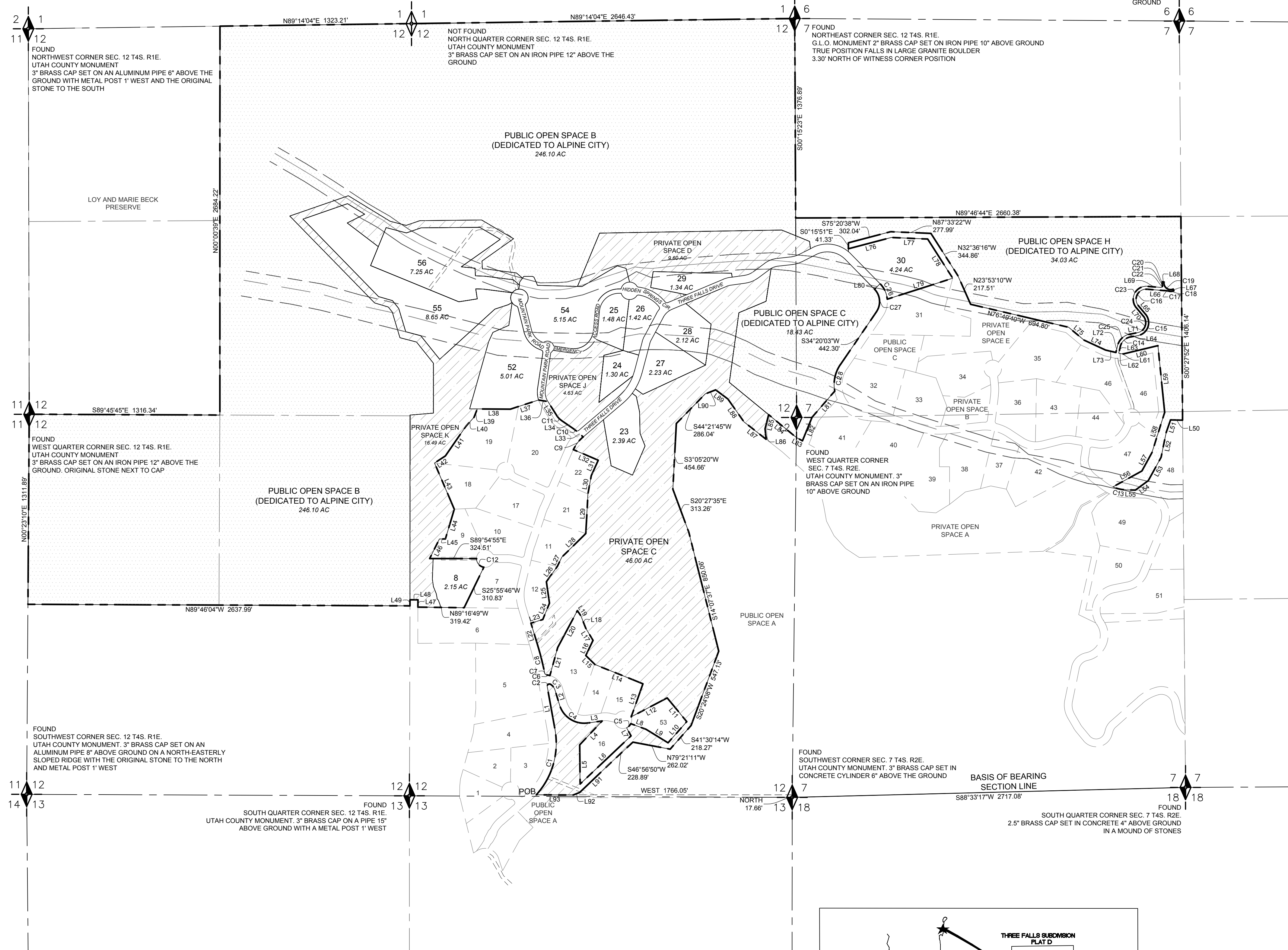




# THREE FALLS SUBDIVISION PLAT "D"

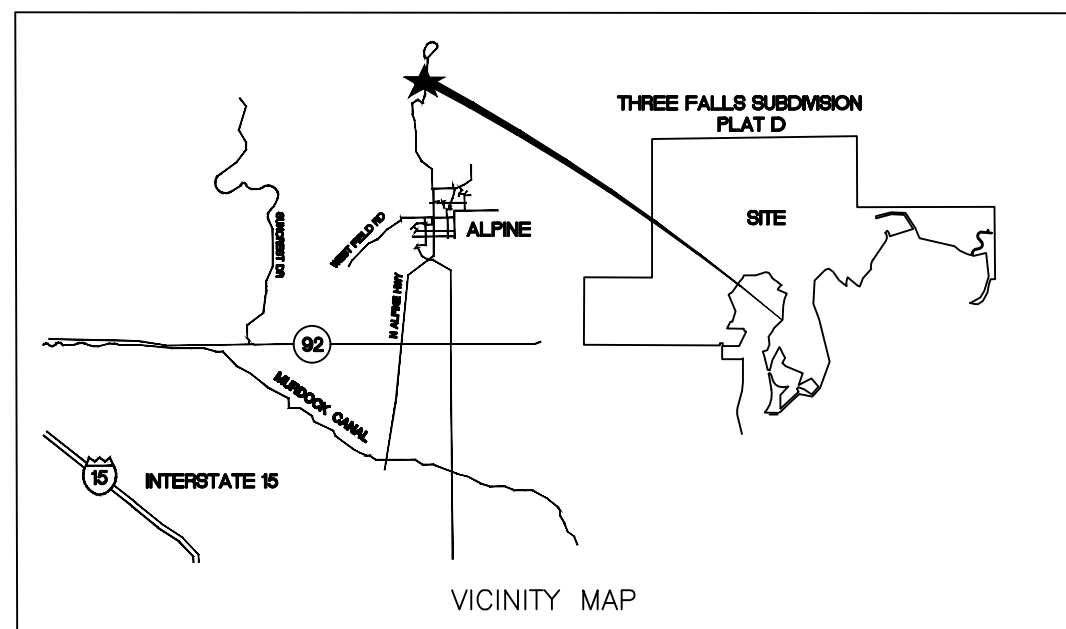
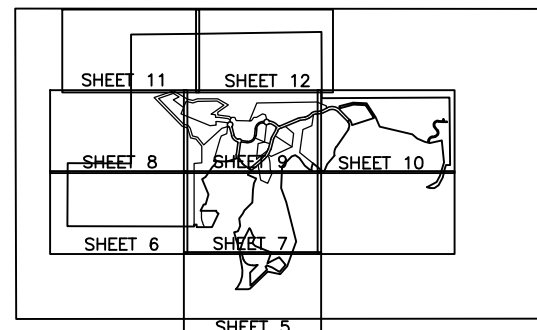
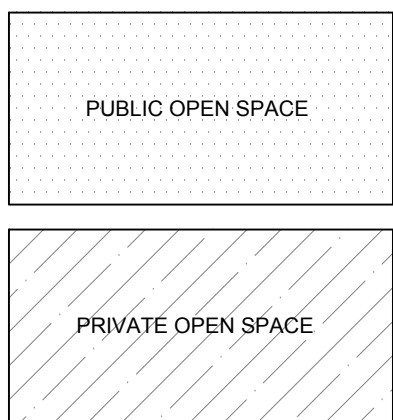
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"

A SUBDIVISION LYING AND SITUATE IN SECTION 12, THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1  
EAST, AND THE WEST HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, ALPINE CITY, UTAH COUNTY, UTAH.



## 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).
- PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
- SEE SHEET 4 FOR CURVE AND LINE TABLES
- PUE= PUBLIC UTILITY EASEMENT  
DE= DRAINAGE EASEMENT



## 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

(See sheet 3 for Boundary Description)

## ACCEPTANCE BY LEGISLATIVE BODY

THE 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 \_\_\_\_\_ A.D., 201\_\_.

CITY MAYOR \_\_\_\_\_

CITY COUNCIL \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

## 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 \_\_\_\_\_

## THREE FALLS SUBDIVISION PLAT "D"

AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J & K AND  
LOTS 8, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"  
ALPINE CITY, UTAH COUNTY, UTAH

SURVEYORS STAMP	NOTARY PUBLIC SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL





THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THREE FALLS DRIVE AND PUBLIC OPEN SPACE A AS SHOWN ON THREE FALLS SUBDIVISION, RECORDED SEPTEMBER 16, 2015 AS ENTRY NO. 84712, 2015, AND MAP NO. 14761 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING NORTH 17.66 FEET AND WEST 1766.05 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TURNING THENCE ALONG SAID THREE FALLS DRIVE THE FOLLOWING THREE (3) COURSES: (1) NORTHEASTERLY 484.01 FEET ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52° 37' 17", (CHORD BEARS NORTH 15°59'56" EAST 467.17 FEET), (2) NORTH 10°18'43" WEST 303.05 FEET, (3) NORTHEASTERLY 34.59 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 132° 07' 23", (CHORD BEARS NORTH 55° 44' 59" EAST 27.42 FEET) TO THE SOUTH RIGHT-OF-LINE OF THREE FALLS RIDGE AS SHOWN ON AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID THREE FALLS RIDGE THE FOLLOWING FOUR (4) COURSES: (1) SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A 73.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41° 13' 38", (CHORD BEARS SOUTH 37°34'30" EAST 51.40 FEET), (2) SOUTH 16°57'41" EAST 107.46 FEET, (3) SOUTHEASTERLY 251.00 FEET ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 81° 14' 56", (CHORD BEARS SOUTH 57°35'09" EAST 230.49 FEET), (4) NORTH 81°47'23" EAST 100.43 FEET TO THE WEST LINE OF LOT 16 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 16 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 43°15'06" WEST 228.13 FEET, (2) SOUTH 00°32'22" EAST 271.03 FEET, (3) NORTH 46°36'49" EAST 483.98 FEET, (4) NORTH 29°00'22" WEST 64.01 FEET TO AFORESAID THREE FALLS RIDGE; THENCE ALONG SAID THREE FALLS RIDGE NORTHEASTERLY 42.01 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°07'11", (CHORD BEARS NORTH 48°10'31" EAST 41.16 FEET) TO THE SOUTH LINE OF LOT 53 OF AFORESAID THREE FALLS SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 69°48'58" EAST 111.53 FEET, (2) SOUTH 58°15'42" EAST 178.57 FEET, (3) NORTH 41°30'14" EAST 195.57 FEET, (4) NORTH 39°33'36" WEST 212.80 FEET, (5) SOUTH 62°13'49" WEST 280.57 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF THREE FALLS SUBDIVISION PLAT "B", AS RECORDED ON NOVEMBER 25, 2015 AS ENTRY NO 106339, 2015 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG LOTS 15, 14 AND 13 OF SAID THREE FALLS SUBDIVISION PLAT "B" THE FOLLOWING NINE (9) COURSES: (1) NORTH 19°29'43" EAST 242.11 FEET, (2) NORTH 68°08'57" WEST 356.53 FEET, (3) NORTH 45°35'10" WEST 89.14 FEET, (4) NORTH 25°39'39" EAST 116.00 FEET, (5) NORTH 30°58'33" WEST 97.03 FEET, (6) NORTH 21°22'03" WEST 89.55 FEET, (7) NORTH 33°01'09" WEST 46.59 FEET, (8) SOUTH 28°02'27" WEST 289.02 FEET, (9) SOUTH 15°36'14" WEST 201.23 FEET TO THE NORTH LINE OF AFORESAID THREE FALLS RIDGE; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHWESTERLY 22.51 FEET ALONG THE ARC OF A 127.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°09'14", (CHORD BEARS NORTH 79°28'23" WEST 22.48 FEET), (2) NORTHWESTERLY 19.17 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 73°12'34", (CHORD BEARS NORTH 47°56' 43" WEST 17.89 FEET) TO THE EAST RIGHT-OF-WAY LINE OF AFORESAID THREE FALLS DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) NORTHWESTERLY 186.64 FEET ALONG THE ARC OF A 2027.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°33'39", (CHORD BEARS NORTH 14°07'11" WEST 196.58 FEET), (2) NORTH 16°53'56" WEST 162.50 FEET TO THE SOUTH LINE OF LOT 12 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 12 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 73°06'04" EAST 85.16 FEET, (2) NORTH 22°15'17" EAST 121.96 FEET, (3) NORTH 08°09'45" WEST 149.83 FEET, (4) NORTH 35°38'17" EAST 129.61 FEET TO THE EAST LINE OF LOT 11 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 11 THE FOLLOWING TWO (2) COURSES: (1) NORTH 25°51'28" EAST 71.34 FEET, (2) NORTH 45°27'24" EAST 232.29 FEET TO THE EAST LINE OF LOT 21 OF THREE FALLS SUBDIVISION PLAT "A", RECORDED NOVEMBER 25, 2015 AS ENTRY NO. 106338, 2015 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID LOT 21 NORTH 03°03'56" EAST 273.44 FEET TO THE EAST LINE OF LOT 22 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 22 THE FOLLOWING THREE (3) COURSES: (1) NORTH 10°13'08" EAST 129.11 FEET, (2) NORTH 24°35'24" EAST 116.21 FEET, (3) NORTH 66°49'33" WEST 187.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF AFORESAID THREE FALLS DRIVE; THENCE ALONG SAID THREE FALLS DRIVE NORTHEASTERLY 111.37 FEET ALONG THE ARC OF A 273.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°22'28", (CHORD BEARS NORTH 37°59'50" EAST 110.60 FEET), THENCE NORTH 48°48'00" WEST 67.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MOUNTAIN PARK ROAD, AS SHOWN ON AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID MOUNTAIN PARK ROAD THE FOLLOWING FOUR (4) COURSES: (1) NORTHWESTERLY 17.67 FEET ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°43'11", (CHORD BEARS NORTH 52°32'37" WEST 17.66 FEET), (2) NORTH 55°24'12" WEST 102.34 FEET, (3) NORTHWESTERLY 49.80 FEET ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°11'59", (CHORD BEARS NORTH 43°48'13" WEST 49.46 FEET), (4) NORTH 32°12'13" WEST 112.95 FEET; THENCE NORTH 80°26'46" WEST 65.15 FEET TO THE NORTH LINE OF LOT 20 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 20, LOT 19, LOT 18 AND LOT 9 OF THREE FALLS SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 71°59'09" WEST 205.04 FEET, (2) NORTH 89°33'37" WEST 228.58 FEET, (3) SOUTH 20°48'09" WEST 60.95" FEET (4) SOUTH 42°07'25" WEST 85.17 FEET, (5) SOUTH 34°38'12" WEST 248.03 FEET, (6) SOUTH 56°46'37" WEST 89.91 FEET (7) SOUTH 23°08'21" EAST 347.00 FEET, (8) SOUTH 16°41'43" WEST 214.51 FEET (9) WEST 41.19 FEET (10) SOUTH 26°35'00" WEST 150.76 FEET (11) SOUTH 89°54'55" EAST 324.51 FEET TO THE RIGHT-OF-WAY LINE OF CREEKSIDE COURT AS SHOWN ON SAID THREE FALLS SUBDIVISION; THENCE ALONG SAID CREEKSIDE COURT SOUTHEASTERLY 84.26 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°27'37", (CHORD BEARS SOUTH 40°10'10" EAST 77.50 FEET) TO THE WEST LINE OF LOT 7 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 7, SOUTH 26°56'46" WEST 310.83 FEET TO THE NORTH LINE OF LOT 6 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG AFORESAID LOT 6 NORTH 89°16'40" WEST 319.42 FEET, THENCE NORTH 00°15'51" EAST 50.25 FEET, THENCE WEST 54.98 FEET TO THE CENTER QUARTER SECTION LINE; THENCE ALONG SAID LINE SOUTH 00°09'14" WEST 41.55 FEET TO THE 40 ACRE LINE; THENCE ALONG SAID LINE NORTH 89°46'04" WEST 2637.99 FEET TO THE WESTERLY LINE OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID WESTERLY LINE OF SAID SECTION NORTH 00°23'10" EAST 1311.89 FEET TO A COUNTY MONUMENT AND THE SOUTH LINE OF LOY AND MARIE BECK PRESERVE AS SHOWN ON THE AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOY AND MARIE BECK PRESERVE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°45'45" EAST 1316.34 FEET, (2) NORTH 00°00'39" EAST 2684.22 FEET TO THE NORTH LINE OF AFORESAID SECTION 12; THENCE ALONG SAID NORTH LINE NORTH 89°14'04" EAST 1323.21 FEET; THENCE NORTH 89°14'04" EAST 2646.43 FEET TO A COUNTY MONUMENT; THENCE SOUTH 00°15'23" EAST 1376.89 FEET TO THE 40 ACRE LINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID 40 ACRE LINE NORTH 89°46'44" EAST 2660.38 FEET TO THE CENTER QUARTER SECTION LINE; THENCE ALONG SAID CENTER QUARTER LINE SOUTH 00°27'52" EAST 1406.14 FEET TO THE NORTH LINE OF LOT 48 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 48 THE FOLLOWING FIVE (5) COURSES: (1) NORTHWESTERLY 164.01 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 134°14'27", (CHORD BEARS NORTH 27°30'02" WEST 110.16 FEET TO NORTH RIGHT-OF-WAY OF THREE FALLS WAY, AS SHOWN ON AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°43'46" WEST 66.18 FEET, (2) NORTHWESTERLY 91.95 FEET ALONG THE ARC OF A 223.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°37'31", (CHORD BEARS NORTH 76°56'01" WEST 91.30 FEET) TO THE EAST LINE OF LOT 47 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 47 AND PRIVATE OPEN SPACE F THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 61°13'54" EAST 227.64 FEET, (2) NORTH 28°51'42" EAST 143.41 FEET, (3) NORTH 17°34'06" EAST 292.67 FEET, (4) NORTH 05°47'06" WEST 462.89 FEET, (5) SOUTH 76°37'43" WEST 245.09 FEET, (6) NORTH 85°12'26" WEST 15.37 FEET, (7) NORTH 76°47'58" WEST 17.47 FEET TO A 20 FOOT SHARED PUBLIC ACCESS EASEMENT AS SHOWN ON AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID ACCESS EASEMENT THE FOLLOWING TWENTYTWO (22) COURSES: (1) NORTH 14°23'10" EAST 47.06 FEET, (2) NORTHEASTERLY 102.12 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64°59'45", (CHORD BEARS NORTH 46°53'03" EAST 96.73 FEET), (3) NORTH 79°23'22" EAST 52.12 FEET, (4) NORTHEASTERLY 186.94 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 119°00'33", (CHORD BEARS NORTH 19°53'05" EAST 155.10 FEET), (5) NORTH 29°37'11" WEST 83.26 FEET, (6) NORTHEASTERLY 164.01 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 134°14'27", (CHORD BEARS NORTH 27°30'02" EAST 128.99 FEET), (7) SOUTH 85°22'45" EAST 117.18 FEET, (8) SOUTHEASTERLY 35.28 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°27'45", (CHORD BEARS SOUTH 82°38'52" EAST 35.28 FEET), (9) NORTHEASTERLY 33.27 FEET ALONG THE ARC OF A 58.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°35'00", (CHORD BEARS NORTH 83°47'30" EAST 32.82 FEET), (10) NORTH 22°30'00" WEST 12.00 FEET, (11) NORTHWESTERLY 97.39 FEET ALONG THE ARC OF A 46.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 120°00'00", (CHORD BEARS NORTH 52°30'00" WEST 80.54 FEET), (12) NORTH 82°30'00" WEST 11.31 FEET, (13) SOUTHWESTERLY 11.77 FEET ALONG THE ARC OF A 27.43 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°35'05", (CHORD BEARS SOUTH 01°18'55" WEST 11.68 FEET), (14) SOUTHEASTERLY 13.30 FEET ALONG THE ARC OF A 26.03 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°16'55", (CHORD BEARS S07°15'42" EAST 13.16 FEET), (15) SOUTHWESTERLY 20.70 FEET ALONG THE ARC OF 11.51 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 103°01'25", (CHORD BEARS SOUTH 38°46'05" WEST 18.03 FEET), (16) NORTH 85°22'45" WEST 93.50 FEET (17) SOUTHWESTERLY 210.86 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 134°14'27", (CHORD BEARS SOUTH 27°30'02" WEST 165.84 FEET, (18) SOUTH 39°37'11" EAST 77.20 FEET, (19) NORTHWESTERLY 145.40 FEET ALONG THE ARC OF 70.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 119°00'33", (CHORD BEARS SOUTH 19°53'05" WEST 120.63 FEET), (20) SOUTH 79°23'22" WEST 52.12 FEET, (21) SOUTHWESTERLY 124.79 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°59'52", (CHORD BEARS SOUTH 48°53'26" WEST 118.20 FEET), (22) SOUTH 14°23'30" WEST 47.50 FEET TO THE NORTH LINE OF PRIVATE OPEN SPACE E, AS SHOWN ON AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID PRIVATE OPEN SPACE E THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 74°57'58" WEST 73.21 FEET, (2) NORTH 65°09'23" WEST 165.20 FEET, (3) NORTH 50°11'37" WEST 137.53 FEET, (4) NORTH 76°49'40" WEST 694.80 FEET, (5) NORTH 23°53'10" WEST 217.51 FEET, (6) NORTH 32°36'16" WEST 344.86 FEET, (7) NORTH 67°33'22" WEST 277.99 FEET, (8) SOUTH 75°20'38" WEST 302.04 FEET, (9) SOUTH 00°15'51" EAST 41.33 FEET, (10) NORTH 75°20'16" EAST 306.29, (11) SOUTH 87°33'22" EAST 251.17 FEET, (12) SOUTH 32°36'16" EAST 321.01 FEET TO THE NORTH LINE OF LOT 31 OF AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID LOT 31 SOUTH 72°16'47" WEST 474.15 FEET TO AFORESAID NORTH RIGHT-OF-WAY OF THREE FALLS DRIVE; THENCE ALONG SAID THREE FALLS DRIVE NORTHWESTERLY 119.47 FEET ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°40'18", (CHORD BEARS NORTH 25°06'17" WEST 117.21 FEET); THENCE SOUTH 45°33'34" WEST 54.00 FEET TO THE SOUTH RIGHT-OF-WAY OF AFORESAID THREE FALLS DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) SOUTHEASTERLY 169.11 FEET ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°46'29", (CHORD BEARS SOUTH 05°03'11" EAST 156.10 FEET), (2) SOUTH 34°20'03" WEST 442.30 FEET, (3) SOUTHWESTERLY 191.81 FEET ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°29'35", (CHORD BEARS SOUTH 12°05'15" WEST 187.02 FEET) TO THE EAST LINE OF PRIVATE OPEN SPACE A AS SHOWN ON AFORESAID THREE FALLS SUBDIVISION; THENCE ALONG SAID PRIVATE OPEN SPACE A AND PUBLIC OPEN SPACE A THE FOLLOWING TWENTYONE (21) COURSES: (1) SOUTH 41°01'15" WEST 237.95 FEET, (2) SOUTH 22°18'07" WEST 176.25 FEET, (3) NORTH 61°15'04" WEST 47.81 FEET, (4) NORTH 50°33'54" WEST 247.89 FEET, (5) SOUTH 14°02'06" WEST 100.59 FEET, (6) SOUTH 05°44'35" EAST 72.62 FEET, (7) NORTH 51°54'54" WEST 192.74 FEET, (8) NORTH 35°16'52" WEST 194.77 FEET, (9) NORTH 53°17'35" WEST 105.40 FEET, (10) SOUTH 68°49'39" WEST 76.14 FEET, (11) SOUTH 44°21'45" WEST 286.04 FEET, (12) SOUTH 03°05'20" WEST 454.66 FEET, (13) SOUTH 20°27'35" EAST 313.26 FEET, (14) SOUTH 14°07'37" EAST 850.06 FEET, (15) SOUTH 20°24'08" WEST 547.13 FEET, (16) SOUTH 41°30'14" WEST 218.27 FEET, (17) NORTH 79°21'11" WEST 262.02 FEET, (18) SOUTH 46°56'50" WEST 228.89 FEET, (19) SOUTH 46°20'15" WEST 276.42 FEET, (20) SOUTH 68°07'07" WEST 47.44 FEET, (21) NORTH 89°43'53" WEST 254.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 18,540,965 SQUARE FEET OR 425.64 ACRES.

