

FINAL PLAT

HIGHLAND PARK AREA 4-PHASE 1 SUBDIVISION

at the
CORAL CANYON COMMUNITY



LOCATED IN
SECTION 18, TOWNSHIP 42 SOUTH, RANGE 14 WEST
of the SALT LAKE BASE and MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

DATE:	6-26-06
JOB NUMBER:	4010
SCALE:	N.T.S.
DRAWN BY:	C.W.L.
CHECKED BY:	M.W.B.
DATE:	9-17-06
REVISIONS:	
CITY COMMENTS:	
CITY COMMENTS:	
FILE NAME:	A&P1_PP11.dwg

NOTES

- All lot setbacks shall comply with the "Declaration of Covenants, Conditions and Restrictions" applicable to entry no 00759808, book 1459, page 1213-1268 and shall comply with the Coral Canyon PCD Master Plan as approved by and on file with Washington City.
- A geotechnical investigation was prepared by Applied Geotechnical Engineering Consultants, P.C. 158 West, 1600 South, Saint George, Utah, 84770. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flat work are compiled in a report dated May, 20th, 2005. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.
- To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Canyon Master Residential Association, its successors or assigns, Washington City is hereby granted authority to require that the Coral Canyon Master Residential Association, its successors or assigns, assess its members for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance or repairs.
- Sewer lift station, air vac valves, and pressurized sewer facilities are located within 300 feet of the project boundary.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tracts of land having caused the same to be subdivided into lots, parcels, hoa tracts, and public streets to be known hereafter as

HIGHLAND PARK AREA 4-PHASE I SUBDIVISION
at the
Coral Canyon Community

for good and valuable consideration received, does hereby dedicate and convey to Washington City for perpetual use of the public, all parcels of land shown on this plat as public streets, and does hereby dedicate and convey to Washington City and to each public utility providing utility services, non-exclusive easements for installation and maintenance of public utilities and drainage facilities over, on, under and across the utility easements as shown on this plat, as well as over, on, under, and across all Open Space Tracts, and also drainage easement only over, on, under, and across all open space parcels. Reserving, however, to grantor the entire interest of the grantor in the mineral estate in the lands so conveyed and dedicated. The foregoing dedication is subject to the provisions of that certain Acquisition Agreement entered into between Coral Canyon Special Service District (the "District") and SunCor Development Company ("SunCor") dated as of October 24, 2001 (the "Acquisition Agreement"), by which the District is to acquire the Property (as defined in the Acquisition Agreement) from SunCor, in accordance with the provisions of the Acquisition Agreement.

In witness whereof we have hereunto set our hands this 10th day of October 2006.

STATE OF UTAH

THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

Kevin S. Carter, Director

APPROVED AS TO FORM

Mark L. Sturteff, Utah Attorney General

ACKNOWLEDGMENT

State of Utah County of Salt Lake S.S.

On the 10th day of October 2006, personally appeared before me Kevin S. Carter, who being by me duly sworn did say that he is the Director of State of Utah School and Institutional Trust Lands Administration, and he did duly acknowledge that he executed the above instrument on behalf of the State of Utah for the uses and purposes stated herein.

My commission expires: 10-18-09
Cory L. Beardall, Notary Public, Residing in: Salt Lake City, UT

