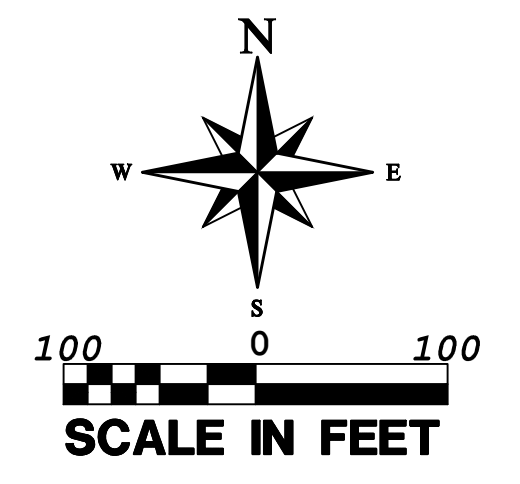


FND. B.L.M.B.C. SET 1978  
E 1/4 COR. SEC. 11,  
T41S, R13W, S.L.B.&M.

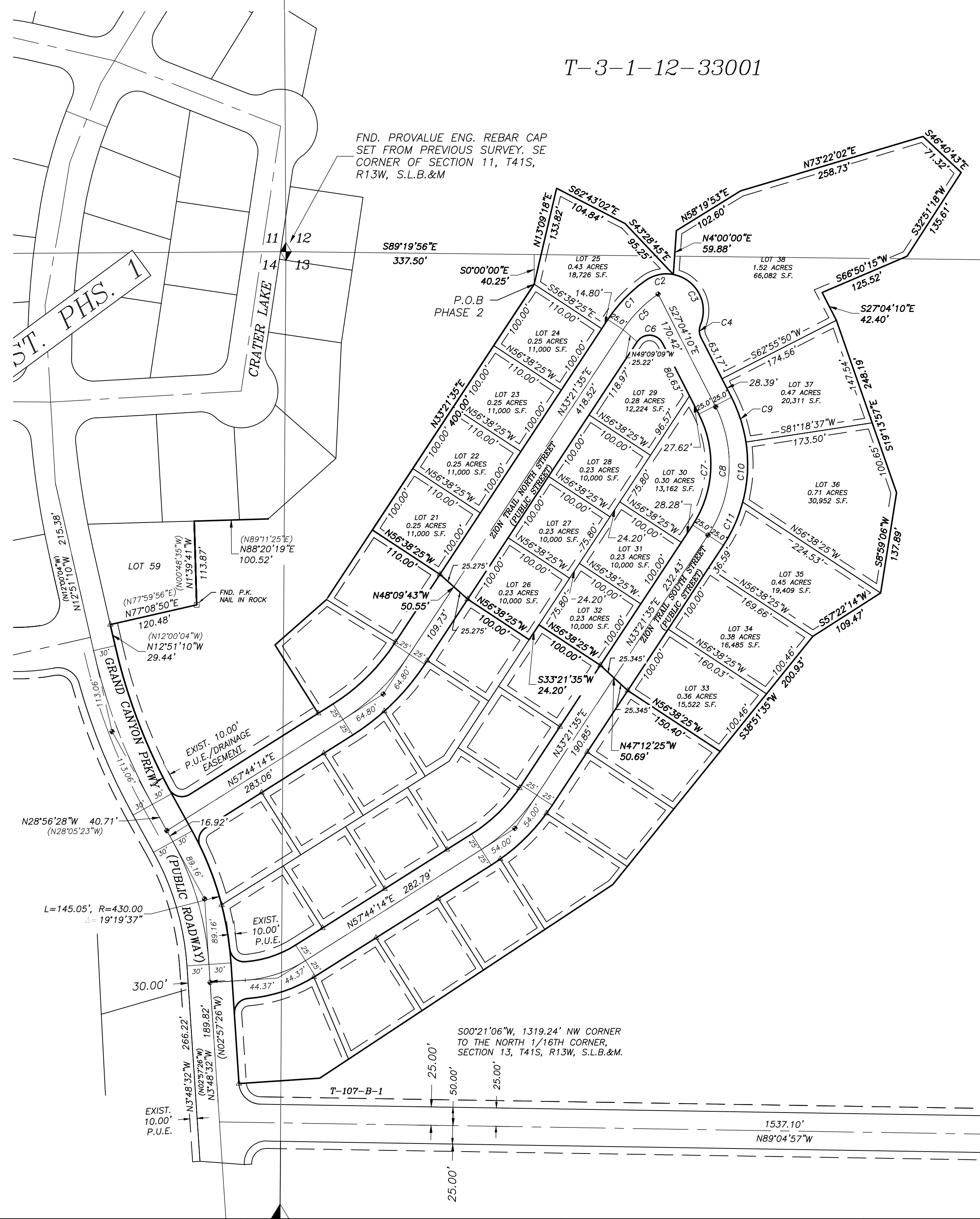
(N00°18'39"W CHOLLA CREEK)  
BASIS OF BEARINGS  
N00°18'39"W  
2658.72