Address Table	
Parcel #	Address
8	197 W CREEKSIDE COURT
23	2464 N THREE FALLS DRIVE
24	2525 N THREE FALLS DRIVE
25	25 W HIDDEN SPRINGS CIRCLE
26	18 E HIDDEN SPRINGS CIRCLE
27	2536 N THREE FALLS DRIVE
28	2590 N THREE FALLS DRIVE
29	2629 N THREE FALLS DRIVE
30	2673 N. THREE FALLS DRIVE
52	2511 N MOUNTAIN PARK
54	57 W MOUNTAIN PARK
55	210 W MOUNTAIN PARK
56	204 W MOUNTAIN PARK

DEVELOPMENT NOTES:

1- PRIOR PLAT SUPERSEDED. THIS PLAT, WHEN RECORDED, SHALL SUPERSEDE ANY PRIOR PLAT COVERING THE SAME PROPERTY, INCLUDING, SPECIFICALLY, THAT CERTAIN PLAT "A" BLOCKS A AND B FOR ILANGENI ESTATES RECORDED MAY 8, 1985 WITH THE RECORDER FOR UTAH COUNTY, UTAH AS ENTRY NO. 13218.

2- DEVELOPMENT AGREEMENT. THIS THREE FALLS SUBDIVISION (THE "PROJECT") IS SUBJECT TO THAT CERTAIN SUBDIVISION AND IMPROVEMENT AGREEMENT, EXECUTED AND DATED MARCH 31, 2015 (THE "DEVELOPMENT AGREEMENT") BETWEEN ALPINE CITY (THE "CITY") AND DEVELOPER THREE FALLS DEVELOPMENT, INC. ("DECLARANT").

3- GOVERNING DOCUMENTS FOR THE PROJECT. PROJECT DOCUMENTS, INCLUDING, SPECIFICALLY, A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THREE FALLS (THE "DECLARATION"), BYLAWS FOR THE THREE FALLS HOMEOWNERS ASSOCIATION ("BYLAWS") AND THE THREE FALLS DESIGN GUIDELINES (THE "DESIGN GUIDELINES") HAVE BEEN PREPARED BY THE DECLARANT AND SHALL GOVERN THE PROJECT (THE "FOREGOING DOCUMENTS, TOGETHER WITH THIS PLAT ARE, COLLECTIVELY, THE "GOVERNING DOCUMENTS"). ADDITIONALLY, THE DECLARANT HAS OR WILL ESTABLISH A HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") CONSISTENT WITH THE DECLARATION TO OPERATE IN ACCORDANCE WITH THE BYLAWS TO ENFORCE THE COVENANTS AND RESTRICTIONS IN THE GOVERNING DOCUMENTS AND TO MAINTAIN THE COMMON AREAS AND FACILITIES (AS DEFINED IN THE DECLARATION) FOR THE BENEFIT OF THE PROJECT LOT OWNERS AND THE PROJECT.

4- EACH LOT IN THIS PLAT HAS A BUILDING ACTIVITY ENVELOPE LOCATION DESIGNATED BY THE DECLARANT. EXCLUDING DRIVEWAYS AND/OR CUTS AND FILL BY THE DECLARANT FOR THE PURPOSE OF CONSTRUCTING PROJECT ROADWAYS OR OTHER USES PERMITTED BY THE GOVERNING DOCUMENTS, ALL IMPROVEMENTS MUST REMAIN IN THIS ENVELOPE. PURCHASERS OF ANY LOTS WITHIN THE PROJECT ARE DIRECTED TO THE DECLARATION AND DESIGN GUIDELINES FOR FURTHER INFORMATION REGARDING BUILDING ACTIVITY ENVELOPE LOCATIONS, RESTRICTIONS, AND ALLOWANCES. OTHER THAN AUTHORIZED ASSOCIATION OR DECLARANT PERSONNEL, NO MOTORIZED VEHICLES MAY BE OPERATED ON ANY LOT IN THIS PLAT OUTSIDE OF THE BUILDING ACTIVITY ENVELOPE OR DRIVEWAY CORRIDOR.

5- ROADS. IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, CERTAIN IMPROVEMENTS TO FORT CANYON ROAD, INTERNAL ROADS AND THE SECONDARY ACCESS ROAD REFLECTED HEREON (MOUNTAIN PARK ROAD) HAVE BEEN OR WILL BE CONSTRUCTED BY THE DECLARANT AND SAID IMPROVEMENTS SHALL BE AND HEREBY ARE DEDICATED TO CITY AND ALL MAINTENANCE THEREOF SHALL BE THE RESPONSIBILITY OF THE CITY. ROADS WITHIN THE PROJECT, AS IDENTIFIED IN THIS PLAT, SHALL BE AND HEREBY ARE DEDICATED TO THE CITY AS PUBLIC ROADWAYS AND ALL MAINTENANCE THEREOF SHALL BE THE RESPONSIBILITY OF THE CITY.

6- CERTAIN LOTS AND OPEN SPACES IN THREE FALLS CONTAIN A CUT/FILL SLOPE EASEMENT FOR THE SUBDIVISIONS ROADWAYS. THE EASEMENT IS NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ROADWAYS WITHIN THE SUBDIVISION. THIS EASEMENT IS FOR THE BENEFIT OF ALPINE CITY. LOT OWNERS MAY NOT ALTER OR AFFECT THIS EASEMENT IN ANYWAY UNLESS EXPRESSLY AUTHORIZED BY THE THREE FALLS DESIGN REVIEW COMMITTEE AND ALPINE CITY.

7- THE TOTAL AMOUNT OF IRRIGATED LANDSCAPING SHALL NOT EXCEED ONE (1) ACRE.

8- ASSOCIATION RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS. THE DECLARANT HAS OR MAY CONSTRUCT AND/OR INSTALL GATEHOUSE GATES, EMERGENCY GATES, MONUMENT ENTRY FEATURES, SIGNAGE AND LANDSCAPING AROUND THE PUBLIC TRAILHEAD WITHIN THE PROJECT, NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS (COLLECTIVELY, THE "IMPROVEMENTS"). SUCH IMPROVEMENTS SHALL BE INCLUDED IN THE COMMON AREAS AND FACILITIES, AS DEFINED IN THE DECLARATION, AND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE ASSOCIATION. MAINTENANCE OF ANY PRIVATE DRIVEWAY ENTRY FEATURE CONSTRUCTED ON A LOT IN THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

9- PUBLIC OPEN SPACE, PUBLIC TRAIL EASEMENT, PUBLIC TRAILHEAD, INDEMNIFICATION. ALL PUBLIC OPEN SPACE (INCLUDING THE PUBLIC TRAILS THEREON) (THE "PUBLIC OPEN SPACE"), AS SHOWN ON THIS PLAT, SHALL BE AND HEREBY IS DEDICATED TO ALPINE CITY FOR THE USE AND ENJOYMENT OF THE PUBLIC DURING HOURS OF OPERATION PURSUANT TO ALPINE CITY PARK AND OPEN SPACE ORDINANCES. THE DECLARANT HAS OR WILL CONSTRUCT A PUBLIC TRAILHEAD (CONSISTING OF A RESTROOM FACILITY AND PARKING) NOT INCONSISTENT WITH THIS PLAT OR THE DEVELOPMENT AGREEMENT. THE PUBLIC OPEN SPACE AND THE HARDSCAPE PORTION OF THE PUBLIC TRAILHEAD (SPECIFICALLY, THE RESTROOM FACILITIES AND PARKING AREAS) SHALL BE AND HEREBY ARE DEDICATED TO THE CITY AND ALL MAINTENANCE OF THE PUBLIC OPEN SPACE AND HARD SCAPE PORTIONS OF THE PUBLIC TRAILHEAD SHALL BE THE RESPONSIBILITY OF THE CITY. ADDITIONALLY, THE DECLARANT HAS OR WILL CONSTRUCT A PUBLIC TRAIL THROUGH A PORTION OF THE PRIVATE OPEN SPACE. AS REFLECTED ON THIS PLAT, A PUBLIC TRAIL EASEMENT, AS SHOWN ON THIS PLAT, SHALL BE AND HEREBY IS ESTABLISHED FOR THE USE AND ENJOYMENT OF THE PUBLIC, CONSISTENT WITH THE DEVELOPMENT AGREEMENT. THE LANDSCAPED AREA AROUND THE PUBLIC TRAIL HEAD SHALL BE PRIVATELY OWNED BY THE ASSOCIATION AND MAINTENANCE THEREOF SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE CITY ACKNOWLEDGES AND AGREES THAT IT SHALL INDEMNIFY AND HOLD HARMLESS, THE DECLARANT, THE ASSOCIATION AND LOT OWNERS WITHIN THE PROJECT, FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITIES OF ANY TYPE OR NATURE ARISING FROM OR IN ANY WAY CONNECTED TO THE USE OF THE PUBLIC OPEN SPACE, THE PUBLIC TRAILS, THE PUBLIC TRAIL EASEMENT AND/OR THE PUBLIC TRAILHEAD BY THE PUBLIC OR ANY MEMBER THEREOF.

10- UTILITY EASEMENTS SUBJECT TO PUBLIC TRAIL EASEMENT, LIABILITY FOR DAMAGE TO OPEN SPACE OR PUBLIC TRAIL. ANY PUBLIC UTILITY EASEMENT ("PUE") ESTABLISHED BY AND/OR REFLECTED ON THIS PLAT OR BY THE DECLARATION IS SUBJECT TO THE PUBLIC TRAILS EASEMENT SHOWN HEREON. ANY DAMAGE TO THE PUBLIC OPEN SPACE, PUBLIC TRAIL, PUBLIC TRAILHEAD WITHIN THE PROJECT OR ANY PORTIONS THEREOF CAUSED BY A UTILITY PROVIDER SHALL BE THE RESPONSIBILITY OF THAT UTILITY PROVIDER TO REPAIR, AT ITS SOLE EXPENSE, AND RESTORE THE DAMAGED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED IMMEDIATELY PRIOR TO THE DAMAGE, AS DETERMINED BY CITY, IN ITS DISCRETION. SIMILARLY, ANY DAMAGE TO THE PUBLIC OPEN SPACE, PUBLIC TRAIL, OR PUBLIC TRAILHEAD WITHIN THE PROJECT, OR ANY PORTION THEREOF, CAUSED BY ANY OWNER OF A LOT WITHIN THE PROJECT SHALL BE THE RESPONSIBILITY OF THAT LOT OWNER TO REPAIR, AT THE LOT OWNERS SOLE EXPENSE, AND RESTORE THE DAMAGED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED IMMEDIATELY PRIOR TO THE DAMAGE, AS DETERMINED BY THE CITY, IN ITS DISCRETION.

11- NON COMBUSTIBLE ROOFING MATERIAL REQUIRED: ROOFING MATERIALS FOR DWELLINGS AND ANY OUT BUILDINGS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE THREE FALLS DESIGN REVIEW COMMITTEE. NO WOOD SHAKE ROOFING MATERIAL WILL BE PERMITTED.

12- COMPLIANCE WITH SENSITIVE LAND ORDINANCE. ALL LOT OWNERS MUST COMPLY WITH THE CITY'S SENSITIVE LANDS ORDINANCE.

13- BUILDING PERMITS. PURSUANT TO THE DEVELOPMENT AGREEMENT, THE DECLARANT HAS OR WILL CONSTRUCT AND/OR INSTALL CERTAIN REQUIRED PUBLIC IMPROVEMENTS INCLUDING, WATER, SEWER AND STORM DRAINS (COLLECTIVELY, THE "PUBLIC IMPROVEMENTS"); BUILDING PERMIT FOR ANY LOT WITHIN THE PROJECT WILL NOT BE ISSUED FROM THE CITY UNTIL SUCH TIME AS THE PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED BY THE DECLARANT IN ACCORDANCE WITH CITY ORDINANCE, STANDARDS AND SPECIFICATIONS.

14-BUILDING HEIGHT RESTRICTIONS, LOT RESTRICTIONS. ALL LOTS WITHIN THE PROJECT ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS SET FORTH IN THE DECLARATION, DESIGN GUIDELINES AND TO CITY ORDINANCES. IN NO EVENT SHALL THE HEIGHT OF ANY BUILDING WITHIN THE PROJECT EXCEED THE MAXIMUM 34 FEET ALLOWED BY CITY STANDARDS. LOTS 7, 8, 9, 10, AND 16 HAVE RESTRICTIONS PLACED UPON THEM BY THE DECLARANT. PURCHASERS OF ANY OF THESE ADDITIONALLY RESTRICTED LOTS ARE DIRECTED TO THE DESIGN GUIDELINES FOR THE SPECIFIC ADDITIONAL RESTRICTIONS.

