Highland Marketplace Surveyor's Certificate l, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. Legend 362256 as prescribed under laws of the State of Utah. I further certify that 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 into lots, streets, and easements and that the same is shown on this plat. I further certify that all lots Boundary Line have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances. A Part of the Northwest Quarter of Section 36. ---- Easement Line Boundary Description Scale : 1" = 80' Township 4 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, ------ Centerline A part of the Northwest Quarter of Section 36, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Highway Right-of-way Marker U.S. Survey in Utah County, Utah: Highland City, Utah County, Utah Section Corner (As Noted) Beginning at an existing right-of-way monument on the North Line of State Highway 92 as it exists at December 2006 45.00 foot half-width being 1039.54 feet North 89°49'50" East along the Section Line (1039.5 feet East record); and 1271.04 feet South (1274.60 feet record) from the Northwest Corner of said Section 36; and running thence 5438 W Street Address along the North Line of said State Highway the following three courses: North 89°40'00" East 350.87 feet North Quarter Corner Section 36, (352.231 feet record) to an existing right—of—way monument; North 86°48'15" East 100.12 feet; and North T4S, R1E, SLB&M, U.S. Survey ----89°40'00" East 476.58 feet to a point of curvature; thence Northeasterly along the arc of a 30.00 foot radius (found monument) curve to the left a distance of 44.59 feet (Central Angle equals 85°09'33" and Long Chord bears North 47°05'14" (Basis of Bearings) East 40.60 feet to a point of tangency on the Westerly Line of State Highway 74 as it exists at 54.00 foot N 89°49'50" E (N 89°49'20" E Utah County 1983) half-width; thence North 4°30'27" East 176.34 feet (172.836 feet record) along said Westerly Line to a point on the projection of an existing boundary line fence (said fenceline being the same fence as described in Parcel 1 of that certain Special Warranty Deed recorded 15 March, 1985 as Instrument No. 6937 in Book 2203 at Pages 297 and 298 of the Official Records of Utah County, Utah); thence North 89°41'00" East 1.49 feet along the Northwest Corner Section 36, Public Street Dedication projection of said fenceline to the Southeasterly Corner of said Special Warranty Deed; thence North 5°07'00" East -T4S, R1E, SLB&M, U.S. Survey to Highland City 526.98 feet along said Deed Line to the South Boundary of Alpine Way Plat "A" Subdivision; thence along said 50 sq. ft. Subdivision Boundary the following two courses: South 89°24'50" West 146.34 feet to the Southwest Corner thereof; and North 4°40'50" East 1.12 feet to a point on the projection of an existing Boundary Line fence; L.D.S. Church Property thence South 89°21'52" West 825.51 feet along said existing fenceline to the Easterly Boundary of Stoneridge Subdivision Plat "A" Amended; thence along said Easterly Boundary of said Subdivision the following five courses: 11-039-0026 South 0°42'50" West 0.41 feet; South 11°31'20" West 210.15 feet; South 0°07'40" East 315.06 feet; South 89°54'20" West 69.67 feet; and South 0°06'20" West 208.06 feet to the North Line of State Highway 92 as it exists at 45.00 foot half-width; thence North 89°40'00" East 63.54 feet along said North Line to the point of N 4°40'50' - 0.41' Contains 724,074 sq. ft. S 0°42'50" W or 16.622 acres 146.34 S 89°21'52" W 23 Apr, 2007 136.34 Site Utah RLS No. 362256 Lot Owner's Dedication Know all men by these presents that we, the undersigned owner(s) of the above described 29,331 sq. tract of land, having caused the same to be subdivided into lots and streets to be hereafter 0.673 acre Highland Marketplace 11117 N Vicinity Map 5 89°40'00" W 188.10' Lot 2 10.0' Public do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use or designated for "Dedication", including without limitation State Road Utility Easement Not to Scale Found Rebar with 92. The owner(s) warrant and defend and save the City harmless against any easements or 196,127 sq. ft. N 89°40'00" E 187.15' Plastic Cap Stamped other encumbrance on a dedicated street which will interfere with the City's use, maintenance, "Wilson 170766" Narrative Lot 1 4.502 acres 19.0' Parkway Easement and operation the street. 0.2' Northeasterly From Subdivision Corner Lot 4 11105 N 221,058 sq. ft. This subdivision was ordered by Mr. Tom Hulbert of Thomas n witness whereof we have hereunto set our hands this 23°d , day of April , A.D. 20<u>07</u> Fox Properties to provide 11 Lots. 5.075 acres This subdivision honors the boundary as surveyed by Great 31,408 sq. ft. Basin Engineering - South in April 2006. Solana Beach Holdings, LC ~ Thomas Barlow, LLC 0.721 acre 5438 W A line between monuments found for Northwest Corner and the North Quarter Corner of Section 36 was assigned the Utah Thomas a. Thewart 11073 N County bearing of N 89°49'50" E (NAD 27) as the Basis of Bearings to match the original State Highway control. BY: THOMAS A. HULBERT, its Manager By: THOMAS A. HULBERT, it's Manager 10.0' Public The Parkway Easement was simplified to parallel the property Utility Easement . line with a minimum distance of 29.0 ft. to the back of the curb Barlow Group, LLC < ✓ Highland Marketplace, LC along the streets. 