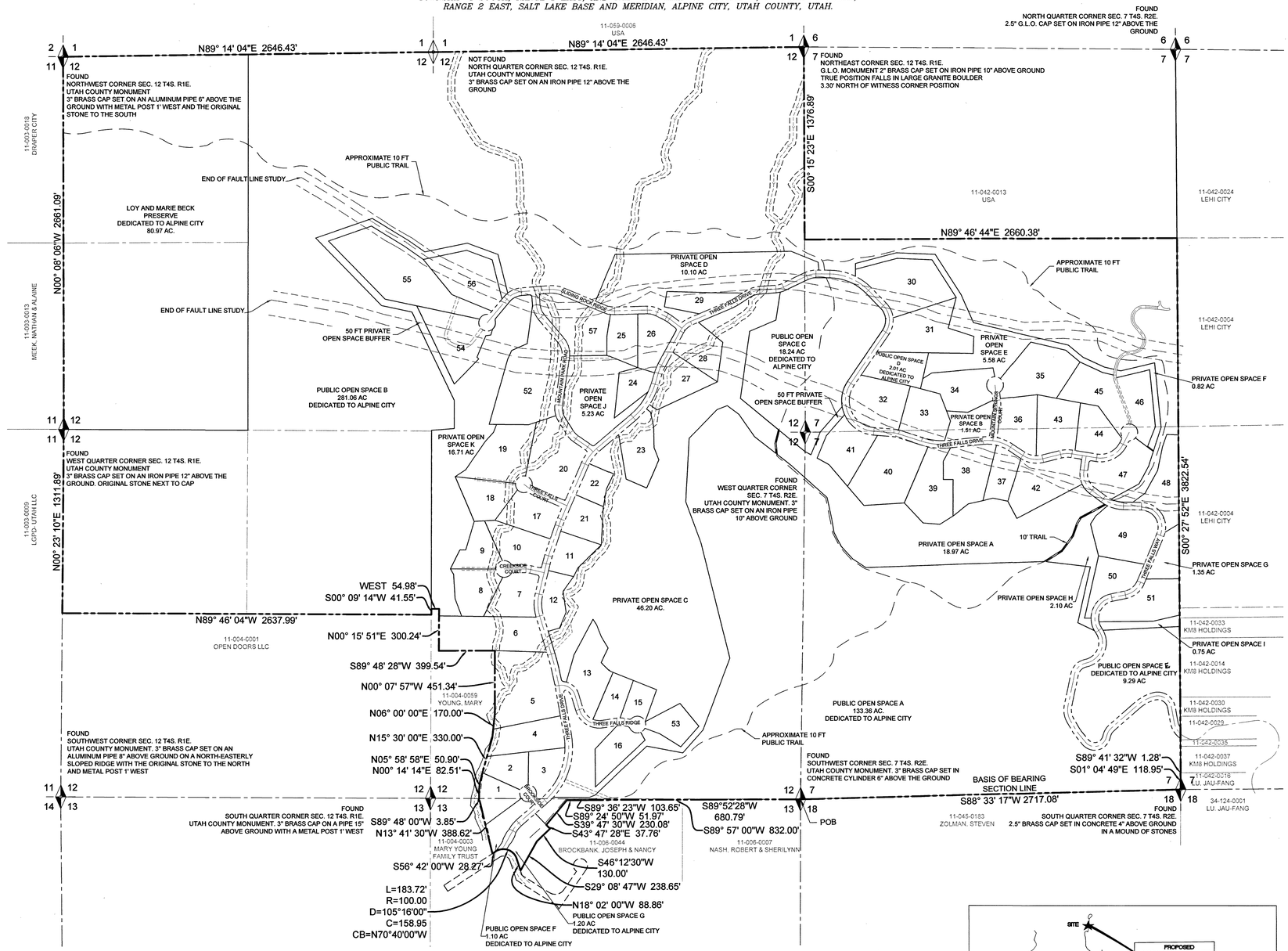
THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

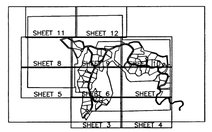
A SUBDIVISION LYING AND SITUATE IN SECTION 12, THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 EAST, AND THE WEST HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, ALPINE CITY, UTAH COUNTY, UTAH.



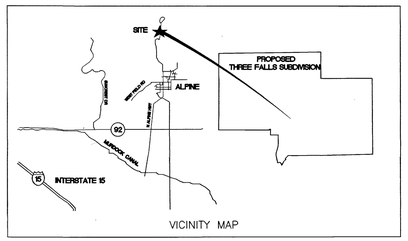
NOTES:

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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 1 of 14



KEY MAP



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

Beginning at the Southeast Corner of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the Southerly boundary of ILANGENI ESTATES, recorded May 8, 1985 as Entry No. 13218, and Map Filing No. 3163–32(1–3) in the office of the Utah County Recorder, the following four (4) courses, said Southerly line boundary departs from the section line with the first course: (1) South 89°52'28" West 680.79 feet (2) South 89°57'00" West 832.00 feet (3) South 89°36'23" West 103.65 feet (4) South 89°24'50" West 51.97 feet; thence South 39°47'30" West 230.08 feet; thence South 43°47'28" East 37.76 feet; thence South 46°12'30" West 130.00 feet; thence South 29°08'47" West 238.65 feet to the Northerly line of Fort Canyon Road, as dedicated in Dedication Deed, recorded September 4, 1970 as Entry No. 9280 in Book 1192, Page 112 in the office of the Utah County Recorder; thence along said Northerly line the following three (3) courses: (1) North 18°02'00" West 88.86 feet to a 100 foot radius curve to the left (2) along said curve 183.72 feet, having an included angle of 105°16'00" (3) South 56°42'00" West 28.27 feet to the Easterly line of the BILLETER survey recorded as No. 97–25; thence North 13°41'30" West 388.62 feet along the center of a stream to the aforesaid Southerly line of ILANGENI ESTATES; thence along said Southerly line and along the Westerly boundaries of said subdivision the following eight (8) courses: (1) South 89°48'00" West 3.85 feet (2) North 00°14'14" East 82.51 feet (3) North 05°58'58" East 50.90 feet (4) North 15°30'00" East 330.00 feet (5) North 06°00'00" East 170.00 feet (6) North 00°07'57" West 451.34 feet (7) South 89°48'28" West 399.54 feet (8) North 00°15'51" East 300.24 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 aforesaid Section 12; thence along said Westerly line and the periphery of said section the following five (5) courses: (1) North 00°23'10" East 1311.89 feet to a county monument (2) North 00°08'06" West 2661.09 feet to a county monument (3) North 89°14'04" East 2646.43 feet (4) North 89°14'04" East 2646.43 feet to a county monument (5) South 00°15'23" East 1376.89 feet to the 40 acre line of Section 7, Range 2 East; along said line North 89°46'44" East 2660.38 feet to the center quarter section line; thence along said line South 00°27'52" East 3822.54 feet; thence South 89°41'32" West 1.28 feet; thence South 01°04'49" East 118.95 feet to the South Quarter Corner of said Section 7; thence along the Southerly line of said Section 7, South 88°33'17" West 2717.08 feet to the Beginning.

Contain 35,124,628 square feet or 806.350 acres. (57 Lots)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, 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 10th DAY OF March A.D., 2015

Don Watkins
CITY MAYOR

CITY COUNCIL

CITY ENGINEER

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY ED
RECORDED FOR ALPINE CITY CORPORATION

PLANNING COMMISSION APPROVAL

Approved this 21st Day of October, A.D. 2014, by the Alpine City Planning Commission.

Director Secretary

Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this 1st Day of Sept., A.D. 2015

City Attorney

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 8-31-15 No. 270814 CRAIG E. AHRENS STATE OF UTAH		ALPINE CITY, UTAH CITY ENGINEER SHANE L. SORENSEN P.E. ENGINEERING DEPT.	ALPINE CITY CORPORATE Seal Utah County, Utah

Sec. 12 & 13, T4S, R1E & Sec. 7, T4S, R2E
SLB+M TUVAD
AMENDING ILANGENI Estates

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY ED
RECORDED FOR ALPINE CITY CORPORATION

DATE 08-12-2015 | SCALE NA | PROJECT NO. 8PVR010200

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 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 _____ DAY OF _____, A.D. 20__.

NAME: Sandra N. Tillotsen — TITLE: Member manager FTA Investments
NAME: T T A Investments, LLC — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Utah } S.S.

ON THE 26 DAY OF August, 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 SHE, SANDIE D. TILLOTSON SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 8/10/2018

NOTARY PUBLIC
RESIDING IN 10266 S 6071 W Draper UT 84095

Cherryl Muhlestein
Notary Public
State of Utah
Commission No. 675530
My commission expires 8/10/2018

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 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 1st DAY OF September, A.D. 2015

NAME: Don Walker — TITLE: Mayor & Alpine City
NAME: DON WATKINS — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Utah } S.S.

ON THE 1st DAY OF September, 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, Don Watkins SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES May 15, 2018

NOTARY PUBLIC
RESIDING IN Alpine Utah
Commission # 676677

CHARMAYNE G. WARNOCK
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires May 15, 2018
COMMISSION NUMBER 676677

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: Three Falls Developement — TITLE: President
NAME: Will S. Jones — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Utah } S.S.

ON THE 20th DAY OF AUGUST, 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 S. Jones SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/4/16

NOTARY PUBLIC
RESIDING IN American Fork

MICHELLE D. DRAPER
Notary Public, State of Utah
Commission #653349
My Commission Expires
March 4, 2016

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: owner
NAME: Mary Young — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Utah } S.S.

ON THE 1st DAY OF September, 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, Mary Young SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 9/29/2017

NOTARY PUBLIC
RESIDING IN Lehi

SHIANN HANCOCK
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 670591
COMM. EXP. 09-25-2017

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 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 1st DAY OF September, A.D. 2015

NAME: Kenneth A Melby II — TITLE: Manager
NAME: KM8 Holdings, LLC — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THE 1 DAY OF September, 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE, Kenneth A Melby II SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 4/16/17

NOTARY PUBLIC
RESIDING IN Salt Lake

DENISE GEURTS
NOTARY PUBLIC • STATE of UTAH
4725 S HOLLADAY BLVD. #230
HOLLADAY, UT 84117
COMMISSION NO. 665579
COMM. EXP. 04/16/2017

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

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 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 _____, DAY OF _____, A.D. 20__.

