

VISTAS AT CEDAR POINT

PRELIMINARY PLAT

APPLE VALLEY, UTAH

NOVEMBER 2021

—INDEX OF SHEETS—

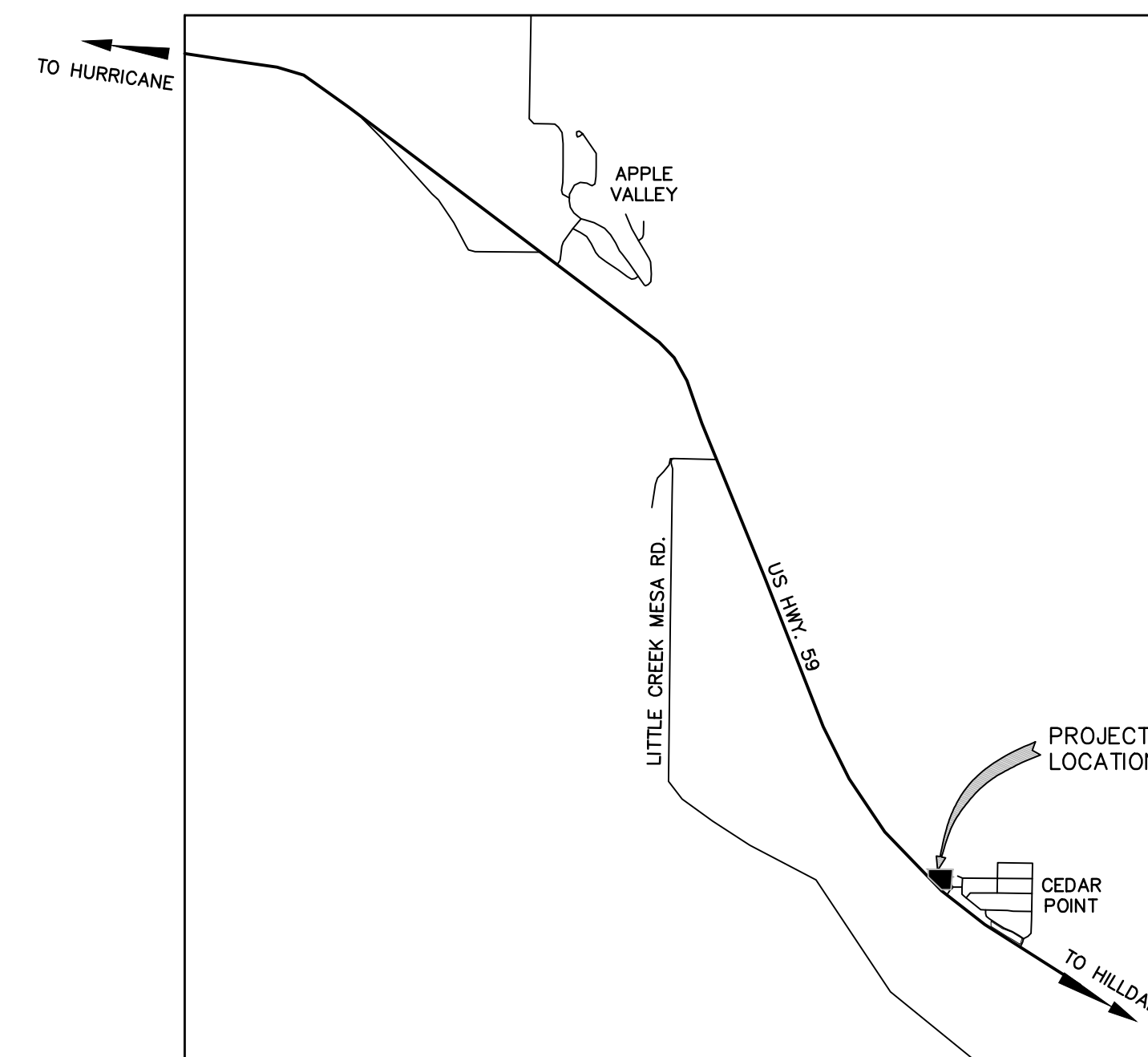
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	GRADING PLAN



