





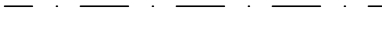

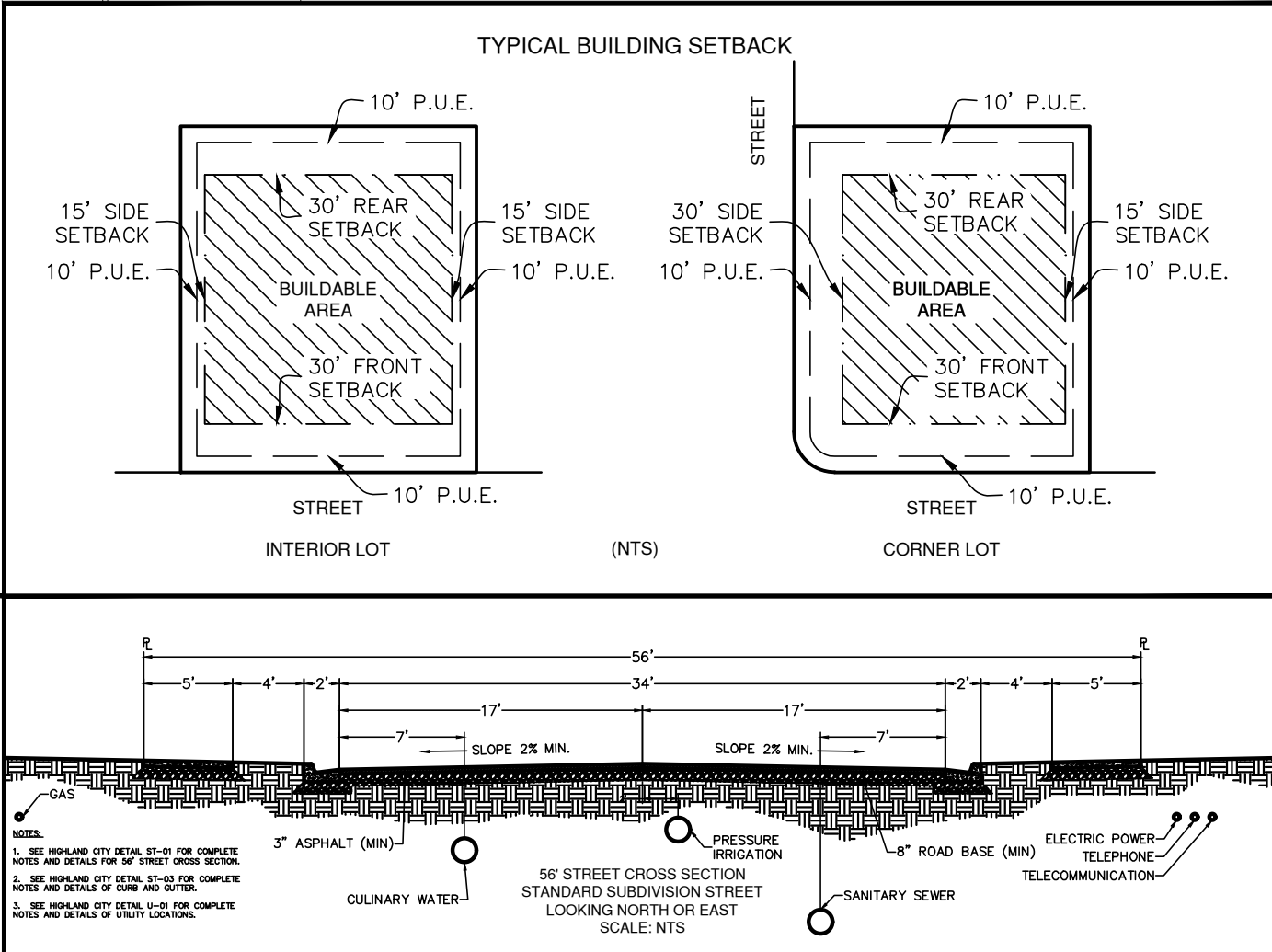


Curve #	Radius	Length	Chord Direction	Chord
C1	228.00'	77.50'	S13° 22' 21"W	77.13'
C2	78.00'	91.16'	S56° 35' 24"W	86.06'
C3	150.00'	78.35'	N74° 58' 02"W	77.46'
C4	150.00'	1.04'	N59° 48' 20"W	1.04'
C5	256.00'	87.02'	N13° 22' 21"E	86.60'
C6	24.00'	29.09'	N11° 36' 34"W	27.34'
C7	60.00'	58.32'	N18° 29' 00"W	56.05'
C8	60.00'	10.33'	N14° 17' 39"E	10.32'
C9	60.00'	117.30'	N75° 13' 52"E	99.49'
C10	60.00'	21.73'	S38° 23' 26"E	21.61'
C11	24.00'	25.93'	S58° 58' 25"E	24.69'
C12	178.00'	77.35'	S77° 28' 51"E	76.74'
C13	122.00'	64.57'	N74° 46' 06"W	63.82'
C14	50.00'	58.43'	S56° 35' 24"W	55.16'
C15	200.00'	67.98'	S13° 22' 21"W	67.65'
C16	40.00'	36.21'	N22° 17' 44"W	34.98'
C17	96.00'	86.89'	N22° 17' 44"W	83.96'
C18	68.00'	61.55'	S22° 17' 44"E	59.47'

<b><u>SYMBOL LEGEND:</u></b>	
	SECTION LINE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	11200 N. ROW DEDICATION (367.33 S.F.)
	MANOR & MANGOLIA DRIVE ROW DEDICATION (55,374.53 S.F.)
	PARCEL A - DEDICATED TO HIGHLAND CITY AS A 10' WIDE PUBLIC CORRIDOR AND CITY UTILITY CORRIDOR (1,208.38 S.F.)