15- UTILITY EASEMENTS. PUBLIC UTILITY PROVIDERS SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR RESPECTIVE UTILITY LINES, PIPES, CONDUITS, CABLES, AND/OR EQUIPMENT (ALL OF THE FOREGOING INDIVIDUALLY OR COLLECTIVELY A "UTILITY LINE") ABOVE AND BELOW GROUND WITHIN THE PUE, AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN THE PROJECT AND TO THE INDIVIDUAL LOTS IDENTIFIED HEREIN. PUES INCLUDE A RIGHT OF ACCESS TO AND A RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT LOCATED ON A LOT. A UTILITY PROVIDER MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES OR OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE BE PLACED WITHIN THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY PROVIDER HAVING A UTILITY LINE IN THE PUE.

16- SERVICE DISTRICTS. THREE FALLS IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF ALPINE CITY, TIMPANOGOS SPECIAL SERVICE DISTRICT, NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT, WASATCH MENTAL HEALTH SPECIAL SERVICE DISTRICT, NORTH TAH VALLEY ANIMAL SHELTER SPECIAL SERVICE DISTRICT AND UTAH VALLEY DISPATCH SPECIAL SERVICE DISTRICT. ALL LOTS ARE SUBJECT TO ASSESSMENTS AND FEES OF THE FOREGOING DISTRICT(S).

17- PRIVATE OPEN SPACE. THE PRIVATE OPEN SPACE, AS REFLECTED ON THIS PLAT, LESS AND EXCEPTING PUBLIC TRAIL EASEMENT REFLECTED THEREON, (THE "PRIVATE OPEN SPACE") IS FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PROJECT LOT OWNERS. THE PRIVATE OPEN SPACE SHALL BE PRIVATELY OWNED BY THE ASSOCIATION AND THE MAINTENANCE THEREOF SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION. NOTWITHSTANDING, ANY DAMAGE TO ANY PRIVATE OPEN SPACE OR PORTION THEREOF CAUSED BY ANY CONSTRUCTION, LANDSCAPING ON A LOT OR OTHER IMPROVEMENT TO THE LOT MAY BE REPAIRED BY THE ASSOCIATION AND THE DAMAGED PORTION OF THE PRIVATE OPEN SPACE RESTORED TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED IMMEDIATELY PRIOR TO THE DAMAGE AND THE COST FOR SUCH REPAIR AND/OR RESTORATION MAY BE ASSESSED TO THE RESPONSIBLE LOT OWNER AS A SPECIAL ASSESSMENT AS PROVIDED IN THE DECLARATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE DECLARANT RETAINS THE RIGHT TO CONSTRUCT AND/OR INSTALL PRIVATE TRAILS WITHIN THE BOUNDARIES OF THE PRIVATE OPEN SPACE. OTHER THAN AUTHORIZED CITY, ASSOCIATION OR DECLARANT PERSONNEL, NO MOTORIZED VEHICLES ARE ALLOWED ON THE PRIVATE OR PUBLIC TRAILS.

18- DECLARANT RIGHTS RETAINED, PERMANENT DRAINAGE AND OTHER EASEMENTS. THE DECLARANT RETAINS PERMANENT EASEMENTS THROUGHOUT THE PROJECT FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE AREA OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS AND OUTSIDE OF THE RIGHT OF WAY. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS IDENTIFIED ON THIS PLAT. NATURAL DRAINAGE WAYS AND STORM DRAINAGE CULVERTS, INLETS, AND DISCHARGES EXIST WITHIN THE PROJECT. EXCEPT IN CONNECTION WITH INSTALLATION OF DRIVEWAYS AND UTILITIES TO THE BUILDING ENVELOPE, LOT OWNERS MAY NOT IMPEDE OR OTHERWISE ALTER ANY OF THESE DRAINAGE SYSTEMS. DRIVEWAYS AND UTILITY INSTALLATION REQUIRE PRIOR WRITTEN APPROVAL OF THE THREE FALLS DESIGN REVIEW COMMITTEE. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RIGHT-OF-WAY CORRIDOR FOR THE MAINTENANCE AND PROTECTION OF CUT AND FILL SLOPES, DRAINAGES, CULVERTS, RIP RAP AND ANY OTHER PERMANENT ROADWAY OR DRAINAGE APPURTENANCE. ACCESS TO LOTS WITHIN THE PROJECT MAY BE AFFECTED BY CUT AND FILL SLOPES OR WALLS REQUIRED FOR THE ROADS. IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES.

19- GEOTECHNICAL. PURCHASERS OF ANY LOT WITHIN THE PROJECT ARE DIRECTED TO THE GEOTECHNICAL REPORTS PREPARED BY BEAR WEST DATED NOVEMBER 2003 TITLED "THREE FALLS RANCH DEVELOPMENT ENVIRONMENTAL STUDY FINAL REPORT" AND INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. DATED JULY 20, 2005, TITLED "LANDSLIDE INVESTIGATION THREE FALLS RANCH ALPINE, UTAH", AND WESTERN GEOLOGIC, LLC DATED SEPTEMBER 7TH, 2004 TITLED "GEOLOGIC HAZARDS EVALUATION THREE FALLS RANCH" AND WESTERN GEOLOGIC, LLC DATED DECEMBER 17TH, 2004 TITLED "SUPPLEMENTAL SURFACE FAULT RUPTURE HAZARD STUDY, THREE FALLS RANCH". WHEREIN EACH LOT IS REQUIRED TO PROVIDE A LOT SPECIFIC GEOTECHNICAL/GEOLOGIC STUDY PRIOR TO OBTAINING BUILDING PERMIT. THESE REPORTS IDENTIFY EXISTING SURFACE AND SUBSURFACE CONDITIONS AND GEOLOGIC CONDITIONS, INCLUDING FAULTS, PRESENT IN AREAS WITHIN THE PROJECT.

20- STREAM CORRIDORS. NO ALTERATION OF ANY STREAM OR STREAM BED SHOWN ON THIS PLAT MAY OCCUR WITHOUT DESIGN REVIEW COMMITTEE AND ALL STATE AND LOCAL JURISDICTION APPROVALS.

THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

P S O M A S  
4179 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

SRV  
SRV  
JT

3  
12



THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"

Line Table (BOUNDARY)		
Line #	Length	Direction
L1	303.05'	N10°18'43"W
L2	107.46'	S16°57'41"E
L3	100.43'	N81°47'23"E
L4	226.13'	S43°15'06"W
L5	271.03'	S00°32'22"E
L6	483.98'	N46°36'49"E
L7	64.01'	N29°00'22"W
L8	111.53'	S69°48'58"E
L9	178.57'	S58°15'42"E
L10	195.57'	N41°30'14"E
L11	212.60'	N39°33'36"W
L12	280.57'	S62°13'49"W
L13	242.11'	N19°29'43"E
L14	356.53'	N68°08'57"W
L15	89.14'	N45°35'10"W
L16	116.00'	N25°39'39"E
L17	97.03'	N30°58'33"W
L18	89.55'	N21°22'03"W
L19	46.59'	N33°01'09"W
L20	289.02'	S28°02'27"W
L21	201.23'	S15°36'14"W
L22	162.50'	N16°53'56"W
L23	85.16'	N73°06'04"E
L24	121.96'	N22°15'17"E
L25	149.83'	N08°09'45"W
L26	129.61'	N35°38'17"E
L27	71.34'	N25°51'28"E
L28	232.29'	N45°27'24"E
L29	273.44'	N03°03'56"E
L30	129.11'	N10°13'08"E
L31	116.21'	N24°35'24"E
L32	187.48'	N66°49'33"W
L33	67.29'	N48°48'00"W
L34	102.34'	N55°24'12"W
L35	112.95'	N32°12'13"W
L36	65.15'	N80°26'46"W
L37	205.04'	S71°59'09"W
L38	228.58'	N89°33'37"W
L39	60.95'	S20°48'09"W
L40	85.17'	S42°07'25"W
L41	248.03'	S34°38'12"W
L42	89.91'	S56°46'37"W
L43	347.00'	S23°08'21"E
L44	214.51'	S16°41'43"W
L45	41.19'	N90°00'00"W
L46	150.76'	S26°35'00"W
L47	50.25'	N00°15'51"E
L48	54.98'	N90°00'00"W
L49	41.55'	S00°09'14"W
L50	83.29'	N88°25'44"W

Line Table (BOUNDARY)		
Line #	Length	Direction
L51	94.80'	S18°48'21"W
L52	172.08'	S11°32'12"W
L53	183.99'	S28°51'57"W
L54	110.16'	S53°36'04"W
L55	66.18'	N88°43'46"W
L56	227.64'	N61°13'54"E
L57	143.41'	N28°51'42"E
L58	292.67'	N17°34'06"E
L59	462.89'	N05°47'06"W
L60	245.09'	S76°37'43"W
L61	15.37'	N85°12'26"W
L62	17.47'	N76°47'58"W
L63	47.06'	N14°23'10"E
L64	52.12'	N79°23'22"E
L65	77.20'	N39°37'11"W
L66	117.18'	S85°22'45"E
L67	12.00'	N22°30'00"W
L68	11.31'	N82°30'00"W
L69	93.50'	N85°22'45"W
L70	77.20'	S39°37'11"E
L71	52.12'	S79°23'22"W
L72	47.50'	S14°23'30"W
L73	73.21'	N76°47'58"W
L74	165.20'	N65°09'23"W
L75	137.53'	N50°11'37"W
L76	306.29'	N75°20'16"E
L77	251.17'	S87°33'22"E
L78	321.01'	S32°36'16"E
L79	474.15'	S72°16'47"W
L80	54.00'	S45°33'34"W
L81	237.95'	S41°01'15"W
L82	176.25'	S22°18'07"W
L83	47.81'	N61°15'04"W
L84	247.89'	N50°33'54"W
L85	100.59'	S14°02'06"W
L86	72.62'	S05°44'35"E
L87	192.74'	N51°54'54"W
L88	194.77'	N35°16'52"W
L89	105.40'	N53°17'35"W
L90	76.14'	S68°49'39"W
L91	276.42'	S46°20'15"W
L92	47.44'	S68°07'07"W
L93	254.59'	N89°43'53"W

Line Table (CL & LOTS)		
Line #	Length	Direction
L94	37.29'	N38°28'07"W
L100	34.84'	N51°35'22"W
L101	64.88'	S54°22'05"E
L102	166.88'	N15°30'09"W
L103	90.24'	N12°29'54"E
L104	67.35'	N56°08'50"W
L105	98.63'	N84°04'42"W
L106	489.77'	S37°00'11"W
L107	56.21'	S49°48'05"E
L108	495.02'	N37°00'11"E
L109	98.63'	S84°04'42"E
L110	67.35'	S56°08'50"E
L111	90.24'	S12°29'54"W
L112	166.88'	S15°30'09"E
L113	20.70'	S87°33'23"E
L114	53.69'	S02°53'33"E