NAME: _____ — TITLE: _____
NAME: _____ — TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
RESIDING IN _____.

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED CEA | DRAWN TDM | CHECKED CEA

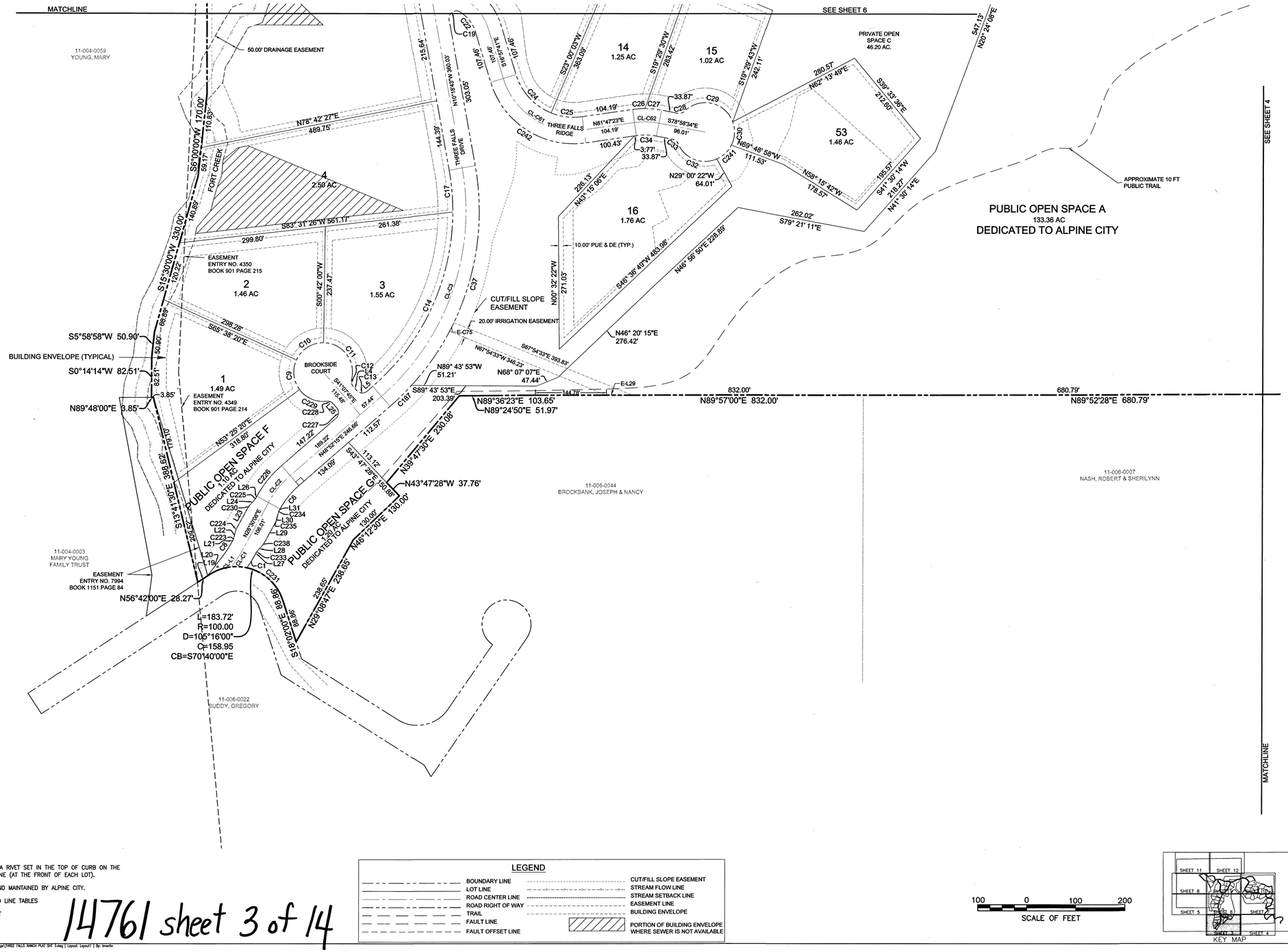
SHEET 2 OF 14

Sec. 12-4 12, T4S, R1E & Sec. 7, T4S, R2E
SLB&M, Two Ub
AMENDING ILANGENI ESTATES

14761 sheet 2 of 14

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)



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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 3 of 14

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

100 0 100 200
SCALE OF FEET

KEY MAP

Plotted: 08/31/2015 14:23:34.57 | Drawing: U:\BPVR010200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 3.dwg | Layout: Layout1 | By: tmartin

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY ED
RECORDED FOR ALPINE CITY CORPORATION

DATE	SCALE	PROJECT NO.
08-28-2015	1" = 100'	8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah, 84123
(801) 270-5777 (801) 270-5782 (FAX)

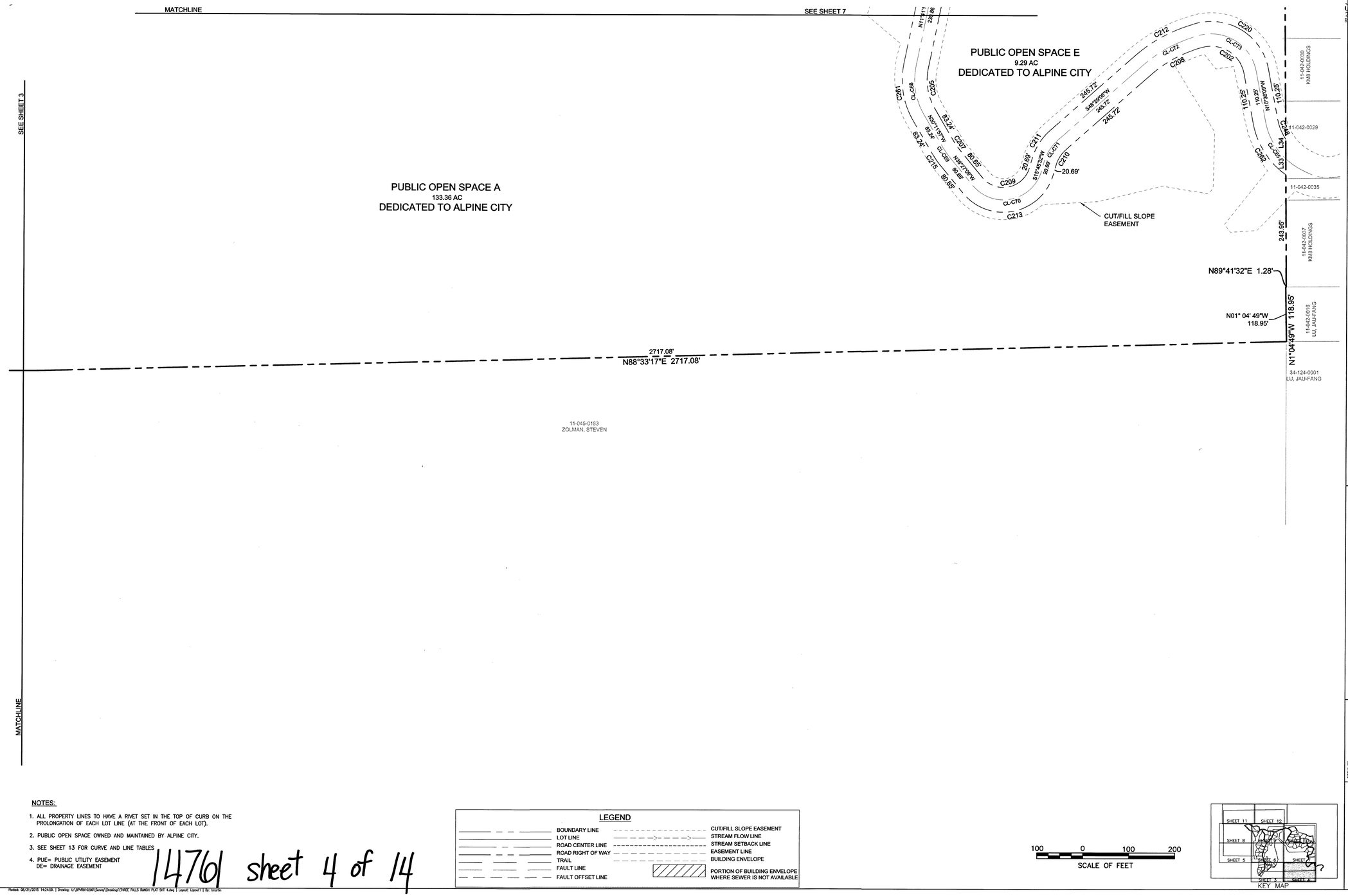
DESIGNED	DRAWN	CHECKED
CEA	TDM	CEA

SHEET 3 OF 14

see 12-13, T4S, R1E + Sec. 7, T4S, R2E SLB+M TWOHD AMENDING ILANGENI ESTATES

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)



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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 4 of 14

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

100 0 100 200
SCALE OF FEET

Plotted: 08/31/2015 14:24:56 | Drawing: U:\8PVR010200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 4.dwg | Layout: Layout1 | By: kmartin

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY ED
RECORDED FOR ALPINE CITY CORPORATION

DATE	SCALE	PROJECT NO.
08-28-2015	1" = 100'	8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	DRAWN	CHECKED
CEA	TDM	CEA

SHEET 4 OF 14

SEC. 12 & 13, T4S, R1E & SEC. 7, T4S, R2E
SLB & M TUDAD
AMENDING ILANGENI ESTATES

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:
JEFFERY S
UTAH COUN
2015 Sep 16 11:55
RECORDED FOR ALPI

MATCHLINE

SEE SHEET 8

SEE SHEET 6

MATCHLINE

11-003-0009
LGPD-UTAH
LLC

S0°23'10"W 1311.89'
1311.89'

PUBLIC OPEN SPACE B
281.06 AC
DEDICATED TO ALPINE CITY

2637.99'
S89°46'04"E 2637.99'

11-004-0001
OPEN DOORS LLC

NOTES:

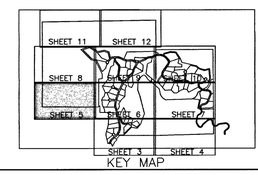
1. ALL PROPERTY LINES TO HAVE A RIVET SET IN THE TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE (AT THE FRONT OF EACH LOT).
2. PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
3. SEE SHEET 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 5 of 14

