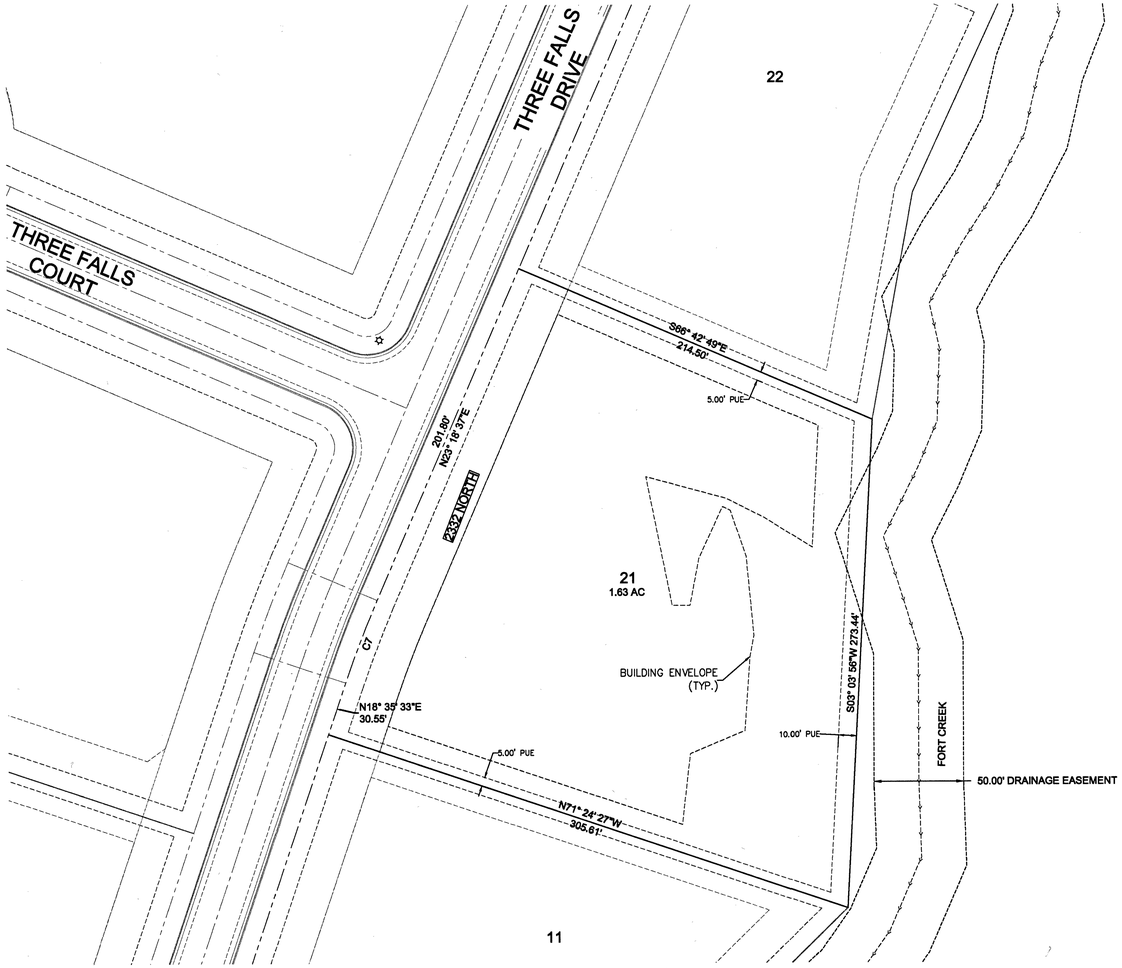
THREE FALLS SUBDIVISION PLAT "A"

AMENDING LOT 21

OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

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



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C7	49.40'	600.00'	4°43'04"	24.72'	49.39'	N20°57'05"E

THREE FALLS SUBDIVISION
PRIVATE OPEN SPACE
53:521:0067

14860

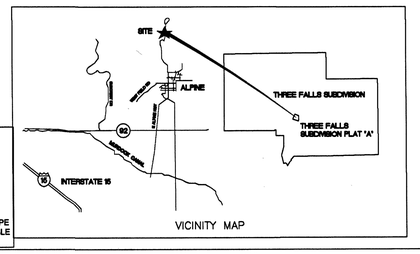
NOTES:

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. PUE= PUBLIC UTILITY EASEMENT
3. LOT 21 AMENDED TO ADJUST BUILDING ENVELOPE
4. EXCEPT AS MODIFIED BY THIS AMENDMENT, THE THREE FALLS SUBDIVISION PLAT AND CCR'S "DECLARATION" REMAIN IN FULL FORCE AND EFFECT.