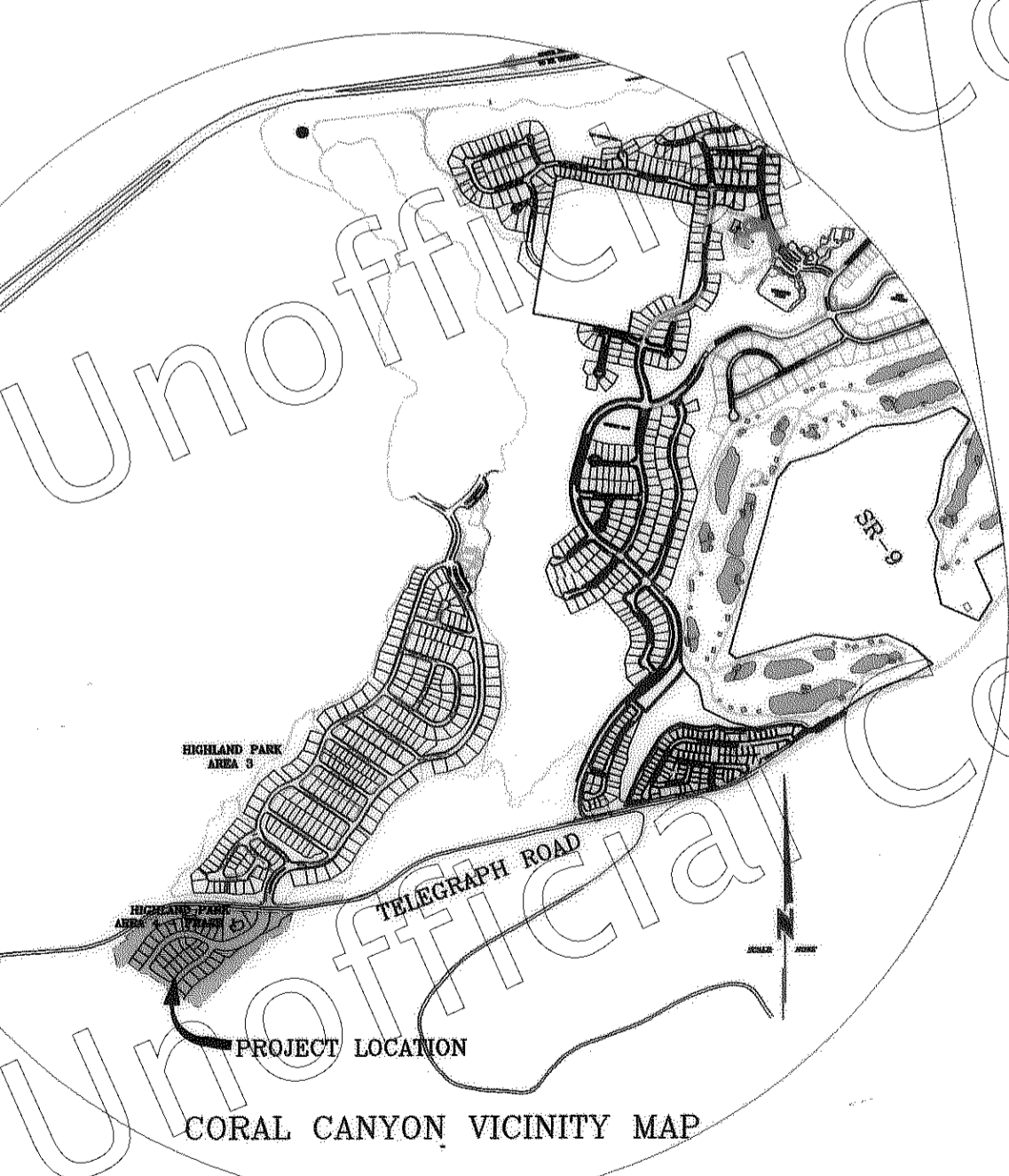
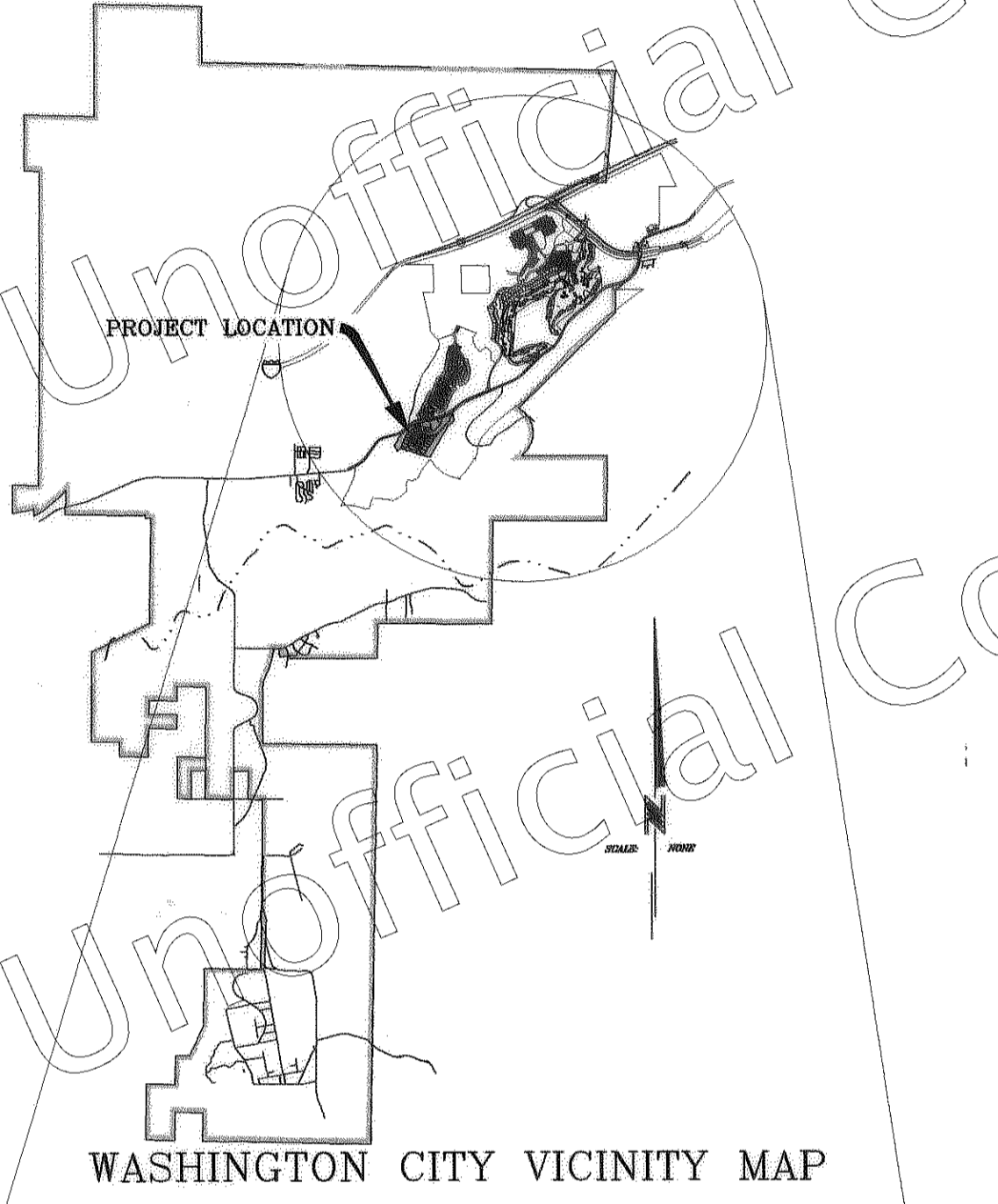
