

| CURVE TABLE |         |        |            |        |               |
|-------------|---------|--------|------------|--------|---------------|
| CURVE       | RADIUS  | LENGTH | DELTA      | CHORD  | BEARING       |
| C1          | 700.00  | 419.20 | 34°18'43"  | 412.96 | N 36°24'55" E |
| C2          | 1000.00 | 95.51  | 54°43'22"  | 91.92  | S 62°45'18" E |
| C3          | 1000.00 | 70.73  | 43°3'      | 70.71  | N 87°50'29" E |
| C4          | 1000.00 | 70.73  | 43°3'      | 70.71  | N 87°50'29" E |
| C5          | 1000.00 | 122.55 | 71°18'     | 122.47 | S 86°37'18" E |
| C6          | 1000.00 | 122.55 | 71°18'     | 122.47 | S 86°37'18" E |
| C7          | 1000.00 | 60.80  | 37°8'19"   | 60.59  | N 88°7'53" E  |
| C8          | 1000.00 | 39.44  | 21°53'     | 39.44  | N 85°15'54" E |
| C9          | 1000.00 | 109.04 | 54°33'55"  | 109.00 | N 87°05" E    |
| C10         | 150.00  | 37.26  | 14°13'53"  | 37.16  | N 82°02" E    |
| C11         | 618.00  | 19.81  | 14°9'      | 19.81  | N 54°39'44" E |
| C12         | 15.00   | 22.17  | 84°40'     | 20.20  | S 82°54'0" E  |
| C13         | 128.00  | 87.11  | 38°59'30"  | 85.44  | S 59°13'22" E |
| C14         | 128.00  | 25.42  | 11°22'30"  | 25.38  | S 84°26'32" E |
| C15         | 1028.00 | 72.71  | 43°3'      | 72.69  | N 87°50'29" E |
| C16         | 972.00  | 8.57   | 0°30'18"   | 8.57   | N 88°44" E    |
| C17         | 972.00  | 80.18  | 33°32'50"  | 80.17  | N 88°53'38" E |
| C18         | 972.00  | 119.12 | 71°18'     | 119.05 | S 86°37'18" E |
| C19         | 1028.00 | 11.38  | 0°38'3"    | 11.38  | S 83°25'41" E |
| C20         | 1028.00 | 114.60 | 62°15'     | 114.54 | S 86°56'20" E |
| C21         | 1028.00 | 102.84 | 54°33'55"  | 102.80 | N 87°05" E    |
| C22         | 972.00  | 89.69  | 45°23'     | 89.65  | N 86°11'20" E |
| C23         | 972.00  | 27.58  | 1°37'32"   | 27.58  | N 89°31'7" E  |
| C24         | 1028.00 | 94.94  | 9°17'30"   | 94.91  | S 87°13'18" W |
| C25         | 15.00   | 24.95  | 95°17'30"  | 22.17  | N 47°48'42" W |
| C26         | 15.00   | 14.42  | 56°3'50"   | 13.87  | N 27°23'58" E |
| C27         | 60.00   | 58.66  | 58°16'     | 56.35  | N 26°55'20" E |
| C28         | 60.00   | 88.67  | 82°45'58"  | 79.33  | N 42°28'2" W  |
| C29         | 60.00   | 95.33  | 91°59'20"  | 86.31  | S 50°9'28" W  |
| C30         | 60.00   | 62.06  | 59°15'58"  | 58.33  | S 25°28'11" E |
| C31         | 15.00   | 14.39  | 54°58'12"  | 13.85  | S 27°37'3" E  |
| C32         | 15.00   | 23.29  | 88°56'55"  | 21.02  | S 44°20'30" W |
| C33         | 972.00  | 17.84  | 1°33'      | 17.84  | S 82°20'30" W |
| C34         | 972.00  | 28.22  | 1°39'49"   | 28.22  | N 89°18'32" W |
| C35         | 972.00  | 39.35  | 2°19'10"   | 39.35  | N 87°18'33" W |
| C36         | 972.00  | 51.35  | 3°21'19"   | 51.54  | N 84°37'48" W |
| C37         | 1028.00 | 125.98 | 71°18'     | 125.90 | N 86°37'18" W |
| C38         | 15.00   | 23.56  | 90°0'0"    | 21.21  | N 45°57'5" W  |
| C39         | 122.00  | 30.30  | 14°13'53"  | 30.23  | N 65°0'0" E   |
| C40         | 15.00   | 14.39  | 54°58'28"  | 13.85  | N 41°35'11" E |
| C41         | 60.00   | 143.93 | 137°26'50" | 111.82 | N 0°21'0" E   |
| C42         | 60.00   | 82.51  | 78°47'41"  | 76.16  | S 72°13'44" W |
| C43         | 60.00   | 77.27  | 73°47'31"  | 72.04  | S 43°32" E    |
| C44         | 15.00   | 14.41  | 59°33'54"  | 13.87  | S 13°25'51" E |
| C45         | 178.00  | 44.21  | 14°13'53"  | 44.10  | S 85°0'0" W   |
| C46         | 15.00   | 23.32  | 89°51'51"  | 21.04  | S 44°23'58" W |
| C47         | 1028.00 | 55.91  | 3°59'59"   | 55.91  | S 87°22'24" W |
| C48         | 972.00  | 68.73  | 4°3'0"     | 68.73  | S 87°50'29" W |
| C49         | 15.00   | 23.56  | 90°0'0"    | 21.21  | N 45°57'5" W  |
| C50         | 15.00   | 14.40  | 55°1'1"    | 13.86  | N 27°38'28" E |
| C51         | 60.00   | 108.54 | 103°38'38" | 84.33  | N 73°45" W    |
| C52         | 80.00   | 90.42  | 86°20'28"  | 82.10  | S 88°43'3" W  |
| C53         | 80.00   | 104.77 | 100°2'58"  | 81.86  | S 87°29" E    |
| C54         | 15.00   | 14.40  | 55°1'1"    | 13.86  | S 27°38'28" E |
| C55         | 15.00   | 23.56  | 90°0'0"    | 21.21  | N 44°33'3" W  |
| C56         | 72.00   | 53.06  | 42°13'23"  | 51.67  | N 69°11'15" W |
| C57         | 15.00   | 27.09  | 103°28'51" | 23.56  | N 74°9'52" E  |
| C58         | 742.17  | 58.74  | 4°32'6"    | 58.73  | N 82°34'7" E  |
| C59         | 742.17  | 194.62 | 15°23'2"   | 194.28 | N 42°48'51" E |
| C60         | 742.17  | 197.69 | 15°15'41"  | 197.10 | N 27°31'48" E |

