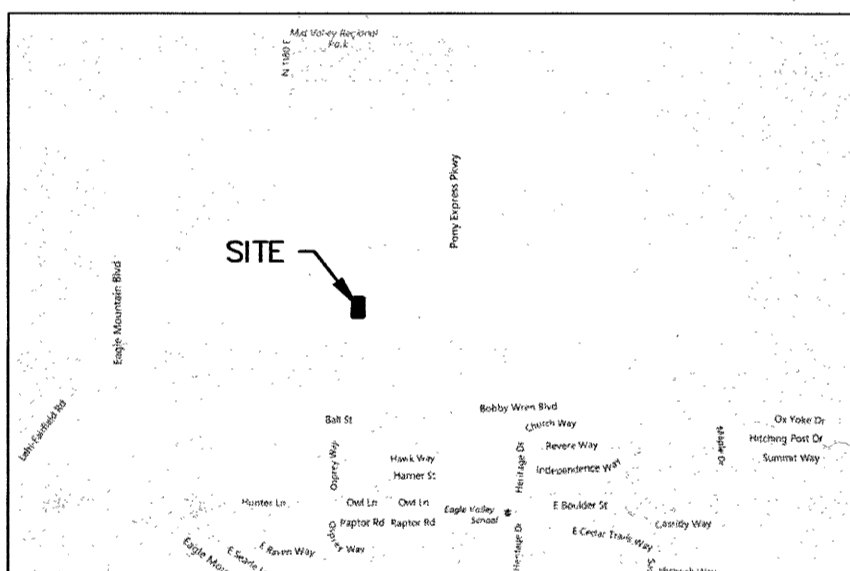


LEGEND

—	Boundary Line
- - -	Adjoiner Line
- - - -	Section Line
- - - - -	Tie Line
- - - - - -	Easement Line
●	Property Corner
⊕	Quarter Section Corner
⊕	Section Corner Monument



VICINITY MAP
NO SCALE

59:033:0003
ALPINE SCHOOL DISTRICT

59:033:0008
ALPINE SCHOOL DISTRICT

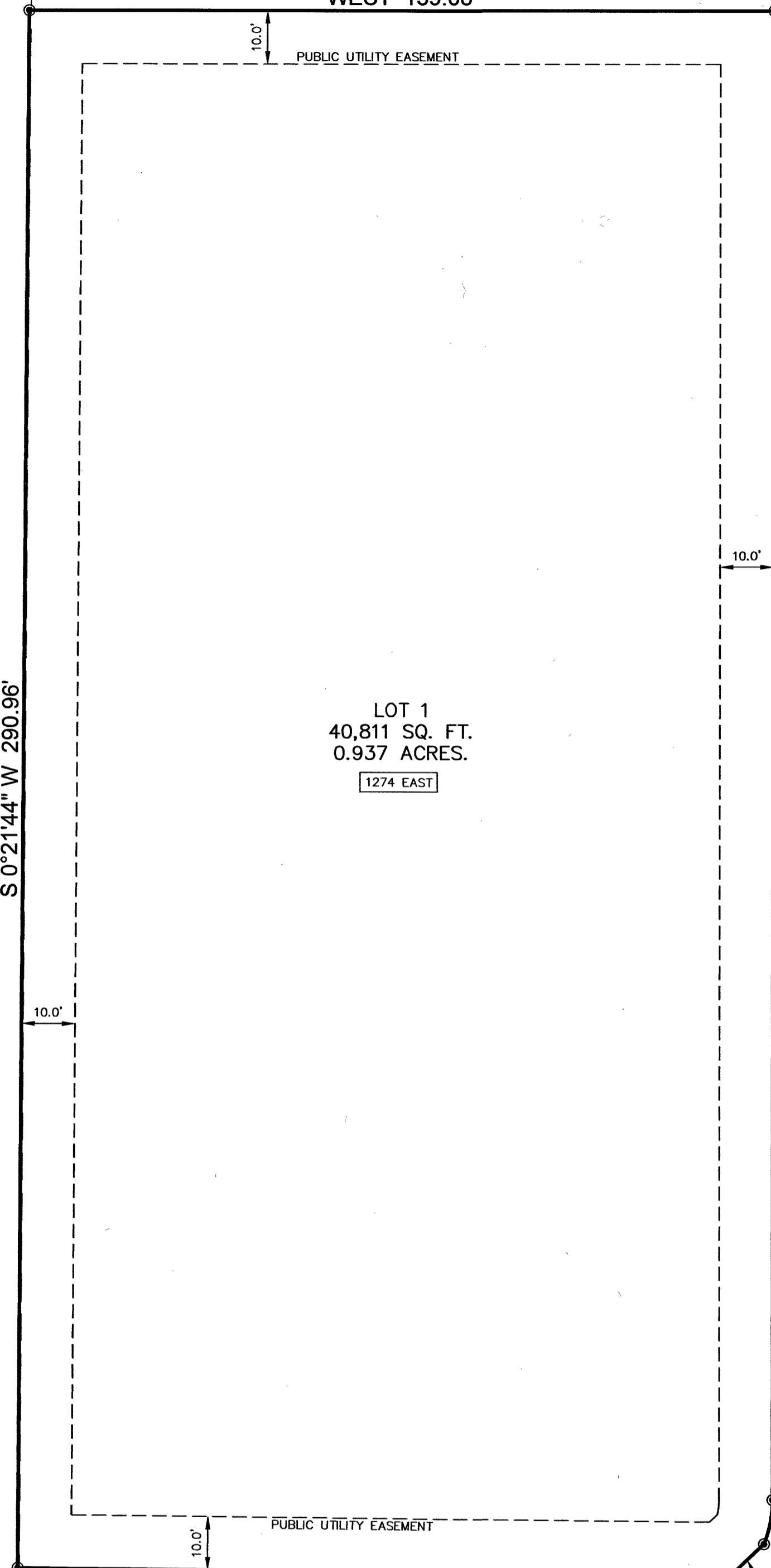
59:033:0008
ALPINE SCHOOL DISTRICT

S 0°21'44" W 290.96'

