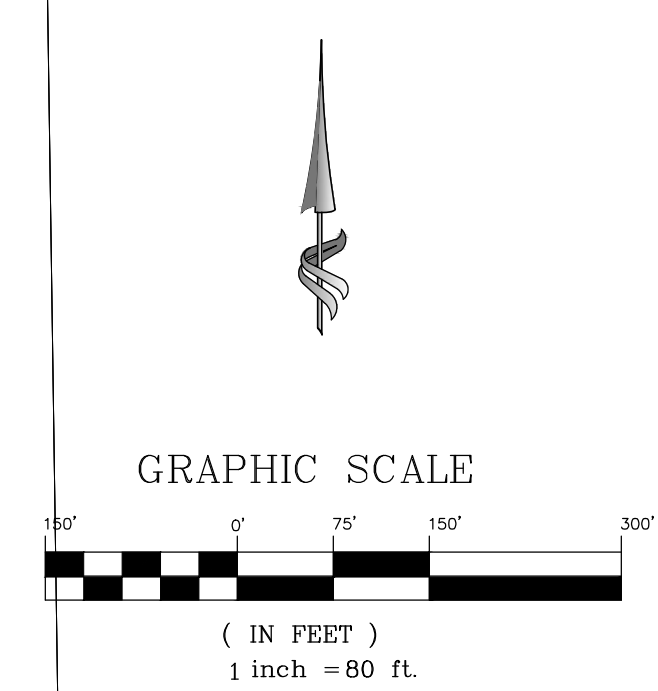




**CONSTRUCTION NOTES**

1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.

**WARNING**  
CALL BLUE STAKES

**REVISIONS**

|    |  |
|----|--|
| 1. |  |
|    |  |
|    |  |
|    |  |

|               |  |
|---------------|--|
| DRAWN: BJW    |  |
| DESIGNER: RJM |  |
| REVIEWED: RJM |  |
| PROJECT #     |  |

**SCALES**

|                   |  |
|-------------------|--|
| HORIZ: 1"=80'     |  |
| VERT: 1"=10'      |  |
| (24" x 36" SHEET) |  |

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

**PROJECT NAME:**  
SCENIC RIDGE ESTATES

**SHEET TITLE:**  
OVERALL PARCEL MAP

|                             |                     |
|-----------------------------|---------------------|
| <b>PLAN SET:</b><br>CONCEPT | <b>SHEET</b><br>1.0 |
|-----------------------------|---------------------|