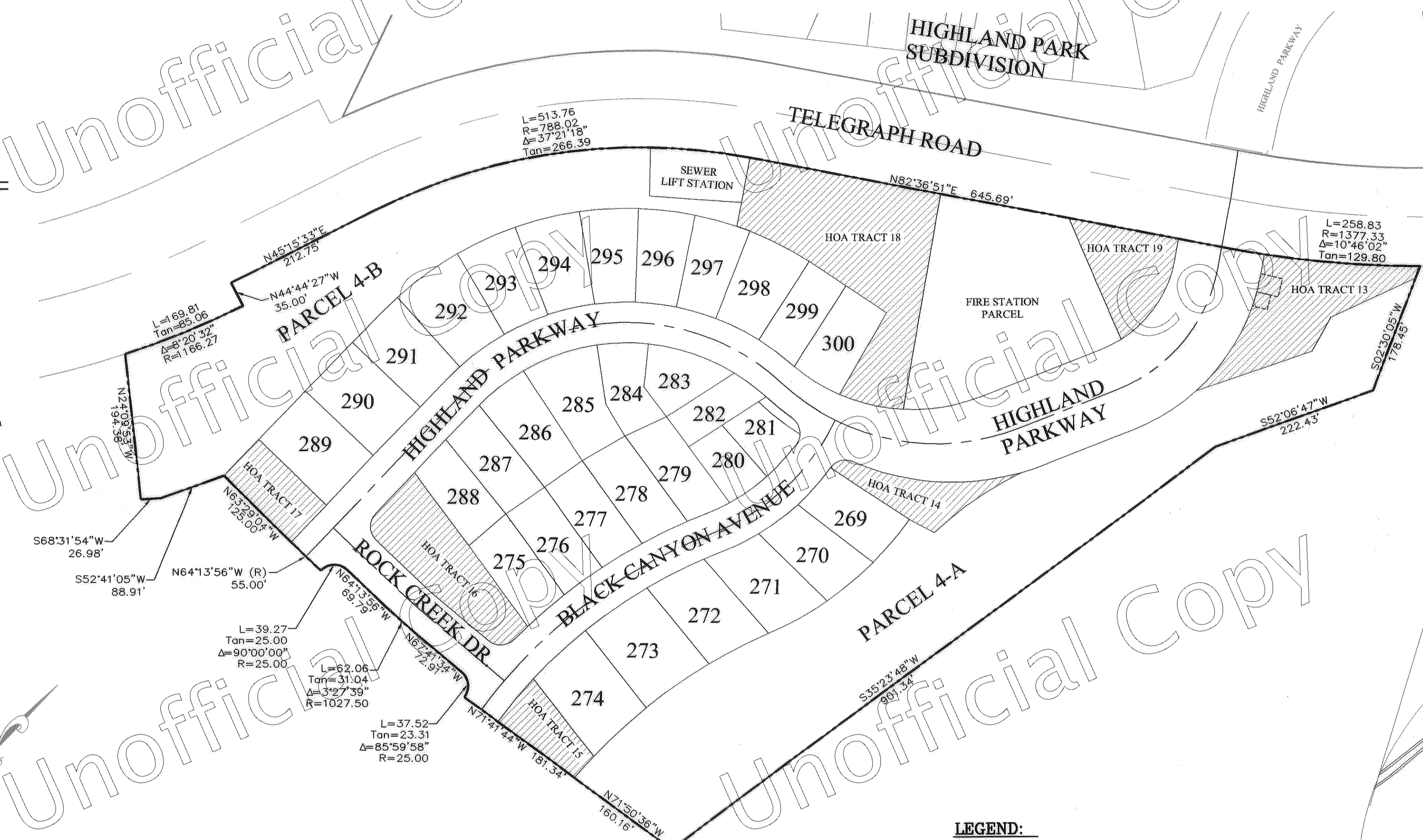
JOINER AND CONSENT