PROJECT SITE MAP

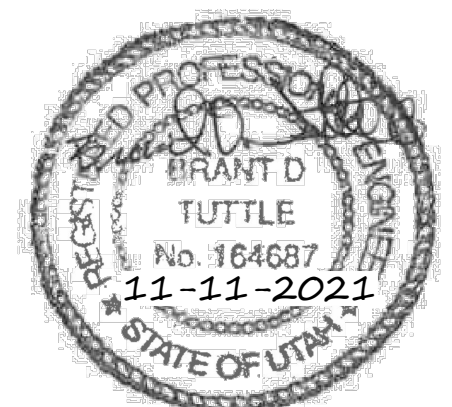
—NTS—

PROJECT
SITE



PROJECT VICINITY MAP

—NTS—

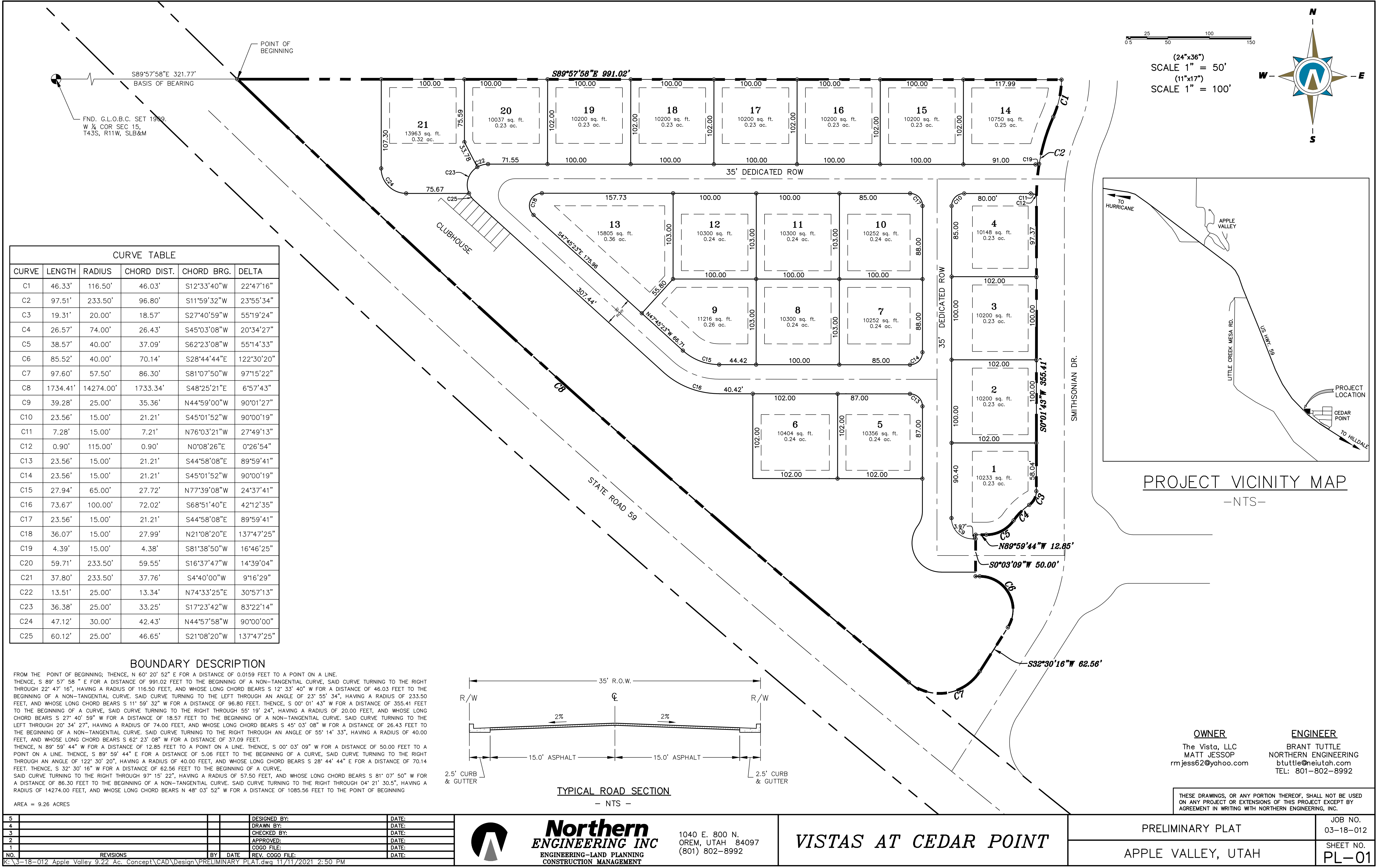


**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO.
3-18-012

SHEET NO.
1

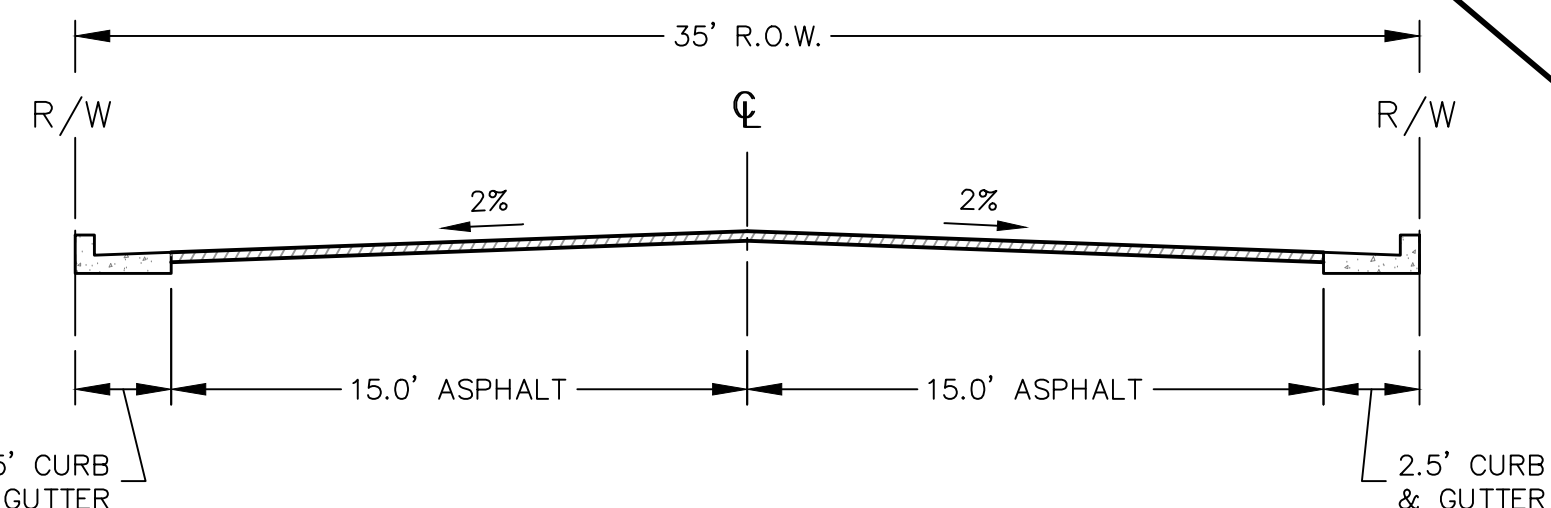


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	46.33'	116.50'	46.03'	S12°33'40"W	22°47'16"
C2	97.51'	233.50'	96.80'	S11°59'32"W	23°55'34"
C3	19.31'	20.00'	18.57'	S27°40'59"W	55°19'24"
C4	26.57'	74.00'	26.43'	S45°03'08"W	20°34'27"
C5	38.57'	40.00'	37.09'	S62°23'08"W	55°14'33"
C6	85.52'	40.00'	70.14'	S28°44'44"E	122°30'20"
C7	97.60'	57.50'	86.30'	S81°07'50"W	97°15'22"
C8	1734.41'	14274.00'	1733.34'	S48°25'21"E	6°57'43"
C9	39.28'	25.00'	35.36'	N44°59'00"W	90°01'27"
C10	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C11	7.28'	15.00'	7.21'	N76°03'21"W	27°49'13"
C12	0.90'	115.00'	0.90'	N0°08'26"E	0°26'54"
C13	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C14	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C15	27.94'	65.00'	27.72'	N77°39'08"W	24°37'41"
C16	73.67'	100.00'	72.02'	S68°51'40"E	42°12'35"
C17	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C18	36.07'	15.00'	27.99'	N21°08'20"E	137°47'25"
C19	4.39'	15.00'	4.38'	S81°38'50"W	16°46'25"
C20	59.71'	233.50'	59.55'	S16°37'47"W	14°39'04"
C21	37.80'	233.50'	37.76'	S4°40'00"W	9°16'29"
C22	13.51'	25.00'	13.34'	N74°33'25"E	30°57'13"
C23	36.38'	25.00'	33.25'	S17°23'42"W	83°22'14"
C24	47.12'	30.00'	42.43'	N44°57'58"W	90°00'00"
C25	60.12'	25.00'	46.65'	S21°08'20"W	137°47'25"