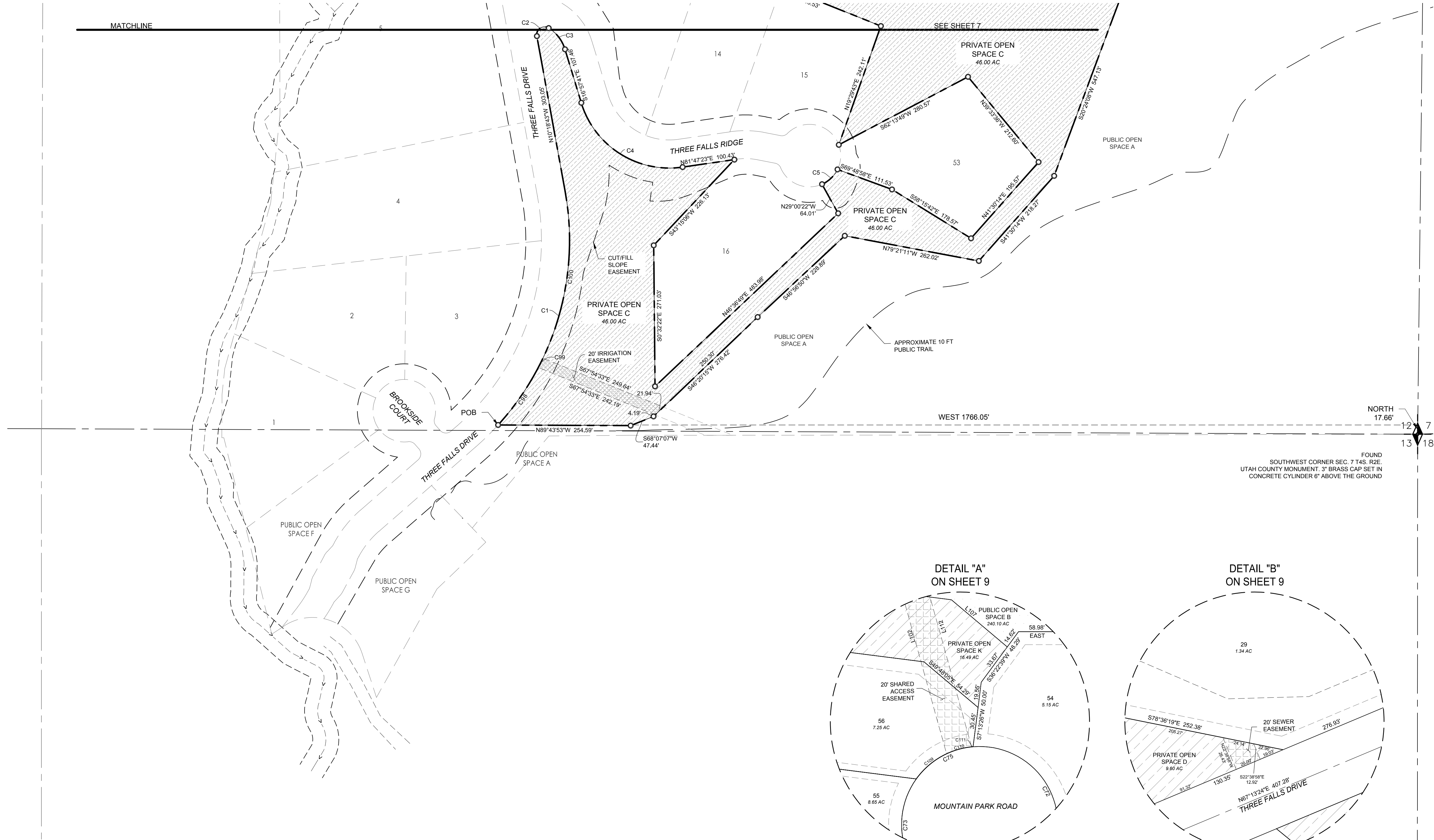
Curve Table (BOUNDARY)					
Curve #	Length	Radius	Delta	Ch. Brg.	Ch. Dist.
C1	484.01'	527.00'	52°37'17"	N15°59'56"E	467.17'
C2	34.59'	15.00'	132°07'23"	N55°44'59"E	27.42'
C3	52.53'	73.00'	41°13'38"	S37°34'30"E	51.40'
C4	251.00'	177.00'	81°14'56"	S57°35'09"E	230.49'
C5	42.01'	60.00'	40°07'11"	N46°16'37"E	41.16'
C6	22.51'	127.00'	10°09'14"	N79°28'23"W	22.48'
C7	19.17'	15.00'	73°12'34"	N47°56'43"W	17.89'
C8	196.64'	2027.00'	5°33'30"	N14°07'11"W	196.56'
C9	111.37'	273.00'	23°22'28"	S37°59'50"W	110.60'
C10	17.67'	177.00'	5°43'11"	N52°32'37"W	17.66'
C11	49.80'	123.00'	23°11'59"	N43°48'13"W	49.46'
C12	84.26'	60.00'	80°27'37"	S40°10'10"E	77.50'
C13	91.95'	223.00'	23°37'31"	N76°55'01"W	91.30'
C14	102.12'	90.00'	65°00'39"	N46°53'03"E	96.73'
C15	186.94'	90.00'	119°00'33"	N19°53'05"E	155.10'
C16	164.01'	70.00'	134°14'27"	N27°30'02"E	128.99'
C17	35.28'	370.00'	5°27'45"	S82°38'52"E	35.26'
C18	33.27'	58.50'	32°35'00"	N83°47'30"E	32.82'
C19	97.39'	46.50'	120°00'00"	N52°30'00"W	80.54'
C20	11.77'	27.43'	24°35'05"	S01°18'55"W	11.68'
C21	13.30'	26.03'	29°16'55"	S07°15'42"E	13.16'
C22	20.70'	11.51'	103°01'25"	S38°46'05"W	18.03'
C23	210.86'	90.00'	134°14'27"	S27°30'02"W	165.84'
C24	145.40'	70.00'	119°00'33"	S19°53'05"W	120.63'
C25	124.79'	110.00'	64°59'52"	S46°53'26"W	118.20'
C26	119.47'	177.00'	38°40'18"	N25°06'17"W	117.21'
C27	169.11'	123.00'	78°46'29"	S05°03'11"E	156.10'
C28	191.81'	247.00'	44°29'35"	S12°05'15"W	187.02'

Curve Table (CENTERLINE AND LOT)					
Curve #	Length	Radius	Delta	Ch. Brg.	Ch. Dist.
C29	4.02'	300.00'	0°46'07"	N49°18'01"E	4.02'
C30	227.41'	375.00'	34°44'43"	N32°18'42"E	223.94'
C31	34.27'	150.00'	13°05'31"	N21°29'06"E	34.20'
C32	102.60'	150.00'	39°11'32"	N47°37'38"E	100.62'
C33	61.52'	150.00'	23°30'01"	N39°46'52"E	61.09'
C34	41.08'	150.00'	15°41'31"	N59°22'38"E	40.95'
C35	38.18'	150.00'	14°35'01"	N74°30'54"E	38.08'
C36	74.45'	150.00'	28°26'16"	N67°35'17"E	73.69'
C37	79.27'	150.00'	30°16'49"	N68°30'33"E	78.35'
C38	53.52'	150.00'	20°26'37"	N73°25'39"E	53.24'
C39	252.56'	200.00'	72°21'14"	S80°37'03"E	236.11'
C40	91.06'	402.00'	12°58'41"	N43°11'44"E	90.86'
C41	37.29'	402.00'	5°18'51"	N34°02'57"E	37.27'
C42	115.44'	402.00'	16°27'11"	N23°09'56"E	115.04'
C43	28.11'	123.00'	13°05'31"	N21°29'06"E	28.04'
C44	84.14'	123.00'	39°11'32"	N47°37'38"E	82.51'
C45	31.31'	123.00'	14°35'01"	N74°30'54"E	31.22'
C46	87.85'	177.00'	28°26'16"	N67°35'17"E	86.95'
C47	13.89'	123.00'	6°28'07"	N56°36'12"E	13.88'
C48	51.12'	123.00'	23°48'43"	N71°44'37"E	50.75'
C49	231.33'	250.00'	53°01'01"	N64°58'37"W	223.16'
C50	217.73'	150.00'	83°10'07"	S46°55'49"W	199.12'
C51	243.48'	150.00'	93°00'12"	S51°50'51"W	217.62'
C52	176.96'	150.00'	67°35'41"	N47°51'12"W	166.88'
C53	63.16'	177.00'	20°26'37"	N73°25'39"E	62.82'
C54	218.47'	173.00'	72°21'14"	S80°37'03"E	204.24'
C55	263.57'	227.00'	66°31'30"	N83°31'54"W	249.01'
C56	43.89'	123.00'	20°26'37"	S73°25'39"W	43.66'
C57	93.54'	177.00'	30°16'49"	S68°30'33"W	92.46'
C58	61.05'	123.00'	28°26'16"	S67°35'17"W	60.42'
C59	45.05'	177.00'	14°35'01"	S74°30'54"W	44.93'
C60	9.44'	177.00'	3°03'22"	S65°41'42"W	9.44'
C61	20.25'	15.00'	77°21'12"	N77°09'23"W	18.75'
C62	217.09'	277.00'	44°54'13"	N60°55'54"W	211.58'
C63	13.22'	15.00'	50°29'21"	N58°08'19"W	12.79'
C64	59.80'	60.00'	57°06'21"	N61°26'49"W	57.36'
C65	80.64'	60.00'	77°00'29"	S51°29'46"W	74.71'
C66	239.51'	165.00'	83°10'07"	S46°55'49"W	219.03'
C67	219.13'	135.00'	93°00'12"	S51°50'51"W	195.86'
C68	82.01'	43.00'	109°16'32"	N66°42'14"W	70.14'
C69	13.81'	15.00'	52°43'30"	S85°01'14"W	13.32'
C70	117.70'	124.32'	54°14'43"	N41°29'39"W	113.35'

Curve Table (CENTERLINE AND LOT)					
Curve #	Length	Radius	Delta	Ch. Brg.	Ch. Dist.
C71	14.65'	15.00'	55°56'39"	N13°54'58"E	14.07'
C72	143.21'	60.00'	136°45'22"	N26°29'24"W	111.56'
C73	70.20'	60.00'	67°02'14"	N02°14'53"E	66.26'
C74	23.09'	227.00'	5°49'43"	N47°21'17"W	23.08'
C75	51.70'	60.00'	49°21'55"	N60°26'57"E	50.11'
C77	40.56'	60.00'	38°43'47"	S50°38'08"E	39.79'
C78	14.65'	15.00'	55°56'39"	S42°01'41"E	14.07'
C79	182.30'	177.00'	59°00'45"	S43°33'44"E	174.35'
C80	21.32'	15.00'	81°25'04"	S32°21'35"E	19.57'
C81	81.44'	177.00'	26°21'48"	S04°49'57"E	80.73'
C82	87.06'	123.00'	40°33'10"	N11°55'38"W	85.25'
C83	83.50'	150.00'	31°53'43"	S07°35'55"E	82.43'
C84	11.41'	15.00'	43°36'07"	N30°09'02"E	11.14'
C85	17.40'	43.00'	23°11'12"	N40°21'30"E	17.28'
C86	212.49'	165.00'	73°47'11"	N61°27'22"E	198.11'
C87	55.34'	165.00'	19°13'01"	N14°57'16"E	55.08'
C88	195.96'	135.00'	83°10'07"	N46°55'49"E	179.20'
C89	74.29'	60.00'	70°56'23"	S51°25'59"E	69.63'
C90	60.13'	60.00'	57°25'25"	N64°23'07"E	57.65'
C91	166.50'	223.00'	42°46'41"	S59°52'24"E	162.66'
C92	20.26'	15.00'	77°22'48"	S00°12'21"W	18.75'
C93	33.56'	177.00'	10°51'53"	S33°27'48"W	33.51'
C94	40.44'	177.00'	13°05'31"	S21°29'06"W	40.36'
C95	33.39'	348.00'	5°29'49"	S17°41'15"W	33.37'
C96	177.65'	348.00'	29°14'54"	S35°03'37"W	175.72'
C97	21.11'	15.00'	80°37'54"	N89°59'59"W	19.41'
C98	135.15'	527.00'	14°41'38"	N34°57'45"E	134.78'
C99	20.06'	527.00'	2°10'52"	N26°31'31"E	20.06'
C100	328.79'	527.00'	35°44'47"	N07°33'41"E	323.49'
C101	41.54'	85.00'	28°00'04"	N01°30'07"W	41.13'
C102	77.88'	65.00'	68°38'44"	N21°49'28"W	73.30'
C103	31.69'	65.00'	27°55'52"	N70°06'46"W	31.37'
C104	66.84'	65.00'	58°55'07"	S66°27'44"W	63.93'
C105	87.41'	85.00'	58°55'07"	N66°27'44"E	83.61'
C106	41.44'	85.00'	27°55'52"	S70°06'46"E	41.03'
C107	101.84'	85.00'	68°38'44"	S21°49'28"E	95.86'
C108	31.77'	65.00'	28°00'04"	S01°30'07"E	31.45'
C109	30.51'	60.00'	29°08'13"	N50°20'06"E	30.18'
C110	20.09'	60.00'	19°11'17"	N74°29'51"E	20.00'
C111	1.09'	60.00'	1°02'26"	N84°36'42"E	1.09'
C112	16.51'	15.00'	63°03'51"	N67°12'20"E	15.69'

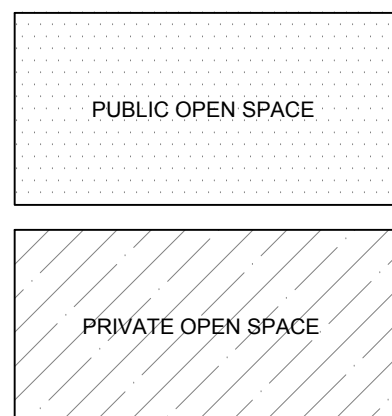


THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"



