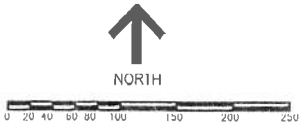
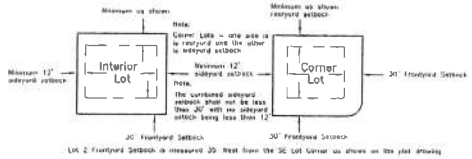
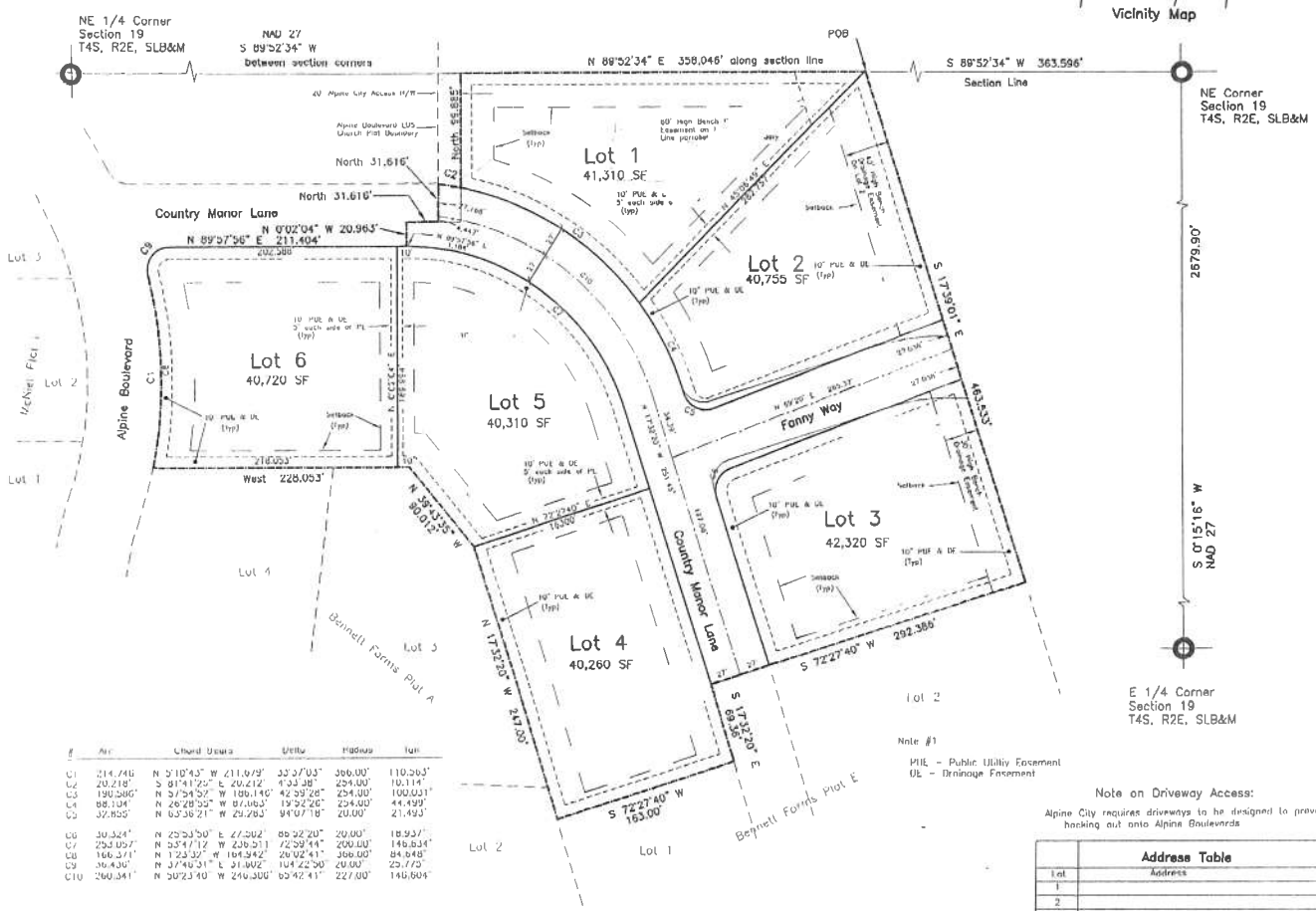