The undersigned, as Lessee of the real property described in this plat pursuant to Development Lease No. 610, dated June 30, 1989, between SunCor Development Company, an Arizona corporation, and the State of Utah, acting through the School and Institutional Trust Lands Administration, as to which a Memorandum of Lease was recorded July 2, 1989, as Entry No. 00653936, in Book 1339, beginning at page 1491, records of Washington County, Utah, hereby joins in and consents to the above dedications and conveyances.

SUNCOR DEVELOPMENT COMPANY

SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION

Duane S. Black, Vice President



- LEGEND:**
- POINT NOT SET
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED RLS 4804681 (UNLESS OTHERWISE NOTED)
 - ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ SET STANDARD WASHINGTON CITY MONUMENT - CLASS II
 - ◆ SET STANDARD WASHINGTON CITY MONUMENT - CLASS I
 - PUBLIC UTILITY EASEMENT (PUE)
 - ▲ SUBDIVISION CORNER
 - ▲ SET 5/8" REBAR AND PLASTIC CAP STAMPED RLS 4804681 (UNLESS OTHERWISE NOTED)
 - FOUND REBAR & CAP AS SHOWN & DESCRIBED
 - ▨ HOME OWNERS ASSOCIATION (HOA) TRACT
 - ▨ LANDSCAPE EASEMENT

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into public streets, lots, and public easements to be hereafter known as:
HIGHLAND PARK PHASE AREA 4 - PHASE 1 SUBDIVISION
at the
Coral Canyon Community.

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

Date: 9/19/06
Michael W. Bradshaw, R.L.S. Certificate No. 4804681

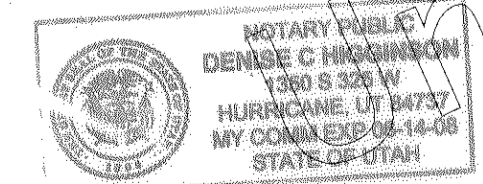


CORPORATE ACKNOWLEDGMENT

State of Utah County of Washington S.S.