40 0 40 80
SCALE OF FEET

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



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 270814 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said parcel more particularly described as follows:

All of Lot 21 of Three Falls Subdivision as recorded as Entry No. 2015-84712 in Book 53 at Page 521 in the Office of the Utah County Recorder

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ONE OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE THREE FALLS SUBDIVISION PLAT "A" AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25th DAY OF Nov., A.D. 2015

NAME: Will S. Jones — TITLE: Pres
Three Falls Dev. Inc.

ACKNOWLEDGEMENT

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

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

MY COMMISSION EXPIRES 3/4/16.

NOTARY PUBLIC RESIDING IN Michelle D. Draper, American Fork

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25 DAY OF Nov. A.D., 2015

CITY MAYOR

CITY ENGINEER

DRC APPROVAL

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

City Planner

ENT 106338:2015 Map # 14860
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Nov 25 11:52 am FEE 31.00 BY MG
RECORDED FOR ALPINE CITY CORPORATION

APPROVAL AS TO FORM

Approved as to Form this 25th Day of Nov, A.D. 2015

City Attorney

THREE FALLS SUBDIVISION PLAT "A"

AMENDING LOT 21

OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

ALPINE CITY, UTAH COUNTY, UTAH

SURVEYORS STAMP	NOTARY PUBLIC SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 11/24/15 No. 270814 CRAIG E. AHRENS STATE OF UTAH	MICHELLE D. DRAPER Notary Public State of Utah Commission #653349 My Commission Expires March 4, 2016	ALPINE CITY, UTAH CITY ENGINEER SHANE L. SORENSEN P.E. ENGINEERING DEPT.	Alpine City CORPORATE Seal Utah County, Utah

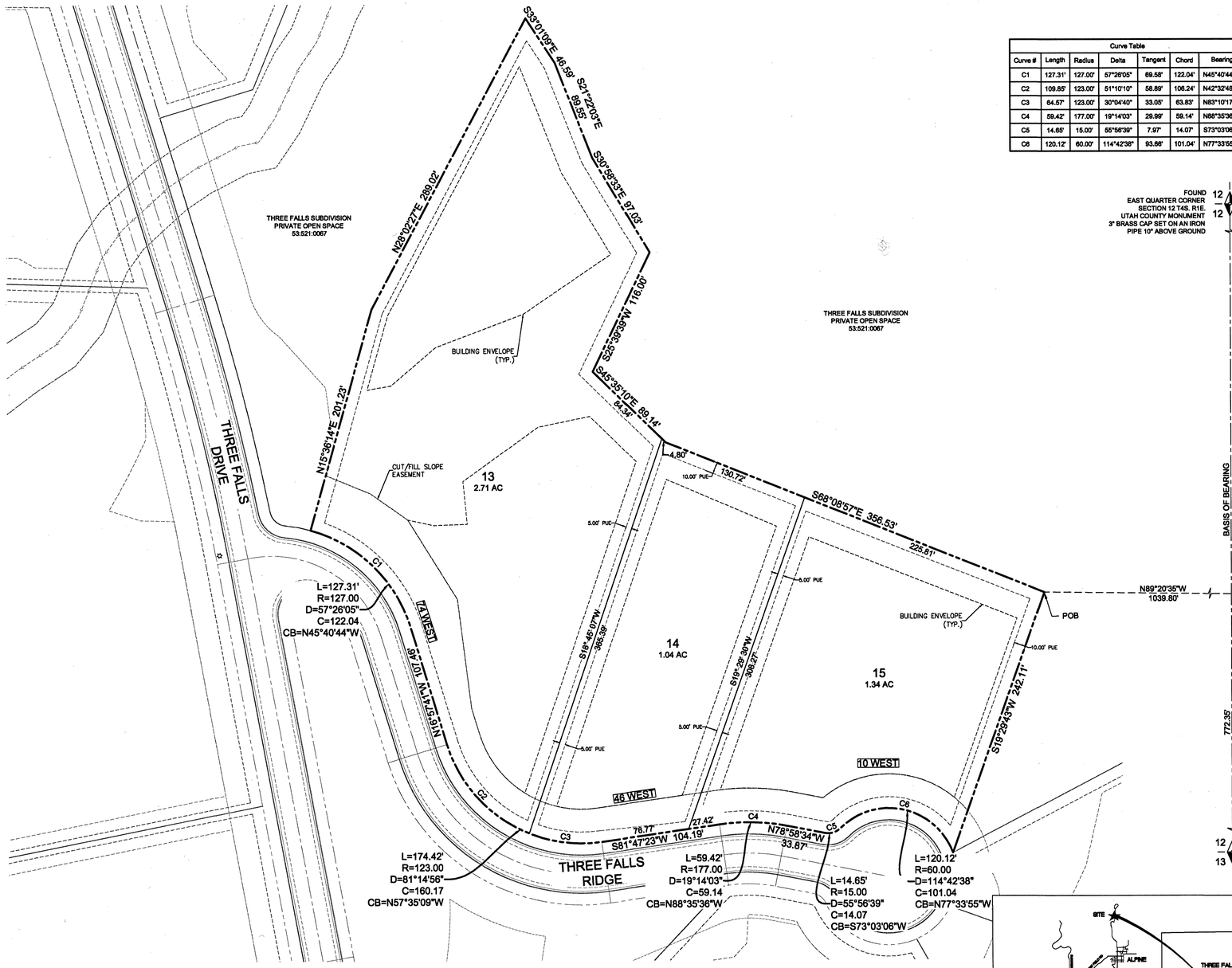
Sec. 12, T4S, R1E SLB&M
T4S04, AMENDING LOT 21
THREE FALLS SUB.