| STATE PLANE COORDINATES |             |               |
|-------------------------|-------------|---------------|
| FACTOR: 0.99972418123   |             |               |
| LABEL                   | NORTHING    | EASTING       |
| SP1                     | 765,789.830 | 1,910,800.160 |
| SP2                     | 766,026.535 | 1,910,800.167 |
| SP3                     | 766,487.149 | 1,911,472.157 |
| SP4                     | 766,810.628 | 1,911,728.665 |
| SP5                     | 766,810.628 | 1,911,846.771 |
| SP6                     | 766,491.427 | 1,912,004.707 |
| SP7                     | 766,396.562 | 1,912,103.210 |
| SP8                     | 766,396.562 | 1,912,322.007 |
| SP9                     | 766,446.164 | 1,912,414.578 |
| SP10                    | 766,218.853 | 1,912,542.445 |
| SP11                    | 766,218.857 | 1,912,497.464 |
| SP12                    | 766,088.663 | 1,912,497.802 |
| SP13                    | 766,069.848 | 1,912,568.842 |
| SP14                    | 765,803.922 | 1,912,569.477 |
| SP15                    | 766,039.066 | 1,911,371.369 |
| SP16                    | 766,166.219 | 1,911,371.071 |
| SP17                    | 766,046.069 | 1,911,371.234 |
| SP18                    | 766,566.638 | 1,911,828.523 |
| SP19                    | 766,033.104 | 1,912,314.400 |
| SP20                    | 766,208.366 | 1,912,313.994 |

**UTILITIES APPROVAL**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR ALTER ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

UTAH POWER *[Signature]* 3/27/05  
QUESTAR GAS *[Signature]* 3/27/05  
COWCAST *[Signature]* 3/27/05

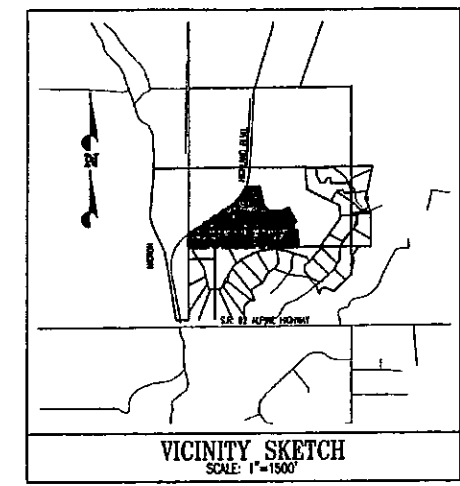
NOTE: PUBLIC USE OF OPEN SPACE, PARKS, & TRAILS IS ALLOWED.