Typical Setback Detail

NTS

Vicinity Map



#	Arc	Chord Bearing	Delta	Radius	Tan
C1	214.746'	N 5°10'43" W 211.079'	33°37'03"	366.00'	110.563'
C2	20.218'	S 81°41'25" E 20.212'	4°33'38"	254.00'	10.114'
C3	190.586'	N 57°54'52" W 186.146'	42°59'26"	254.00'	100.031'
C4	88.104'	N 26°28'55" W 87.063'	19°52'26"	254.00'	44.499'
C5	32.855'	N 63°36'21" W 29.283'	94°07'18"	20.00'	21.493'
C6	30.324'	N 29°53'50" E 27.502'	86°92'20"	20.00'	18.937'
C7	253.057'	N 53°47'12" W 236.511'	72°59'44"	200.00'	146.834'
C8	166.371'	N 1°23'37" W 164.942'	26°02'41"	366.00'	84.648'
C9	36.430'	N 37°46'31" E 31.602'	104°22'50"	20.00'	25.770'
C10	260.341'	N 30°23'40" W 240.300'	65°42'41"	227.00'	140.804'

Note on Driveway Access:

Alpine City requires driveways to be designed to prevent backing out onto Alpine Boulevards

Lot	Address Table Address
1	
2	
3	
4	
5	
6	

Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 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 located S 89°52'34" W 363.596' along the section line from the Northeast Corner of Section 19, T4S, R2E, SLB&M, thence S 17°39'01" E 463.533', thence along Plat E, Bennett Farms as follows: S 72°27'40" W 292.386', S 17°32'20" E 69.36', S 72°27'40" W 163.00'; thence along Plat A, Bennett Farms as follows: N 17°32'20" W 247.00', N 39°43'35" W 90.012', West 228.053', thence along Plat I, McNiel Subdivision as follows: along the arc of a 366.00' radius curve to the left 166.371' (chord bears N 1°23'37" W 164.942'), along the arc of 20.00' radius curve to the right 36.430' (chord bears N 37°46'31" E 31.602'), N 89°57'56" E 211.404', N 0°02'04" W 20.963'; thence along Alpine Boulevard LDS Church Plat as follows: N 89°57'56" E 38.00', North 31.616'; thence along the arc of a 254.00' radius curve to the right 20.218' (chord bears S 81°41'25" E 20.212'), thence North 55.885', thence N 89°52'34" E 358.046' along the section line to the point of beginning.

Area = 6.5881 acres

Basis of bearing is NAD 27

K. Edward Gifford — Date

Owner's Dedication

Know all men by these presents that we, all of the undersigned Owners of all of the properly 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 as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this

_____ day of _____, A.D. 201__

Acknowledgement

State of Utah } S.S.
County of Utah }

On this ___ Day of _____, A.D. 201_ Personally appeared before me the Signers of the foregoing dedication who duly acknowledge to me that they did execute the same

My Commission Expires _____

A Notary Public Commissioned in Utah

Notary Address

Printed Full name of Notary

Acceptance by Legislative Body

The _____ of _____, 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 _____, A.D. 201__

Approved _____ Engineer (See Seal Below)

Attest _____ Clerk-Recorder (See Seal Below)

Planning Commission Approval

Approval this ____ Day of _____, A.D. 201__, by the Alpine City Planning Commission

Director - Secretary

Chairman, Planning Commission

Approval as to Form

Approved as to Form this ____ Day of _____, A.D. 201____

City Attorney _____

Plat "F"

Bennett Farms

SUBDIVISION

SCALE 1" = 50'