THREE FALLS SUBDIVISION PLAT "B"

AMENDING LOTS 13, 14, AND 15

OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

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



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C1	127.31'	127.00'	57°26'05"	69.58'	122.04'	N45°40'44"W
C2	109.85'	123.00'	51°10'10"	58.89'	106.24'	N42°32'48"W
C3	64.57'	123.00'	30°04'40"	33.05'	63.83'	N83°10'17"W
C4	59.42'	177.00'	19°14'03"	29.99'	59.14'	N88°35'36"W
C5	14.65'	15.00'	55°56'39"	7.97'	14.07'	S73°03'06"W
C6	120.12'	60.00'	114°42'38"	93.66'	101.04'	N77°33'55"W

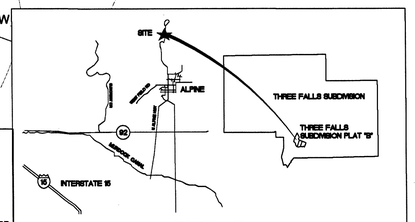
NOTES:

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. PUE= PUBLIC UTILITY EASEMENT
3. EXCEPT AS MODIFIED BY THIS AMENDMENT, THE THREE FALLS SUBDIVISION PLAT AND CCR'S "DECLARATION" REMAIN IN FULL FORCE AND EFFECT.

50 0 50 100
SCALE OF FEET

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



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 270814 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said parcel more particularly described as follows:

Beginning at the Northeast corner of Lot 15 of Three Falls Subdivision as recorded as Entry No. 2015-84712 in Book 53 at Page 521 in the Office of the Utah County Recorder, said point being North 00°39'25" East 772.35 feet along the section line and North 89°20'35" West 1039.80 feet from the Southeast Corner of said Section 12 and running thence South 19°29'43" West 242.11 feet to a point on the northerly right of way line of Three Falls Ridge, said point being a point of curvature of a 60.00 foot non-tangent radius curve to the left; thence westerly 120.12 feet along said curve, through a central angle of 114°42'38", (chord bears North 77°33'55" West 101.04 Feet) to a point of reverse curvature of a 15.00 foot radius curve to the right; thence westerly 14.65 feet along said curve, through a central angle of 55°56'39", (chord bears South 73°03'06" West 14.07 Feet); thence North 78°58'34" West 33.87 feet to a point of curvature of a 177.00 foot radius curve to the left; thence 59.42 feet along said curve, through a central angle of 19°14'03", (Chord bears North 88°35'36" West 59.14 feet); thence South 81°47'23" West 104.19 feet to a point of curvature of a 123.00 foot radius curve to the right; thence 174.42 feet along said curve, through a central angle of 81°14'56", (Chord bears North 57°35'09" West 160.17 feet); thence North 16°57'41" West 107.46 feet to a point of curvature of a 127.00 foot radius curve to the left; thence 127.31 feet along said curve, through a central angle of 57°26'05", (Chord bears North 45°40'44" West 122.04 feet), to the Southwest corner of Lot 13; thence North 15°36'14" East 201.23 feet; thence North 28°02'27" East 289.02 feet; thence South 33°01'09" East 46.59 feet; thence South 21°22'03" East 89.55 feet; thence South 30°58'33" East 97.03 feet; thence South 25°39'39" West 116.00 feet; thence South 45°35'10" East 89.14 feet; thence South 68°08'57" East 356.53 feet to the POINT OF BEGINNING.