N:\PROJECTS\2025M\PROJECTS\EAGLES NEST\DWG\SHEET\SCENIC RIDGE ESTATES-RECORD OF SURVEY.DWG

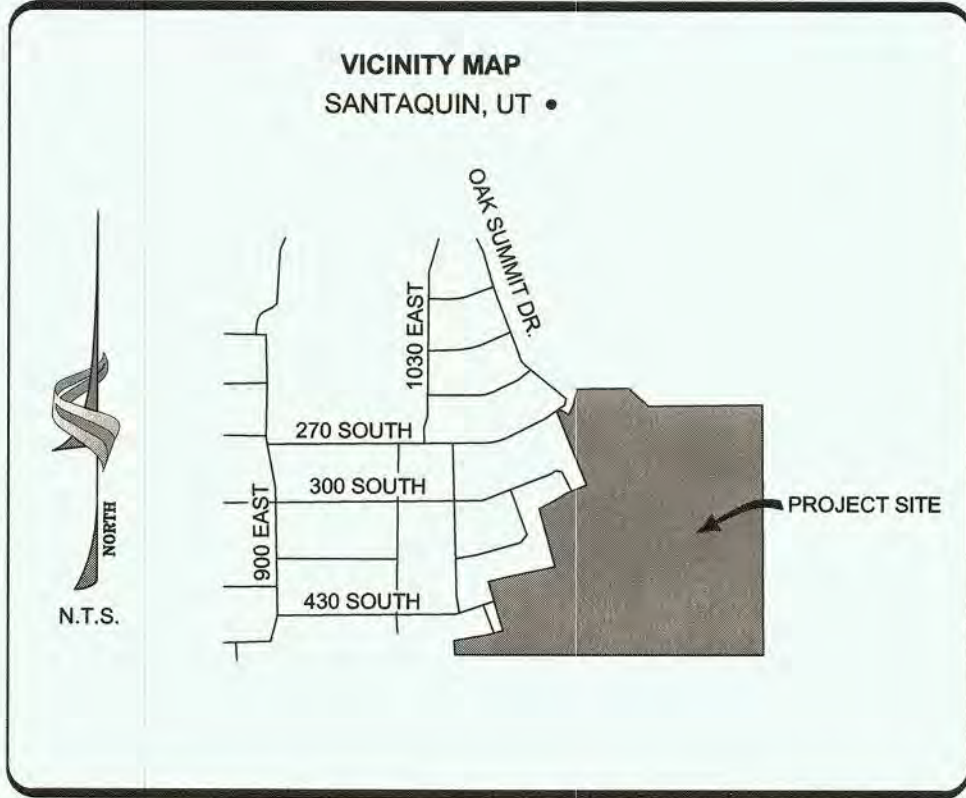
| RECORD DESCRIPTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 32:040:0069 & 32:040:0070<br>Beginning at a point which is North 1563.632 feet and East 659.821 feet from the Southwest corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence East 2014.59 feet to a point on the Northsouth center line of said Section 6; thence South 00°50'00" East along said center line 402.45 feet; thence West 2020.44 feet; thence North 402.41 feet to the point of beginning.<br>LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "A" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "E" AMENDED Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "F" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING that portion described as "Phase "E" Description" disclosed in that certain Deed of Trust recorded April 16, 2008 as Entry No. 45000:2008 in the Utah County Recorder's office, described as follows:<br>Beginning at a point which is North 1,226.40 feet and East 629.64 feet from the Southwest corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing - Utah State Plane Coordinates); thence North 00°00'15" West 43.75 feet; thence East 38.99 feet; thence North 190.25 feet; thence North 89°59'45" East 112.53 feet; thence North 54°37'46" East 68.68 feet; thence North 89°59'49" East 211.79 feet; thence North 68°10'03" East 13.53 feet; thence North 68°10'58" East 108.00 feet; thence North 68°07'01" East 32.47 feet; thence North 68°02'30" East 93.58 feet; thence North 63°53'16" East 56.16 feet; thence North 68°10'03" East 105.00 feet; thence South 21°49'57" East 150.89 feet; thence North 89°25'38" East 363.21 feet; thence South 48°16'29" East 288.27 feet; thence South 15°20'44" East 198.70 feet; thence South 89°46'36" West 240.72 feet; thence South 39°50'03" West 58.57 feet; thence South 74°45'55" West 119.85 feet; thence North 42°25'21" West 142.18 feet; thence South 72°39'16" West 85.08 feet; thence North 17°31'30" West 113.72 feet; thence North 55°00'37" West 60.31 feet; thence North 47°39'49" West 103.86 feet; thence South 59°48'20" West, 75.56 feet; thence South 62°46'52" West 98.96 feet; thence 117.29 feet along the arc of a 245.39 foot radius curve to the right through a central angle of 27°23'07", chord bears South 76°18'16" West 116.18 feet; thence South 89°59'49" West 285.35 feet; thence South 77°07'45" West 63.99 feet; thence West 138.64 feet to the point of beginning.<br>ALSO LESS AND EXCEPTING that portion conveyed in that certain Quit Claim Deed recorded January 23, 2015 as Entry No. 5394:2015 in the Utah County Recorder's office, described as follows:<br>Beginning at a point which is N 00°05'50" W, 1516.86 feet along a section line and East 1538.23 feet to the Northwest corner of Lot 92 of the Oak Summit Plat "E" PUD from the Southwest Corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence N 21°49'57" W, 290.20 feet; thence N 60°10'13" E, 36.99 feet; thence with a curve turning to the right with an arc length of 37.03 feet, with a radius of 50.00 feet, with a chord bearing of N 81°22'58" E, with a chord length of 36.16 feet; thence with a curve turning to the left with an arc length of 45.39 feet, with a radius of 55.00 feet, with a chord bearing of N 78°57'18" E, with a chord length of 44.11 feet; thence S 76°52'50" E, 162.61 feet; thence N 18°32'23" E, 109.75 feet; thence N 36°34'11" W, 250.76 feet; thence North, 285.55 feet; thence N 89°57'42" E, 1090.74 feet to the property of the United States of America; thence S 00°01'11" W, 1043.02 feet along said property; thence S 89°46'34" W, 612.72 feet; thence N 47°59'24" W, 142.70 feet to the Southeast Corner of Lot 92 of Oak Summit Plat "E" PUD; thence N 47°59'31" W, 145.89 feet along said East line of said Lot 92 to the Northeast Corner of said Lot 92; thence S 89°13'43" W, 310.36 feet along the North line of said Lot 92, which is the point of beginning. |
| 32:040:0045<br>Beginning at a point which is North 759.972 feet and East 659.821 feet from the Southwest corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence North 401.25 feet; thence East 2020.44 feet to a point on the Northsouth center line of said Section 6; thence South 00°50'00" East along said center line 401.29 feet; thence West 2026.28 feet to the point of beginning.<br>LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "A" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "C" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "D" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "E" AMENDED Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING that portion described as "Phase "E" Description" disclosed in that certain Deed of Trust recorded April 16, 2008 as Entry No. 45000:2008 in the Utah County Recorder's office, described as follows:<br>Beginning at a point which is North 1,226.40 feet and East 629.64 feet from the Southwest corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing - Utah State Plane Coordinates); thence North 00 deg. 00'15" West 43.75 feet; thence East 38.99 feet; thence North 190.25 feet; thence North 89 deg. 59'45" East 112.53 feet; thence North 54 deg. 37' 46" East 68.68 feet; thence North 89 deg. 59'49" East 211.79 feet; thence North 68 deg. 10' 03" East 13.53 feet; thence North 68 deg. 10'58" East 108.00 feet; thence North 68 deg. 07'01" East 32.47 feet; thence North 68 deg. 02'30" East 93.58 feet; thence North 83 deg. 53'16" East 56.16 feet; thence North 68 deg. 10'03" East 105.00 feet; thence South 21 deg. 49'57" East 150.89 feet; thence North 89 deg. 25'38" East 363.21 feet; thence South 48 deg. 16'29" East 288.27 feet; thence South 15 deg. 20'44" East 198.70 feet; thence South 89 deg. 46'36" West 240.72 feet; thence South 39 deg. 50'03" West 58.57 feet; thence South 74 deg. 45'55" West 119.85 feet; thence North 42 deg. 25'21" West 142.18 feet; thence South 72 deg. 39'16" West 85.08 feet; thence North 17 deg. 31'30" West 113.72 feet; thence North 55 deg. 00'37" West 60.31 feet; thence North 47 deg. 39'49" West 103.86 feet; thence South 56 deg. 48'20" West, 75.56 feet; thence South 62 deg. 46'52" West 68.96 feet; thence 117.29 feet along the arc of a 245.39 foot radius curve to the right through a central angle of 27 deg. 23'07", chord bears South 76 deg. 18'16" West 116.18 feet; thence South 89 deg. 59'49" West 285.35 feet; thence South 77 deg. 07'45" West 63.99 feet; thence West 138.64 feet to the point of beginning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 32:040:0047<br>Beginning at a point which is North 759.972 feet and East 659.821 feet from the Southwest corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence East 2026.28 feet to a point on the Northsouth center line of said Section 6; thence South 00°50'00" East 400.13 feet along said center line; thence West 2032.10 feet; thence North 400.09 feet to the point of beginning.<br>LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "A" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "B" Planned Unit Development on file and of record in the Utah County Recorder's office.<br>ALSO LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "C" Planned Unit Development on file and of record in the Utah County Recorder's office.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 32:040:0042<br>Beginning at a point South 88°40'00" East along the Section line 660.00 feet from the Southwest corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence North 375.24 feet; thence East 2032.10 feet to a point of the Northsouth center line of said Section 6; thence South 00°50'00" East along said center line 422.72 feet to the South Quarter corner of said Section 6; thence North 88°40'00" West along said section line 2038.80 feet to the point of beginning.<br>LESS AND EXCEPTING THEREFROM that portion lying within the bounds of OAK SUMMIT PLAT "B" Planned Unit Development on file and of record in the Utah County Recorder's office.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