NORTH 278.28'

N 0°27'05" E 4672.18' (CALCULATED)

LOT 1
40,811 SQ. FT.
0.937 ACRES.
1274 EAST



R=22.00'
L=8.43'
D=21°57'31"
CH=N10°58'52"E
CH L=8.38'

S 89°21'42" E 133.06' N 89°21'42" W 1209.91'

N 46°37'43" E 8.64'

AVIATOR AVENUE

BASIS OF BEARING
N 89°21'42" W 2685.15' (CALCULATED)
2685.10' (RECORD)

2 1
11 12

SOUTHWEST CORNER SECTION 1, T6S, R2W, SLB&M (FOUND BRASS CAP MONUMENT)

11 SOUTH QUARTER CORNER SECTION 1, T6S, R2W, SLB&M (NOT FOUND - COORDINATES FROM UTAH COUNTY SURVEYOR)

PLAT TABULATIONS

TOTAL ACRES:	0.937 ACRES
TOTAL ACRES IN LOTS:	0.937 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	0.937 ACRES OR 40,811 SQ. FT.
OVERALL DENSITY:	0.93 LOTS/ACRE
TOTAL NUMBER OF LOTS:	1 LOT

ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

- (1) a recorded easement or right-of way
- (2) the law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
- (4) any other provision of law.

Approved this 9 day of August, 2018.
By: Del Edwards
Title: Asst Account Support Rep
DATE: 8/10/18

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 9 day of August, 2018. Dominion Energy Company
By: Del Edwards
Title: Asst Account Support Rep

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

Approved this 9 day of August, 2018.
By: Del Edwards
Title: Asst Account Support Rep

DIAMOND LAND SURVEYING, LLC

5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

ROCKY MOUNTAIN POWER

Approved this 9 day of August, 2018.
By: Del Edwards
Title: Asst Account Support Rep
DATE: 8/10/18

DOMINION ENERGY

Approved this 9 day of August, 2018.
By: Del Edwards
Title: Asst Account Support Rep

DIRECT COMMUNICATIONS

Approved this 9 day of August, 2018.
By: Del Edwards
Title: Asst Account Support Rep

SURVEYOR'S CERTIFICATE

I, NATHAN WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Nathan Weber
NATHAN B. WEBER
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5152762

July 26, 2018
DATE

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Utah County, Utah. The boundaries of said parcel is described as follows:

Beginning at a point in the Northerly right of way line of 5000 North street said point is 38.50 feet North 00°27'05" East along the section line and 1209.91 feet North 89°21'42" West from the South quarter corner of Section 1 and running;

thence North 46°37'43" East 8.64 feet to the beginning of a 22.00 foot radius non-tangent curve to the left;

thence Northeasterly along the arc of said curve 8.43 feet through a central angle of 21°57'40" (chord for said curve bears North 10°58'52" East through a distance of 8.38 feet);

thence North 278.28 feet;

thence West 139.08 feet;

thence South 00°21'44" West 290.96 feet to the Northerly right of way line of 5000 North street;

thence along said northerly right of way line South 89°21'42" East 133.06 feet to the point of beginning.

Parcel contains 40,811 sq. ft. 0.937 acres.

OWNER'S DEDICATION

Know all men by these presents that the Alpine School District, the undersigned owner of the above described tract of land, having caused same to be subdivided into a lot and streets to be known as AVIATOR AVENUE SEMINARY SUBDIVISION, do hereby dedicate to the public the streets indicated hereon for the perpetual use of the public. The easements, as shown, are dedicated to the public use forever for the purposes as indicated on this plat.

In witness thereof we have hereunto set our hands this 9 day of August, A.D. 2018.

ALPINE SCHOOL DISTRICT
By: Robert Smith
Authorized Agent

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF UTAH)

On this 9th day of August, 2018, personally appeared before me Robert Smith, personally known to me to be the authorized agent of ALPINE SCHOOL DISTRICT, who acknowledged before me that he signed the foregoing instrument as authorized agent for the ALPINE SCHOOL DISTRICT, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument to execute said instrument on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES 1-25-2020

NOTARY PUBLIC Dana L Hardman
RESIDING IN Dorset Grove, Utah COUNTY

DANA L HARDMAN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 686058
COMM. EXP. 01-25-2020

ENT. 9203512018 Map # 16250
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 25 4:22 pm FEE 31.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN 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 9th DAY OF August, 2018.

APPROVED BY MAYOR: Tom D. ...
APPROVED BY CITY ATTORNEY: ...
APPROVED BY CITY ENGINEER: Christopher ... (SEE SEAL BELOW)
ATTEST BY CITY RECORDER: ... (SEE SEAL BELOW)

AVIATOR AVENUE SEMINARY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

16250

Sec 1-6-26 70-038