ALPINE, UTAH COUNTY, UTAH

Surveyor's Seal	Notary Public Seal	City Engineers Seal	Planning Commission Seal

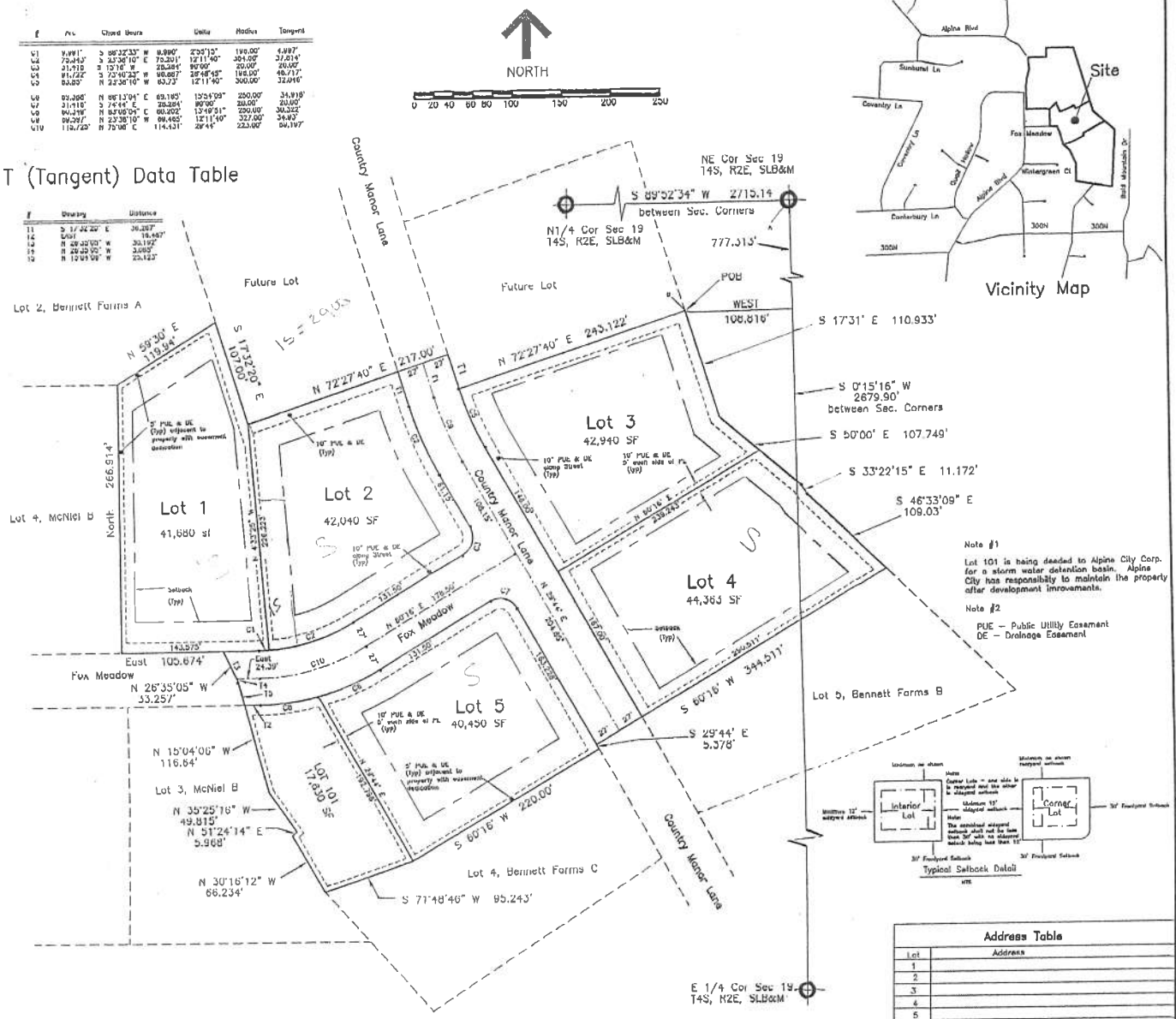
A-3-5

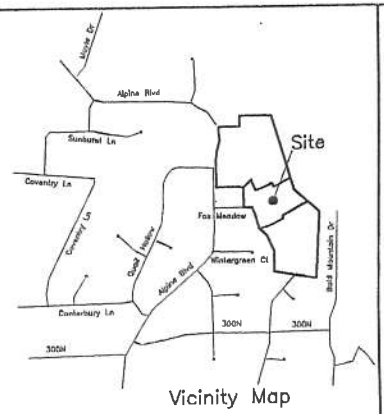
Curve Data Table

#	Arc	Chord Bearing	Chord Distance	Delta	Radius	Tangent
C1	9.991'	S 88°32'33" W	9.990'	2°54'13"	196.00'	4.997'
C2	79.243'	S 23°36'10" E	79.201'	12°11'40"	364.00'	39.814'
C3	31.416	S 12°16' W	28.284'	90°00'	20.00'	20.00'
C4	81.722'	S 23°40'33" W	80.867'	28°48'45"	162.00'	41.717'
C5	63.63'	N 23°36'10" W	63.73'	12°11'40"	300.00'	32.016'
C6	39.268'	N 88°13'04" E	69.165'	15°54'09"	250.00'	34.918'
C7	31.416'	S 74°44' E	28.284'	90°00'	20.00'	20.00'
C8	84.219'	N 82°08'04" E	80.202'	13°49'31"	350.00'	42.322'
C9	84.297'	N 23°36'10" W	84.465'	12°11'40"	397.00'	34.93'
C10	119.725'	N 75°08' E	114.431'	28°44'	223.00'	61.197'