SCENIC RIDGE ESTATES RECORD OF SURVEY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATED IN THE:<br>SOUTHWEST QUARTER OF SECTION 6,<br>TOWNSHIP 10 SOUTH, RANGE 2 EAST<br>SALT LAKE BASE AND MERIDIAN,<br>SANTAQUIN CITY, UTAH COUNTY, UTAH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| AS-SURVEYED DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| A part of the Southwest Quarter of Section 6, Township 10 South, Range 2 West, Salt Lake Base and Meridian, Santaquin City, Utah County, Utah:<br><br>Beginning at a point on the Quarter Section Line and the Southeasterly Corner of Lot 35, Oak Summit Plat 'B' (Entry No. 11320, Utah County Recorder's Office) 1018.39 feet South 89°40'47" East along said Quarter Section Line from the Southwest Corner of said Section 6; and running thence along said Easterly and Southerly Line of said Plat the following seven (7) courses: (1) North 05°59'52" West 76.48 feet; (2) North 80°31'23" East 114.23 feet; (3) North 80°14'20" East 56.52 feet; (4) North 75°54'45" East 100.00 feet; (5) North 17°12'59" West 110.52 feet; (6) North 16°06'43" West 56.00 feet; and (7) North 16°06'53" West 108.36 feet to a point on the Southerly Line of Lot 51, Oak Summit Plat 'C' (Entry No. 11714, Utah County Recorder's Office); thence along said Southerly and Easterly Lines the following three (3) courses: (1) North 76°45'02" East 119.79 feet; (2) North 78°17'52" East 248.65 feet; and (3) North 15°14'13" West 324.60 feet to a point on the Southerly Line of Lot 73, Oak Summit Plat 'D' (Entry No. 11715, Utah County Recorder's Office); thence along said Southerly and Easterly Lines the following five (5) courses: (1) North 64°57'27" East 27.28 feet; (2) North 62°06'06" East 86.06 feet; (3) North 57°05'35" East 57.06 feet; (4) North 68°09'58" East 115.00 feet; and (5) North 21°50'02" West 422.19 along said Easterly Line and the Easterly Line of Oak Summit Plat 'E' (Entry No. 12871, Utah County Recorder's Office); thence along said Easterly and Southerly Lines the following seven (7) courses: (1) Northeasterly along the arc of a 1763.98 foot Radius curve to the left a distance of 8.43 feet (Central Angle equals 0°16'26" and Long Chord bears North 42°49'31" East 8.43 feet) to a point of tangency; (2) North 41°45'56" East 0.27 feet to a point of curvature; (3) Northeasterly along the arc of a 18.00 foot Radius curve to the right a distance of 26.76 feet (Central Angle equals 85°10'47" and Long Chord bears North 84°21'35" East 24.36 feet) to a point of tangency; (4) South 53°02'45" East 36.16 feet; (5) North 26°27'21" East 63.06 feet; (6) North 13°32'43" East 86.12 feet; and (7) North 89°46'31" East 276.44 feet; thence South 47°59'36" East 142.42 feet; thence North 89°46'12" East 612.48 feet to the Quarter Section Line; thence South 0°00'22" West 1345.54 along said Quarter Section Line to the South Quarter Corner of said Section 6; thence North 89°40'47" West 1654.15 feet along the Quarter Section Line to the Southeasterly Corner of said Lot 35 and the Point of Beginning. |
| Contains 1,659,994 Sq. Ft. or 38.11 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NARRATIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| EPIC ENGINEERING WAS HIRED TO LOCATE AND MONUMENT THE BOUNDARY FOR FOUR PARCELS OF LAND, PARCEL NUMBERS 32:040:0042, 32:040:0045, 32:040:0047 AND 32:040:0070 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE. IN ADDITION, SAID SURVEY WAS ACCOMPLISHED IN PREPARATION FOR CREATING A SUBDIVISION PLAT AND DESIGN AND DEVELOPMENT OF THESE PARCELS.<br><br>IN COMPLETING THIS SURVEY, NUMEROUS OWNERSHIP CONVEYANCE DOCUMENTS AND PREVIOUS RECORDS OF SURVEY WERE OBTAINED AND REFERENCED FROM THE UTAH COUNTY RECORDER AND SURVEYOR'S OFFICE, TO INCLUDE, BUT NOT LIMITED TO, ENTRY AND FILE NUMBERS: 144417:2016, 5394:2015, 78003, 10495, 11320, 11714, 11715, 12871.<br><br>THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°40'47" EAST 2672.54 FEET BETWEEN TWO FOUND 3.0" FLAT STANDARD BRASS CAP MONUMENTS, BEING THE SOUTHWEST QUARTER CORNER AND SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.<br><br>A TITLE REPORT WAS NOT OBTAINED, PURSUANT TO AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2016. AS SUCH, THE PARCEL SURVEYED MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS, AGREEMENTS, CONVEYANCES, AND SURVEYS THAT MAY NOT BE REFLECTED ON THIS PLAT. |