APPROVAL AS TO FORM \_\_\_\_\_

APPROVED AS TO FORM THIS \_\_\_\_\_

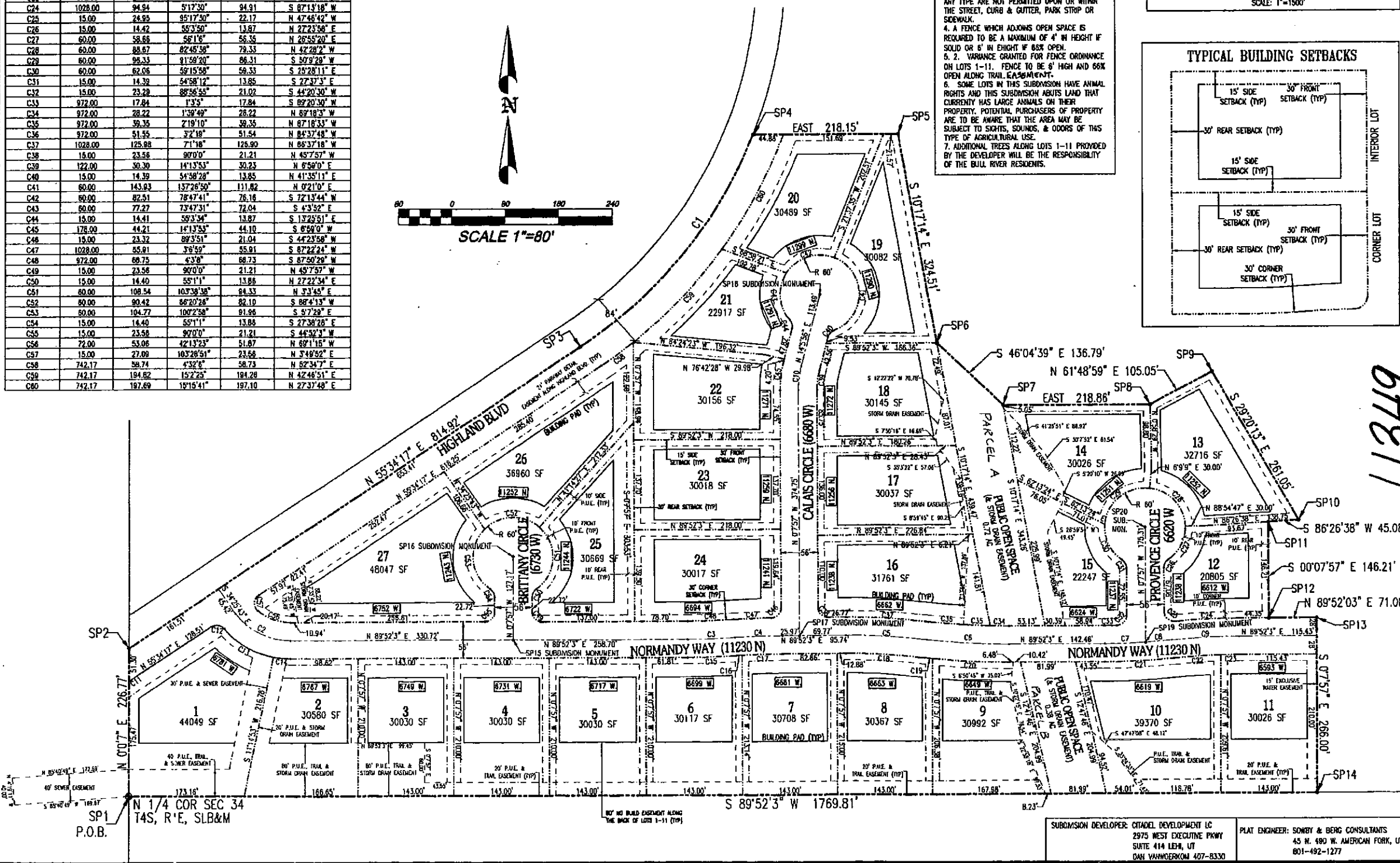
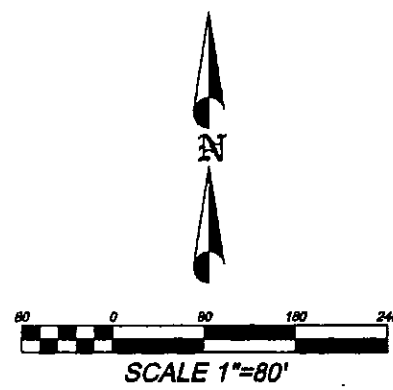
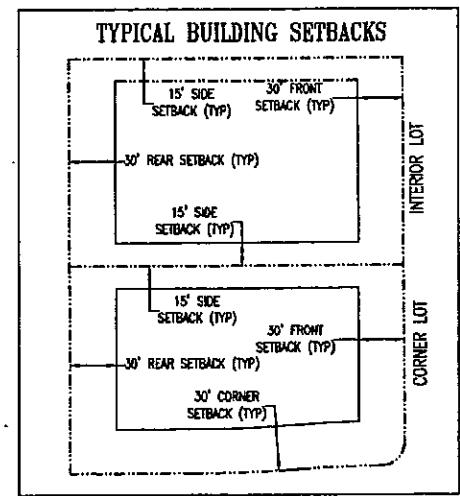
DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_