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

100 0 100 200
SCALE OF FEET



KEY MAP

DATE 08-28-2015
SCALE

PSOMAS

THREE FALLS SUBDIVISION

DESIGNED CEA
DRAWN

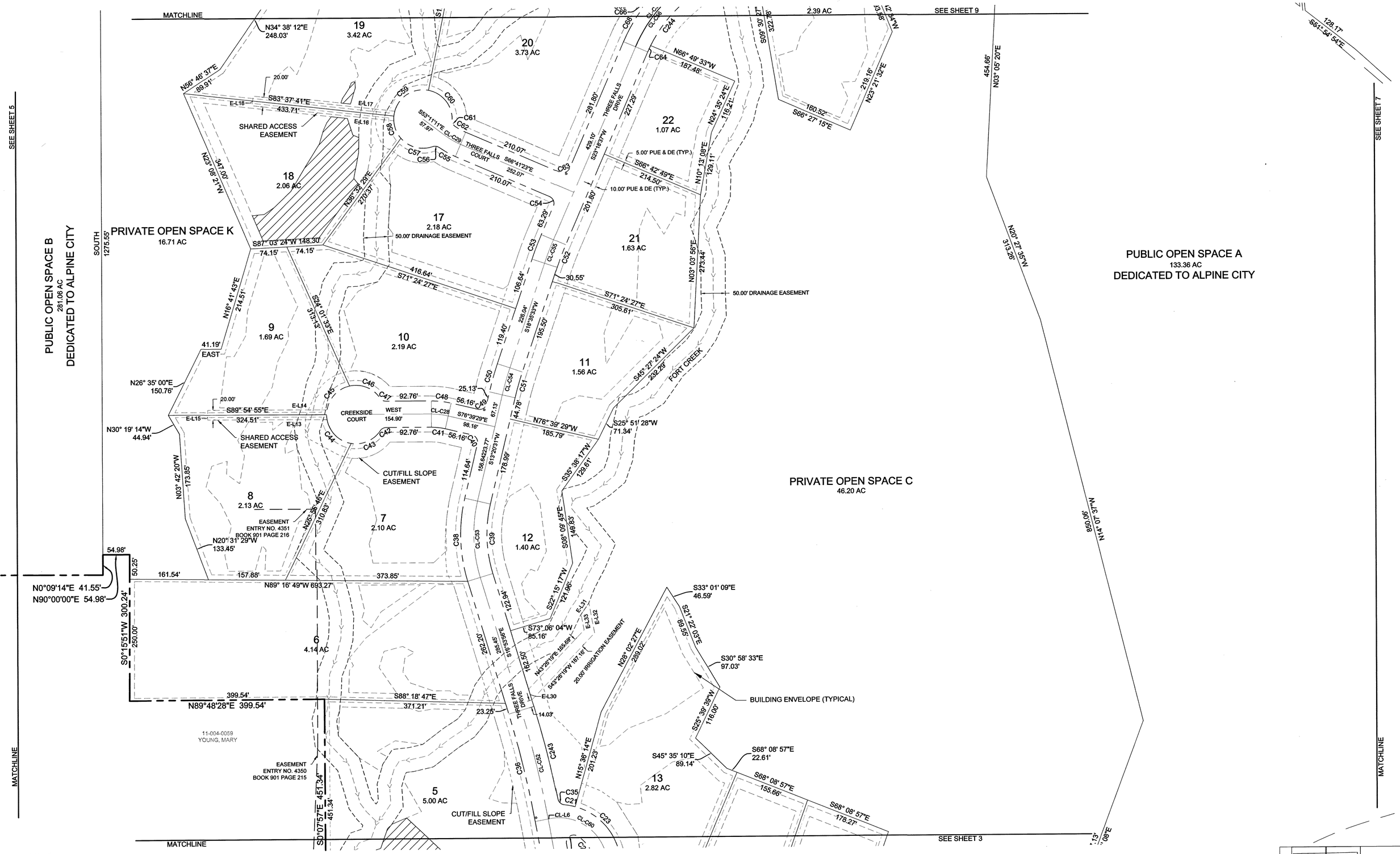
SHEET

OF 1

Plotted: 08/31/2015 14:25:50.01 | Drawing: U:\BPA\610200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 5.dwg | Layout: Layout1 | By: tmartin

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)



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 13 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

14761 sheet 6 of 14

ENT 84712:
JEFFERY S
UTAH COUN
2015 Sep 16 11:55
RECORDED FOR ALPI

DATE 08-28-2015 SCALE

PSOMAS

THREE FALLS SUBDIVISION

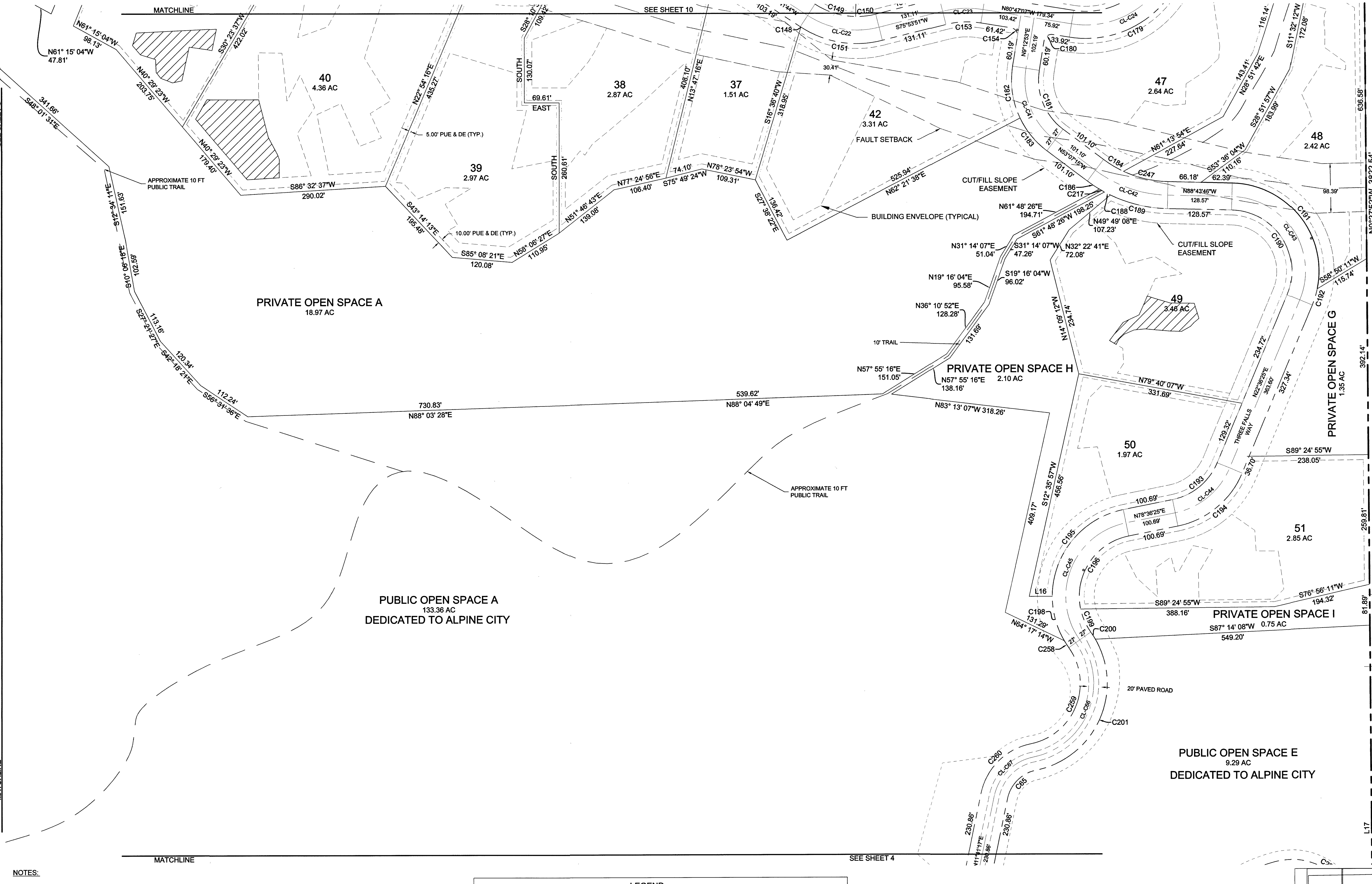
DESIGNED CEA DRAWN

SHEET OF

Plotted: 08/31/2015 14:26:13.63 | Drawing: U:\BPM\01020\Survey\Drawings\THREE FALLS RANCH PLAT SHT 6.dwg | Layout: Layout1 | By: tmartin

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)



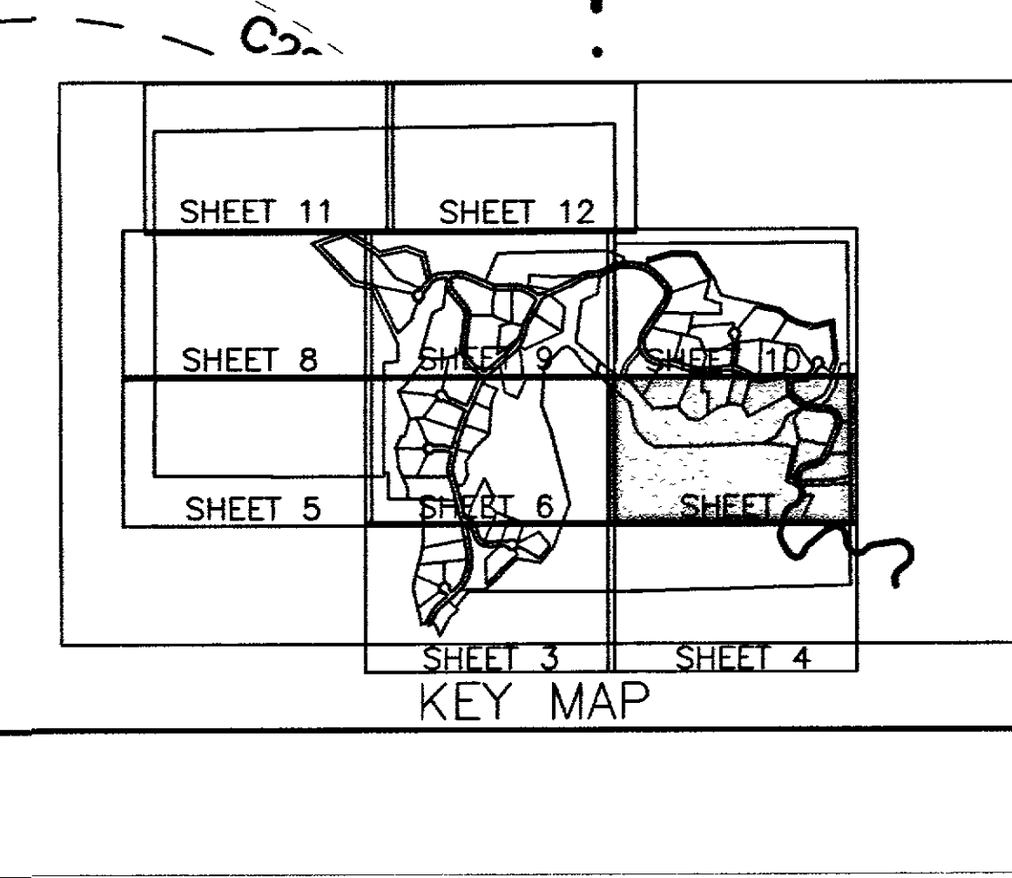
NOTES:

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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 7 of 14

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	



ENT 84712:20
JEFFERY SM
UTAH COUNTY
2015 Sep 16 11:55 am
RECORDED FOR ALPINE

DATE 08-28-2015
SCALE 1" = 100'

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123

DESIGNED CEA
DRAWN TDM

SHEET 7 OF 14

09/15/2015 09:01:25.83 | Drawing: U:\8PVR010200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 7.dwg | Layout: Layout1 | By: tmartin

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY CO
RECORDED FOR ALPINE CITY CORPORATION

MATCHLINE

SEE SHEET 11

S0°08'06"E 2661.09'
2661.09'

N00° 00' 39"E
2684.22'

S70° 52' 32"W
428.12'

S70° 52' 32"W
329.75'

N58° 35' 53"W
302.48'

N58° 35' 53"W
277.28'

10.00' PUE & DE (TYP.)

SEE SHEET 9

580.07'
S44° 19' 03"E
674.61'
S44° 19' 03"E

55
6.74 AC

PRIVATE OPEN SPACE K
16.71 AC

BUILDING ENVELOPE (TYPICAL)

231.43'
222.02'
S78° 04' 23"E

END OF FAULT LINE STUDY

172.96'

FAULT SETBACK

PUBLIC OPEN SPACE B
281.06 AC
DEDICATED TO ALPINE CITY

LOY AND MARIE BECK PRESERVE
80.97 AC
PUBLIC OPEN SPACE
DEDICATED TO ALPINE CITY

11-003-0013
KEITH & MARYANN
& ALAINE

S89° 45' 45"E
1316.34'

MATCHLINE

MATCHLINE

SEE SHEET 5

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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 8 of 14

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

100 0 100 200
SCALE OF FEET

KEY MAP

Plotted: 08/31/2015 14:28:54.75 | Drawing: U:\UPWORK\0200\Survey\Drawings\THREE FALLS RANCH PLAT SET 8.dwg | Layout: Layout1 | By: tmartin

DATE 08-28-2015
SCALE 1" = 100'
PROJECT NO. 8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

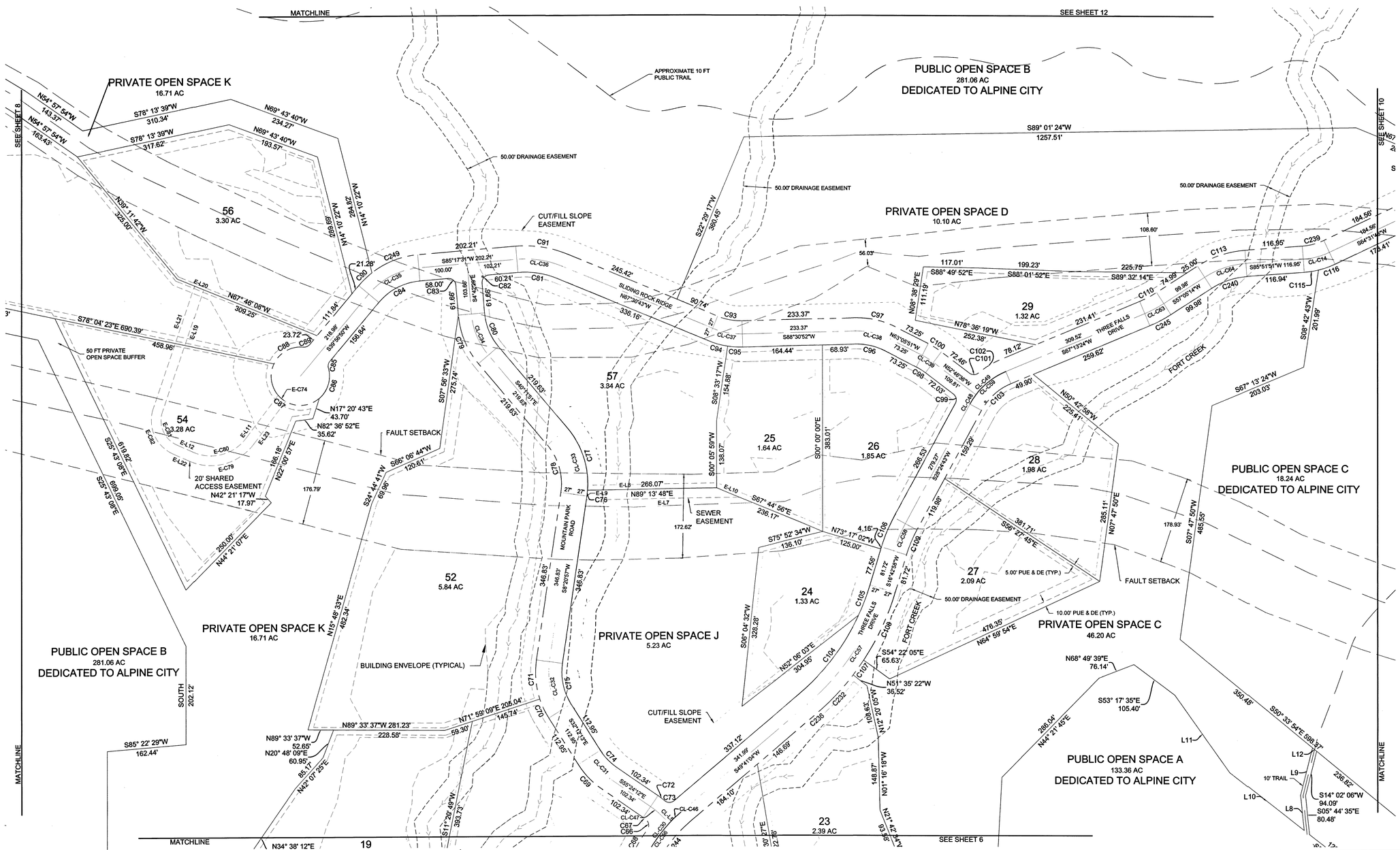
DESIGNED CEA
DRAWN TDM
CHECKED CEA

SHEET 8 OF 14

Sec. 12 & 13, T4S, R1E & Sec. 7, T4S, R2E
SLB & M
T.U.&M.
AMENDING ILANGENI ESTATES

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)



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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 9 of 14

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

KEY MAP

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY EO
RECORDED FOR ALPINE CITY CORPORATION

DATE 08-28-2015
SCALE 1" = 100'
PROJECT NO. 8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED CEA
DRAWN TDM
CHECKED CEA

SHEET 9 OF 14

Sec. 12 + 13, T4S, R1E + Sec. 7, T4S, R2E
SLB+M TUO40
AMENDING ILANGENI ESTATES

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY EO
RECORDED FOR ALPINE CITY CORPORATION

DATE 08-28-2015 | SCALE 1" = 100' | PROJECT NO. 8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED CEA | DRAWN TDM | CHECKED CEA

SHEET 10 OF 14

SEC. 12 & 13, T4S, R1E & SEC. 7, T4S, R2E
SLB & M. TM040
AMENDING ILANGENI ESTATES

SEE SHEET 9

PRIVATE OPEN SPACE D
10.10 AC

PUBLIC OPEN SPACE C
18.24 AC
DEDICATED TO ALPINE CITY

PUBLIC OPEN SPACE D
2.01 AC
DEDICATED TO ALPINE CITY

PUBLIC OPEN SPACE B
281.06 AC
DEDICATED TO ALPINE CITY

PRIVATE OPEN SPACE E
5.58 AC

PRIVATE OPEN SPACE F
0.82 AC

PRIVATE OPEN SPACE B
1.51 AC

CUT/FILL SLOPE EASEMENT

APPROXIMATE 10 FT PUBLIC TRAIL EASEMENT

FAULT SETBACK

BUILDING ENVELOPE (TYPICAL)

50 FT PRIVATE OPEN SPACE BUFFER

20' SHARED PUBLIC ACCESS EASEMENT

10.00' PUE & DE (TYP.)

5.00' PUE & DE (TYP.)