|                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SURVEYOR'S CERTIFICATE                                                                                                                                                                                                                                                                                       |
| I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, WAS PERFORMED UNDER MY DIRECTION. |
| <div><div><div>Travis R. Gower</div><div>TRAVIS R. GOWER<br/>P.L.S. 6439364</div></div><div><div>PROFESSIONAL LAND SURVEYOR</div><div>No. 6439364<br/>TRAVIS R. GOWER<br/>12-23-2016<br/>STATE OF UTAH</div></div></div> <div>December 23, 2020</div> <div>DATE</div>                                        |



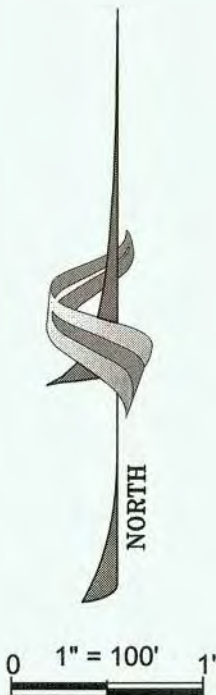
| LEGEND          |  |                           |  |
|-----------------|--|---------------------------|--|
| WOOD FENCE      |  | SECTION CORNER (FOUND)    |  |
| CHAINLINK FENCE |  | SECTION LINE              |  |
| WIRE FENCE      |  | BOUNDARY LINE             |  |
| EDGE OF ASPHALT |  | PARCEL LINE               |  |
| CURB AND GUTTER |  | SET MONUMENT (AS NOTED)   |  |
| CONTOURS        |  | FOUND MONUMENT (AS NOTED) |  |
| WATER VALVE     |  | UTILITY POLE / LIGHT POLE |  |

| SCENIC RIDGE ESTATES RECORD OF SURVEY                                                                                                                                     |             |                  |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|------------------|
| SW QUARTER OF SECTION 6, T10S, R2E, SLB&M<br>SANTAQUIN CITY, UTAH COUNTY, UTAH                                                                                            |             |                  |                  |
| <div>epic<br/>ENGINEERING<br/>3341 South 4000 West<br/>West Valley, Utah 84120<br/>(801)958-6655<br/>30 East 100 South<br/>Honor City, Utah 84022<br/>(435)954-6600</div> | DRAWN: JF   | PROJECT #: JSPD  | DATE: 12/14/2020 |
|                                                                                                                                                                           | CHECKED: TG | SHEET NO: 1 OF 2 |                  |