CITY ATTORNEY



**GENERAL NOTES:**

- EACH HOMEOWNER IS ENTITLED TO ONE TREE PER LOT WHICH MAY BE OBTAINED THROUGH THE CITY AFTER RECEIVING A CERTIFICATE OF OCCUPANCY. THE TREE SHALL BE PLANTED IN THE PARKSTRIP AND BE PLANTED WITHIN ONE YEAR FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS GRANTED.
- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
- LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARK STRIP OR SIDEWALK.
- A FENCE WHICH ADJOINS OPEN SPACE IS REQUIRED TO BE A MAXIMUM OF 4' IN HEIGHT IF SOLID OR 6' IN HEIGHT IF 85% OPEN.
- VARIANCE GRANTED FOR FENCE ORDINANCE ON LOTS 1-11. FENCE TO BE 6' HIGH AND 60% OPEN ALONG TRAIL EASEMENT.
- SOME LOTS IN THIS SUBDIVISION HAVE ANIMAL RIGHTS AND THIS SUBDIVISION ABUITS LAND THAT CURRENTLY HAS LARGE ANIMALS ON THEIR PROPERTY. POTENTIAL PURCHASERS OF PROPERTY ARE TO BE AWARE THAT THE AREA MAY BE SUBJECT TO SIGHTS, SOUNDS, & ODORS OF THIS TYPE OF AGRICULTURAL USE.
- ADDITIONAL TREES ALONG LOTS 1-11 PROVIDED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE BULL RIVER RESIDENTS.



**SURVEYOR'S CERTIFICATE**

I, *[Signature]*, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. *[Number]* 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, 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.

DATE: *[Date]* SURVEYOR: *[Signature]* (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 0°00'07" E 226.77 FEET; THENCE N 55°34'17" E 814.92 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT 419.20 FEET (CURVE HAS A CENTRAL ANGLE OF 34°18'43" AND A CHORD BEARING N 36°24'55" E 412.96 FEET); THENCE EAST 218.15 FEET; THENCE S 10°17'14" E 324.61 FEET; THENCE S 46°04'39" E 136.79 FEET; THENCE EAST 218.66 FEET; THENCE N 81°48'59" E 105.05 FEET; THENCE S 29°20'13" E 261.05 FEET; THENCE S 86°26'38" W 45.08 FEET; THENCE S 0°07'57" E 146.21 FEET; THENCE N 89°52'03" E 71.08 FEET; THENCE S 0°07'57" E 268.00 FEET; THENCE S 89°52'03" W 1769.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 25.53 ACRES  
BASIS OF BEARING: N 89°52'03" E FROM THE NORTH QUARTER CORNER TO THE NORTH EAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AS INDICATED FOR PERPETUAL USE OF THE PUBLIC, AND THE EASEMENTS AS PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS *[Date]*

DAY OF *[Date]*, A.D. 20*[Year]*

*[Signature]* CITADEL DEVELOPMENT, L.L.C.  
D. Van Winkle, MEMBER-MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF UTAH } S.S.

ON THE *[Date]* DAY OF *[Month]*, A.D. 20*[Year]* PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES *[Date]* *[Signature]* NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS *[Date]* DAY OF *[Month]*, A.D. 20*[Year]*.