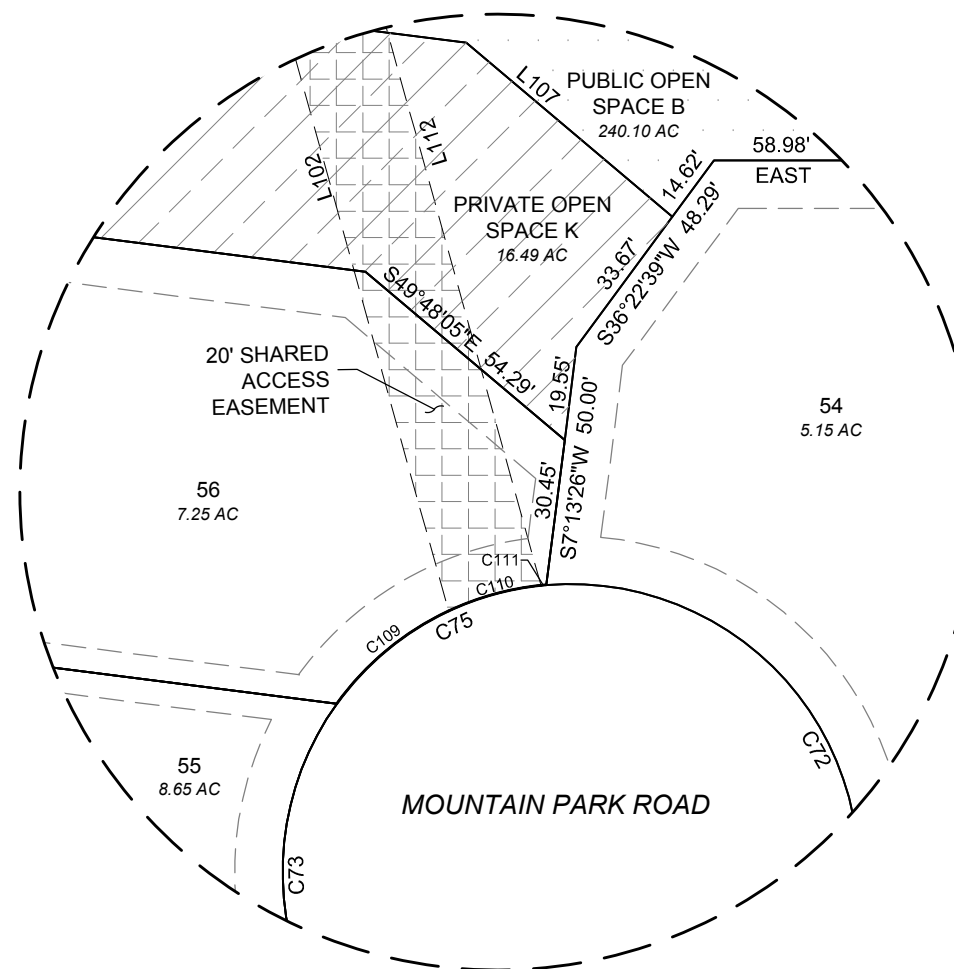
NOTES:

1. 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).
2. PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
3. SEE SHEET 4 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT  
DE= DRAINAGE EASEMENT

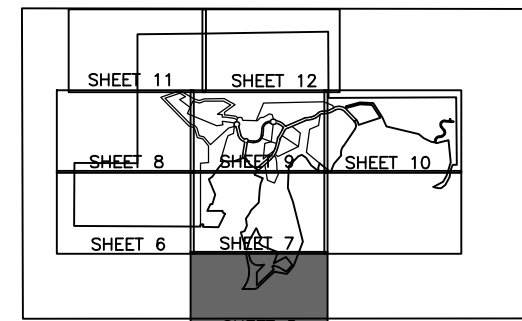
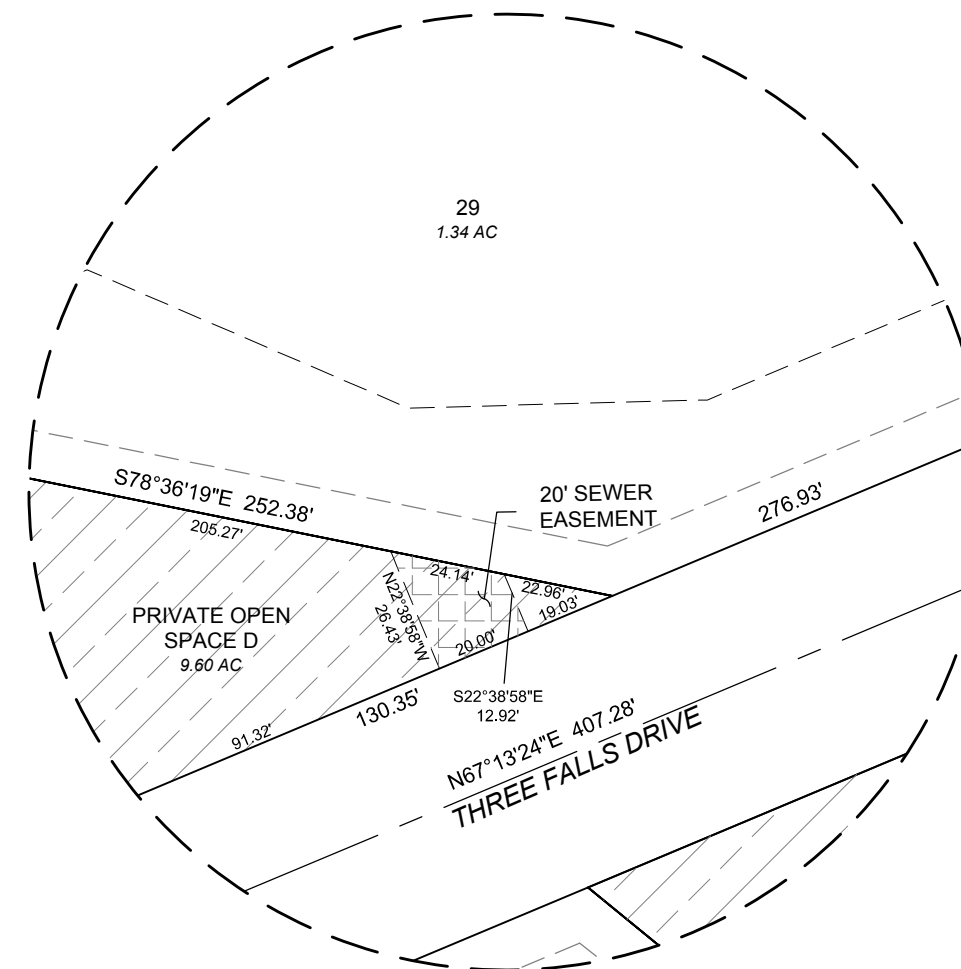


LEGEND			
---	BOUNDARY LINE	---	CUT/FILL SLOPE EASEMENT
---	LOT LINE	---	STREAM FLOW LINE
---	ROAD CENTER LINE	---	STREAM SETBACK LINE
---	ROAD RIGHT OF WAY	---	EASEMENT LINE
---	TRAIL	---	BUILDING ENVELOPE
---	FAULT LINE	---	PORTION OF BUILDING ENVELOPE WHERE SEWER IS NOT AVAILABLE
---	FAULT OFFSET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

DETAIL "A"  
ON SHEET 9



DETAIL "B"  
ON SHEET 9



DATE	09-15-2016
SCALE	1" = 100'
PROJECT NO.	8PVR010200

THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

**P S O M A S**  
4779 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	SRV
DRAWN	SRV
CHECKED	JT

SHEET

5  
12



THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
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AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"

MATCHLINE

SEE SHEET 8

11-003-0009  
LGPD-UTAH  
LLC

N0°23'10"E 1311.89'

PUBLIC OPEN SPACE B  
(DEDICATED TO ALPINE CITY)  
246.10 AC

N89°46'04"W 2637.99'

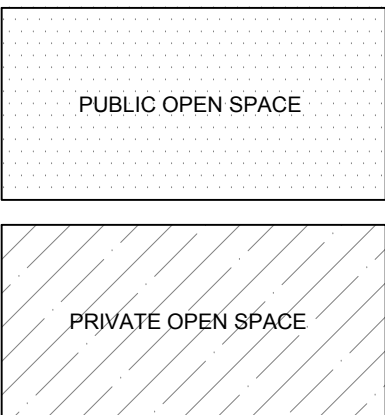
11-004-0001  
OPEN DOORS LLC

SEE SHEET 7

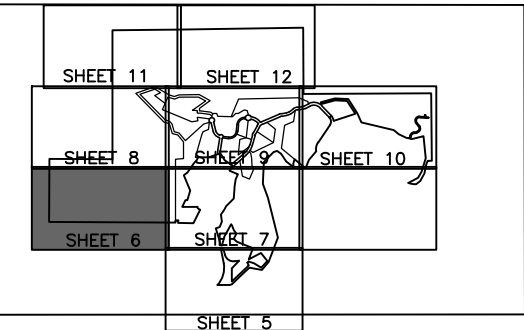
MATCHLINE

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).
- PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
- SEE SHEET 4 FOR CURVE AND LINE TABLES
- PUE= PUBLIC UTILITY EASEMENT  
DE= DRAINAGE EASEMENT



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	-----		



THREE FALLS SUBDIVISION PLAT "D"  
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ALPINE, UTAH

**P S O M A S**  
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Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED

SRV

DRAWN

SRV

CHECKED

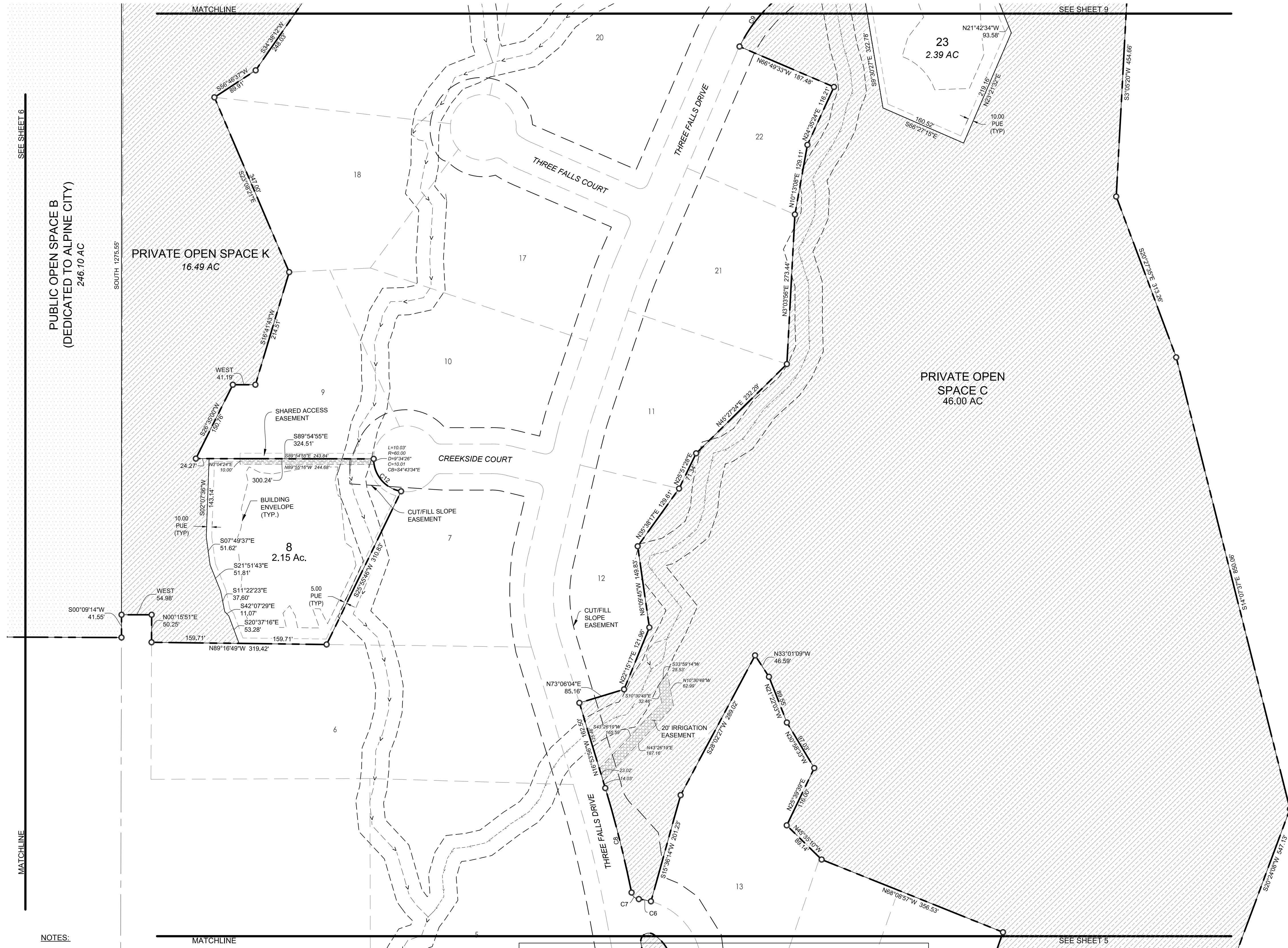
JT

SHEET

6  
OF 12



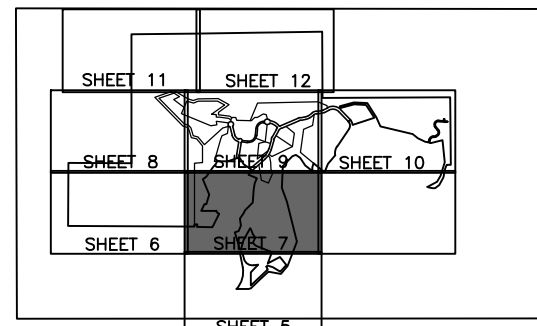
THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"