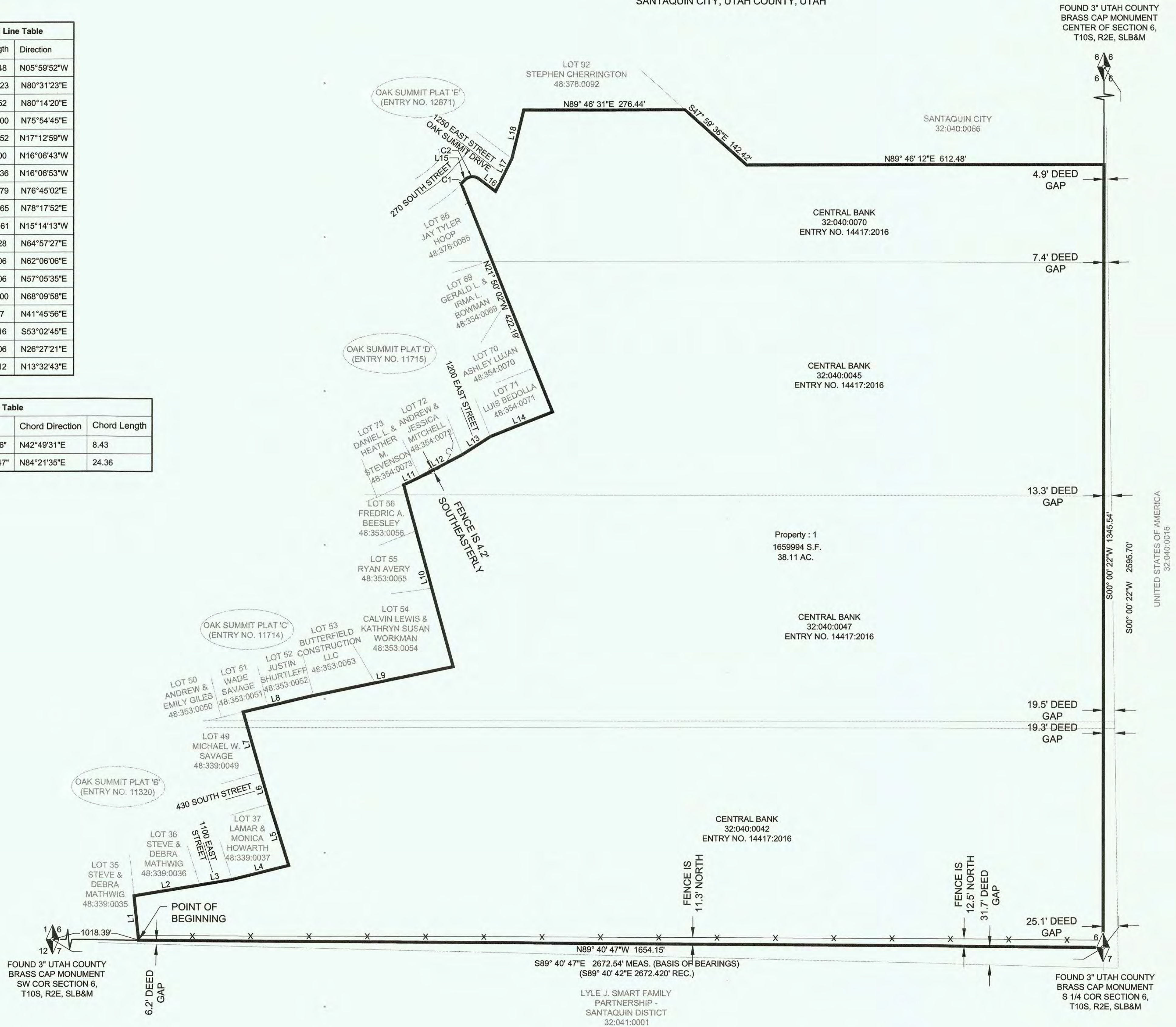
SCENIC RIDGE ESTATES RECORD OF SURVEY

LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 10 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN,  
SANTAQUIN CITY, UTAH COUNTY, UTAH



| Parcel Line Table |        |             |
|-------------------|--------|-------------|
| Line #            | Length | Direction   |
| L1                | 76.48  | N05°59'52"W |
| L2                | 114.23 | N80°31'23"E |
| L3                | 56.52  | N80°14'20"E |
| L4                | 100.00 | N75°54'45"E |
| L5                | 110.52 | N17°12'59"W |
| L6                | 56.00  | N16°06'43"W |
| L7                | 108.36 | N16°06'53"W |
| L8                | 119.79 | N76°45'02"E |
| L9                | 248.05 | N78°17'52"E |
| L10               | 324.61 | N15°14'13"W |
| L11               | 27.28  | N64°57'27"E |
| L12               | 86.06  | N62°06'06"E |
| L13               | 57.06  | N57°05'35"E |
| L14               | 115.00 | N68°09'58"E |
| L15               | 0.27   | N41°45'56"E |
| L16               | 36.16  | S53°02'45"E |
| L17               | 63.06  | N26°27'21"E |
| L18               | 86.12  | N13°32'43"E |

| Curve Table |        |         |           |              |
|-------------|--------|---------|-----------|--------------|
| Curve #     | Length | Radius  | Delta     | Chord Length |
| C1          | 8.43   | 1763.98 | 0°16'26"  | 8.43         |
| C2          | 26.76  | 18.00   | 85°10'47" | 24.36        |



| LEGEND                    |  |
|---------------------------|--|
| WOOD FENCE                |  |
| CHAINLINK FENCE           |  |
| WIRE FENCE                |  |
| EDGE OF ASPHALT           |  |
| CURB AND GUTTER           |  |
| CONTOURS                  |  |
| WATER VALVE               |  |
| SECTION CORNER (FOUND)    |  |
| SECTION LINE              |  |
| BOUNDARY LINE             |  |
| PARCEL LINE               |  |
| SET MONUMENT (AS NOTED)   |  |
| FOUND MONUMENT (AS NOTED) |  |
| UTILITY POLE / LIGHT POLE |  |

SCENIC RIDGE ESTATES RECORD  
OF SURVEY

SW QUARTER OF SECTION 6, T10S, R2E, SLB&M  
SANTAQUIN CITY, UTAH COUNTY, UTAH

3341 South 4000 West  
West Valley, Utah 84120  
(801) 965-5605  
55 East 100 South  
Hobart City, Utah 84032  
(435) 954-4900