On the 28th day of SEPT, 2006, personally appeared before me Duane S. Black, who being by me duly sworn did say that he is the Vice-President of SUNCOR Development Company, an Arizona Corporation, and that he executed the foregoing Owner's Dedication in behalf of said Corporation being authorized and empowered to do so by the operating agreement of SUNCOR Development Company, and he did duly acknowledge to me that such Corporation executed the same for the uses and purposes stated herein.

My commission expires: 6-14-08
Denise C. Haggman, Notary Public, Residing in: HURRICANE, UT.



CITY ENGINEERS CERTIFICATE:

I, the Washington City Engineer, do hereby certify that this office has examined this subdivision plat and has determined that it is correct and in accordance with information on file in this office.

Burt E. Anderson, City Engineer, Washington City, Utah
Date: 9/19/06

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS 28th DAY OF November A.D. 2006.

[Signature]
WASHINGTON CITY ATTORNEY
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

The heron subdivision has been reviewed and is approved in accordance with information on file in this office the 28 day of NOVEMBER, 2006.

[Signature]
Public Works
Washington City, Utah

APPROVAL of the PLANNING COMMISSION:

On this the 19th day of July, A.D. 2006 the Planning Commission of Washington City, having reviewed the above HIGHLAND PARK AREA 4-PHASE I SUBDIVISION at the Coral Canyon Community.

Plat and having found that it complies with the requirements of Washington City's planning ordinances, and by the authorization of said commission hereby approve said Subdivision for acceptance by Washington City, Utah.
[Signature]
Planning Commission, Chairperson
Washington City, Utah

APPROVAL and ACCEPTANCE by WASHINGTON CITY, UTAH

We, the Mayor and the City Council of Washington City, Utah have reviewed the above HIGHLAND PARK AREA 4 - PHASE I SUBDIVISION at the Coral Canyon Community.

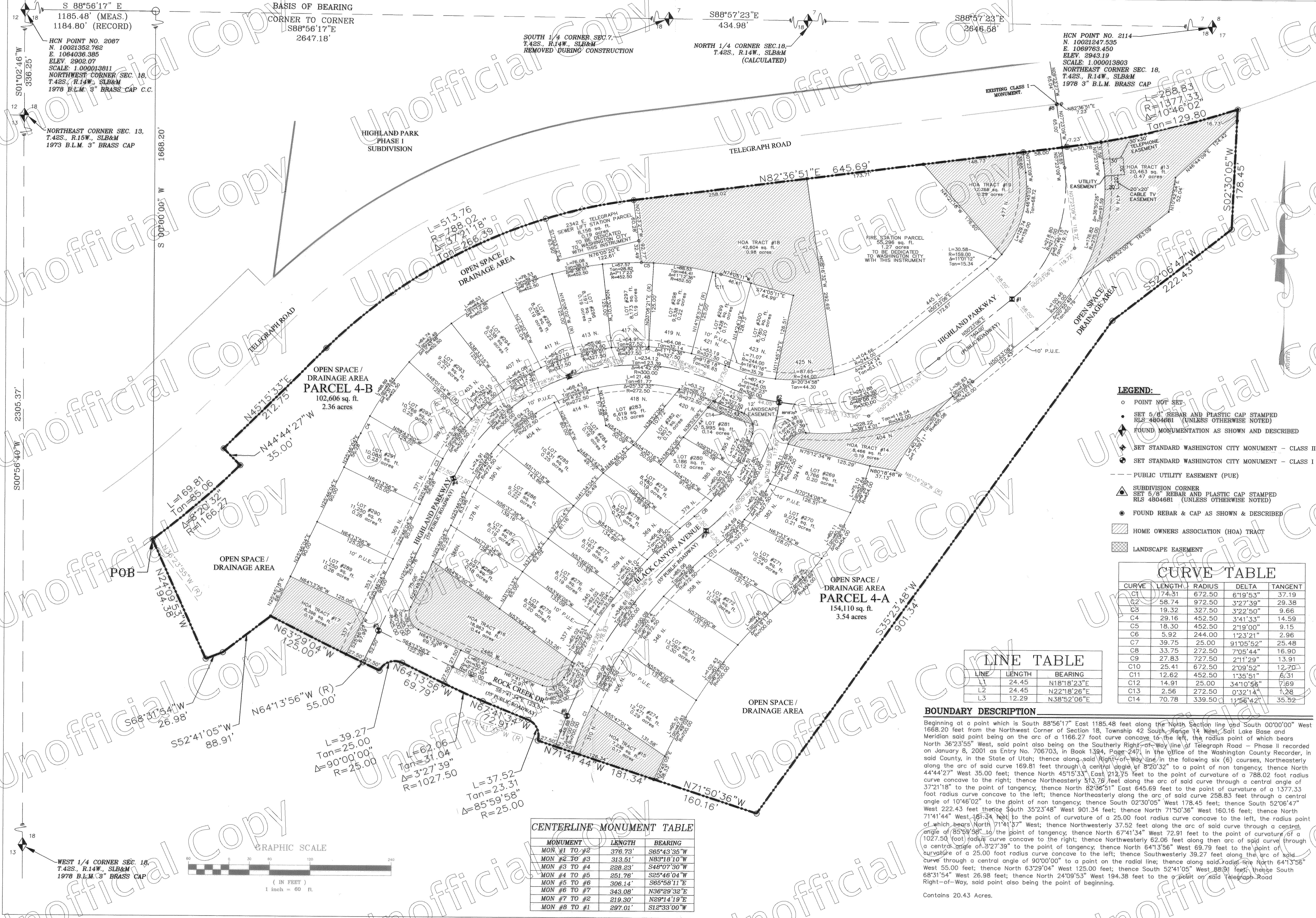
Final Plat and by authorization of said City Council recorded in the minutes of its meeting of the 9th day of September, 2006, hereby accept the said Subdivision with all commitments and obligations pertaining thereto.
[Signature] Attest: City Recorder, Washington City, Utah
[Signature] Terrill Clove, Mayor, Washington City, Utah