BOUNDARY DESCRIPTION

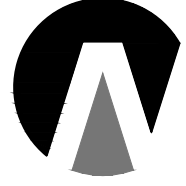
FROM THE POINT OF BEGINNING; THENCE, N 60° 20' 52" E FOR A DISTANCE OF 0.0159 FEET TO A POINT ON A LINE. THENCE, S 89° 57' 58 " E FOR A DISTANCE OF 991.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 22° 47' 16", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS S 12° 33' 40" W FOR A DISTANCE OF 46.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 55' 34", HAVING A RADIUS OF 233.50 FEET, AND WHOSE LONG CHORD BEARS S 11° 59' 32" W FOR A DISTANCE OF 96.80 FEET. THENCE, S 00° 01' 43" W FOR A DISTANCE OF 355.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 19' 24", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 40' 59" W FOR A DISTANCE OF 18.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 20° 34' 27", HAVING A RADIUS OF 74.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 03' 08" W FOR A DISTANCE OF 26.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 55° 14' 33", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 62° 23' 08" W FOR A DISTANCE OF 37.09 FEET. THENCE, N 89° 59' 44" W FOR A DISTANCE OF 12.85 FEET TO A POINT ON A LINE. THENCE, S 00° 03' 09" W FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE. THENCE, S 89° 59' 44" E FOR A DISTANCE OF 5.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 122° 30' 20", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 28° 44' 44" E FOR A DISTANCE OF 70.14 FEET. THENCE, S 32° 30' 16" W FOR A DISTANCE OF 62.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 97° 15' 22", HAVING A RADIUS OF 57.50 FEET, AND WHOSE LONG CHORD BEARS S 81° 07' 50" W FOR A DISTANCE OF 86.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 04° 21' 30.5", HAVING A RADIUS OF 14274.00 FEET, AND WHOSE LONG CHORD BEARS N 48° 03' 52" W FOR A DISTANCE OF 1085.56 FEET TO THE POINT OF BEGINNING

AREA = 9.26 ACRES



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

K:\3-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 11/11/2021 2:50 PM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