THREE FALLS DRIVE

MOUNTAIN SPRINGS COURT

MATCHLINE

SEE SHEET 7

30 4.27 AC
31 3.81 AC
32 2.90 AC
33 2.34 AC
34 2.64 AC
35 3.55 AC
36 2.23 AC
41 2.45 AC
43 2.57 AC
44 1.94 AC
45 2.66 AC
46 2.06 AC

11-042-0013 USA
11-042-0024 LEHI CITY
11-042-0004 LEHI CITY

S89°46'44"W 2660.38'
2660.38'

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 13 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
- BUILDING ENVELOPE-NO SEWER

100 0 100 200
SCALE OF FEET

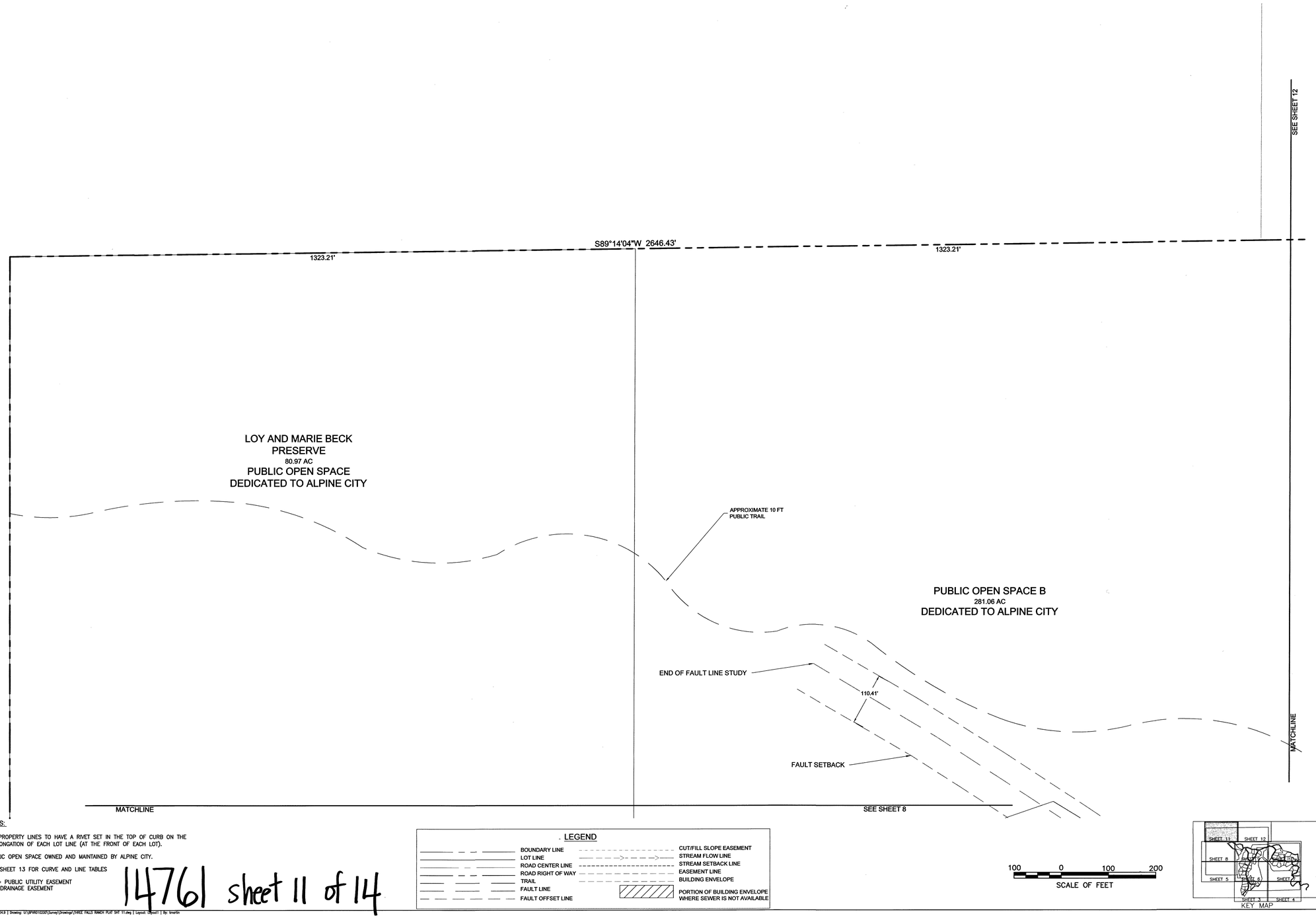
KEY MAP

14761 sheet 10 of 14

Plotted: 09/15/2015 08:01:36.15 | Drawing: U:\8PVR010200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 10.dwg | Layout: Layout1 | By: tmartin

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY CO
RECORDED FOR ALPINE CITY CORPORATION



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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 11 of 14

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

100 0 100 200
SCALE OF FEET

KEY MAP

DATE 08-28-2015
SCALE 1" = 100'
PROJECT NO. 8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED CEA
DRAWN TDM
CHECKED CEA

SHEET 11 OF 14

SEC. 12 & 13, T4S, R1E & SEC. 7, T4S, R2E
SLB&M, TUCO
AMENDING ILANGENI ESTATES

Plotted: 08/31/2015 14:32:43 | Drawing: U:\8PVR010200\Survey\Drawings\THREE FALLS AMEN PLAT SHT 11.dwg | Layout: Layout1 | By: bmartin

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY EO
RECORDED FOR ALPINE CITY CORPORATION

DATE	SCALE	PROJECT NO.
08-28-2015	1" = 100'	8PVR010200

SEE SHEET 11

11-059-0006
USA

S89°14'04"W 2646.43'
2646.43'

PUBLIC OPEN SPACE B
281.06 AC
DEDICATED TO ALPINE CITY

50.00' DRAINAGE EASEMENT

50.00' DRAINAGE EASEMENT

25' STREAM SETBACK

50.00' DRAINAGE EASEMENT

50.00' DRAINAGE EASEMENT

1376.89'
N0°15'23"W 1376.89'

APPROXIMATE 10 FT
PUBLIC TRAIL

MATCHLINE

MATCHLINE

SEE SHEET 9

NOTES:

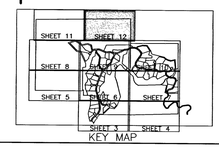
1. ALL PROPERTY LINES TO HAVE A RIVET SET IN THE TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE (AT THE FRONT OF EACH LOT).
2. PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
3. SEE SHEET 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 12 of 14

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

100 0 100 200
SCALE OF FEET



KEY MAP

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	DRAWN	CHECKED
CEA	TDM	CEA

SHEET 12 OF 14

SEC. 12 & 13, T4S, R1E & SEC. 7, T4S, R2E
SLB & M TV040
AMENDING ILANGENI ESTATES

Plotted: 08/31/2015 14:33:32.08 | Drawing: U:\8PVR010200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 12.dwg Layout: Layout1 | By: tmartin