PROJECT #:  
JSPD

DRAWN: JF

CHECKED: TG

DATE:  
12/14/2020

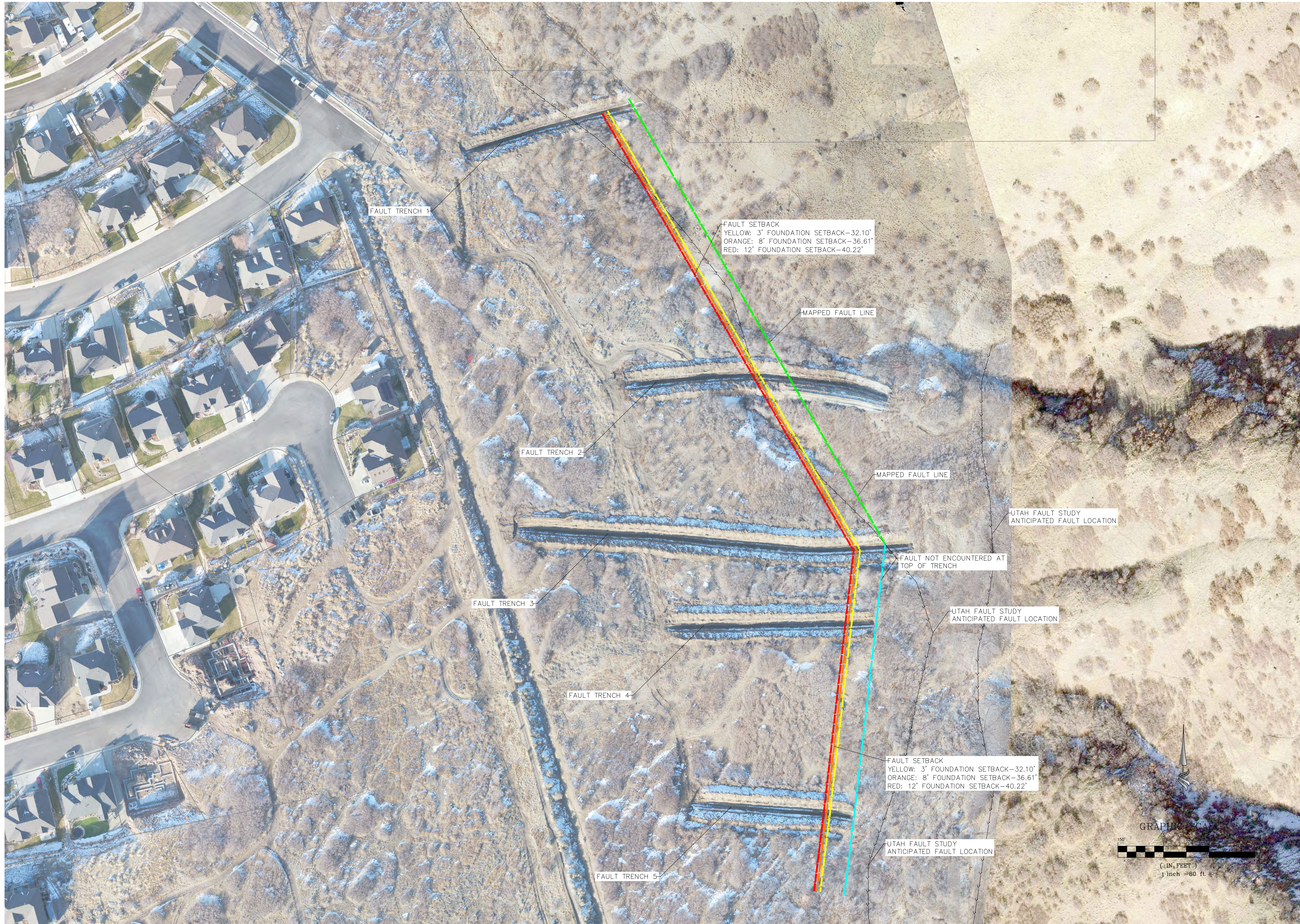
SHEET NO:  
2 OF 2





796 E. PACIFIC DRIVE, STE A - AMERICAN FORK, UT 84003  
TEL: (801) 756-2488 FAX: (801) 756-3499

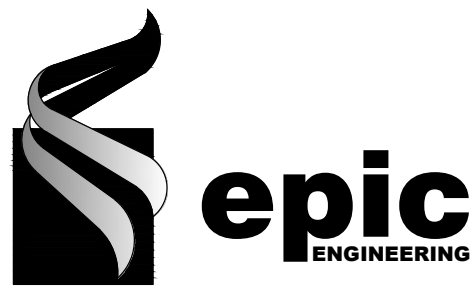




CONSTRUCTION NOTES

1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%. 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.

**WARNING**  
CALL BLUE STAKES



REVISIONS

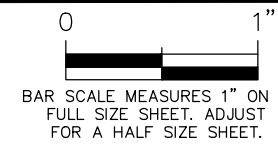
|    |  |
|----|--|
| 1. |  |
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DRAWN: BJW  
DESIGNER: RJM  
REVIEWED: RJM

PROJECT #

SCALES

HORIZ: 1"=80'  
VERT: 1"=10'  
(24" x 36" SHEET)



PROJECT NAME:

SCENIC RIDGE  
ESTATES

SHEET TITLE:

FAULT STUDY

PLAN SET:

CONCEPT

SHEET

2.0





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.