T (Tangent) Data Table

#	Bearing	Distance
T1	S 17°32'20" E	36.267'
T2	EAST	19.443'
T3	N 28°35'05" W	33.192'
T4	N 28°35'05" W	3.065'
T5	N 12°05'08" W	23.123'





Vicinity Map

Note #1

Lot 101 is being deeded to Alpine City Corp. for a storm water detention basin. Alpine City has responsibility to maintain the property after development improvements.

Note #2

PUE – Public Utility Easement
DE – Drainage Easement

Typical Setback Detail

Address Table

Lot	Address
1	
2	
3	
4	
5	
101	

Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 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 located S 0°15'16" W 777.313' along the section line and West 108.816' from the Northeast Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence S 17°31'E 110.93', thence S 50°00' E 107.749'; thence S 33°22'15" E 11.172'; thence S 46°33'09" E 109.03', thence along Bennett Farms Plats B & C as follows: S 60°16' W 344.511', S 29°44' E 5.378', S 60°16' W 220.00', S 71°48'46" W 95.243'; thence along McNiel Plat B as follows: N 30°16'12" W 66.234', N 51°24'14" E 5.968', N 35°25'16" W 49.815', N 15°04'06" W 116.64', N 26°35'05" W 33.257', West 105.674', North 266.914'; thence N 59°30' E 119.94', thence S 17°32'20" E 107.00'; thence N 72°27'40" E 217.00'; thence S 17°32'20" E 36.267', thence N 72°27'40" E 243.122' to the point of beginning.

Areas 8.1459 acres
Coordinate System is NAD 27

K. Edward Gifford — Date

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 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 as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 201__

Acknowledgement

State of Utah } S.S.
County of Utah }

On this ___ Day of _____, A.D. 201 __ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same

My Commission Expires _____ — A Notary Public Commissioned in Utah

Notary Address — Printed Full name of Notary

Acceptance by Legislative Body

The _____ of _____, 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 _____, A.D. 201__

Approved _____ Engineer (See Seal Below) — Attest _____ Clerk-Recorder (See Seal Below)

Planning Commission Approval

Approved this ____ Day of _____, A.D. 201__, by the Alpine City Planning Commission

Director-Secretary — Chairman, Planning Commission

Approval as to Form

Approved as to Form this____ Day of _____, A.D. 201____

City Attorney _____

Plat "D"

