

CURVE TABLE

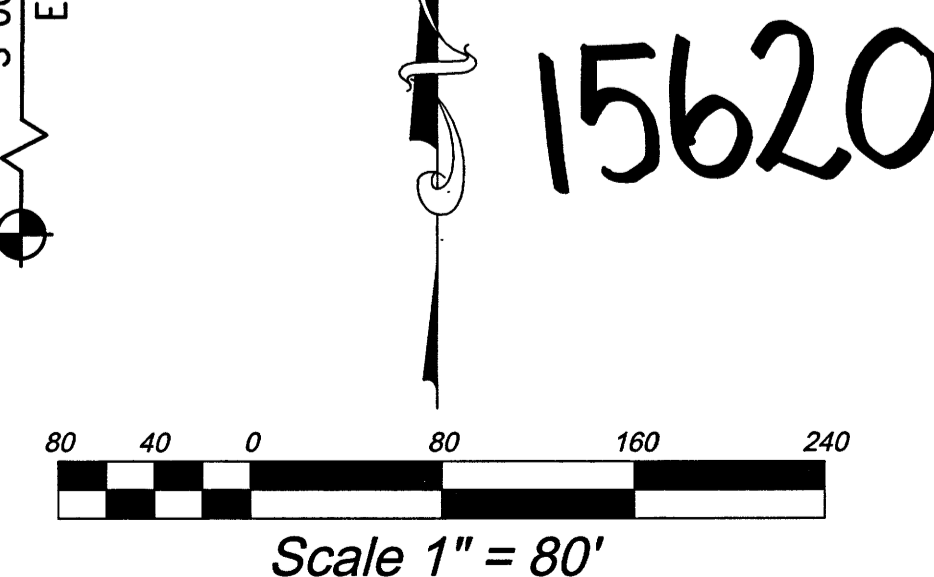
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	324.00	97.46	171°42"	97.09	S 81°22'49" W
C2	324.00	33.40	5°54'25"	33.39	S 87°2'38" W
C3	324.00	64.05	11°19'37"	63.95	S 78°25'37" W
C4	18.00	45.19	143°50'54"	34.22	S 79°17'26" W
C5	58.00	99.93	98°42'49"	88.02	S 56°43'23" W
C6	80.00	14.77	10°34'40"	14.75	S 2°4'39" W
C7	120.00	22.15	10°34'40"	22.12	S 2°4'39" W
C8	58.00	109.71	108°22'37"	94.07	S 50°58'37" W
C9	18.00	34.05	108°22'37"	29.19	S 50°58'37" W
C10	120.00	39.73	18°58'14"	39.55	N 65°20'57" W
C11	80.00	26.49	18°58'14"	26.37	N 65°20'57" W
C12	120.00	14.71	7°1'29"	14.70	N 52°21'6" W
C13	80.00	9.81	7°1'29"	9.80	N 52°21'6" W
C14	80.00	9.08	6°30'11"	9.08	N 52°5'27" W
C15	120.00	13.62	6°30'11"	13.61	N 52°5'27" W
C16	18.00	26.67	84°52'55"	24.29	S 82°13'0" W
C17	58.00	85.93	84°52'55"	78.28	S 82°13'0" W
C18	120.00	24.69	11°47'21"	24.65	S 45°40'13" W
C19	80.00	16.46	11°47'21"	16.43	S 45°40'13" W
C20	58.00	22.84	22°33'38"	22.69	S 62°50'42" W
C21	18.00	7.09	22°33'38"	7.04	S 62°50'42" W
C22	58.00	49.40	48°47'54"	47.92	N 81°28'32" W
C23	18.00	15.33	48°47'54"	14.87	N 81°28'32" W
C24	18.00	32.20	102°30'40"	28.08	S 71°40'5" W
C25	58.00	103.77	102°30'40"	90.47	S 71°40'5" W
C26	58.00	11.46	11°19'11"	11.44	S 26°4'20" W
C27	18.00	3.56	11°19'11"	3.55	S 26°4'20" W
C28	18.00	25.86	82°19'43"	23.70	S 9°25'56" E
C29	58.00	83.34	82°19'43"	76.35	S 9°25'56" E
C30	24.00	37.70	90°0'0"	33.94	N 84°24'13" E
C31	24.00	37.70	90°0'0"	33.94	S 5°35'47" E

FIRE FLOW NOTES

- FIRE FLOW AVAILABLE IN THE AREA SURROUNDING THE PROPOSED IMPROVEMENTS SHOULD BE OVER 1,750 GALLONS PER MINUTE AT 20 PSI FOR THE PROPOSED DEAD END LINES.
- RAISING FIRE FLOWS MORE THAN THIS WOULD REQUIRE OFF-SITE IMPROVEMENTS THAT HAVE NOT BEEN MODELED AT THIS TIME.
- FIRE SPRINKLERS WILL BE REQUIRED ON ALL HOMES.
- RECOMMENDATIONS ARE BASED ON CURRENTLY PLANNED IMPROVEMENTS BEING INSTALLED BY THE THREE FALLS DEVELOPMENT AND THE ALPINE RIDGE DEVELOPMENT.
- HOMES IN LOTS 1 & 3 SHOULD BE CONSTRUCTED BELOW ELEVATION 5340 TO PROVIDE MINIMUM PRESSURES IN THE HOMES.
- CULINARY WATER PRESSURES AS DESIGNED MEET THE STATE OF UTAH DIVISION OF DRINKING WATER MINIMUM STANDARDS AT THE WATER MAIN. INDIVIDUAL HOMES WITHIN THIS PLAT MAY NEED TO ADJUST THEIR INTERNAL PLUMBING TO ACCOUNT FOR MINIMAL PRESSURES. INDIVIDUAL HOME BOOSTER PUMPS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY AND DIVISION OF DRINKING WATER.
- CLASS A ROOF MATERIALS REQUIRED ON ALL HOMES.
- EACH HOME SHALL COMPLY WITH FEDERAL GUIDELINES OF FIREWIS.