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C1	31.83'	277.00'	6°34'59"	15.93'	31.81'	N31°47'38"E
C6	61.50'	173.00'	20°22'07"	31.08'	61.18'	S38°41'12"W
C8	35.89'	223.00'	9°13'15"	17.98'	35.85'	S33°06'45"W
C9	63.82'	60.00'	60°56'21"	35.30'	60.85'	S06°06'30"E
C10	69.47'	60.00'	66°20'20"	39.22'	65.65'	S57°31'50"W
C11	109.03'	60.00'	104°06'54"	76.96'	94.64'	N37°14'33"W
C12	14.65'	15.00'	55°56'39"	7.97'	14.07'	N13°09'25"W
C13	23.56'	15.00'	90°00'00"	15.00'	21.21'	N66°07'45"W
C14	402.97'	473.00'	48°48'45"	214.62'	390.89'	S24°27'53"W
C17	85.61'	473.00'	10°22'13"	42.92'	85.49'	S05°07'36"E
C19	34.59'	15.00'	132°07'23"	33.79'	27.42'	N55°44'59"E
C21	22.51'	127.00'	10°09'14"	11.28'	22.48'	N79°28'23"W
C22	52.53'	73.00'	41°13'38"	27.46'	51.40'	S37°34'30"E
C23	127.31'	127.00'	57°26'05"	69.58'	122.04'	N45°40'44"W
C24	109.85'	123.00'	51°10'15"	58.89'	106.24'	N42°32'48"W
C25	64.57'	123.00'	30°04'42"	33.05'	63.83'	N83°10'16"W
C26	25.36'	177.00'	8°12'37"	12.70'	25.34'	S85°53'41"W
C27	34.06'	177.00'	11°01'26"	17.08'	34.00'	N84°29'17"W
C28	14.65'	15.00'	55°56'39"	7.97'	14.07'	S73°03'06"W
C29	120.12'	60.00'	114°42'38"	93.66'	101.04'	N77°33'55"W
C30	48.62'	60.00'	46°25'38"	25.73'	47.30'	N03°00'13"E
C32	94.91'	60.00'	90°37'52"	60.66'	85.32'	S68°20'51"E
C33	14.65'	15.00'	55°56'39"	7.97'	14.07'	S51°00'15"E
C34	41.29'	123.00'	19°14'03"	20.84'	41.10'	S88°35'36"E
C35	19.17'	15.00'	73°12'34"	11.14'	17.89'	N47°56'43"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C36	226.83'	1973.00'	6°35'13"	113.54'	226.70'	S13°36'19"E
C37	484.01'	527.00'	52°37'17"	260.58'	467.17'	N15°59'56"E
C38	172.39'	344.71'	28°39'11"	88.04'	170.60'	S01°46'43"E
C39	144.09'	273.00'	30°14'27"	73.77'	142.42'	N01°46'42"W
C40	23.56'	15.00'	90°00'00"	15.00'	21.21'	S31°39'29"E
C41	28.64'	123.00'	13°20'31"	14.39'	28.58'	S83°19'45"E
C42	14.65'	15.00'	55°56'39"	7.97'	14.07'	N62°01'40"E
C43	68.64'	60.00'	65°32'41"	38.63'	64.96'	N66°49'41"E
C44	84.26'	60.00'	80°27'37"	50.76'	77.50'	S40°10'10"E
C45	81.41'	60.00'	77°44'43"	48.37'	75.31'	S38°56'00"W
C46	71.35'	60.00'	68°08'18"	40.58'	67.22'	N68°07'30"W
C47	14.65'	15.00'	55°56'39"	7.97'	14.07'	N62°01'40"W
C48	41.22'	177.00'	13°20'31"	20.70'	41.12'	N83°19'45"W
C49	23.56'	15.00'	90°00'00"	15.00'	21.21'	S58°20'31"W
C50	59.93'	654.00'	5°15'02"	29.99'	59.91'	S15°58'02"W
C51	54.98'	600.00'	5°15'02"	27.51'	54.96'	N15°58'02"E
C52	49.40'	600.00'	4°43'04"	24.72'	49.39'	N20°57'05"E
C53	53.85'	654.00'	4°43'04"	26.94'	53.84'	S20°57'05"W
C54	23.56'	15.00'	90°00'00"	15.00'	21.21'	S21°41'23"E
C55	37.85'	177.00'	12°15'05"	19.00'	37.78'	S60°33'51"E
C56	14.33'	15.00'	54°44'04"	7.76'	13.79'	S81°48'20"E
C57	71.27'	60.00'	68°03'28"	40.51'	67.15'	S75°08'39"E
C58	49.73'	60.00'	47°29'14"	26.39'	48.32'	S17°22'18"E
C59	99.46'	60.00'	94°58'30"	65.45'	88.46'	S53°51'34"W
C60	85.18'	60.00'	81°20'19"	51.55'	78.20'	N37°59'01"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C61	15.20'	15.00'	58°03'13"	8.32'	14.56'	N26°20'28"W
C62	24.31'	123.00'	11°19'19"	12.19'	24.27'	N61°01'44"W
C63	23.56'	15.00'	90°00'00"	15.00'	21.21'	S68°18'37"W
C64	14.29'	273.00'	2°59'59"	7.15'	14.29'	N24°48'37"E
C65	85.48'	73.00'	67°05'31"	48.40'	80.68'	N45°14'02"E
C66	23.16'	15.00'	88°26'53"	14.60'	20.92'	S07°52'04"E
C67	7.11'	123.00'	3°18'41"	3.56'	7.11'	S53°44'52"E
C68	74.46'	327.00'	13°02'45"	37.39'	74.30'	S29°50'00"W
C69	71.67'	177.00'	23°11'59"	36.33'	71.18'	S43°48'13"E
C70	43.83'	177.00'	14°11'22"	22.03'	43.72'	S25°06'32"E
C71	81.44'	177.00'	26°21'48"	41.46'	80.73'	S04°49'57"E
C72	17.67'	177.00'	5°43'11"	8.84'	17.66'	N52°32'37"W
C73	21.11'	15.00'	80°37'54"	12.73'	19.41'	N89°59'59"W
C74	49.80'	123.00'	23°11'59"	25.25'	49.46'	N43°48'13"W
C75	87.06'	123.00'	40°33'10"	45.44'	85.25'	N11°55'38"W
C76	12.21'	177.00'	3°57'08"	6.11'	12.21'	N06°22'23"E
C77	137.76'	177.00'	44°35'40"	72.58'	134.31'	N17°54'01"W
C78	104.22'	123.00'	48°32'48"	55.47'	101.13'	S15°55'27"E
C79	109.63'	177.00'	35°29'22"	56.64'	107.89'	S22°27'10"E
C80	76.19'	123.00'	35°29'22"	39.36'	74.97'	N22°27'10"W
C81	82.12'	173.00'	27°11'46"	41.85'	81.35'	S81°06'36"E
C82	23.56'	15.00'	90°00'00"	15.00'	21.21'	N40°17'31"E
C83	23.56'	15.00'	90°00'00"	15.00'	21.21'	S49°42'29"E
C84	97.34'	123.00'	45°20'41"	51.38'	94.82'	N62°37'10"E
C85	14.65'	15.00'	55°56'39"	7.97'	14.07'	N11°58'30"E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C86	68.68'	60.00'	65°34'57"	38.65'	64.99'	N16°47'39"E
C87	162.88'	60.00'	155°32'28"	276.82'	117.28'	S52°38'38"E
C88	74.10'	60.00'	70°45'53"	42.61'	69.48'	S60°30'32"W
C89	14.65'	15.00'	55°56'39"	7.97'	14.07'	S67°55'09"W
C90	37.80'	177.00'	12°14'15"	18.97'	37.73'	S46°03'57"W
C91	107.75'	227.00'	27°11'46"	54.91'	106.74'	N81°06'36"W
C93	51.47'	123.00'	23°58'25"	26.11'	51.09'	N79°29'56"W
C94	43.04'	177.00'	13°55'59"	21.63'	42.94'	S74°28'42"E
C95	31.02'	177.00'	10°02'26"	15.55'	30.98'	S86°27'55"E
C96	60.94'	123.00'	28°23'17"	31.11'	60.32'	S77°17'30"E
C97	87.70'	177.00'	28°23'17"	44.77'	86.80'	N77°17'30"W
C98	22.16'	123.00'	10°19'15"	11.11'	22.13'	S57°56'14"E
C99	21.26'	15.00'	81°11'20"	12.85'	19.52'	S12°10'57"E
C100	31.88'	177.00'	10°19'15"	15.98'	31.84'	N57°56'14"W
C101	20.25'	15.00'	77°21'52"	12.01'	18.75'	S88°32'28"W
C102	53.64'	177.00'	17°21'52"	27.03'	53.44'	S58°32'28"W
C103	83.32'	123.00'	38°48'40"	43.33'	81.73'	N47°49'03"E
C104	205.72'	473.00'	24°55'11"	104.51'	204.10'	S37°13'29"W
C105	66.44'	473.00'	8°02'55"	33.28'	66.39'	S20°44'26"W
C106	66.75'	327.00'	11°41'45"	33.49'	66.64'	S22°33'51"W
C107	37.18'	527.00'	4°02'34"	18.60'	37.18'	S35°27'34"W
C108	153.81'	527.00'	16°43'19"	77.45'	153.26'	N25°04'38"E
C109	55.73'	273.00'	11°41'45"	27.96'	55.63'	N22°33'51"E
C110	39.45'	223.00'	10°08'09"	19.78'	39.40'	S62°09'19"W
C113	103.97'	207.00'	28°46'37"	53.10'	102.88'	S71°28'33"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C115	29.78'	177.00'	9°38'23"	14.92'	29.74'	N81°02'58"E
C116	47.25'	199.07'	13°35'58"	23.74'	47.14'	N69°00'01"E
C118	54.67'	123.16'	25°26'00"	27.79'	54.22'	N77°14'16"E
C119	190.11'	417.00'	26°07'15"	96.74'	188.47'	N76°25'44"W
C120	285.41'	363.00'	45°02'55"	150.54'	278.11'	S66°57'54"E
C121	137.76'	417.00'	18°55'40"	69.51'	137.13'	N53°54'16"W
C122	169.11'	123.00'	78°46'28"	100.99'	156.10'	S05°03'12"E
C123	119.47'	177.00'	38°40'18"	62.11'	117.21'	N25°06'17"W
C124	123.89'	177.00'	40°06'11"	64.60'	121.37'	N14°16'57"E
C125	191.81'	247.00'	44°29'35"	101.03'	187.02'	S12°05'15"W
C126	403.93'	193.00'	119°54'57"	333.72'	334.14'	N25°37'26"W
C127	59.08'	247.00'	13°42'16"	29.68'	58.94'	S17°00'40"E
C128	266.07'	247.00'	61°43'06"	147.59'	253.39'	S54°43'21"E
C129	32.74'	177.00'	10°35'56"	16.42'	32.70'	N80°16'56"W
C130	8.95'	177.00'	2°53'53"	4.48'	8.95'	N73°32'02"W
C131	29.00'	123.00'	13°30'26"	14.57'	28.93'	S78°49'41"E
