

THREE FALLS SUBDIVISION PLAT "A"
AMENDING LOT 21
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

A SUBDIVISION LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALPINE CITY, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 270814 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

A parcel of land situate in the Southeast Quarter of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said parcel more particularly described as follows:
 All of Lot 21 of Three Falls Subdivision as recorded as Entry No. 2015-84712 in Book 53 at Page 521 in the Office of the Utah County Recorder

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ONE OF THE UNDERSIGNED OWNERS 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 TO BE HEREAFTER KNOWN AS THE THREE FALLS SUBDIVISION PLAT "A" AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25th DAY OF Nov., A.D. 2015

Will Jones Pres
 NAME: WILL S. JONES TITLE:
Three Falls Dev. INC.

ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Utah } S.S.
 ON THE 25th DAY OF Nov, 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE, Will Jones, SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/4/16

NOTARY PUBLIC
 RESIDING IN Michelle D. Draper
American Fork
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, 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 25 DAY OF Nov, A.D. 2015

Don Walker
 CITY MAYOR
Sam Jones
 CITY ENGINEER

DRC APPROVAL

Approved this 25 Day of Nov, A.D. 2015, by the Alpine City Planning Commission.
Richard Nelson
 City Planner

ENT 106338:2015 Map # 14880
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2015 Nov 25 11:52 AM FEE 31.00 BY PG
 RECORDED FOR ALPINE CITY CORPORATION