PLAT VACATION NOTICE

THE CITY OF ALPINE IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 3 OF FALCON RIDGE SUBDIVISION, PLAT "A" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOT 3 OF FALCON RIDGE SUBDIVISION, PLAT "A" IS HEREBY VACATED.



IRRIGABLE AREA NOTE
NO MORE THAN 1 ACRE OF IRRIGABLE AREA WILL BE ALLOWED ON EACH LOT.

PRIVATE DRIVE GATE NOTE
NO GATE WILL BE ALLOWED ON THE 20' WIDE PRIVATE DRIVE. PRIVATE DRIVE TO BE ACCESSIBLE AT ALL TIMES FOR EMERGENCY RESPONDERS AND CITY PERSONNEL.

- GENERAL NOTES**
- ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10' UTILITY EASEMENT ALONG ALL STREET FRONTS AND REAR LOT LINES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PRELIMINARY PLAT.
 - ALL LOTS WILL HAVE A MINIMUM 5,000 S.F. BUILDING PAD. BUILDING PADS WILL MEET TYPICAL SETBACK REQUIREMENTS FOR THIS ZONE.

ADDRESS BLOCK

LOT #	ADDRESS
1	812 W. LAKEVIEW DRIVE
2	871 W. LAKEVIEW DRIVE
3	916 W. LAKEVIEW DRIVE
4	935 W. LAKEVIEW DRIVE

EAST 1/4 CORNER SECTION 23, T4S, R1E, SLB&M FOUND BRASS CAP

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 18th DAY OF July 2017
CITY ATTORNEY

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: June 29, 2017
SIGNATURE: *Aaron D. Thomas*
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 00°21'07" WEST, A DISTANCE OF 1,136.05 FEET ALONG THE SECTION LINE; THENCE NORTH 56°15'37" EAST, A DISTANCE OF 35.18 FEET; THENCE NORTH 29°33'14" EAST, A DISTANCE OF 125.60 FEET; THENCE SOUTH 89°59'05" EAST, A DISTANCE OF 122.64 FEET; THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 124.12 FEET; THENCE SOUTH 20°01'33" WEST, A DISTANCE OF 118.80 FEET; THENCE NORTH 89°59'05" WEST, A DISTANCE OF 173.06 FEET; THENCE SOUTH 00°21'07" WEST, A DISTANCE OF 6.61 FEET; THENCE ALONG THE ARC OF A 324.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 171°4'02" FOR 97.46 FEET (CHORD BEARS SOUTH 81°22'49" WEST 97.09 FEET); THENCE SOUTH 72°45'48" WEST, A DISTANCE OF 135.67 FEET; THENCE SOUTH 89°46'49" WEST, A DISTANCE OF 824.59 FEET; THENCE NORTH A DISTANCE OF 1,311.13 FEET; THENCE SOUTH 89°48'06" EAST, A DISTANCE OF 1,071.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,411,539 SQUARE FEET OR 32.404 ACRES, MORE OR LESS.

BASIS OF BEARING = SOUTH 00°21'07" WEST ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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 HEREON, 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 HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 6th DAY OF July, A.D. 2017.
SIGNATURES: *Mark Wells, MGR* (CONSENT TO DEDICATE), *S. Taylor Smith, MGR* (UTAH FIRST FEDERAL CREDIT UNION), *VISTA MEADOWS LLC*, *Jeffrey M. Stinson* (VIA PRESIDENT).

ACKNOWLEDGMENT

STATE OF UTAH, S.S. COUNTY OF UTAH.
ON THE 6th DAY OF July, 2017, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXCUTE THE SAME.
DATE: 01/12/2021
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 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 28th DAY OF March, 2017.

SIGNATURES: *Sheldon Stinson* (MAYOR), *Changye Wood* (CLERK RECORDER), *Mark L. Fry* (CHAIRPERSON, PLANNING COMMISSION).

APPROVED THIS 21st DAY OF March, 2017 BY THE ALPINE CITY PLANNING COMMISSION.
SIGNATURE: *Mark L. Fry* (DIRECTOR - SECRETARY)

PLAT "A"
SUMMIT POINTE
INCLUDING A VACATION OF LOT 3 OF FALCON RIDGE SUBDIVISION, PLAT "A"
SUBDIVISION
ALPINE CITY, UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

Seals for: Surveyor's Seal, Notary Public Seal, City Engineer's Seal, Clerk's Seal, and Alpine City Corporate Seal.

Sec. 23-24, T4S, R1E, SLB&M
Also vacating lot 3, plat A, Falcon Ridge Subd.