C132	58.69'	527.00'	6°22'52"	29.38'	58.66'	S75°15'54"E
C133	161.23'	527.00'	17°31'43"	81.25'	160.60'	S87°13'12"E
C134	159.52'	473.00'	19°19'23"	80.52'	158.76'	N81°44'10"W
C135	37.87'	473.00'	4°35'13"	18.94'	37.86'	S86°18'33"W
C136	34.85'	327.00'	6°06'21"	17.44'	34.83'	S87°04'06"W
C137	21.72'	15.00'	82°56'45"	13.26'	19.87'	S48°38'54"W
C138	64.71'	273.00'	13°34'48"	32.50'	64.55'	S00°23'08"W
C139	14.65'	15.00'	55°56'39"	7.97'	14.07'	S34°22'36"E
C140	158.01'	60.00'	150°53'25"	231.09'	116.15'	S13°05'47"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C141	42.78'	60.00'	40°50'56"	22.34'	41.88'	N71°02'03"W
C142	104.88'	60.00'	100°08'58"	71.69'	92.03'	N00°32'06"W
C143	14.65'	15.00'	55°56'39"	7.97'	14.07'	N21°34'03"E
C144	77.50'	327.00'	13°34'48"	38.93'	77.32'	N00°23'08"E
C145	21.72'	15.00'	82°56'45"	13.26'	19.87'	N34°17'51"W
C146	108.86'	327.00'	19°04'30"	54.94'	108.36'	N66°13'59"W
C147	93.60'	273.00'	19°38'40"	47.26'	93.14'	S86°09'44"E
C148	1.39'	207.00'	0°23'08"	0.70'	1.39'	S56°53'18"E
C149	86.21'	153.00'	32°17'00"	44.26'	85.07'	N72°50'14"W
C150	40.38'	153.00'	15°07'24"	20.31'	40.27'	S83°27'34"W
C151	169.88'	207.00'	47°01'16"	90.05'	165.15'	S80°35'30"E
C152	92.38'	227.00'	23°19'02"	46.84'	91.74'	S87°33'22"W
C153	70.40'	173.00'	23°19'02"	35.70'	69.92'	N87°33'22"E
C154	23.56'	15.00'	90°00'00"	15.00'	21.21'	S35°47'07"E
C155	193.65'	153.00'	72°31'01"	112.22'	180.98'	S62°57'23"W
C156	14.60'	15.00'	55°46'09"	7.94'	14.03'	S01°11'12"E
C157	120.55'	60.00'	115°07'15"	94.40'	101.27'	S28°22'47"W
C158	28.83'	65.00'	25°24'55"	14.66'	28.60'	S07°06'37"E
C159	54.50'	160.00'	19°30'53"	27.51'	54.23'	S10°04'06"E
C160	40.35'	160.00'	14°26'56"	20.28'	40.24'	S06°54'56"W
C164	13.30'	26.03'	29°16'55"	6.80'	13.16'	S07°15'42"E
C167	97.39'	46.50'	120°00'00"	80.54'	80.54'	N52°30'00"W
C168	20.70'	11.51'	103°01'25"	14.48'	18.03'	S38°46'05"W
C170	33.27'	58.50'	32°35'00"	17.10'	32.82'	S83°47'30"W
C174	28.82'	140.00'	11°47'44"	14.46'	28.77'	N14°12'29"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C175	37.60'	85.00'	25°20'40"	19.11'	37.29'	N07°08'44"W
C176	117.30'	60.00'	112°00'39"	88.97'	99.49'	N18°48'11"W
C177	47.58'	60.00'	45°26'23"	25.12'	46.35'	N59°55'20"E
C178	14.65'	15.00'	55°56'39"	7.97'	14.07'	N54°40'12"E
C179	261.99'	207.00'	72°31'01"	151.83'	244.85'	N62°57'23"E
C180	23.56'	15.00'	90°00'00"	15.00'	21.21'	N54°12'53"E
C181	133.82'	123.00'	62°20'08"	74.40'	127.32'	N21°57'11"W
C182	106.62'	177.00'	34°30'46"	54.98'	105.01'	S08°02'30"E
C183	85.95'	177.00'	27°49'22"	43.84'	85.11'	S39°12'34"E
C184	46.64'	223.00'	11°59'01"	23.41'	46.56'	N59°06'45"W
C186	28.80'	277.00'	5°57'28"	14.41'	28.79'	S56°05'59"E
C187	60.35'	527.00'	6°33'41"	30.21'	60.32'	S45°35'25"W
C188	13.36'	277.00'	2°45'45"	6.68'	13.35'	S62°54'07"E
C189	118.19'	277.00'	24°26'47"	60.01'	117.29'	S76°30'23"E
C190	239.01'	123.00'	111°20'11"	180.10'	203.14'	S33°03'41"E
C191	309.91'	177.00'	100°19'08"	212.14'	271.81'	N38°34'12"W
C192	34.04'	177.00'	11°01'03"	17.07'	33.98'	N17°05'53"E
C193	120.22'	123.00'	56°00'00"	65.40'	115.49'	S50°36'25"W
C194	173.00'	177.00'	56°00'00"	94.11'	166.19'	N50°36'25"E
C195	242.83'	177.00'	78°36'19"	144.89'	224.23'	S39°18'15"W
C196	194.37'	123.00'	90°32'26"	124.17'	174.77'	N33°20'12"E
C198	93.17'	177.00'	30°09'37"	47.69'	92.10'	S15°04'43"E
C199	50.69'	123.00'	23°36'39"	25.71'	50.33'	N23°44'21"W
C200	17.15'	177.00'	5°33'05"	8.58'	17.14'	N32°46'08"W
C201	336.03'	177.00'	108°46'23"	247.11'	287.79'	N24°23'36"E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C202	119.93'	73.00'	94°07'44"	78.46'	106.89'	N57°40'01"W
C205	89.92'	123.00'	41°53'14"	47.08'	87.93'	N09°15'20"W
C207	19.86'	122.98'	9°15'17"	9.95'	19.84'	N34°49'33"W
C208	127.62'	273.00'	26°47'01"	65.00'	126.46'	S61°52'36"W
C209	128.31'	59.12'	124°21'05"	112.01'	104.57'	S78°09'12"W
C210	41.71'	72.08'	33°09'19"	21.46'	41.13'	S32°07'19"W
C211	72.54'	127.00'	32°43'34"	37.29'	71.56'	S32°07'19"W
C212	152.86'	327.00'	26°47'01"	77.85'	151.47'	S61°52'36"W
C213	246.11'	113.00'	124°47'20"	216.10'	200.27'	S78°09'12"W
C215	28.59'	177.00'	9°15'12"	14.32'	28.55'	N34°49'33"W
C217	11.81'	277.00'	2°26'32"	5.90'	11.81'	S60°17'59"E
C220	208.64'	127.00'	94°07'44"	136.50'	185.96'	N57°40'01"W
C221	93.60'	273.00'	19°38'40"	47.26'	93.14'	S66°31'04"E
C223	2.45'	10.00'	14°02'10"	1.23'	2.44'	S21°29'03"W
C224	9.80'	40.00'	14°02'10"	4.92'	9.77'	S21°29'03"W
C225	2.45'	10.00'	14°02'10"	1.23'	2.44'	S35°31'13"W
C226	80.70'	227.00'	20°22'07"	40.78'	80.27'	S38°41'12"W
C227	23.56'	15.00'	90°00'00"	15.00'	21.21'	S03°52'15"W
C228	14.65'	15.00'	55°56'39"	7.97'	14.07'	S69°06'04"E
C229	63.35'	60.00'	60°29'43"	34.99'	60.45'	S66°49'32"E
C230	9.80'	40.00'	14°02'10"	4.92'	9.77'	S35°31'13"W
C231	103.76'	100.00'	59°26'50"	57.09'	99.16'	N47°45'25"W
C232	112.25'	527.00'	12°12'13"	56.34'	112.03'	S43°34'58"W
C233	2.45'	10.00'	14°02'10"	1.23'	2.44'	N35°31'13"E
C234	2.45'	10.00'	14°02'08"	1.23'	2.44'	N21°29'02"E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C235	9.80'	40.00'	14°02'10"	4.92'	9.77'	N21°29'03"E
C236	11.21'	627.16'	1°01'28"	5.61'	11.21'	S49°41'04"W
C238	9.80'	40.00'	14°02'10"	4.92'	9.77'	N35°31'13"E
C239	45.80'	123.00'	21°20'05"	23.17'	45.54'	S75°11'49"W
C240	76.85'	153.00'	28°46'42"	39.25'	76.04'	N71°28'35"E
C241	42.01'	60.00'	40°07'11"	21.91'	41.16'	S46°16'37"W
C242	251.00'	177.00'	81°14'56"	151.84'	230.49'	S57°35'09"E
C243	196.64'	2027.00'	5°33'30"	98.40'	196.56'	N14°07'11"W
C244	111.37'	273.00'	23°22'28"	56.47'	110.60'	N37°59'50"E
C245	49.00'	277.00'	10°08'09"	24.57'	48.94'	S62°09'19"W
C246	80.26'	177.00'	25°58'52"	40.83'	79.58'	S77°31'13"W
C247	91.95'	223.00'	23°37'31"	46.64'	91.30'	N76°55'01"W
C248	48.08'	123.00'	22°23'42"	24.35'	47.77'	S21°48'00"E
C249	102.28'	177.00'	33°06'26"	52.61'	100.86'	S68°44'17"W
C250	124.79'	110.00'	64°59'52"	70.07'	118.20'	S46°53'26"W
C251	102.12'	90.00'	65°00'39"	57.35'	96.73'	N46°53'03"E
C252	145.40'	70.00'	119°00'33"	118.86'	120.63'	S19°53'05"W
C253	164.01'	70.00'	134°14'27"	165.88'	128.99'	N27°30'02"E
C254	210.86'	90.00'	134°14'27"	213.27'	165.84'	S27°30'02"W
C255	11.77'	27.43'	24°35'05"	5.98'	11.68'	N01°18'55"E
C256	186.94'	90.00'	119°00'33"	152.82'	155.10'	N19°53'05"E
C257	55.18'	140.00'	22°35'03"	27.95'	54.83'	S02°58'55"W
C258	16.64'	177.00'	5°23'09"	8.33'	16.63'	S32°51'06"E
C259	245.56'	122.88'	114°30'07"	191.04'	206.69'	S21°37'04"W
C260	148.71'	127.00'	67°05'31"	84.21'	140.36'	N45°14'02"E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C261	129.40'	177.00'	41°53'14"	67.74'	126.54'	N09°15'20"W
C262	135.92'	177.00'	43°59'50"	71.51'	132.60'	N32°36'05"W
C263	35.28'	370.00'	5°27'45"	17.65'	35.26'	N82°38'52"W
C264	20.09'	60.00'	19°11'17"	10.14'	20.00'	N84°24'10"W

