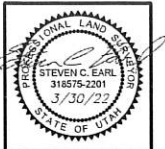


SHORELINE ESTATES PHASE 3
PART OF THE SE 1/4 OF SEC 2, T11N, R1E, SLM
PROVIDENCE CITY, CACHE COUNTY, UTAH

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TO BE HEREAFTER KNOWN AS SHORELINE ESTATES PHASE 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN PROVIDENCE CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERNMOST CORNER OF LOT 67 OF SHORELINE ESTATES PHASE 2;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID SHORELINE ESTATES PHASE 2;
THE FOLLOWING ELEVEN COURSES:

- N37°04'34"W 265.29 FEET;
 - N39°23'08"W 66.05 FEET;
 - N37°04'34"W 115.00 FEET;
 - N10°36'54"E 93.44 FEET;
 - N59°01'04"W 34.61 FEET;
 - N65°50'59"W 108.38 FEET;
 - N37°04'34"W 115.00 FEET;
 - N40°32'40"W 66.12 FEET;
 - N37°04'34"W 105.00 FEET;
 - N9°55'44"W 76.92 FEET;
 - N07°05'17"W 179.30 FEET TO A FENCE DESCRIBED BY A BOUNDARY LINE AGREEMENT, RECORDED UNDER FILING NUMBER 1275139.
- THENCE ALONG SAID FENCE THE FOLLOWING THREE COURSES:
- N89°45'00"E 184.83 FEET;
 - N89°59'00"E 430.00 FEET;
 - N39°39'00"E 266.70 FEET TO THE GRANTOR'S EASTERLY BOUNDARY;
- THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR COURSES:
- S6°35'54"W 225.44 FEET;
 - S0°48'54"W 486.26 FEET;
 - N7°04'52"W 95.44 FEET;
 - S30°48'13"W 364.59 FEET TO THE POINT OF BEGINNING, CONTAINING 13.03 ACRES, MORE OR LESS.

S2 T11N R1E SLM

FINAL PLAT

SHORELINE ESTATES PHASE 3

OWNER'S DEDICATION AND CONSENT TO RECORD

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 SUBDIVIDED, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

SHORELINE ESTATES PHASE 3
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. WE DEDICATE TO PROVIDENCE CITY ALL IMPROVEMENTS INCLUDING THE STORM WATER SYSTEM, WATER WORKS, SEWER WORKS, ETC., 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. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.
SHORELINE ESTATES 2021 LLC
BY: _____
PAUL GIBBONS, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE
ON THIS ____ DAY OF _____, IN THE YEAR 2022, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL GIBBONS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF SHORELINE ESTATES 2021, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.
NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN STATE OF UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(B))

LAND USE AUTHORITY

PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
LAND USE AUTHORITY _____

CULINARY WATER AND SANITARY SEWER AUTHORITY

PRESENTED TO THE PROVIDENCE CITY WATER AND SANITARY SEWER AUTHORITY THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

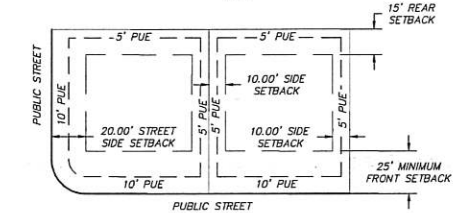
SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY PAUL GIBBONS TO SUBDIVIDE THE PROPERTY AS SHOWN. RECORD OF SURVEY 2022-XXXX WAS RETRACED AND ACCEPTED FOR THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND.
5/8" x 24" REBAR W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PLS 318575" TO BE SET AT EACH REAR LOT CORNER OR PINS WITH WASHERS TO BE SET AT INTERSECTION OF THE PROLONGATED SIDE LOT LINES WITH THE CURB AT THE LOCATIONS INDICATED.