*[Signature]* CITY ADMINISTRATOR

APPROVED *[Signature]* CITY ENGINEER (SEE SEAL BELOW) ATTEST *[Signature]* CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS *[Date]* DAY OF *[Month]*, A.D. 20*[Year]* BY THE HIGHLAND CITY CITY PLANNING COMMISSION

*[Signature]* DIRECTOR - SECRETARY *[Signature]* CHAIRMAN, PLANNING COMMISSION

**PLAT A**

**COUNTRY FRENCH ESTATES**

LOCATED IN THE SE 1/4 OF SECTION 26, T4S, R1E, S18&M

SUBDIVISION: HIGHLAND CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL: *[Signature]*

CITY ENGINEER SEAL: HIGHLAND CITY, MASHM, ENGINEER, SUITE 414 LEHA, UT, 801-492-1277

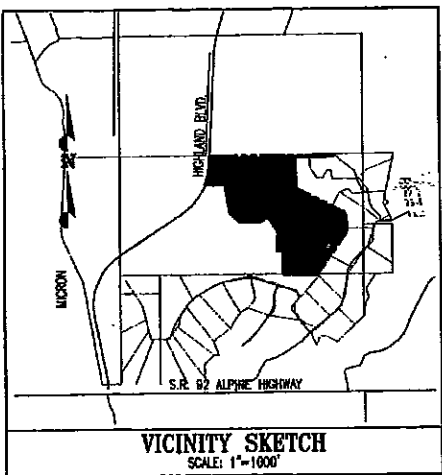
CLERK-RECORDER SEAL: HIGHLAND CITY, UTAH COUNTY, CLERK-RECORDER

DATE: 4-6-05

11349

*[Handwritten Signature]*

| LABEL | NORTHING    | EASTING       |
|-------|-------------|---------------|
| SP1   | 785,799.830 | 1,910,800.160 |
| SP2   | 785,803.922 | 1,912,568.477 |
| SP3   | 786,089.848 | 1,912,568.562 |
| SP4   | 786,089.883 | 1,912,497.822 |
| SP5   | 786,215.857 | 1,912,497.484 |
| SP6   | 786,218.653 | 1,912,542.445 |
| SP7   | 786,448.184 | 1,912,414.578 |
| SP8   | 786,368.582 | 1,912,322.007 |
| SP9   | 786,368.582 | 1,912,103.210 |
| SP10  | 786,481.427 | 1,912,604.707 |
| SP11  | 786,810.628 | 1,911,648.771 |
| SP12  | 786,810.628 | 1,911,728.685 |
| SP13  | 787,028.520 | 1,911,775.589 |
| SP14  | 787,130.983 | 1,911,780.844 |
| SP15  | 787,134.390 | 1,912,738.887 |
| SP16  | 787,117.629 | 1,912,753.506 |
| SP17  | 787,117.343 | 1,912,693.823 |
| SP18  | 787,002.502 | 1,912,697.126 |
| SP19  | 786,784.710 | 1,912,711.482 |
| SP20  | 786,490.510 | 1,913,242.335 |
| SP21  | 786,357.789 | 1,913,284.942 |
| SP22  | 786,283.875 | 1,913,254.851 |
| SP23  | 785,804.771 | 1,912,638.784 |
| SP24  | 786,806.504 | 1,912,240.000 |
| SP25  | 786,640.083 | 1,912,483.739 |