Containing 221,707 square feet or 5.09 acres, more or less. (3 Lots)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ONE OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE THREE FALLS SUBDIVISION PLAT "B" AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 45TH DAY OF NOV, A.D. 20__.

NAME: WILL S. JONES

TITLE: Pres. Three Falls Dev. Inc

ACKNOWLEDGEMENT

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

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

MY COMMISSION EXPIRES 3/4/16.

NOTARY PUBLIC RESIDING IN Michelle D. Draper, American Fork

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE , COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25TH DAY OF NOV A.D., 2015

CITY MAYOR

CITY ENGINEER

14861

DRC APPROVAL

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

City Planner

Map# 14861

ENT 106339:2015 Map # 14861
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Nov 25 11:54 am FEE 33.00 BY MG
RECORDED FOR ALPINE CITY CORPORATION

APPROVAL AS TO FORM

Approved as to Form this 23rd Day of Nov, A.D. 2015

City Attorney

THREE FALLS SUBDIVISION PLAT "B"

AMENDING LOTS 13, 14, AND 15

OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

ALPINE CITY, UTAH COUNTY, UTAH

SURVEYORS STAMP	NOTARY PUBLIC SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 11/24/15 No. 270814 CRAIG E. AHRENS STATE OF UTAH	MICHELLE D. DRAPER Notary Public, State of Utah Commission #653349 My Commission Expires March 4, 2016	ALPINE CITY, UTAH CITY ENGINEER SHANE L. CORENSEN P.E. ENGINEERING DEPT.	Alpine City CORPORATE Seal Utah County, Utah

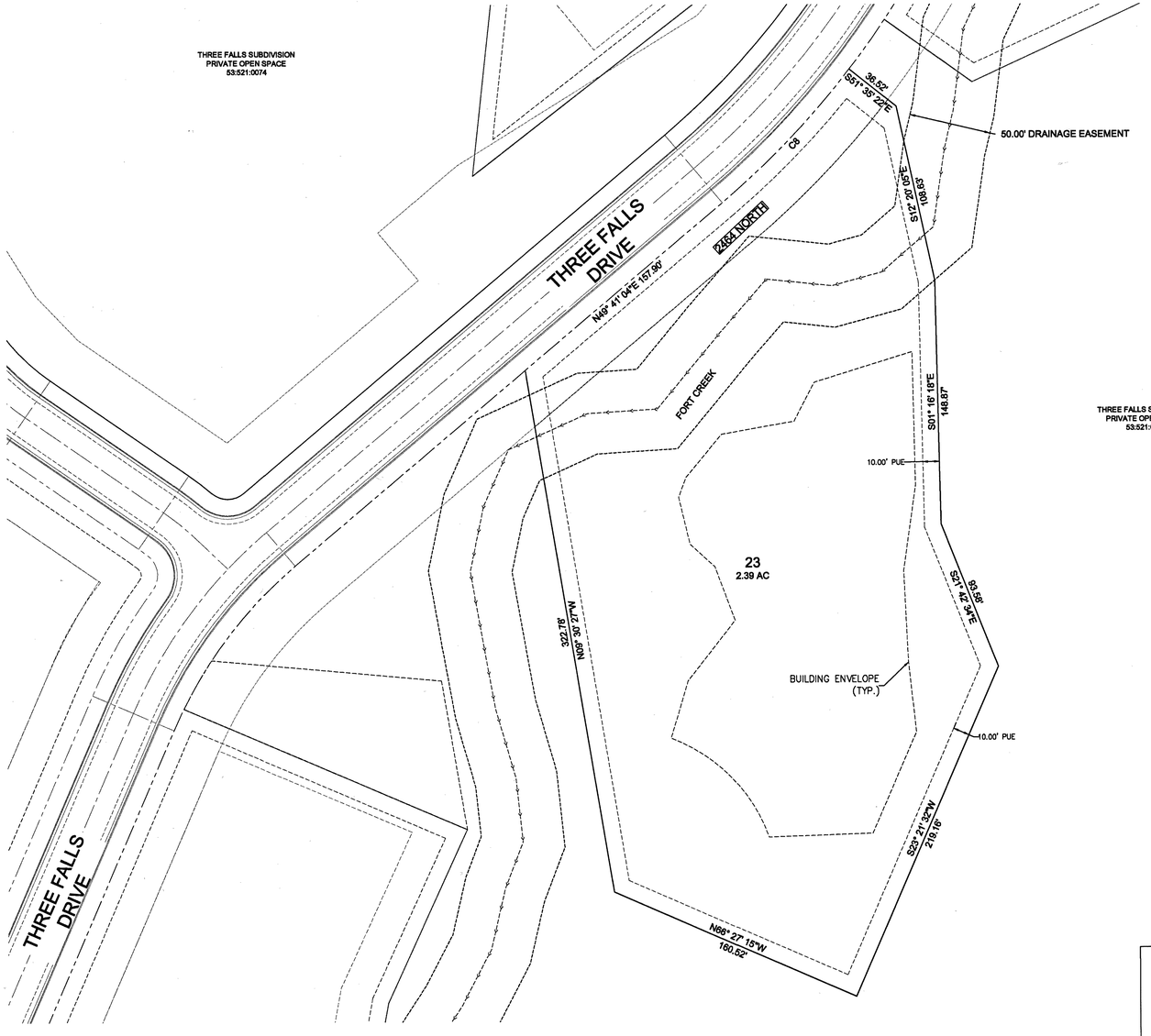
Sec. 12, T4S, R1E SLB&M
T1040, AMENDING LOTS 13, 14, 15 THREE FALLS SUB.