UTILITY COMPANY APPROVALS

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.
CENTURY LINK _____ DATE: _____
COMCAST CORPORATION _____ DATE: _____

PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS



NOTES & RESTRICTIONS

- ALL LOTS WITHIN THE SUBDIVISION WILL REQUIRE A CONDITIONAL USE PERMIT FOR SENSITIVE AREAS SUCH AS FIRE FLOWS, FILL, STEEP SLOPES AND SLOPE STABILITY.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- ALL LOTS HAVE AN ADEQUATE BUILDING ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, ZONING SETBACKS, ETC. STRUCTURES SHALL NOT BE PLACED WITHIN THOSE AREAS DESIGNATED WITH HAZARDOUS SLOPES.
- THE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS AS SPECIFIED IN SECTION 11-5-2 OF THE PROVIDENCE CITY CODE ARE COMPLETE.
- LOTS 58 AND 59 ARE SUBJECT TO AN EASEMENT FOR AN EMERGENCY VEHICLE TURNAROUND. SAID EASEMENT SHALL BE MAINTAINED FREE OF OBSTRUCTION. VEHICLES ARE NOT ALLOWED TO PARK WITHIN SAID EASEMENT. AT SUCH TIME AS SHORELINE DRIVE IS EXTENDED TO THE NORTH, SAID EASEMENT SHALL BE AUTOMATICALLY VACATED.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 66, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS _____ DAY OF _____, 2022

BY _____

TITLE _____

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS _____ DAY OF _____, 2022.
CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.
CITY ATTORNEY _____

LINE TABLE

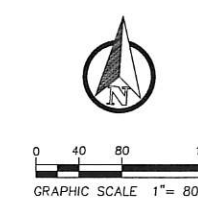
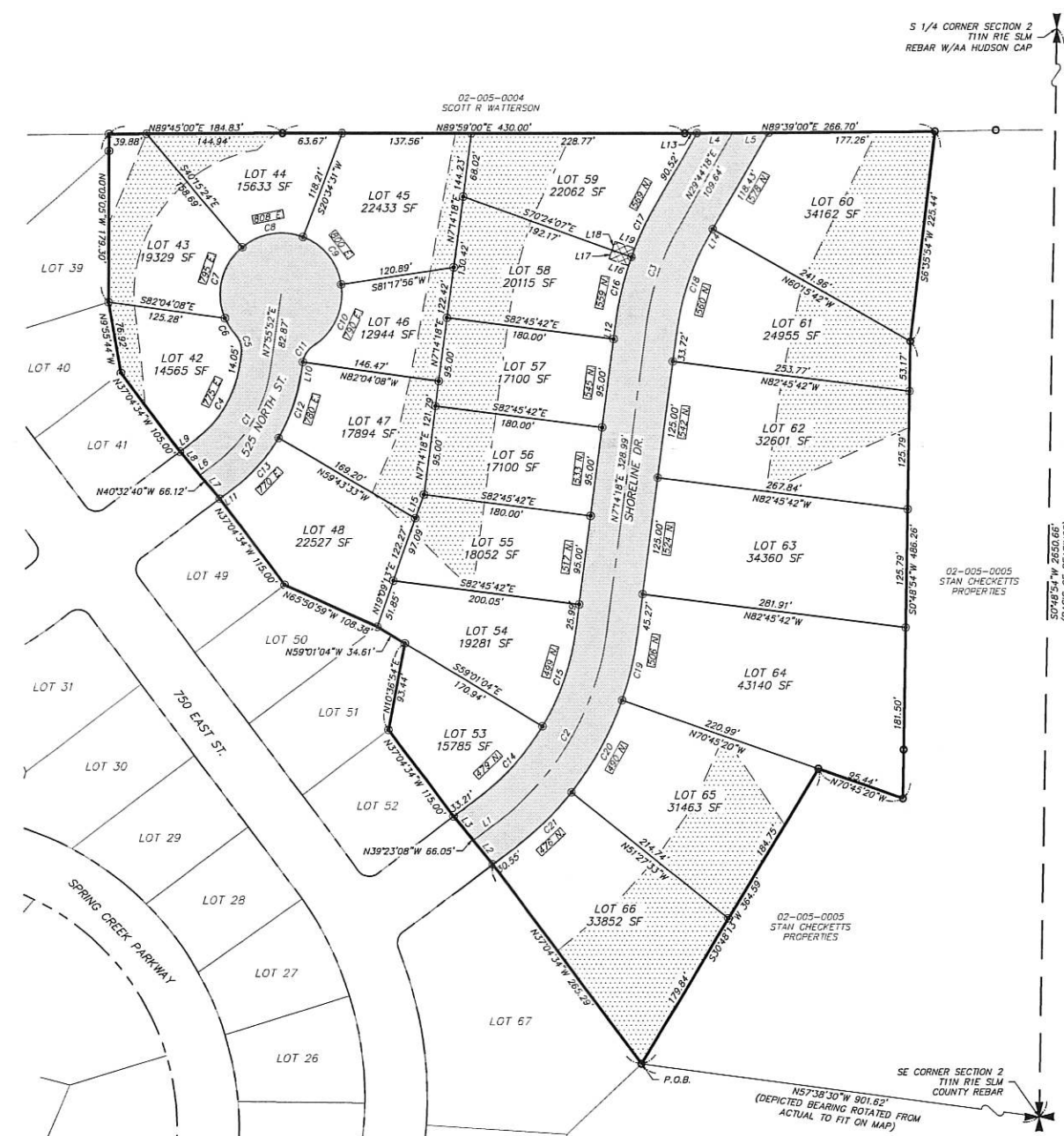
LINE	LENGTH	BEARING
L1	31.88'	N52°55'26"E
L2	33.03'	N39°23'08"W
L3	33.03'	N39°23'08"W
L4	38.14'	S89°39'00"W
L5	38.14'	S89°39'00"W
L6	20.18'	N52°55'26"E
L7	33.05'	N40°32'40"W
L8	33.05'	N40°32'40"W
L9	22.18'	N52°55'26"E
L10	14.05'	S75°52'26"W
L11	18.18'	S52°53'26"W
L12	18.01'	N71°41'18"E
L13	13.17'	S89°39'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	LONG CHORD
C1	117.79'	150.00'	44°59'33"	N30°23'39"E 114.79'