| CURVE | RADIUS | LENGTH | DELTA     | CHORD  | BEARING       |
|-------|--------|--------|-----------|--------|---------------|
| C1    | 708.00 | 223.87 | 181°25'   | 222.91 | N 12°51' E    |
| C2    | 150.00 | 144.38 | 55°3'     | 138.87 | N 62°17' E    |
| C3    | 150.00 | 234.99 | 97°24'    | 225.38 | N 13°50' W    |
| C4    | 150.00 | 91.90  | 35°8'     | 80.47  | N 45°27' W    |
| C5    | 150.00 | 65.18  | 24°7'30"  | 62.71  | N 19°30' W    |
| C6    | 150.00 | 227.10 | 86°44'30" | 206.83 | N 48°42' W    |
| C7    | 150.00 | 15.76  | 61°7'     | 15.75  | N 87°11' W    |
| C8    | 150.00 | 79.55  | 30°21'11" | 78.82  | S 74°48'25" W |
| C9    | 15.00  | 22.81  | 87°8'33"  | 20.87  | S 40°37'10" E |
| C10   | 122.00 | 12.82  | 61°7'     | 12.81  | S 87°11'10" E |
| C11   | 178.00 | 30.83  | 3°51'38"  | 30.80  | S 85°16'3" E  |
| C12   | 178.00 | 117.85 | 37°56'58" | 115.70 | S 81°22'15" E |
| C13   | 178.00 | 116.39 | 37°27'52" | 114.33 | S 83°40'20" E |
| C14   | 178.00 | 4.83   | 1°29'24"  | 4.83   | S 41°14'2" E  |
| C15   | 122.00 | 126.13 | 56°14'0"  | 120.88 | S 33°49'0" E  |
| C16   | 178.00 | 25.55  | 81°33'0"  | 25.53  | S 58°34'15" E |
| C17   | 178.00 | 111.25 | 35°48'38" | 109.45 | S 38°33'13" E |
| C18   | 178.00 | 111.25 | 35°48'38" | 109.45 | S 94°41'37" E |
| C19   | 178.00 | 54.54  | 17°33'18" | 54.33  | S 29°58'20" W |
| C20   | 178.00 | 78.78  | 28°18'26" | 78.08  | S 47°22'58" W |
| C21   | 178.00 | 92.84  | 29°48'7"  | 91.80  | S 74°57'20" W |
| C22   | 122.00 | 117.43 | 55°9'3"   | 112.85 | N 82°17'32" E |
| C23   | 122.00 | 199.86 | 83°45'59" | 178.11 | N 12°10'0" W  |
| C24   | 122.00 | 7.74   | 3°38'1"   | 7.74   | N 50°52'0" W  |
| C25   | 178.00 | 68.91  | 22°10'48" | 68.48  | N 51°35'36" W |
| C26   | 15.00  | 18.98  | 78°15'18" | 18.52  | N 78°37'51" W |
| C27   | 178.00 | 83.13  | 28°45'30" | 82.38  | S 78°37'15" W |
| C28   | 15.00  | 16.40  | 55°11'    | 13.86  | S 82°28'28" W |
| C29   | 60.00  | 102.58 | 87°37'24" | 90.54  | S 83°57'41" W |
| C30   | 60.00  | 86.87  | 82°43'38" | 79.33  | N 7°40'49" E  |
| C31   | 60.00  | 104.81 | 100°51'2" | 91.88  | N 85°44'57" E |
| C32   | 60.00  | 9.87   | 81°34'    | 9.88   | S 38°33'53" E |
| C33   | 15.00  | 14.40  | 85°11'    | 13.88  | S 82°28'28" E |
| C34   | 122.00 | 65.49  | 26°35'36" | 65.01  | N 78°58'12" E |
| C35   | 15.00  | 20.60  | 78°41'28" | 19.02  | N 24°35'30" E |
| C36   | 178.00 | 35.11  | 11°18'4"  | 35.05  | N 8°6'2" W    |
| C37   | 122.00 | 151.28 | 71°24'5"  | 141.77 | N 38°58'23" W |
| C38   | 122.00 | 33.43  | 15°42'8"  | 33.33  | N 82°20'49" W |
| C39   | 178.00 | 18.70  | 61°7'     | 18.69  | N 87°11'18" W |
| C40   | 15.00  | 22.71  | 86°44'0"  | 20.80  | S 52°26'55" W |
| C41   | 742.17 | 141.49 | 10°59'23" | 141.27 | S 14°32'16" W |
| C42   | 700.00 | 188.62 | 15°29'19" | 188.05 | N 13°32'25" E |

**UTILITIES APPROVAL**  
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.  
 UTILITY POWER: *Highland City 8/14/26* WEST: *Damon Keller 08/09/06*  
 COMCAST: *Shelby Palmer 8/14/26*

**QUESTAR GAS COMPANY**  
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSURANCE OR WARRANTY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES ENFORCED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8832.  
 APPROVED THIS 2<sup>nd</sup> DAY OF August 2026  
 QUESTAR GAS COMPANY  
 BY: *James [Signature]*  
 TITLE: *President/Construction*

**GENERAL NOTES:**  
 1. EACH HOMEOWNER IS ENTITLED TO ONE TREE PER LOT WHICH MAY BE OBTAINED THROUGH THE CITY AFTER RECEIVING A CERTIFICATE OF OCCUPANCY. THE TREE SHALL BE PLANTED IN THE PARKSTRIP AND BE PLANTED WITHIN ONE YEAR FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS GRANTED.  
 2. 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.  
 3. LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARK STRIP OR SIDEWALK.  
 4. A FENCE WHICH ADJACENT OPEN SPACE IS REQUIRED TO BE A MAXIMUM OF 4' IN HEIGHT IF SOLID OR 6' IN HEIGHT IF 60% OPEN.  
 5. 2. VARIANCE GRANTED FOR FENCE ORDNANCE ON LOTS 42-52. FENCE TO BE 6' HIGH AND 60% OPEN ALONG TRAIL.  
 6. SOME LOTS IN THIS SUBDIVISION HAVE ANIMAL RIGHTS AND THIS SUBDIVISION ABUITS LAND THAT CURRENTLY HAS LARGE ANIMALS ON THEIR PROPERTY. POTENTIAL PURCHASERS OF PROPERTY ARE TO BE AWARE THAT THE AREA MAY BE SUBJECT TO SIGHTS, SOUNDS, & ODORS OF THIS TYPE OF AGRICULTURAL USE.  
 7. ADDITIONAL TREES ALONG LOTS 42-52 PROVIDED BY THE DEVELOPER WILL BE THE RESPONSIBILITY OF THE BULL RIVER RESIDENTS.