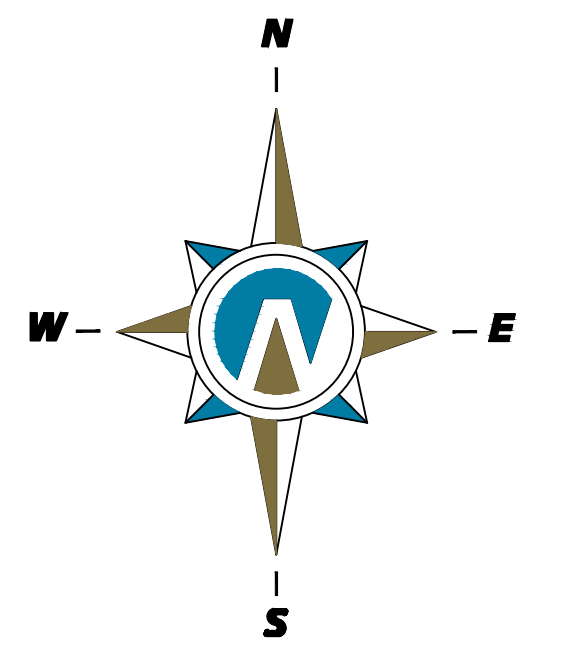
VISTAS AT CEDAR POINT

OWNER
The Visto, LLC
MATT JESSOP
rmjess62@yahoo.com

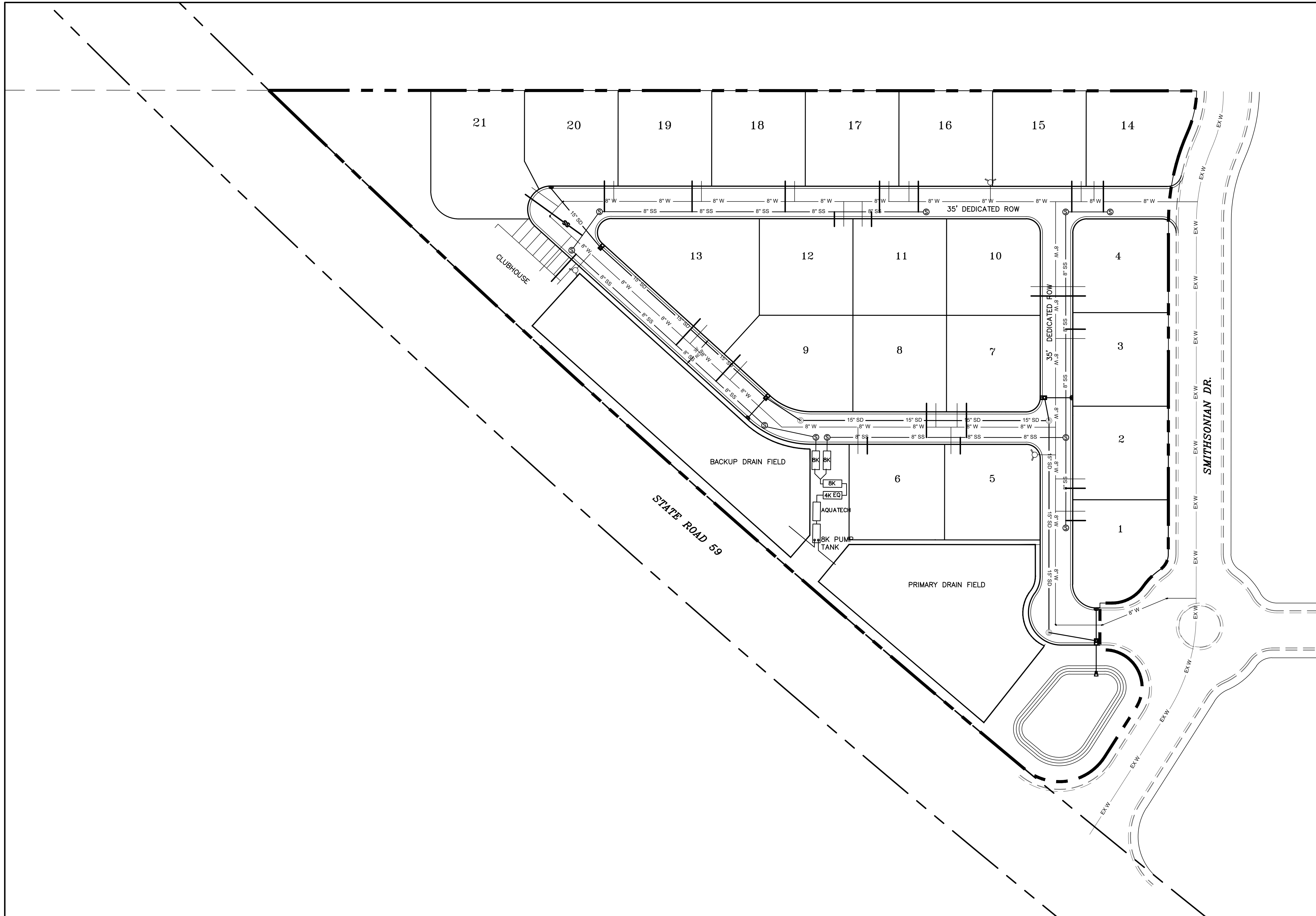
ENGINEER
BRANT TUTTLE
NORTHERN ENGINEERING
btuttle@neutah.com
TEL: 801-802-8992

PRELIMINARY PLAT
APPLE VALLEY, UTAH

JOB NO.
03-18-012
SHEET NO.
PL-01



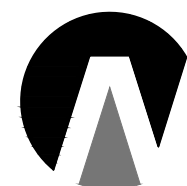
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 11/11/2021 4:06 PM



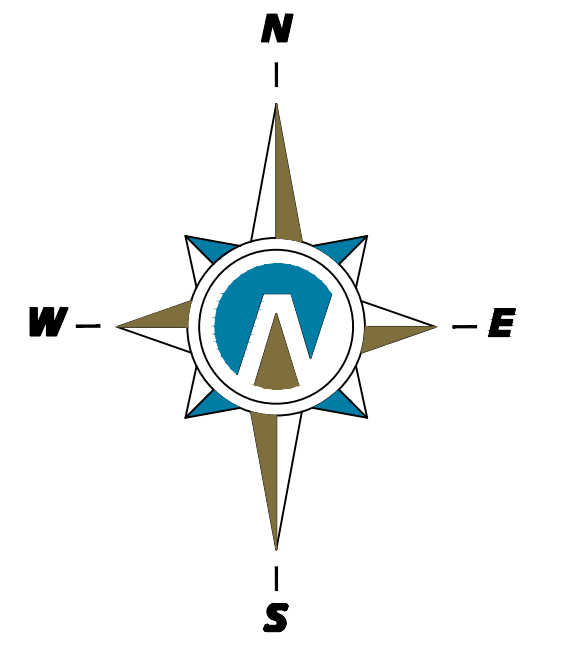
**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