- 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).
  - PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
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DE= DRAINAGE EASEMENT



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	



THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

**P S O M A S**  
4779 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	SRV
DRAWN	SRV
CHECKED	JT

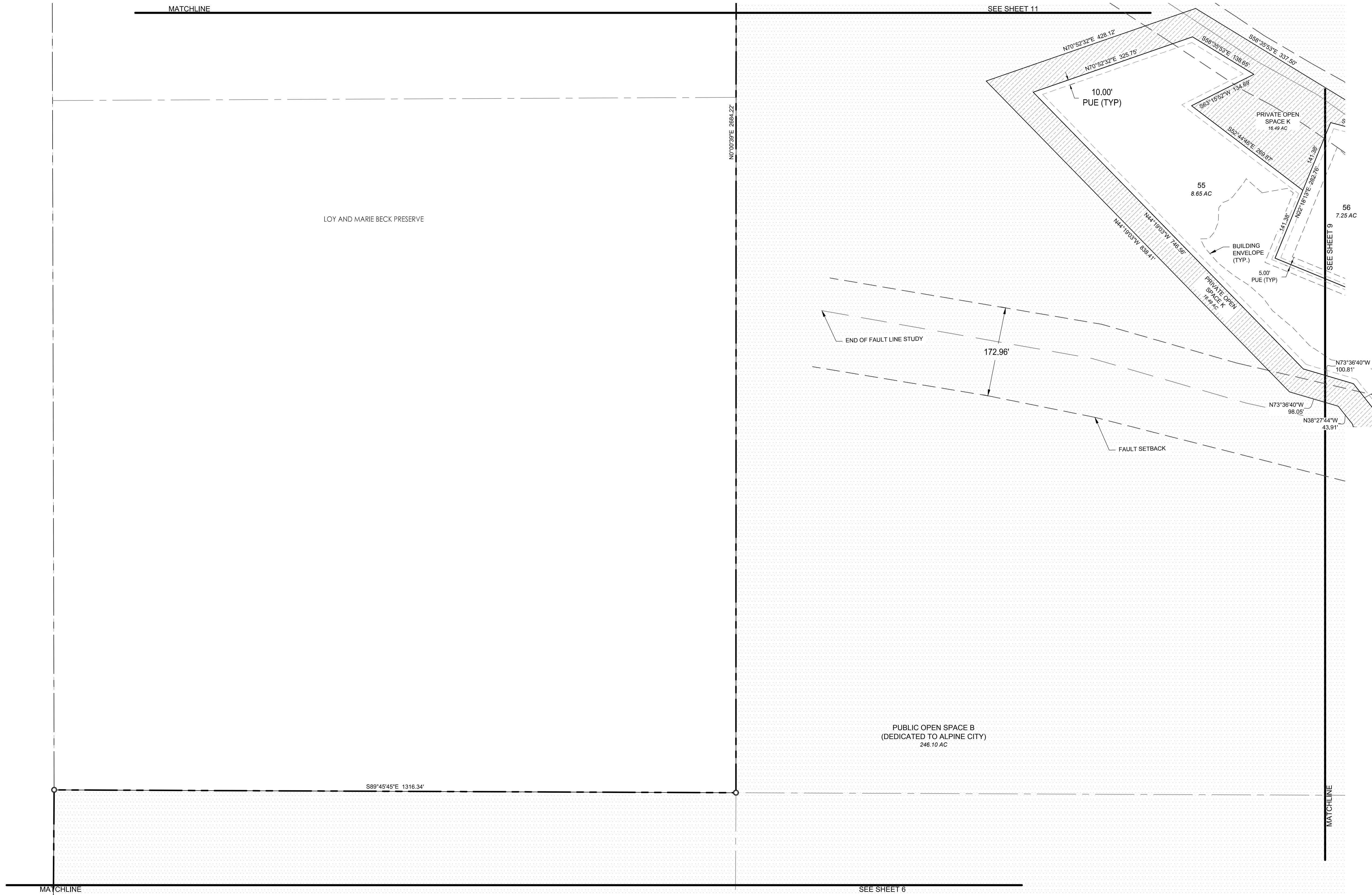
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12

DATE	09-15-2016
SCALE	1" = 100'
PROJECT NO.	8PVR010200

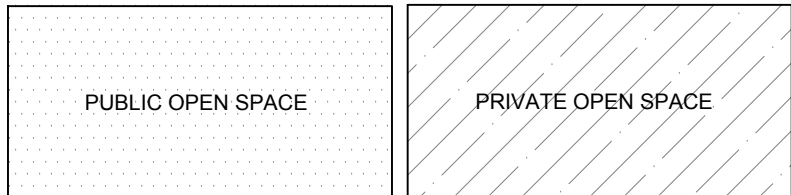




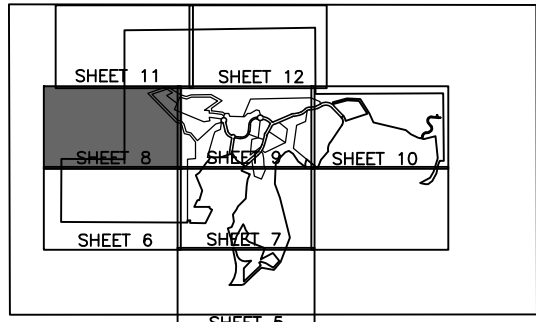
THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
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AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"



- NOTES:
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  2. PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
  3. SEE SHEET 4 FOR CURVE AND LINE TABLES
  4. PUE= PUBLIC UTILITY EASEMENT  
DE= DRAINAGE EASEMENT



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



THREE FALLS SUBDIVISION PLAT "D"  
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ALPINE, UTAH

**P S O M A S**  
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Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

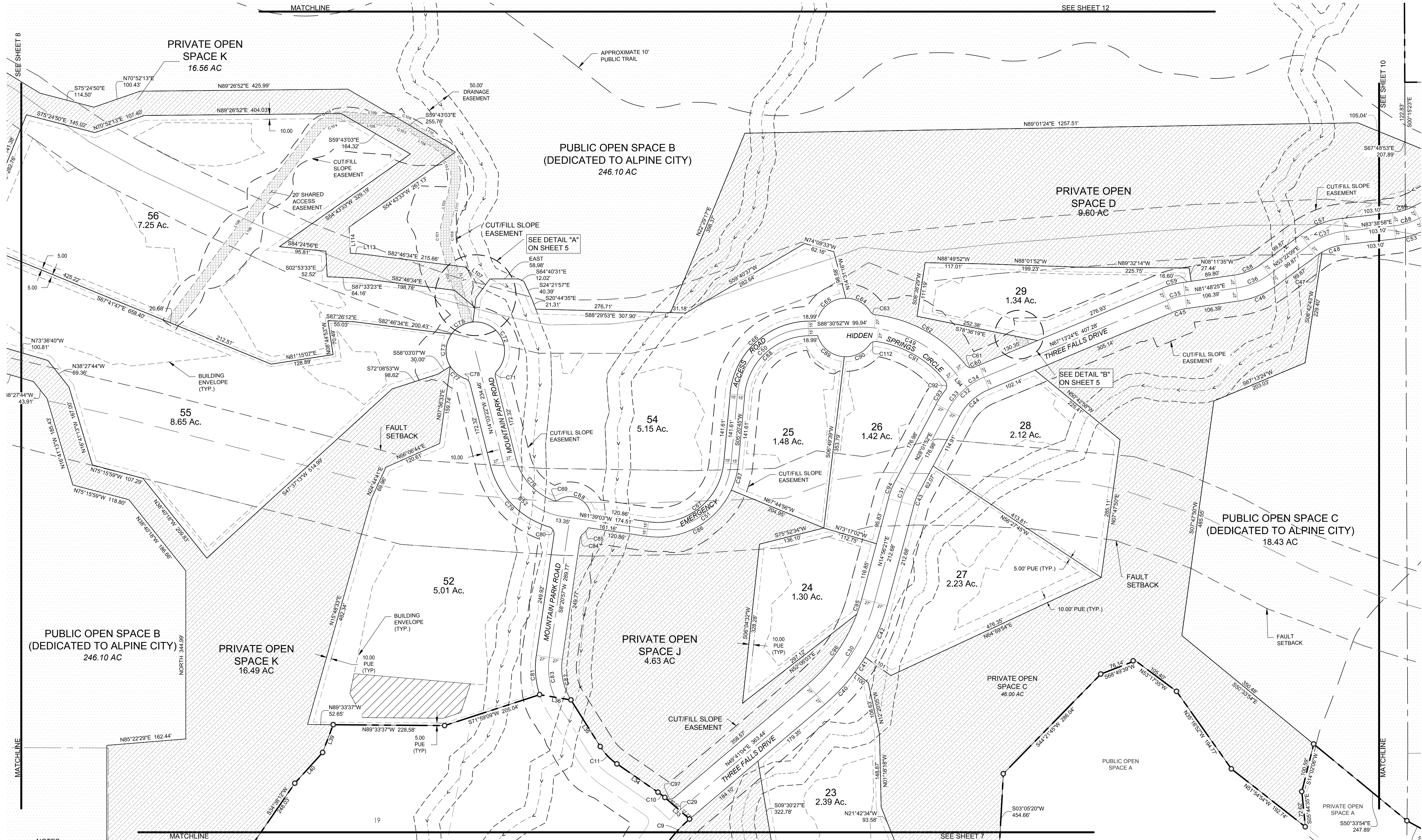
DESIGNED	SRV
DRAWN	SRV
CHECKED	JT

DATE	09-15-2016
SCALE	1" = 100'
PROJECT NO.	8PVR010200





THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
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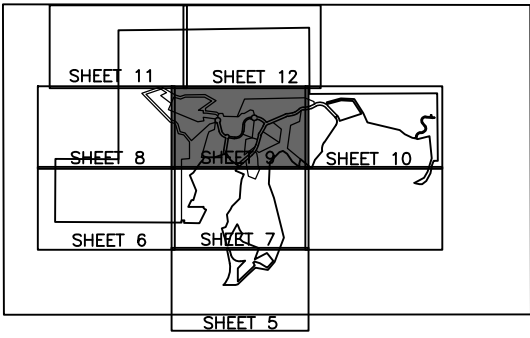
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PUBLIC OPEN SPACE