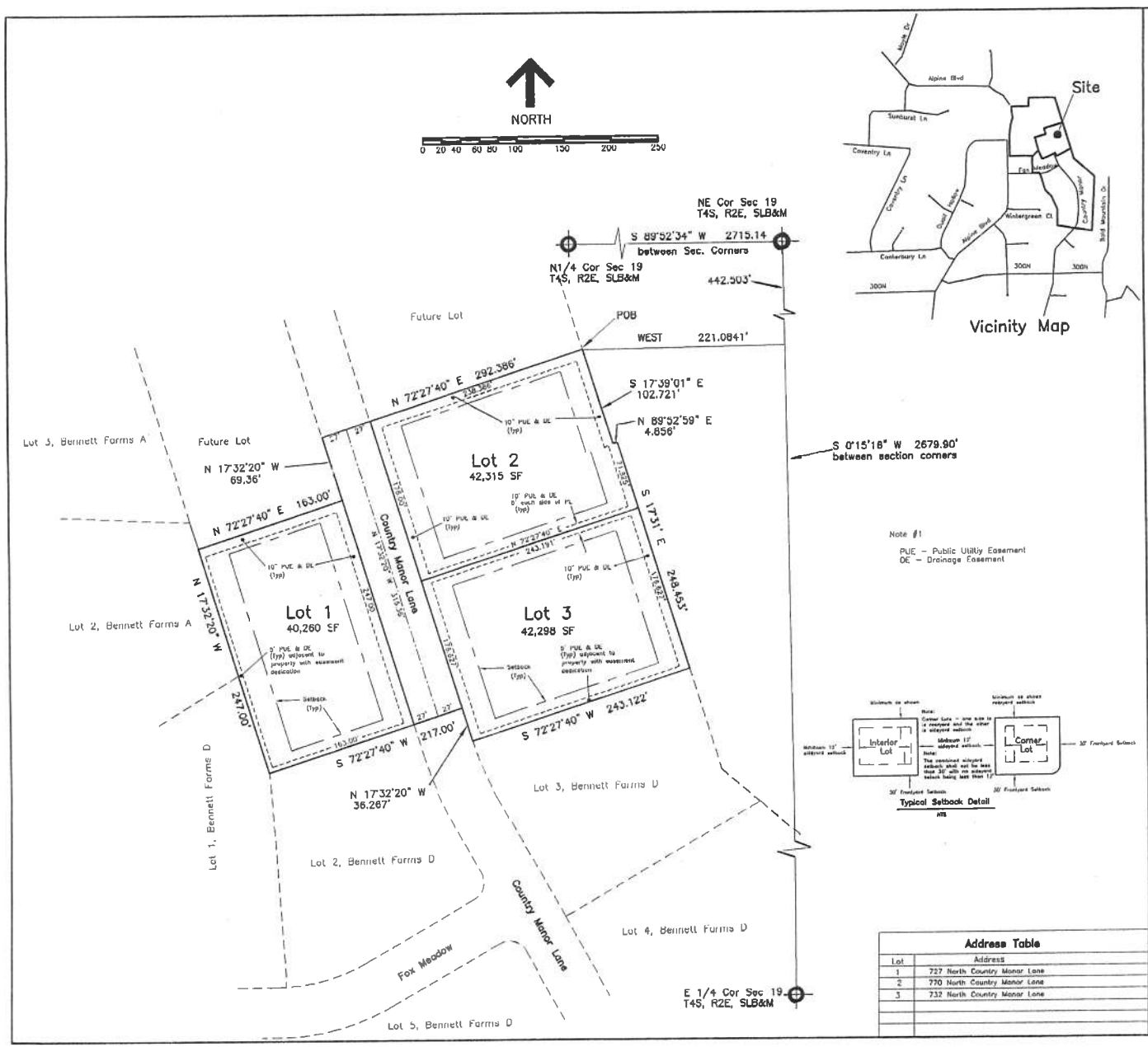
Bennett Farms

SUBDIVISION

SCALE 1" = 50'

ALPINE, UTAH COUNTY, UTAH

Surveyor's Seal	Notary Public Seal	City Engineer Seal	Clerk-Recorder Seal



Vicinity Map

Note #1

PUE – Public Utility Easement
DE – Drainage Easement

Typical Setback Detail

NTS

Address Table

Lot	Address
1	727 North Country Manor Lane
2	770 North Country Manor Lane
3	732 North Country Manor Lane

Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 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 located S 0°15'16" W 442.503' along the section line and West 221.084" from the Northeast Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence S 17°39'01" E 102.721'; thence N 89°52'59" E 4.856'; thence S 17°31' E 248.453'; thence S 72°27'40" W 243.122'; thence N 17°32'20" E 36.267'; thence S 72°27'40" W 217.00'; thence N 17°32'20" W 247.00'; thence N 72°27'40" E 163.00'; thence N 17°39'20" W 69.36'; thence N 72°27'40" E 292.386' to the point of beginning.

Area= 3.2738 acres
Coordinate System is NAD 27

K. Edward Gifford _____ Date _____

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 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 as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 201__

Acknowledgement

State of Utah }
County of Utah } S.S.

On this ___ Day of _____, A.D. 201 _ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ A Notary Public Commissioned in Utah

Notary Address _____ Printed Full name of Notary

Acceptance by Legislative Body

The of , 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 _____, A.D. 201__

Approved _____ Engineer (See Seal Below) Attest _____ Clerk-Recorder (See Seal Below)

Planning Commission Approval

Approved this ____ Day of _____, A.D. 201__, by the Alpine City Planning Commission

Director-Secretary _____ Chairman, Planning Commission

Approval as to Form

Approved as to Form this____ Day of _____, A.D. 201____

City Attorney _____

Plat "E"

Bennett Farms

SUBDIVISION

SCALE 1" = 50'

ALPINE, UTAH COUNTY, UTAH

Surveyor's Seal	Notary Public Seal	City Engineer Seal	Clerk-Recorder Seal