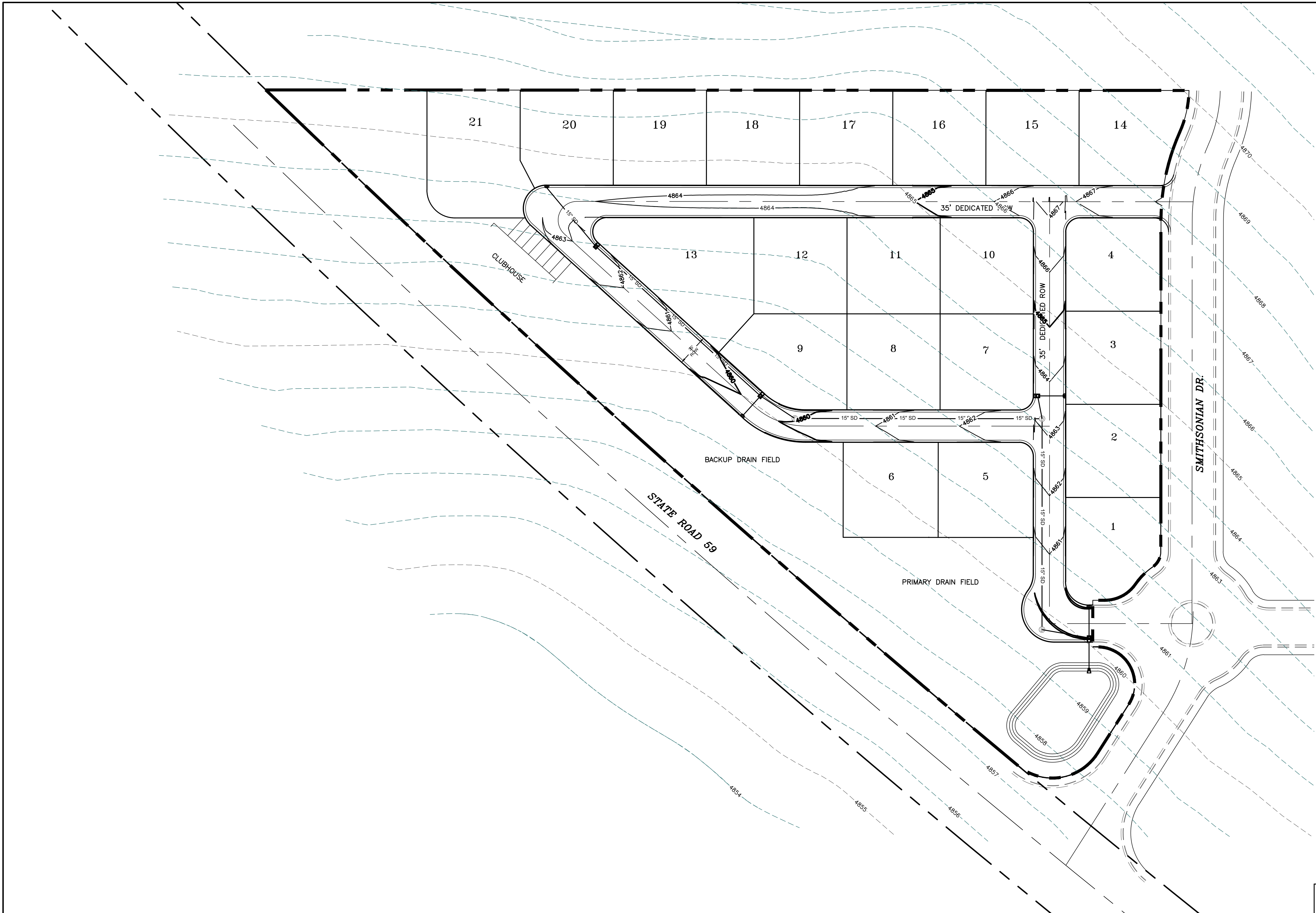
VISTAS AT CEDAR POINT

UTILITY PLAN
APPLE VALLEY, UTAH

JOB NO.
03-18-012
SHEET NO.
UT-01

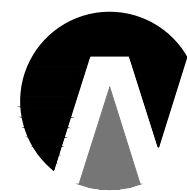


(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 11/11/2021 4:06 PM				



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VISTAS AT CEDAR POINT

GRADING PLAN
APPLE VALLEY, UTAH

JOB NO.
03-18-012
SHEET NO.
GR-01