138.52 170.39 This subdivision is subject to a recorded development agreement recorded with Utah County on _ N 89°40'00" E 202.89'l N 89°40'00" E Thomas a. Hulbert addition to Highland City ordinances N 89°52'50" E Lot 5 Restriction of Ingress/Egress. The City may restrict the ingress BY: BRET B. FOX, its Manager By: TFP Service Company, its Manager into, and egress out of, the curb cut (the "Southeastern Curb THOMAS A. HULBERT, PRESIDENT 25,282 sq. ft. Cut") located on State Road 92 near the Southeast corner of the Property, and the ingress into, and egress out of, the curb cut 0.580 acre located on State Road 74 near the Southeast corner of the Property, as follows: right in and right out only, and also require 11055 N Developer to install concrete curbing ("T bone" design) to restrict BRET B. Fox, its Manager Acknowledgment 5 89°40'00" W 190.63' Property corners will be set at a later date. 18.08' County of Salt LAKE Questar On the 230 day of April , 2001, personally appeared before me, the undersigned Notary Public, normal A-Lyllocyte , who being by me duly sworn did say that he is the Manager of Solana Beach Holdings, LC and that said instrument was signed in behalf of said LC by a resolution of its Members and acknowledged to me that said LC excecuted the same. 288.91 S 89°54'20" W S 89°40'00" W Questar approves this plat solely for the purpose of confirming that S 89°41'00" W 359.12' 69.67 S 89°41'00" W 162.95 19.0' Parkway Easement the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval 283.43 ≥ 149.01' 125.50' 148.02' 139.05 does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This Residing at: 515W Pidet Giv. N 89°41'00" E approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including Lot 6 Commission Expires: 01/24/11 Traci Taylor those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas 66,347 sq. ft. Lot 8 Lot 7 service. For further information please contact Questar's > 43,508 sq. ft. 1.523 acres Right-of-Way department at 1-800-366-8532. Approved this 25 day of Apr. 1 0.999 acre 29,356 sq. ft. Acknowledgment 5326 W \(\Delta = 85\cdot 09'33'' 24,895 sq. ft. 0.674 acre 0.633 acre 5452 W County of Galt Lake L = 44.59'-LC = 40.60'Questar Gas Company 5374 W 5348 W Thomas A Hylbort wi who being by me duly sworn did say that the indersigned Notary Public, N 47°05'14" E By- Daie 5406 W S 89°40'00" W 5424 W 19.0' Parkway Easement R=12.5' 1-220.19'-10.00'mas Barlow, LLC and that said instrument was signed in behalf of said LLC by a resolution of its Members and cknowledged to me that said LLC excecuted the same. △ = 85°09'33" 100.12' N 89°40'00" E Public Street Dedication 6 476.58 Residing at: 919 W. Picket Civ. N 89°40'00" E R = 30.00'subdivision line o N 89°40'00" found Right-of-way Marker N 86°48'15" E —to 55.00' half-width Commission Expires: 0 24 11 -L = 44.59N 89°40'00" E matches UDOT 1989 Highway Plans Trad Taylor LC = 40.60'— Point of Beginning N 47°05'14" E found Right—of—way Marker Highway Station 287+48.15 Acceptance by Legislative Body Acknowledgment The Mayor of the City of Highland, County of Utah, approves this subdivision subject to the PAULA VEGA PLATT FAMILY PROTECTION TRUST State of VIAN County of GALL LAKE }ss conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, LENDER APPROVAL easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This 2011, day of MARCH, A.D. 2007. UNDER TRUST AGREEMENT PATED FEB. 23, 1999 FIRST COMMUNITY BANK On the 2001 day of while, 2001, personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that he is the Manager of Barlow Group, LLC and that said instrument was signed in behalf of said LLC by a resolution of its Members and Utilities Approval BY: A autoregarlatt Trustee Utilities shall have the right to install, maintain and operate their equipment acknowledged to me that said LLC excecuted the same. above and below ground and all other related facilities within the Public Utility DWAYNE B. ALLEN , V. P. PAULA VEGA PLATT, TRUSTEE Residing at: 916 W. Picket Civ. Easements identified on this plat map as may be necessary or desirable in Acknowledgment Commission Expires: 01/24-11 providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any Travitaylor Attest Chubred obstructions including structures, trees and vegetation that my be placed within the PUE. The utility may require the lot owner to remove all structures within City Recorder the PUE at the owner's expense, or the utility may remove such structures at (See Seal Below) Acknowledgment the owner's expense. At no time will any permanent structures be placed within On the Lora day of April, 2011, personally appeared before me, the undersigned Notary Public, Thomas A. Tulber-1775 Ervice who being by me duly sworn did say that it is the Manager of Highland Marketplace, LC and that said instrument was signed in behalf of said LC by a resolution of its Members and acknowledged to me that said LC excecuted State of Vtan
County of GALL LAKE }ss the PUE or any other obstructions which interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE. Highland Marketplace Residing at: 515 W. Fluett Civ. acknowledged to me that said LLC excecuted the same. A Part of the Northwest Quarter of Section 36. Commission Expires: 012411 Residing at: 95 W. Pickett Civ. Township 4 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Commission Expires: 012411 Trau Taylor Highland City, Utah County, Utah CITY ENGINEER SEAL NOTARY PUBLIC SEAL SURVEYORS SEAL CLERK-RECORDER SEAL Planning Commission Approval Highland City Highland City Attorney Engineer Approval GREAT BASIN ENGINEERING - SOUTH Approved this _____ day of ____ A.D. 20____ CORPORATE Approved this 14 day of MAYA.D. 20 07 CONSULTING ENGINEERS and LAND SURVEYORS by the Planning Commission. Approval as to form this 3 day of May A.D. 20 D 7 by the Highland City Attorney. 2010 North Redwood Road, P.O. Box 16747 SEAL ENGINEER Salt Lake City, Utah 84116

Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551