SURVEYOR'S CERTIFICATE

SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 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 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.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE EASTERLY LINE OF PACE MANOR SUBDIVISION, RECORDED JULY 2, 2015, AS ENTRY NO. 59173-2015, AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH POINT LIES SOUTH 89°56'17" EAST 473.94 FEET ALONG THE SECTION LINE AND SOUTH 247.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31 (BASIS OF BEARINGS BEING SOUTH 00°04'22" WEST BETWEEN THE GRASS CAP MONUMENT AT NORTHWEST CORNER OF SECTION 31 AND THE BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 31), AND RUNNING THENCE NORTH 89°28'00" EAST 161.65 FEET; THENCE NORTH 229.90 FEET; THENCE NORTH 89°28'00" EAST 57.12 FEET; THENCE SOUTH 240.00 FEET; THENCE NORTH 89°28'00" EAST 191.50 FEET; THENCE SOUTH 33.33 FEET; THENCE NORTH 89°59'23" EAST 438.40 FEET; THENCE SOUTH 00°04'23" WEST 147.79 FEET; THENCE NORTH 89°37'21" WEST 0.89 FEET; THENCE SOUTH 0°16'03" WEST 222.22 FEET TO THE NORTHERLY LINE OF HIGHLAND MANOR ESTATES PLAT "A" (AS AMENDED, RECORDED MAY 20, 1975, AS ENTRY NO. 8803, AT THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID NORTHERLY LINE SOUTH 89°58'53" WEST 846.24 FEET TO SAID EASTERLY LINE OF PACE MANOR SUBDIVISION, THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 286.75 FEET; 2) NORTH 00°08'58" WEST 112.92 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 341.741.05 SQ.FT. / 7.85 ACRES  
8 LOT AREA = 286.380 97 SQ.FT. / 6.58 ACRES  
STREET TO BE DEDICATED TO HIGHLAND CITY: 55,360.08 SQ.FT. / 1.27 ACRES

DATE

SURVEYOR - SEAN A FERNANDEZ

OWNER'S CERTIFICATE OF CONSENT TO RECORD

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY IN THE SURVEYOR(S) CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF SAID PROPERTY AND HAVE GIVEN OUR FULL AND EXCLUSIVE POWER OF ATTORNEY TO THE SURVEYOR(S) TO EXECUTE ANY INSTRUMENT NECESSARY TO EFFECTUATE THE ABOVE DESCRIBED UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS DAY OF , 2024.

LOTS 1 - 4: HOME 66, LLC - CASEY LLOYD (MANAGER)  
DEVELOPER / OWNER: HOME 66, LLC  
CASEY LLOYD (MANAGER)  
ADDRESS: 174 SOUTH 1410 EAST, LINDON, UT 84042  
PHONE: 801-735-3785

LOTS 5 - 8: KURTIS NELSON  
LOTS 5 - 8: NICK NELSON

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
  
ON THIS DAY OF , IN THE YEAR 2024, PERSONALLY APPEARED BEFORE ME WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF NAME OF DOCUMENT SIGNER SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF HOME 66, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID CASEY LLOYD ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
  
WITNESS MY HAND AND OFFICIAL SEAL.  
  
NOTARY FULL NAME AND SIGNATURE \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
MY COMMISSION EXPIRES MY COMMISSION NUMBER

STATE OF UTAH }  
COUNTY OF UTAH } ACKNOWLEDGMENT  
  
S.S.  
  
ON THIS DAY OF , A.D. 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KURTIS NELSON AND NICK NELSON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THEY EXECUTED THE SAME.  
  
WITNESS MY HAND AND OFFICIAL SEAL.  
  
NOTARY FULL NAME AND SIGNATURE \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
MY COMMISSION EXPIRES MY COMMISSION NUMBER

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 DAY OF , 2024.

APPROVED BY MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY ENGINEER (SEE SEAL BELOW) CITY - RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS DAY OF , 2024.

HIGHLAND CITY ATTORNEY:

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , 2024.

PLANNING COMMISSION CHAIR: \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR: \_\_\_\_\_

AREA FOR UTAH COUNTY RECORDER OFFICE

MAGNOLIA ESTATES  
PLAT "A"

DATUM BEING THE NW CORNER OF SECTION 31, T4S, R2E, S.L.B. & M.  
NAD 83 COORDINATES: N= 7,327,513.37' AND E= 1,564,297.95'  
NGVD 29 ELEVATION: 4946.68'

GHLAND CITY, UTAH COUNTY, UTAH SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

NATIONAL LAND SURVEYOR  
SEAN A. FERNANDEZ  
No. 312775  
STATE OF UTAH