

Legend for map symbols:

- BOUNDARY LINE (represented by a thick solid line)
- LOT LINE (represented by a thin solid line)
- PUBLIC UTILITY EASEMENT (P.U.E.) (represented by a dashed line)
- STREET CENTERLINE (represented by a line with cross-ticks)
- SECTION CORNER (represented by a cross with numbers 1, 12, 11, 2 at the ends)
- ADDRESS BLOCK (represented by a rectangle with the number 116 N inside)
- FOUND REBAR (represented by a circle with a cross inside)

1. Dominion Energy approves this plat solely for the purpose 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 disapproval of 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 1-800-366-6532.

This plat has been reviewed and approved by the Hyde Park City Planning and Zoning Commission.

1. THE BASIS OF BEARING IS N01°19'38"W BETWEEN THE EAST QUARTER CORNER AND NORTH SIXTEENTH CORNER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN

certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.

hereby approve the above plat having reviewed it for conformity with standard engineering practice and Hyde Park City's Subdivision Ordinance

I have reviewed the above plat and approve it for acceptance by Hyde Park City.

The above plat is hereby approved and accepted by Hyde Park City Council on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

State of Utah, County of Cache, recorded and filed at the request of

Part of the Southeast Quarter of Section 2, Township 12 North, Range 1 East, Salt Lake Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of Section 2 Township 12 North, Range 1 East of the Salt Lake Meridian thence S 89°57'29" W 984.62 feet along the south line of Mountain Gates Phase 2 and 3 to the POINT OF BEGINNING and running

thence S 00°31'23" E 120.00 feet;  
thence S 10°19'00" W 61.20 feet;  
thence S 00°31'23" E 40.02 feet;  
thence N 88°57'29" E 320.01 feet to the boundary of Mountain Gate  
Phase 5A;  
thence along said boundary the next three courses:  
1) thence S 01°02'31" E 120.00 feet;  
2) thence S 07°03'46" W 60.61 feet;  
3) thence S 00°21'08" E 139.65 feet;  
thence S 89°23'03" W 544.85 feet along the boundary of Fox Canyon  
Estate;  
thence S 89°23'56" W 88.46 feet;  
thence along the boundary of Mountain Gate Phase 1 and 2 the next  
two courses:  
1) thence N 00°32'24" W 899.94 feet;  
2) thence N 88°57'29" E 333.52 feet to the point of beginning,  
containing, 9.01 acres, more or less.

I, Brian G. Lyon, do hereby certify that I am a registered land surveyor and that I hold licence number 275617. As prescribed by the laws of the State of Utah, I further state that this plot of MOUNTAIN GATE SUBDIVISION PHASE 5B was prepared from field notes of actual surveys made by me or under my direct supervision and that the same are true and correct to the best of my knowledge and belief.



Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and none said tract **Mountain Gate Subdivision Phase 5B**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality, harmless from all easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } ss

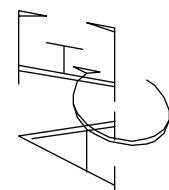
On this \_\_\_\_ day of \_\_\_\_\_ A.D. 2021, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Heritage Land Development, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

1. SETBACK ARE AS FOLLOWS:  
FRONT: 30 FT  
SIDE YARD: 10 & 15 FT  
REAR: 30 FT
2. TYPICAL PUBLIC UTILITY EASEMENT IS  
10' FRONT  
5' SIDE  
10' REAR  
UNLESS OTHERWISE INDICATED
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
4. ALL REAR PROPERTY CORNERS TO BE MARKED WITH 5/8 REBAR AND CAP. CURB PINS TO BE SET AT PROPERTY LINE EXTENSIONS AT THE CURB.
5. LOT OWNERS SHALL HAVE ENGINEERED RETAINING WALLS WHERE NEEDED.
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA. SAID OPEN SPACE IS ALSO A PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.

| CURVE TABLE |        |        |           |             |               |              |
|-------------|--------|--------|-----------|-------------|---------------|--------------|
| CURVE       | LENGTH | RADIUS | DELTA     | ANGLE       | CHORD BEARING | CHORD LENGTH |
| C71         | 22.22  | 14.00  | 90°56'33" | S45°34'14"E |               | 19.96        |
| C72         | 21.86  | 14.00  | 89°28'52" | S44°13'03"W |               | 19.71        |
| C73         | 21.99  | 14.00  | 89°58'59" | N42°28'07"E |               | 19.80        |
| C74         | 22.00  | 14.00  | 90°01'01" | N45°31'53"W |               | 19.80        |
| C75         | 22.12  | 14.00  | 90°31'08" | S45°46'57"E |               | 19.89        |
| C76         | 21.86  | 14.00  | 89°28'52" | S44°13'03"W |               | 19.71        |
| C77         | 14.71  | 17.00  | 49°35'09" | S25°18'57"E |               | 14.26        |
| C78         | 14.89  | 17.00  | 50°11'49" | N24°34'32"E |               | 14.42        |

---

ALLIANCE CONSULTING

[illegible]

MOUNTAIN GATES SUBDIVISION  
PHASE 5B  
PART OF THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 12 NORTH, RANGE 1 EAST,  
SALT LAKE BASELINE AND MERIDIAN  
HYDE PARK, UTAH

FINAL PLAT

DATE : MAR2021

DRAWING No. 11