Line Table		
Line #	Length	Direction
L4	11.35'	N41° 07' 45"W
L5	15.44'	S48° 52' 15"W
L8	72.62'	N05° 44' 35"W
L9	100.59'	N14° 02' 08"E
L10	192.74'	S51° 54' 54"E
L11	194.77'	S35° 16' 52"E
L12	11.07'	S50° 33' 54"E
L13	3.47'	S06° 24' 16"E
L14	53.01'	S52° 47' 56"E
L16	46.20'	N90° 00' 00"E
L17	724.74'	S00° 27' 52"E
L19	22.96'	S56° 42' 00"W
L20	50.23'	S37° 43' 23"W
L21	5.00'	S28° 30' 08"W
L22	14.46'	S14° 27' 57"W
L23	43.70'	S28° 30' 08"W
L24	14.46'	S42° 32' 18"W
L25	11.35'	S41° 07' 45"E
L26	5.00'	S28° 30' 08"W
L27	5.00'	N28° 30' 08"E

Line Table		
Line #	Length	Direction
L28	14.46'	N42° 32' 18"E
L29	43.70'	N28° 30' 08"E
L30	14.46'	N14° 27' 57"E
L31	5.00'	S28° 30' 08"W
L33	35.06'	N00° 27' 52"W
L34	42.23'	N00° 27' 52"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
CL-C1	40.23'	250.00'	9°13'15"	20.16'	40.19'	N33°06'45"E
CL-C2	71.10'	200.00'	20°22'07"	35.93'	70.73'	N38°41'12"E
CL-C3	516.47'	500.00'	59°10'58"	283.94'	493.81'	N19°16'46"E
CL-C14	55.85'	150.00'	21°20'05"	28.25'	55.53'	S75°11'49"W
CL-C15	68.02'	150.00'	25°58'52"	34.60'	67.44'	S77°31'13"W
CL-C16	306.64'	390.00'	45°02'55"	161.74'	298.80'	N66°57'54"W
CL-C17	206.23'	150.00'	78°46'28"	123.16'	190.37'	N05°03'12"W
CL-C18	460.44'	220.00'	119°54'57"	380.41'	380.89'	N25°37'26"W
CL-C19	35.36'	150.00'	13°30'26"	17.76'	35.28'	N78°49'41"W
CL-C20	208.65'	500.00'	23°54'36"	105.87'	207.14'	N84°01'46"W
CL-C21	205.72'	300.00'	39°17'20"	107.09'	201.71'	N76°20'24"W
CL-C22	148.93'	180.00'	47°24'25"	79.03'	144.72'	N80°23'56"W
CL-C23	81.39'	200.00'	23°19'02"	41.27'	80.83'	S87°33'22"W
CL-C24	227.82'	180.00'	72°31'01"	132.02'	212.91'	S62°57'23"W
CL-C28	34.93'	150.00'	13°20'31"	17.54'	34.85'	S83°19'45"E
CL-C29	35.35'	150.00'	13°30'12"	17.76'	35.27'	S59°56'17"E
CL-C30	105.66'	300.00'	20°10'46"	53.38'	105.11'	N33°24'00"E
CL-C32	106.17'	150.00'	40°33'10"	55.42'	103.96'	S11°55'38"E
CL-C33	127.09'	150.00'	48°32'48"	67.64'	123.33'	S15°55'27"E
CL-C34	92.91'	150.00'	35°29'22"	48.00'	91.43'	S22°27'10"E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
CL-C35	118.71'	150.00'	45°20'41"	62.66'	115.64'	S62°37'10"W
CL-C36	94.93'	200.00'	27°11'46"	48.38'	94.04'	N81°06'36"W
CL-C37	62.76'	150.00'	23°58'25"	31.85'	62.31'	N79°29'56"W
CL-C38	74.32'	150.00'	28°23'17"	37.94'	73.56'	N77°17'30"W
CL-C39	27.02'	150.00'	10°19'15"	13.55'	26.98'	N57°56'14"W
CL-C40	71.10'	300.00'	13°34'48"	35.72'	70.94'	S00°23'08"W
CL-C41	163.19'	150.00'	62°20'08"	90.73'	155.26'	N21°57'11"W
CL-C42	155.37'	250.00'	35°36'32"	80.29'	152.88'	N70°55'31"W
CL-C43	291.48'	150.00'	111°20'12"	219.63'	247.74'	N33°03'41"W
CL-C44	147.05'	150.00'	56°10'03"	80.04'	141.23'	N50°31'23"E
CL-C45	298.85'	150.00'	114°09'05"	231.65'	251.82'	N21°31'52"E
CL-C46	32.44'	300.00'	6°11'41"	16.23'	32.42'	N46°35'14"E
CL-C47	23.50'	150.00'	8°58'34"	11.77'	23.48'	S50°54'55"E
CL-C48	23.07'	150.00'	8°48'40"	11.56'	23.04'	N32°49'03"E
CL-C49	78.54'	150.00'	30°00'00"	40.19'	77.65'	N52°13'24"E
CL-C50	68.90'	300.00'	13°09'35"	34.60'	68.75'	S89°24'16"E
CL-C51	136.81'	300.00'	26°07'44"	69.62'	135.63'	S69°45'36"E
CL-C52	229.93'	2000.00'	6°35'13"	115.09'	229.80'	S13°36'19"E
CL-C53	158.34'	300.00'	30°14'27"	81.06'	156.51'	S01°46'42"E
CL-C54	57.46'	627.00'	5°15'02"	28.75'	57.44'	S15°58'02"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
CL-C55	51.63'	627.00'	4°43'04"	25.83'	51.61'	S20°57'05"W
CL-C56	138.09'	300.00'	26°22'27"	70.29'	136.88'	S36°29'50"W
CL-C59	101.61'	150.00'	38°48'40"	52.84'	99.68'	S47°49'03"W
CL-C61	212.71'	150.00'	81°14'56"	128.68'	195.33'	S57°35'09"E
CL-C62	50.35'	150.00'	19°14'03"	25.42'	50.12'	S88°35'36"E
CL-C63	44.23'	250.00'	10°08'09"	22.17'	44.17'	S62°09'19"W
CL-C64	90.41'	180.00'	28°46'37"	46.18'	89.46'	S71°28'33"W
CL-C65	141.28'	150.00'	53°57'54"	76.37'	136.12'	N37°35'06"W
CL-C66	299.30'	150.00'	114°19'28"	232.42'	252.06'	N21°37'04"E
CL-C67	117.10'	100.00'	67°05'31"	66.30'	110.52'	N45°14'02"E
CL-C68	109.66'	150.00'	41°53'14"	57.41'	107.23'	N09°15'20"W
CL-C69	24.22'	150.00'	9°15'12"	12.14'	24.20'	N34°49'33"W
CL-C70	187.31'	86.00'	124°47'20"	164.46'	152.42'	S78°09'12"W
CL-C71	57.12'	100.00'	32°43'34"	29.36'	56.34'	S32°07'19"W
CL-C72	140.24'	300.00'	26°47'01"	71.42'	138.96'	S61°52'36"W
CL-C73	164.29'	100.00'	94°07'44"	107.48'	146.42'	N57°40'01"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
E-C74	20.09'	60.00'	19°11'17"	10.14'	20.00'	S50°03'10"E
E-C75	20.06'	527.00'	2°10'52"	10.03'	20.06'	N26°31'31"E
E-C79	146.37'	110.00'	76°14'29"	86.32'	135.81'	N74°52'21"E
E-C80	119.61'	90.00'	76°08'35"	70.50'	111.00'	N74°49'24"E
E-C81	82.38'	55.70'	84°44'31"	50.81'	75.08'	S23°42'12"E
E-C82	111.97'	75.70'	84°44'31"	69.06'	102.04'	S23°42'12"E
E-C83	37.60'	85.00'	25°20'40"	19.11'	37.29'	S07°08'44"E
E-C84	28.73'	65.00'	25°19'21"	14.60'	28.49'	S07°09'23"E
E-C85	47.67'	140.00'	19°30'33"	24.07'	47.44'	S10°03'49"E
E-C86	54.48'	160.00'	19°30'33"	27.51'	54.22'	S10°03'49"E

Line Table		
Line #	Length	Direction
CL-L1	5.63'	N37° 43' 23"E
CL-L5	28.63'	S46° 25' 38"E
CL-L6	3.10'	N79° 41' 17"E

Line Table		
Line #	Length	Direction
E-L7	315.93'	S89° 13' 48"W
E-L8	266.07'	S89° 13' 48"W
E-L9	20.19'	N07° 09' 17"E
E-L10	51.14'	S67° 44' 56"E
E-L11	108.35'	N36° 45' 06"E
E-L12	37.13'	S66° 04' 28"E
E-L13	243.84'	S89° 55' 16"E
E-L14	243.84'	N89° 55' 09"W
E-L15	20.01'	S00° 04' 24"W
E-L16	291

THREE FALLS SUBDIVISION

(AMENDED AND EXTENDED ILANGENI ESTATES)

ENT 84712:2015 Map # 14761
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Sep 16 11:55 am FEE 495.00 BY EO
RECORDED FOR ALPINE CITY CORPORATION

ADDRESS TABLE		
LOT #	ADDRESS	STREET
1	188 W.	BROOKSIDE COURT
2	172 W.	BROOKSIDE COURT
3	130 W.	BROOKSIDE COURT
3 alt	1971 N.	THREE FALLS DRIVE
4	2025 N.	THREE FALLS DRIVE
5	2085 N.	THREE FALLS DRIVE
6	2163 N.	THREE FALLS DRIVE
7	165 W.	CREEKSIDE COURT
7 alt	2223 N.	THREE FALLS DRIVE
8	197 W.	CREEKSIDE COURT
9	202 W.	CREEKSIDE COURT
10	162 W.	CREEKSIDE COURT
10 alt	2285 N.	THREE FALLS DRIVE
11	2276 N.	THREE FALLS DRIVE
12	2218 N.	THREE FALLS DRIVE
13	74 W.	THREE FALLS RIDGE
14	46 W.	THREE FALLS RIDGE
15	10 W.	THREE FALLS RIDGE
16	23 W.	THREE FALLS RIDGE
17	149 W.	THREE FALLS COURT
17 alt	2327 N.	THREE FALLS DRIVE
18	181 W.	THREE FALLS COURT
19	174 W.	THREE FALLS COURT
20	132 W.	THREE FALLS COURT
20 alt	2401 N.	THREE FALLS DRIVE
21	2332 N.	THREE FALLS DRIVE
22	2378 N.	THREE FALLS DRIVE
23	2464 N.	THREE FALLS DRIVE
24	2525 N.	THREE FALLS DRIVE
25	25 W.	SLIDING ROCK RIDGE
26	18 E.	SLIDING ROCK RIDGE
26 alt	2587 N.	THREE FALLS DRIVE
27	2536 N.	THREE FALLS DRIVE
28	2590 N.	THREE FALLS DRIVE
29	2629 N.	THREE FALLS DRIVE
30	2673 N.	THREE FALLS DRIVE
31	2697 N.	THREE FALLS DRIVE
32	305 E.	THREE FALLS DRIVE
33	415 E.	THREE FALLS DRIVE
34	2513 N.	MOUNTAIN SPRING COURT
35	2522 N.	MOUNTAIN SPRING COURT
36	2458 N.	MOUNTAIN SPRING COURT
36 alt	577 E.	THREE FALLS DRIVE
37	542 E.	THREE FALLS DRIVE
38	476 E.	THREE FALLS DRIVE
39	434 E.	THREE FALLS DRIVE
40	380 E.	THREE FALLS DRIVE
41	326 E.	THREE FALLS DRIVE
42	594 E.	THREE FALLS DRIVE
43	603 E.	THREE FALLS DRIVE
44	671 E.	THREE FALLS DRIVE
45	703 E.	THREE FALLS DRIVE
46	717 E.	THREE FALLS DRIVE
47	602 E.	THREE FALLS DRIVE
47 alt	2386 N.	THREE FALLS WAY
48	2350 N.	THREE FALLS WAY
49	2323 N.	THREE FALLS WAY
50	2241 N.	THREE FALLS WAY
51	2210 N.	THREE FALLS WAY
52	2511 N.	MOUNTAIN PARK
53	15 E.	THREE FALLS RIDGE
54	207 W.	SLIDING ROCK RIDGE
55	210 W.	SLIDING ROCK RIDGE
56	204 W.	SLIDING ROCK RIDGE
57	57 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, 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. 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 owner's 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, 16, 18, 19, 20, 52, and 57 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 Utah 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 ~~maintained~~ 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. Driveway 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.

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 13 FOR CURVE AND LINE TABLES
4. PUE= PUBLIC UTILITY EASEMENT
   DE= DRAINAGE EASEMENT

14761 sheet 14 of 14

Plotted: 08/31/2015 14:34:38.38 | Drawing: U:\8PR010200\Survey\Drawings\THREE FALLS RANCH PLAT SHT 14.dwg | Layout: Layout1 | By: bmartin

DATE 08-28-2015 | SCALE 1" = 100' | PROJECT NO. 8PVR010200

THREE FALLS SUBDIVISION
(AMENDED AND EXTENDED ILANGENI ESTATES)
ALPINE, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED CEA | DRAWN TDM | CHECKED CEA

SHEET 14 OF 14

Sec. 12 + 13, T4S, R1E, + Sec. 7, T4S, R2E
SLB+M TWD40
AMENDING ILANGENI ESTATES