C2	239.21'	300.00'	45°41'08"	N30°04'52"E 232.92'
C3	117.81'	300.00'	22°30'00"	S18°29'18"W 117.05'
C4	91.88'	117.00'	44°59'33"	N30°23'39"E 89.53'
C5	21.76'	25.00'	49°52'33"	N17°00'24"W 21.08'
C6	21.00'	65.00'	18°30'48"	S32°41'17"E 20.91'
C7	83.32'	65.00'	73°26'50"	S13°17'32"W 77.73'
C8	68.61'	65.00'	60°28'33"	S80°15'14"W 65.47'
C9	68.58'	65.00'	60°27'14"	N39°16'53"W 65.45'
C10	75.85'	65.00'	66°51'41"	N24°22'35"E 71.62'
C11	21.76'	25.00'	49°52'33"	S32°52'09"W 21.08'
C12	71.36'	183.00'	22°20'35"	N19°06'10"E 70.91'
C13	72.34'	183.00'	22°38'58"	N41°35'57"E 71.97'
C14	102.25'	267.00'	21°58'29"	N41°57'11"E 101.62'
C15	110.63'	267.00'	23°44'38"	N19°06'37"E 108.86'
C16	71.83'	333.00'	12°21'35"	S13°25'05"W 71.70'
C17	58.93'	333.00'	10°08'25"	S24°40'03"W 58.86'
C18	104.85'	267.00'	22°30'00"	S18°29'18"W 104.18'
C19	68.78'	333.00'	12°00'22"	N13°14'29"E 69.65'
C20	112.15'	333.00'	19°17'47"	N28°53'33"E 111.62'
C21	83.59'	333.00'	14°22'59"	N45°43'56"E 83.37'

LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- MINIMUM BUILDING SETBACK
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY LINE
- PUBLIC STREET HEREBY DEDICATED
- PUE/TEMPORARY TURNAROUND EASEMENT
- HAZARDOUS SLOPE (30% OR STEEPER)
- STREET ADDRESS
- SET REBAR W/CAP OR CURB PLUG
- FOUND REBAR W/EARL CAP



3/30/2022 12:15 PM Z:\2020 PROJECTS\B20-2002 SHORELINE ESTATES PHASES 2 & 3 - PROVIDENCE, UT\ACAD\SURVEY\FINAL PLAT\B20-2002 SHORELINE ESTATES PH3 FINAL PLAT

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEXED _____
FILED IN: FILE OF PLATS _____ DEVRON ANDERSEN, COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.
CITY ATTORNEY _____

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS _____ DAY OF _____, 2022.
CITY ENGINEER _____

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____

UTILITY COMPANY APPROVALS

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.
CENTURY LINK _____ DATE: _____
COMCAST CORPORATION _____ DATE: _____