**GENERAL NOTES:**  
1. ALL FRONT LOT LINES ADJACENT TO ZION TRAIL NORTH AND ZION TRAIL SOUTH STREETS ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT.  
ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED, ARE SUBJECT TO A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT.  
2. BUILDING SETBACKS ARE AS FOLLOWS: FRONT=25.00', SIDE=10.00', REAR=10.00'

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - SECTION LINE
  - ◆ SECTION CORNER AS DESCRIBED
  - SET PROVALUE ENGINEERING 5/8" REBAR & CAP  
P.L.S. #7837685
  - ⊕ CENTERLINE MONUMENT TO BE SET PER TOOUERVILLE CITY STANDARDS
  - △ SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
  - FOUND ALPHA ENGINEERING 5/8" REBAR CAP OR AS DESCRIBED
  - (00.00) RECORD BEARING OR DISTANCE



NO.	REVISIONS	DESCRIPTION	DATE	BY



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C1	73.76	200.00	21°07'55"
C2	40.28	50.00	46°09'37"
C3	89.25	50.00	102°16'23"
C4	17.45	20.00	49°59'39"
C5	68.25	175.00	22°20'41"
C6	41.74	20.00	119°34'16"
C7	158.20	150.00	60°25'44"
C8	184.57	175.00	60°25'44"
C9	64.16	200.00	18°22'47"
C10	82.25	200.00	23°33'48"
C11	64.53	200.00	18°29'09"

**SURVEYOR'S CERTIFICATE**

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS MESA VIEWS AT TRAIL RIDGE ESTATES, PHASE 2, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

*Chad J. Hill*  
CHAD J. HILL, P.L.S. #7837685  
DATE: 12/10/2018

**SURVEYOR'S NARRATIVE**

THIS SUBDIVISION WAS DONE AT THE REQUEST OF MV AT TRE, LLC.  
THE BASIS OF BEARINGS IS N00°18'39"W, 2658.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
REFERENCES: TRAIL RIDGE ESTATES PHASE 1 "AMENDED AND EXTENDED", DOC. #2016001115, RECORD OF SURVEY BY PROVALUE ENGINEERING FOR PAUL AND NICOLE REAM, DATED 1-2-13, FILE #5985-13.  
THE RECORD BEARINGS OF TRAIL RIDGE ESTATES PHASE 1 "AMENDED AND EXTENDED" SUBDIVISION, AS SHOWN ON THIS PLAT AND AS SHOWN ON MY 2013 RECORD OF SURVEY AS DESCRIBED ABOVE, HAS BEEN ROTATED COUNTERCLOCKWISE 0°05'06", HOLDING THE SOUTHEAST CORNER OF SAID SECTION 11, AND ROTATING ABOUT THE EAST SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 11, TO MATCH THE RECORD BEARING OF N00°18'39"W, AS SHOWN ON THE CHOLLA CREEK P.U.D. PHASE 1B, AMENDED AND EXTENDED SUBDIVISION. (FOR FURTHER EXPLANATION OF ROTATION, SEE MY RECORD OF SURVEY FILE #5985-13).