RECORDED NO

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:
DOC # 20060057493
REC'D 12:12:06PM 10-10-06
FEE: [Amount]
[Signature]
Deputy WASHINGTON COUNTY RECORDER

ALLIANCE CONSULTING
A Planning and Engineering Firm
2008 N. Coral Canyon Blvd. Suite 201, Washington, Utah 84780-0577 Tel: (435) 673-8060 Fax: (435) 673-8065
FINAL PLAT COVER
HIGHLAND PARK AREA 4 - PHASE 1 SUBDIVISION
 LOCATED IN THE CORAL CANYON DEVELOPMENT
 SECTION 18, T.42S., R.14W., S.1-E-B-2-M
 CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH
 SHEET **1** OF 2 SHEETS



S 88°56'17" E
1185.48' (MEAS.)
1184.80' (RECORD)

HCN POINT NO. 2087
N. 10021352.762
E. 1064036.385
ELEV. 2902.07
SCALE: 1.000013811
NORTHWEST CORNER SEC. 18,
T.42S., R.14W., SLB&M
1978 B.L.M. 3" BRASS CAP C.C.

BASIS OF BEARING
CORNER TO CORNER
S88°56'17"E
2647.18'

SOUTH 1/4 CORNER SEC. 7,
T.42S., R.14W., SLB&M
REMOVED DURING CONSTRUCTION

S88°57'23"E
434.98'

NORTH 1/4 CORNER SEC. 18,
T.42S., R.14W., SLB&M
(CALCULATED)

S88°57'23"E
2646.58'

HCN POINT NO. 2114
N. 10021247.535
E. 1069763.450
ELEV. 2943.19
SCALE: 1.000013803
NORTHEAST CORNER SEC. 18,
T.42S., R.14W., SLB&M
1978 3" B.L.M. BRASS CAP

NORTHEAST CORNER SEC. 18,
T.42S., R.14W., SLB&M
1973 B.L.M. 3" BRASS CAP

HIGHLAND PARK
PHASE I
SUBDIVISION

S01°02'46"W
336.25'

S00°56'40"W
2305.37'

S 00°00'00" W
1668.20'

N45°15'33"E
212.75'

N44°44'27"W
35.00'

N43°23'55"W (R)
194.38'

N63°29'04"W
125.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
69.79'

N63°29'04"W
125.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'

N64°13'56"W (R)
55.00'