1.

PROJECT #

### 3.0





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.



1.

PROJECT #

0 1"

BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

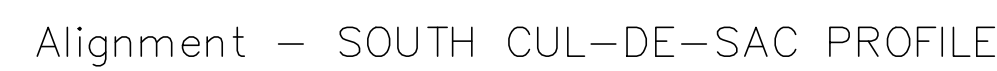
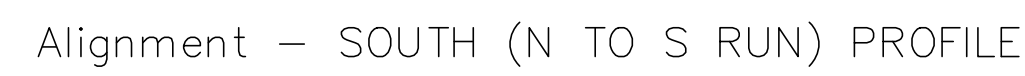
SCENIC RIDGE  
ESTATES

## SITE PLAN

| SHEET

4.0





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY EPIC ENGINEERING



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PROJECT #

SCENIC RIDGE  
ESTATES

## ROADWAY PROFILES

## 4.1





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.



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PROJECT #

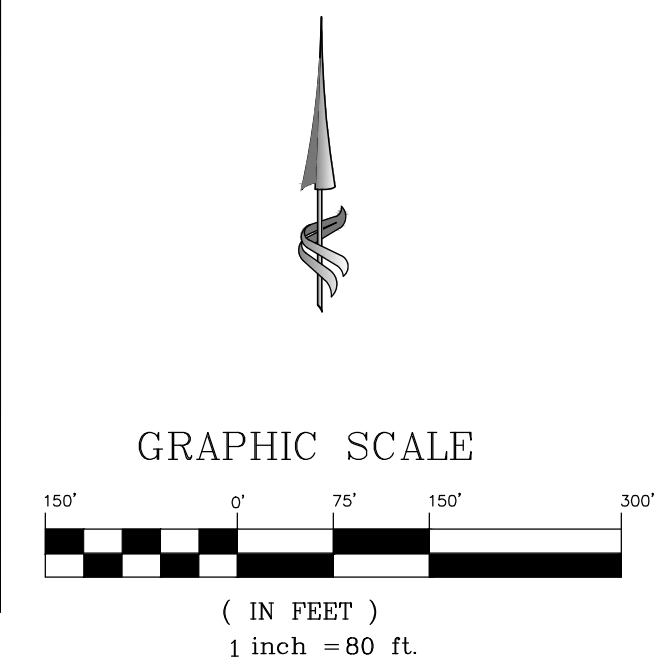
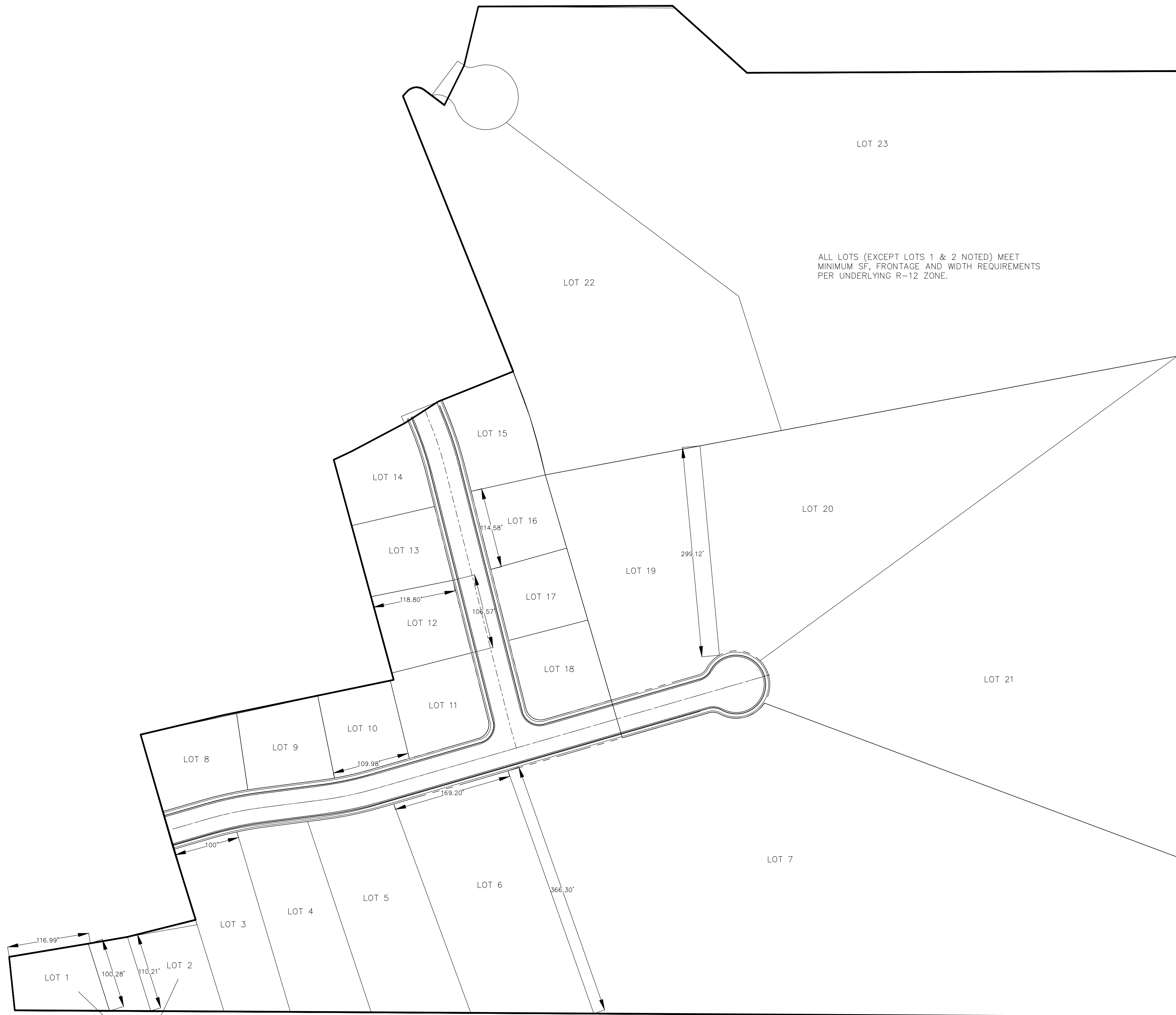
**BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.**