**SURVEYOR'S CERTIFICATE**  
 I, *David V. Thomas*, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. *163947* 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, 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.  
 DATE: *Aug. 8, 2026*  
 SURVEYOR: *David V. Thomas* (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH IS LOCATED N 89°52'03" E 1769.81 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
 RUNNING THENCE N 00°07'57" W 266.00 FEET; THENCE S 89°52'03" W 71.08 FEET; THENCE N 00°07'57" W 146.21 FEET; THENCE N 86°26'38" E 45.08 FEET; THENCE N 29°20'13" W 281.05 FEET; THENCE S 81°48'54" W 105.05 FEET; THENCE WEST 218.86 FEET; THENCE N 48°04'30" W 138.70 FEET; THENCE N 10°17'14" W 324.51 FEET; THENCE WEST 218.15 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT 223.87 FEET (CURVE HAS A CENTRAL ANGLE PD 18°18'25" AND A CHORD BEARING N 12°00'51" E 222.91 FEET); THENCE N 02°24'08" E 102.63 FEET; THENCE N 89°48'08" E 868.82 FEET; THENCE S 41°01'58" E 22.11 FEET; THENCE S 89°43'00" W 57.70 FEET; THENCE S 00°39'00" E 114.88 FEET; THENCE S 03°27'00" E 238.28 FEET; THENCE S 62°41'00" E 597.67 FEET; THENCE S 09°40'00" E 134.67 FEET; THENCE S 06°08'00" W 94.48 FEET; THENCE S 34°43'00" W 558.59 FEET; THENCE S 89°52'03" W 367.38 FEET TO THE POINT OF BEGINNING.  
 PARCEL CONTAINING: 24.78 ACRES  
 BASIS OF BEARING: N 89°52'03" E FROM THE NORTH QUARTER CORNER TO THE NORTH EAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

**OWNER'S DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AS INDICATED FOR PERPETUAL USE OF THE PUBLIC, AND THE EASEMENTS AS PUBLIC UTILITY EASEMENTS.  
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS *13th* DAY OF *December*, A.D. 20*26*  
 BUCKEYE PROPERTIES LLC MANAGER  
*Scott L. Dunn*  
 UTAH COUNTY RECORDER  
 2026 DEC 03 2:13 PM FEE \$8.00  
 RECORDED FOR HIGHLAND CITY