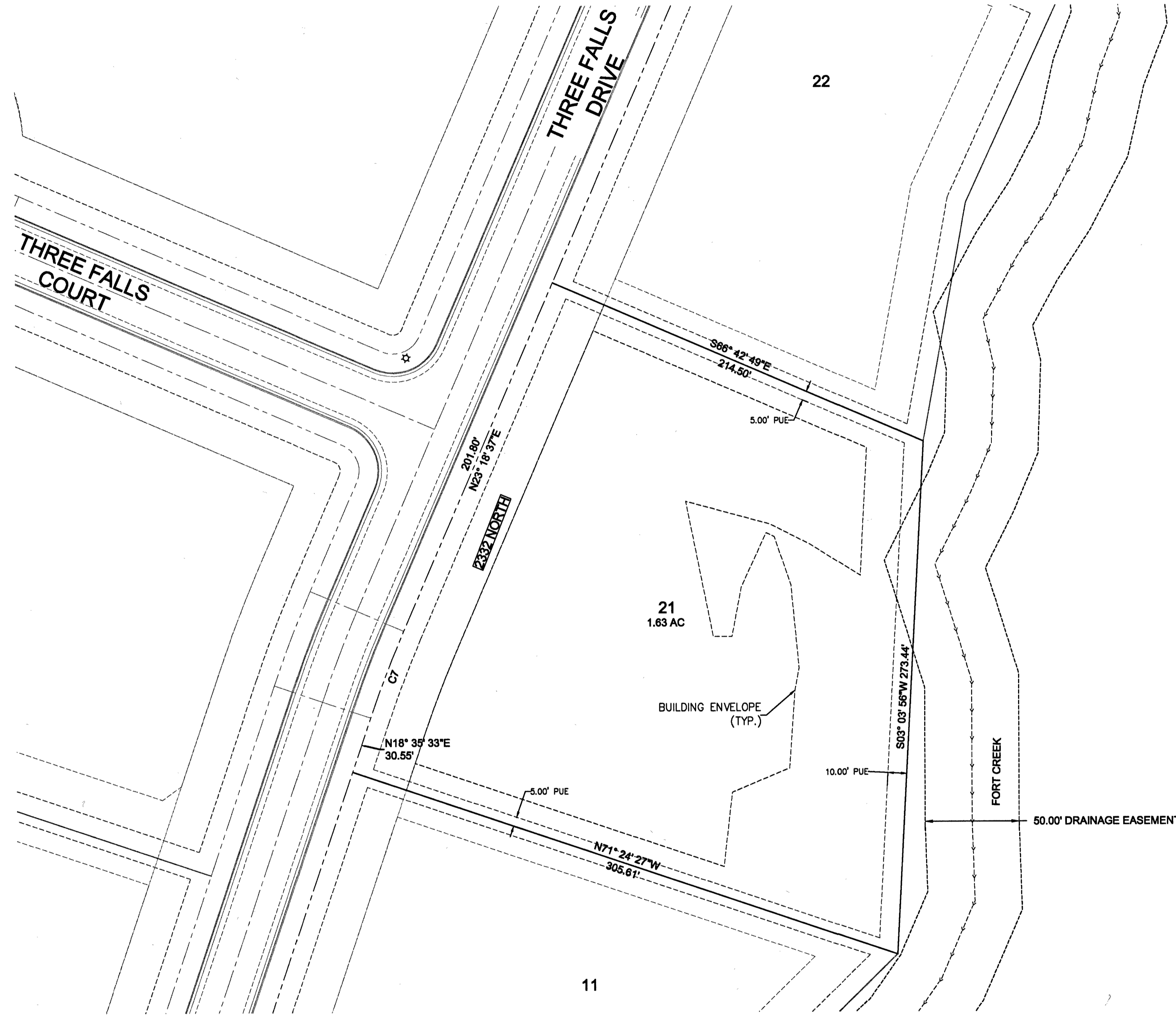
APPROVAL AS TO FORM

Approved as to Form this 25th Day of Nov, A.D. 2015
 City Attorney *Johnson*

THREE FALLS SUBDIVISION PLAT "A"
AMENDING LOT 21
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

ALPINE CITY, UTAH COUNTY, UTAH

SURVEYOR'S STAMP 	NOTARY PUBLIC SEAL 	CITY ENGINEERS SEAL 	CLERK-RECORDER SEAL
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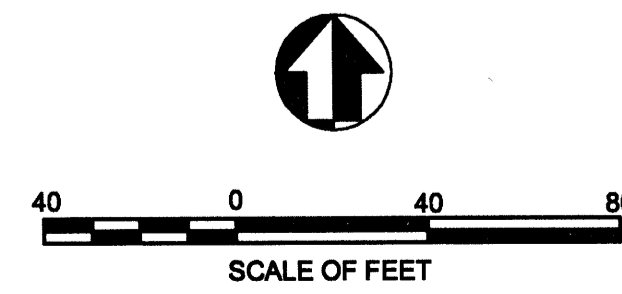


Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C7	48.47'	800.00'	4°43'04"	24.72'	48.39'	N20°57'05"E

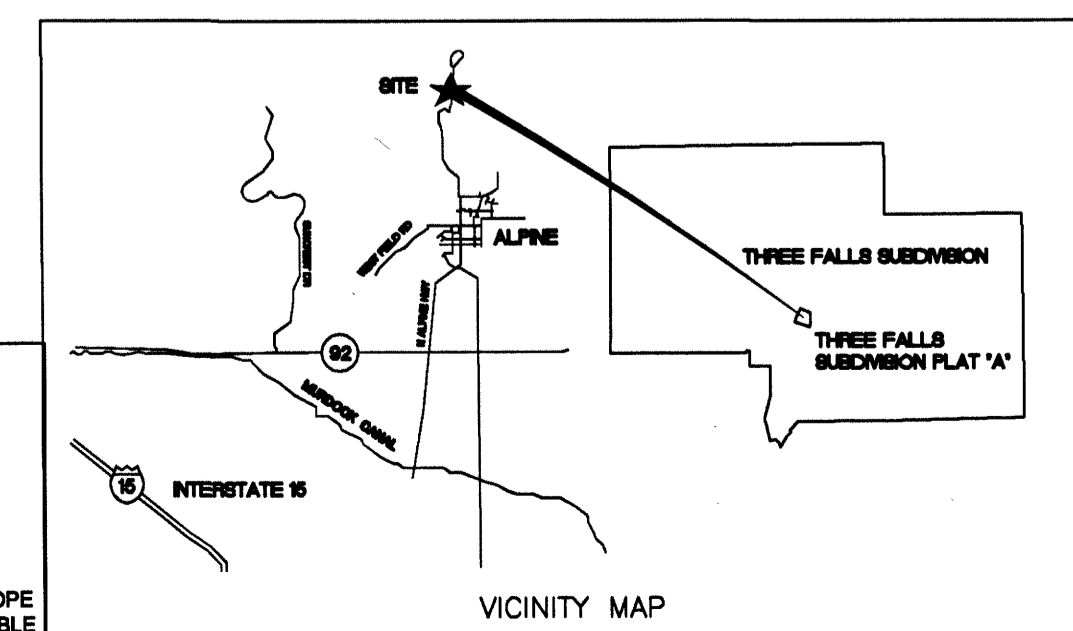
THREE FALLS SUBDIVISION
 PRIVATE OPEN SPACE
 SS:521:0067

NOTES:

- ALL PROPERTY LINES TO HAVE A RIVET SET IN THE TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE (AT THE FRONT OF EACH LOT).
- PUE= PUBLIC UTILITY EASEMENT
- LOT 21 AMENDED TO ADJUST BUILDING ENVELOPE
- EXCEPT AS MODIFIED BY THIS AMENDMENT, THE THREE FALLS SUBDIVISION PLAT AND CCR'S "DECLARATION" REMAIN IN FULL FORCE AND EFFECT.



LEGEND			
	BOUNDARY LINE		CUT/FILL SLOPE EASEMENT
	LOT LINE		STREAM FLOW LINE
	ROAD CENTER LINE		STREAM SETBACK LINE
	ROAD RIGHT OF WAY		EASEMENT LINE
	TRAIL		BUILDING ENVELOPE
	FAULT LINE		PORTION OF BUILDING ENVELOPE WHERE SEWER IS NOT AVAILABLE
	FAULT OFFSET LINE		



148860

Sec. 12, T4S, R1E SUBDIVISION
 TL040, AMENDING LOT 21
 THREE FALLS SUB.