**PHASE 2 DESCRIPTION: TAX PARCEL # T-3-1-12-33001**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°19'56"E, ALONG THE SECTION LINE, 337.50 FEET; THENCE S00°00'00"E, 40.25 FEET TO THE POINT OF BEGINNING; THENCE N13°09'18"E, 133.82 FEET; THENCE S62°43'02"E, 104.84 FEET; THENCE S43°28'45"E, 95.25 FEET; THENCE N04°00'00"E, 59.88 FEET; THENCE N58°19'53"E, 102.60 FEET; THENCE N73°22'02"E, 258.73 FEET; THENCE S46°40'43"E, 71.32 FEET; THENCE S32°51'18"W, 135.61 FEET; THENCE S66°50'15"W, 125.52 FEET; THENCE S27°04'10"E, 42.40 FEET; THENCE S19°13'57"E, 248.19 FEET; THENCE S08°59'06"W, 137.89 FEET; THENCE S57°22'14"W, 109.47 FEET; THENCE S38°51'35"W, 200.93 FEET TO THE CORNER OF MESA VIEWS AT TRAIL RIDGE ESTATES, PHASE 1; THENCE ALONG THE EDGE OF MESA VIEWS AT TRAIL RIDGE ESTATES, PHASE 1 THE FOLLOWING SEVEN (7) COURSES: N56°38'25"W 150.40 FEET, N47°12'25"W 50.69 FEET, N56°38'25"W 100.00 FEET, S33°21'35"W 24.20 FEET, N56°38'25"W 100.00 FEET, N48°09'43"W 50.55 FEET, N56°38'25"W 110.00 FEET; THENCE N33°21'35"E, 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.316 ACRES.

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS MESA VIEWS AT TRAIL RIDGE ESTATES, PHASE 2, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NICOLE BAKER  
MANAGING MEMBER, MV AT TRE, LLC  
WASHINGTON COUNTY TAX PARCEL T-3-1-12-33001

DIXIE NICOLE BAKER  
WASHINGTON COUNTY TAX PARCEL T-107-B-1

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WASHINGTON } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, NICOLE BAKER, MANAGING MEMBER OF MV AT TRE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND DIXIE NICOLE BAKER, WHO BEING DULY SWORN DID SAY SHE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**FINAL PLAT OF:  
MESA VIEWS AT TRAIL RIDGE ESTATES, PHASE 2**  
A PART OF SECTIONS 12, 13, AND 14, T41S, R13W, S.L.B.&M.  
TOOUERVILLE CITY, WASHINGTON COUNTY, UTAH

ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL	CITY SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY TOOUERVILLE CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS THE DAY OF _____, A.D. 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS THE DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF TOOUERVILLE CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY TOOUERVILLE CITY, UT.	WE, THE MAYOR AND CITY COUNCIL OF TOOUERVILLE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	WASHINGTON COUNTY RECORDER
SUPERINTENDENT, A.C.S.S.D.	CITY SURVEYOR TOOUERVILLE CITY, UTAH	CITY ATTORNEY TOOUERVILLE CITY, UTAH	CHAIRMAN PLANNING COMMISSION TOOUERVILLE CITY, UTAH	ATTEST: CITY RECORDER TOOUERVILLE CITY, UTAH MAYOR TOOUERVILLE CITY, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Lake Planners  
20 South 850 West, Suite 1  
P.O. Box 100  
Toouerville, Utah 84307  
Phone: (435) 859-2315 Steve Woolsey  
Fax: (866) 439-3870



FINAL PLAT OF:  
**MESA VIEWS AT TRAIL RIDGE ESTATES, PHASE 2**  
TOOUERVILLE CITY, WASHINGTON COUNTY, UTAH  
A PART OF SECTIONS 12, 13, AND 14, T41S, R13W, S.L.B.&M.

DATE: 12/10/2018  
SCALE: 1"=100'  
JOB NO:  
52-008  
SHEET NO:  
**1 OF 1**