36 FEET TO A ROD FOUND; THENCE N 11°30'59" E, A DISTANCE OF 210.15 FEET TO A POINT; THENCE S 00°42'32" E, A DISTANCE OF 0.41 FEET TO A POINT; THENCE N 89°21'34" E, A DISTANCE OF 769.23 FEET TO A ROD FOUND; THENCE S 00°20'18" E, A DISTANCE OF 150.77 FEET TO A NAIL/WASHER FOUND; THENCE N 89°39'42" E, A DISTANCE OF 188.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 74 (MAIN STREET); THENCE ALONG SAID RIGHT-OF-WAY S 05°06'41" W, A DISTANCE OF 10.05 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S 89°39'42" W, A DISTANCE OF 187.14 FEET TO A NAIL/WASHER SET; THENCE S 00°20'18" E, A DISTANCE OF 175.69 FEET TO AN NAIL/WASHER SET; THENCE S 89°39'42" W, A DISTANCE OF 32.50 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 128.49 FEET TO AN ETCHED X IN CURB FOUND; THENCE S 89°39'42" W, A DISTANCE OF 114.99 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 59.73 FEET TO A NAIL/WASHER FOUND; THENCE S 89°40'42" W, A DISTANCE OF 507.04 FEET TO A ROD AND CAP SET; THENCE S 00°20'18" E, A DISTANCE OF 198.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SR-92 (HIGHLAND HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE S 89°39'42" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY N 00°20'18" W, A DISTANCE OF 198.42 FEET TO A ROD AND CAP SET; THENCE S 89°40'42" W, A DISTANCE OF 148.99 FEET TO THE POINT OF BEGINNING.

SAID COMBINED PARCELS CONTAINING 9.436 ACRES OF LAND, MORE OR LESS.

Jon D. Behr DATE: 9/12/2023  
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 AND INDICATED HERON 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 22<sup>nd</sup> DAY OF Oct., A.D. 2023

MNG HIGHLAND DEVELOPMENT, LLC ITS: MANAGER  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: MNG MANAGEMENT LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: DARON YOUNG  
ITS: MANAGER

SBP HOLDINGS REVERSE, LLC, ITS: OFFICER  
A UTAH LIMITED LIABILITY COMPANY  
BY: SBP HOLDINGS, INC.,  
A UTAH CORPORATION AS MEMBER  
BY: STEVEN P. ZOLMAN

### 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 8 DAY OF April, A.D. 2023

APPROVED BY MAYOR Jon Behr  
APPROVED Jon Behr CITY ENGINEER (SEE SEAL BELOW) ATTEST Steph CLERK-RECORDER (SEE SEAL BELOW)

### HIGHLAND CITY ATTORNEY

APPROVED THIS 14<sup>th</sup> DAY OF March, A.D. 2024  
HIGHLAND CITY ATTORNEY

### 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 THE 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 THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:

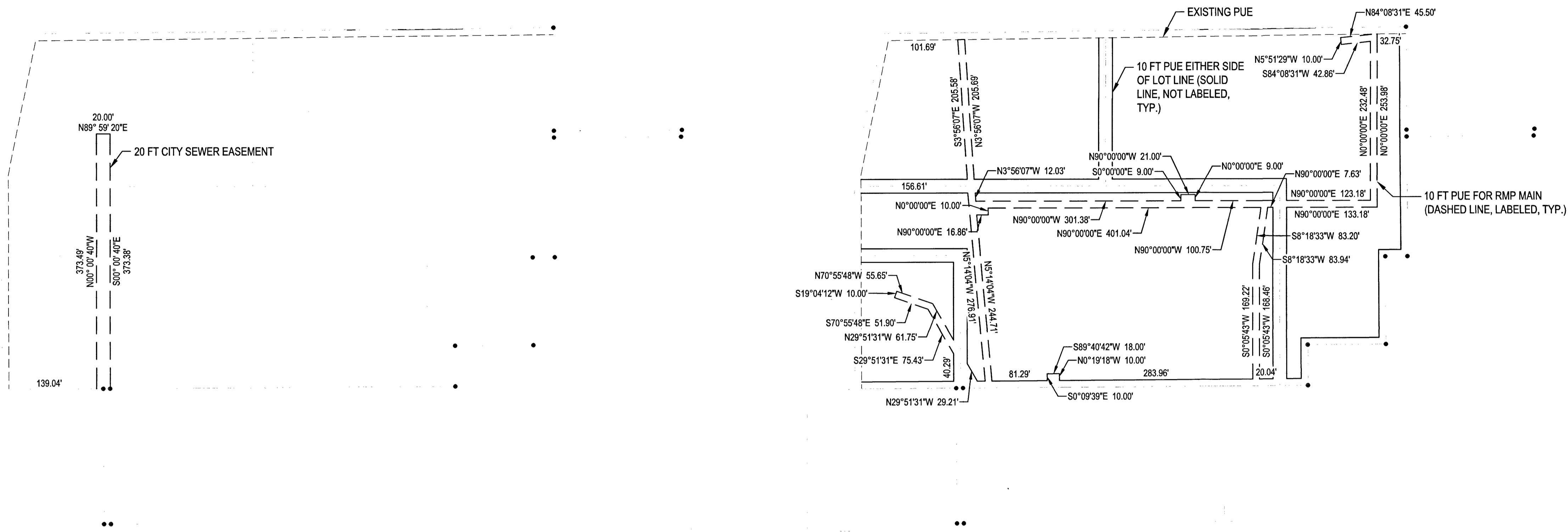
- LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARK STRIP OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
- HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. 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.

### MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION - AMENDED 2

A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE  
FINAL PLAT  
LOCATED IN THE NW QUARTER OF SECTION 36  
TOWNSHIP 4 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN.  
SCALE: 1" = 60 FEET

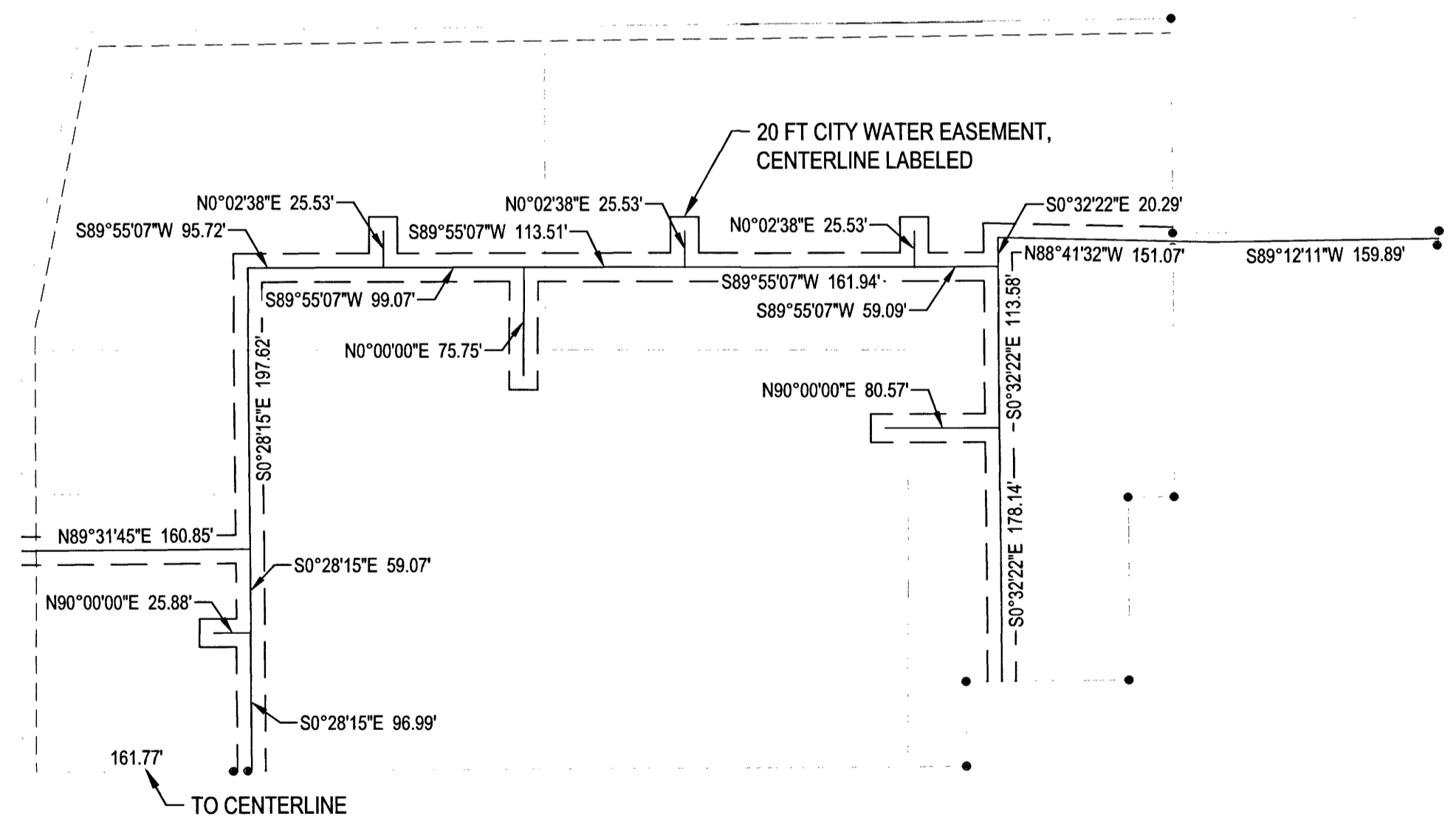
CLERK-RECORDER SEAL 	CITY ENGINEER SEAL 	UTAH COUNTY RECORDER SEAL 
SURVEYOR'S SEAL 	CALIFORNIA NOTARY PUBLIC SEAL 	UTAH NOTARY PUBLIC SEAL 

**MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION - AMENDED 2**  
 A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE  
 LOCATED IN THE NW QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

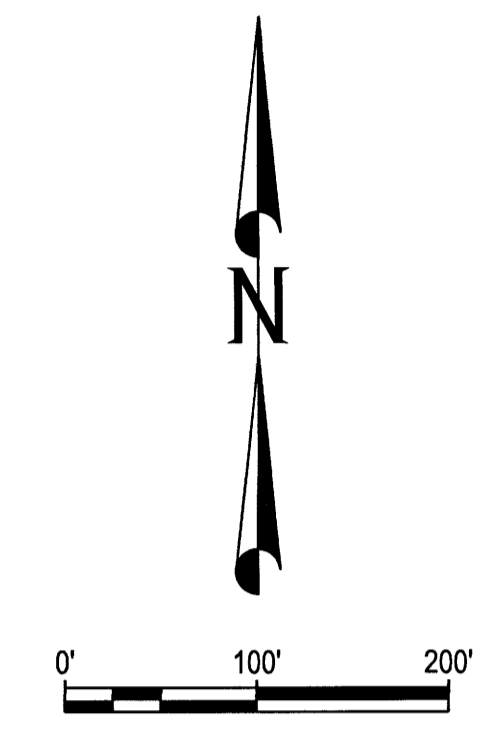


**SEWER EASEMENT**

**PUBLIC UTILITY EASEMENT**



**WATER EASEMENT**



- LEGEND**
- SECTION MONUMENT
  - EX STREET MONUMENT
  - CONTROL POINT
  - EX REBAR & CAP OR NAILWASHER
  - EX PROPERTY BOUNDARY
  - PROP PROPERTY BOUNDARY
  - EX PUBLIC UTILITY EASEMENT
  - PROP PUBLIC UTILITY EASEMENT

#19284 2012

SHEET 2 OF 2

**MID-TOWN HIGHLAND MARKETPLACE  
 SUBDIVISION - AMENDED 2**  
 A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE  
 FINAL PLAT  
 LOCATED IN THE NW QUARTER OF SECTION 36  
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 SCALE: 1" = 60 FEET

CLERK-RECORDER SEAL 	CITY ENGINEER SEAL 	UTAH COUNTY RECORDER SEAL
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SURVEYOR'S SEAL 	<p>19284</p> <p>ENR 4604522024          ANDREA ALLEN          UTAH COUNTY RECORDER          2024 JUL 11 09:41 AM FEE 105.00 BY AC          RECORDED FOR HIGHLAND CITY</p>
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File Path: P:\2020-0484 MidTown-Highland Marketplace Site\Survey\Office\FINAL PLAT.dwg Mar 01, 2024 - 2:51pm

**CRS ENGINEERS**  
 Answers to Infrastructure®  
 4246 S Riverboat Rd., Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com