THREE FALLS SUBDIVISION PLAT "C"

AMENDING LOT 23

OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

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



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C8	112.25'	527.00'	12°12'13"	56.34'	112.03'	N43°34'56"E

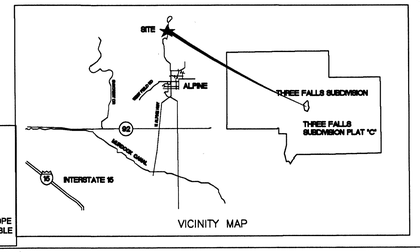
NOTES:

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. PUE= PUBLIC UTILITY EASEMENT
3. LOT 23 AMENDED TO ADJUST BUILDING ENVELOPE
4. EXCEPT AS MODIFIED BY THIS AMENDMENT, THE THREE FALLS SUBDIVISION PLAT AND CCR'S "DECLARATION" REMAIN IN FULL FORCE AND EFFECT.

40 0 40 80
SCALE OF FEET

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



VICINITY MAP

14862

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 270814 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said parcel more particularly described as follows:

All of Lot 23 of Three Falls Subdivision as recorded as Entry No. 2015-84712 in Book 53 at Page 521 in the Office of the Utah County Recorder

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ONE OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE THREE FALLS SUBDIVISION PLAT "C" AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF Nov., A.D. 2015

NAME: Will S. Jones

TITLE: Pres. Three Falls Dev. INC.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Utah S.S.

ON THE 15th DAY OF Nov, 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE, Will Jones, SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/4/16.

NOTARY PUBLIC RESIDING IN Murdock D. Draper American Fork

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25th DAY OF Nov A.D., 2015

CITY MAYOR

CITY ENGINEER

DRC APPROVAL

Approved this 18th Day of Nov, A.D. 2015, by the Alpine City Planning Commission.

City Planner

ENT 106340:2015 Map # 14862
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Nov 25 11:57 am FEE 31.00 BY MC
RECORDED FOR ALPINE CITY CORPORATION

map # 14862

APPROVAL AS TO FORM

Approved as to Form this 25th Day of Nov, A.D. 2015

City Attorney

THREE FALLS SUBDIVISION PLAT "C"

AMENDING LOT 23

OF THREE FALLS SUBDIVISION (AMENDED AND EXTENDED ILANGENI ESTATES)

ALPINE CITY, UTAH COUNTY, UTAH

SURVEYORS STAMP	NOTARY PUBLIC SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR STATE OF UTAH 11/24/15 No. 270814 CRAIG E. AHRENS	MICHELLE D. DRAPER Notary Public, State of Utah Commission #653349 My Commission Expires March 4, 2016	ALPINE CITY, UTAH CITY ENGINEER SHANE L. SORENSEN P.E. ENGINEERING DEPT.	Alpine City CORPORATE Seal Utah County, Utah

SEC. 12, T4S, R1E SLB&M
TU 040 AMENDING LOT 23
THREE FALLS SUB.