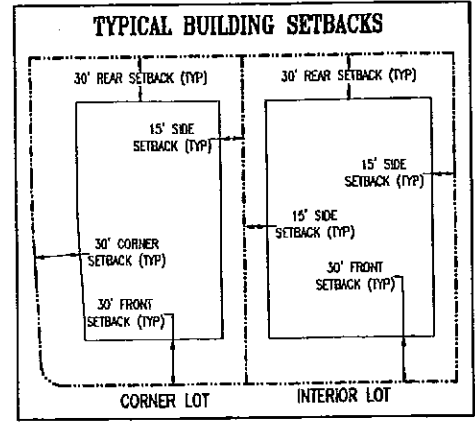
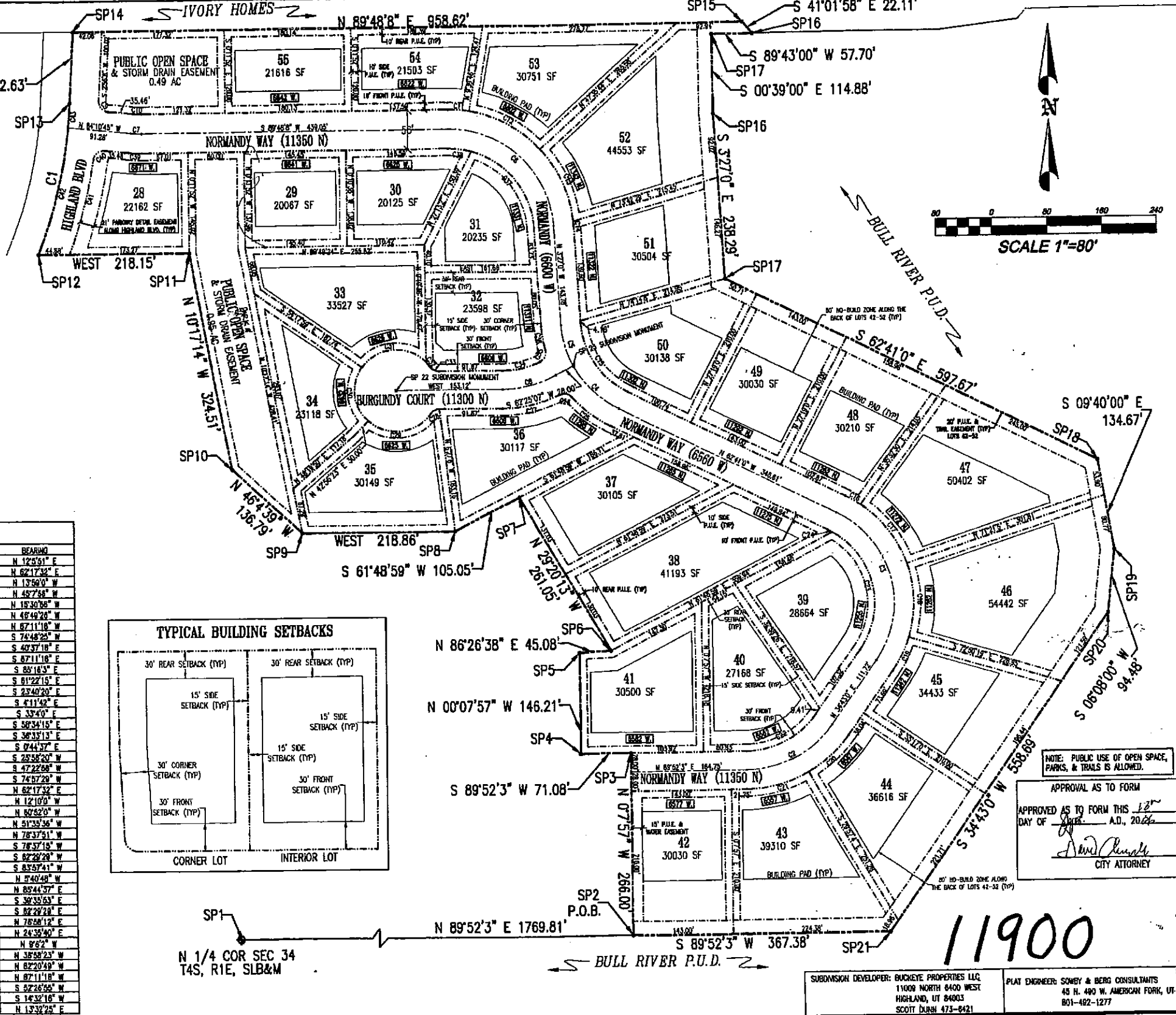
**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE *22nd* DAY OF *Sept.*, A.D. 20*26* PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES *12-15-09*  
*Ramon M. [Signature]*  
 NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS *4th* DAY OF *January*, A.D. 20*26*  
*Jeff [Signature]*  
 CITY ADMINISTRATION  
 APPROVED *m78mm* ATTEST *Shirley [Signature]*  
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS *23rd* DAY OF *November*, A.D. 20*24* BY THE HIGHLAND CITY PLANNING COMMISSION  
*[Signature]* DIRECTOR - SECRETARY  
*[Signature]* CHAIRMAN, PLANNING COMMISSION

**PLAT B**  
**COUNTRY FRENCH ESTATES**  
 LOCATED IN THE SW 1/4 OF SECTION 27, T4S, R1E, SLB&M  
 SUBDIVISION: HIGHLAND CITY, UTAH COUNTY, STATE OF UTAH  
 SCALE: 1" = 80. FEET

NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL  
 NO. 163947 DAVID V. THOMAS ENGINEER 8-18-06 STATE OF UTAH  
 HIGHLAND CITY CITY ENGINEER m78mm 8-18-06 STATE OF UTAH  
 HIGHLAND CITY CORPORATE SEAL STATE OF UTAH



NOTE: PUBLIC USE OF OPEN SPACE, PARKS, & TRAILS IS ALLOWED.  
 APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 12<sup>th</sup> DAY OF *Sept.*, A.D. 20*26*  
*David [Signature]*  
 CITY ATTORNEY

SUBDIVISION DEVELOPER: BUCKEYE PROPERTIES LLC  
 11008 NORTH 6400 WEST  
 HIGHLAND, UT 84003  
 SCOTT DUNN 473-8421  
 PLAT ENGINEER: SOWBY & BERG CONSULTANTS  
 48 N. 480 W. AMERICAN FORK, UT  
 801-492-1277

SEC 34 T4S R1E T0045 D4