PRIVATE OPEN SPACE

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	



DATE	09-15-2016
SCALE	1" = 100'
PROJECT NO.	8PVR010200

THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

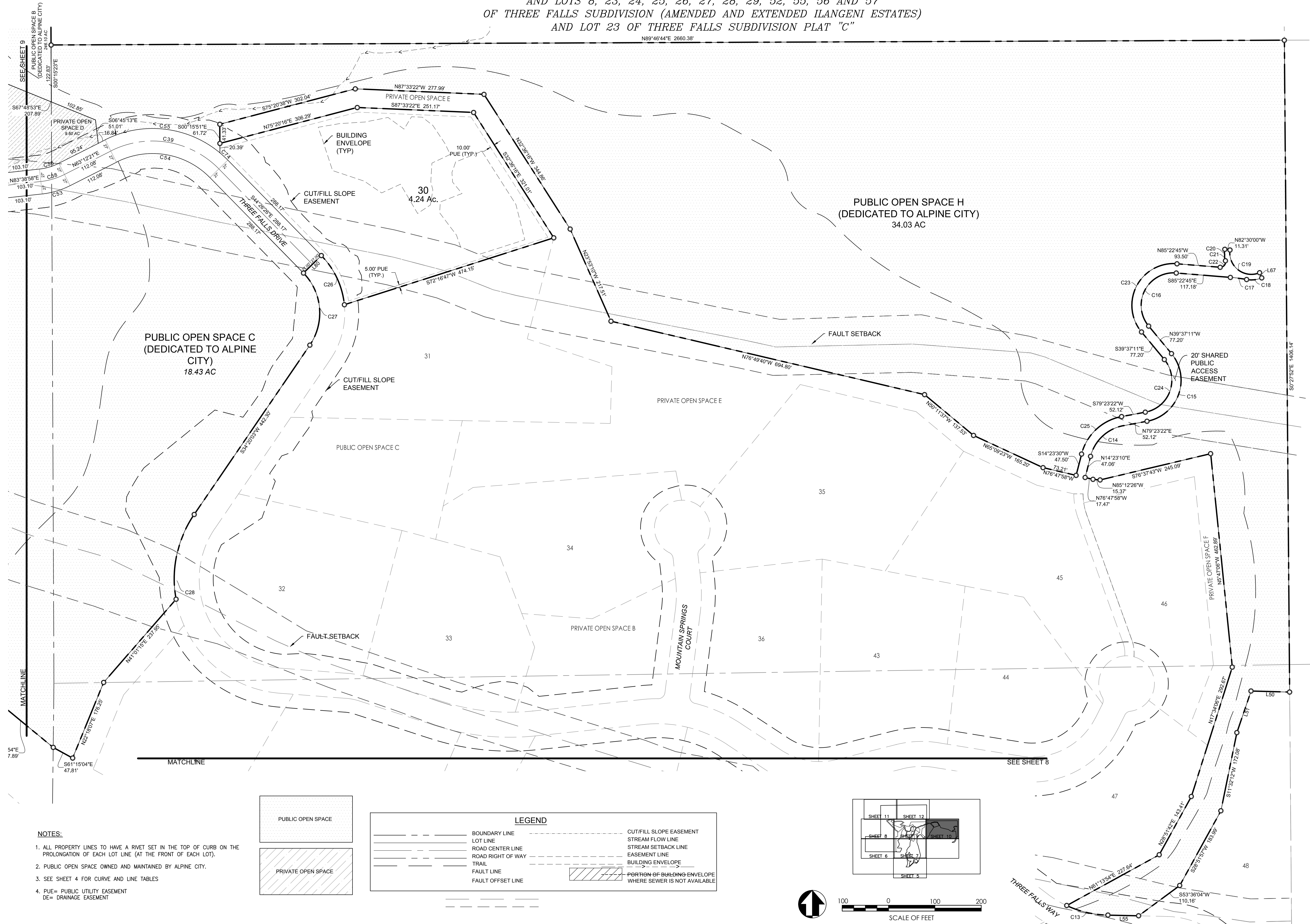
**P S O M A S**

4719 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	SRV
DRAWN	SRV
CHECKED	JT

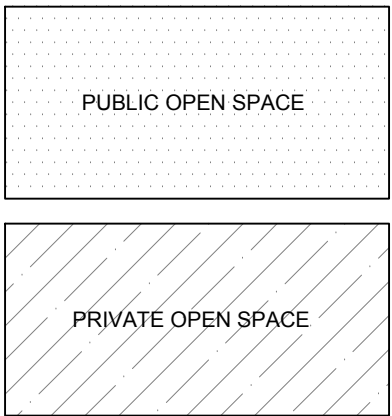
THREE FALLS SUBDIVISION PLAT "D"

AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
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OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
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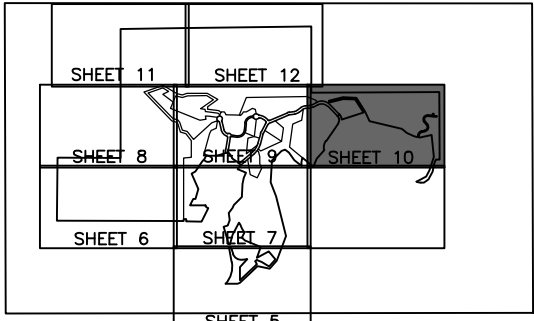


NOTES:

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- SEE SHEET 4 FOR CURVE AND LINE TABLES
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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		



THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

**P S O M A S**  
4779 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

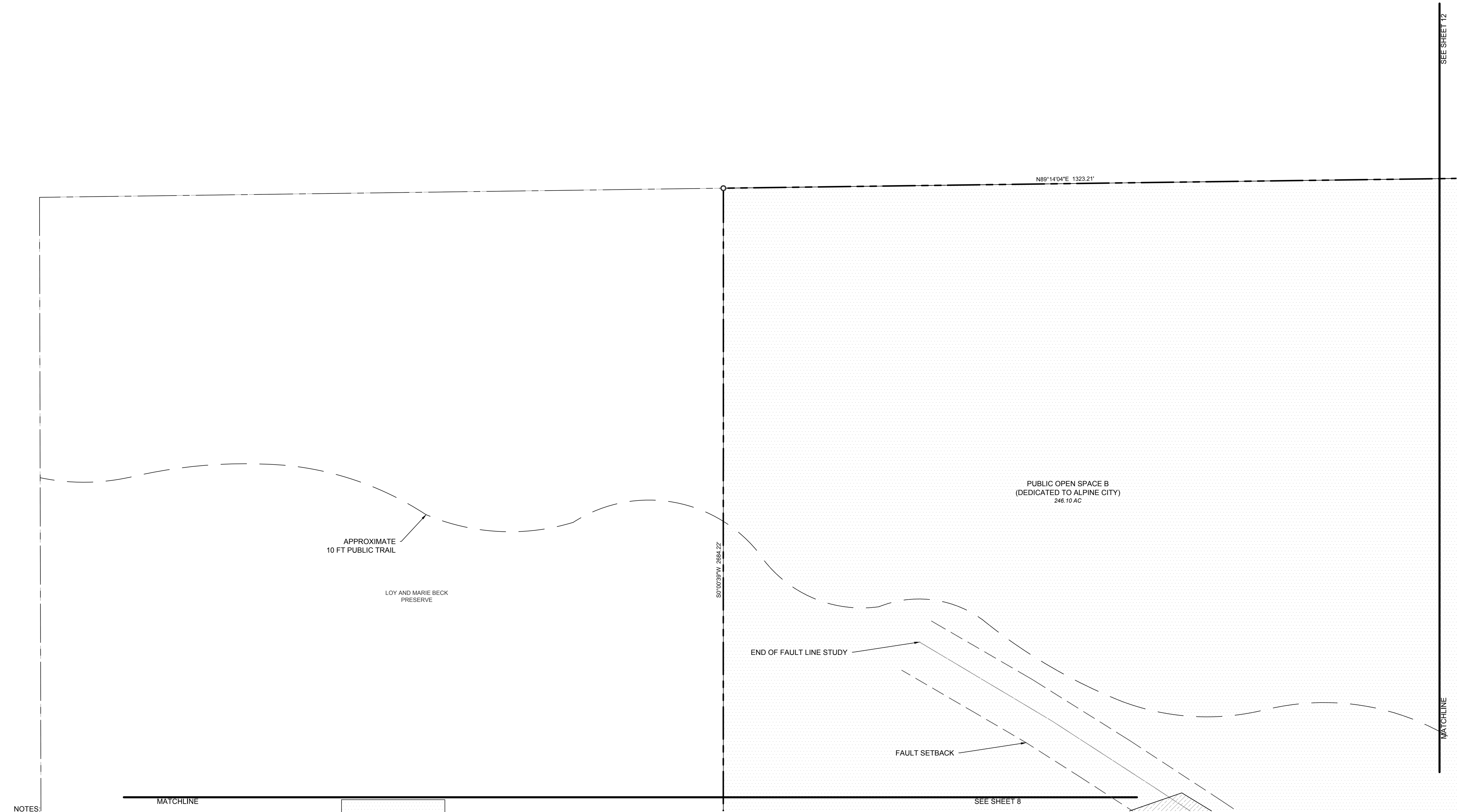
DESIGNED: SRV  
DRAWN: SRV  
CHECKED: JT

10  
12

DATE: 09-15-2016  
SCALE: 1" = 100'  
PROJECT NO: 8PVR010200

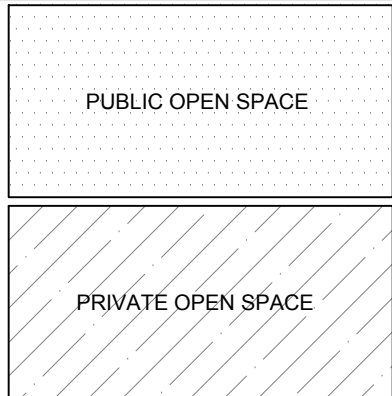


THREE FALLS SUBDIVISION PLAT "D"  
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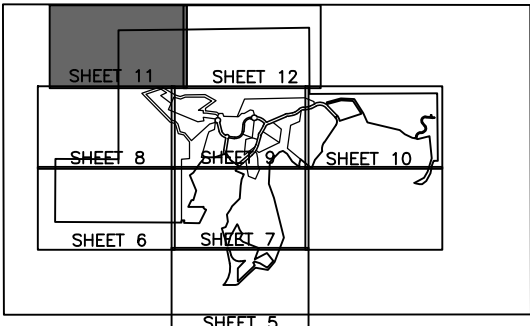


NOTES:

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DE= DRAINAGE EASEMENT



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



THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

**P S O M A S**  
4779 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED: SRV  
DRAWN: SRV  
CHECKED: JT

11  
OF 12

DATE: 09-15-2016  
SCALE: 1" = 100'  
PROJECT NO: 8PVF010200





THREE FALLS SUBDIVISION PLAT "D"  
AMENDING PUBLIC OPEN SPACE B & C, PRIVATE OPEN SPACE C, D, J, & K  
AND LOTS 8, 23, 24, 25, 26, 27, 28, 29, 52, 55, 56 AND 57  
OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)  
AND LOT 23 OF THREE FALLS SUBDIVISION PLAT "C"

SEE SHEET 11

11-059-0006  
USA

N89°14'04"E 2646.43'

PUBLIC OPEN SPACE B  
(DEDICATED TO ALPINE CITY)  
246.10 AC

50.00  
DRAINAGE  
EASEMENT

25' STREAM SETBACK

50.00  
DRAINAGE  
EASEMENT

50.00  
DRAINAGE  
EASEMENT

50.00  
DRAINAGE EASEMENT

NOTES:

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3. SEE SHEET 4 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT  
DE= DRAINAGE EASEMENT

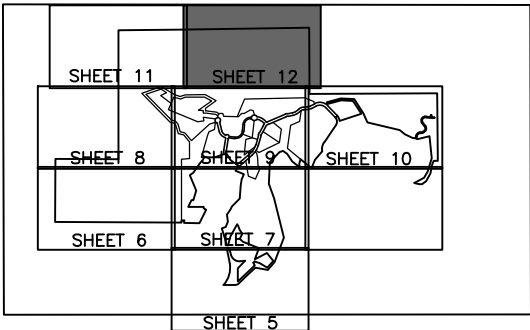
PUBLIC OPEN SPACE

PRIVATE OPEN SPACE

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	

100 0 100 200  
SCALE OF FEET



THREE FALLS SUBDIVISION PLAT "D"  
(AMENDING THREE FALLS SUBDIVISION)  
ALPINE, UTAH

**P S O M A S**  
4779 Riverboat Road, Suite 200  
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(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED

SRV

SHEET

DRAWN

SRV

CHECKED

JT

12  
OF 12

DATE 09-15-2016

SCALE 1" = 100'

PROJECT NO. 8PVF010200