SCENIC RIDGE  
ESTATES

## PHASING

5.0





CONSTRUCTION NOTES

1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.

**WARNING**  
CALL BLUE STAKES



| REVISIONS |  |
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|           |     |
|-----------|-----|
| DRAWN:    | BJW |
| DESIGNER: | RJM |
| REVIEWED: | RJM |
| PROJECT # |     |

| SCALES            |        |
|-------------------|--------|
| HORIZ:            | 1"=80' |
| VERT:             | 1"=10' |
| (24" x 36" SHEET) |        |

|                      |
|----------------------|
| PROJECT NAME:        |
| SCENIC RIDGE ESTATES |

|                     |
|---------------------|
| SHEET TITLE:        |
| LOTS AND DIMENSIONS |

|           |       |
|-----------|-------|
| PLAN SET: | SHEET |
| CONCEPT   | 6.0   |





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.



1.

PROJECT #

AS-DESIGNED DEBRIS  
BASIN

7.0





CONSTRUCTION NOTES

1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%. 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.

**WARNING**  
CALL BLUE STAKES



REVISIONS

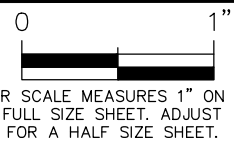
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DRAWN: BJW  
DESIGNER: RJM  
REVIEWED: RJM

PROJECT #

SCALES

HORIZ: 1"=80'  
VERT: 1"=10'  
(24" x 36" SHEET)



PROJECT NAME:

SCENIC RIDGE  
ESTATES

SHEET TITLE:

PREFERRED DEBRIS  
BASIN LOCATION

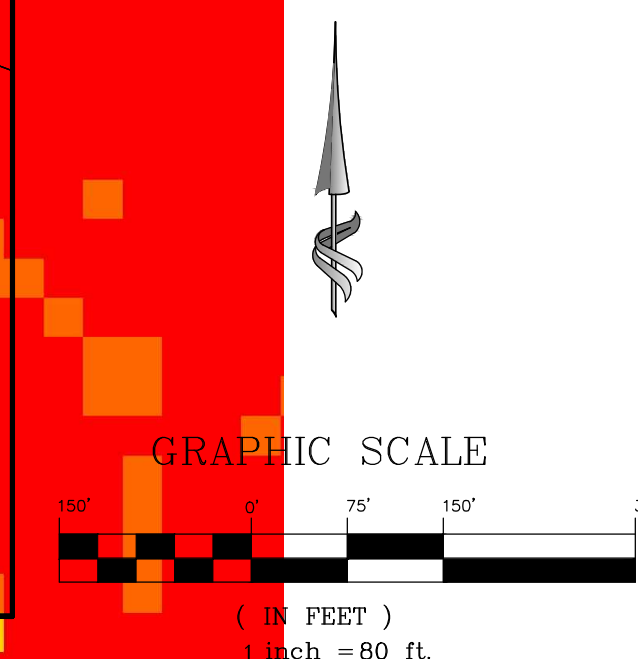
PLAN SET:

CONCEPT

SHEET

8.0





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.



1.

PROJECT #

HORIZ: 1"=80'  
VERT: 1"=10'  
(24" x 36" SHEET)

SCENIC RIDGE  
ESTATES

## SLOPE MAP

9.0





1. RESIDENTIAL ZONING RUD-12, WITH OVERLYING HILLSIDE DEVELOPMENT RESTRICTIONS.
2. GEOTECHNICAL STUDIES WILL BE REQUIRED TO IDENTIFY SENSITIVE AREAS AS DEFINED 10-7Q.
3. MAXIMUM SLOPE OF ROADS AS DESIGNED IS 10%, 12% IS ALLOWABLE IN CERTAIN AREAS.
4. ELEVATION DATA PROVIDED BY THE UTAH AGRC AND IS NOT SURVEYED.



1.

PROJECT #

BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

SCENIC RIDGE  
ESTATES

## UTILITIES

10.0