

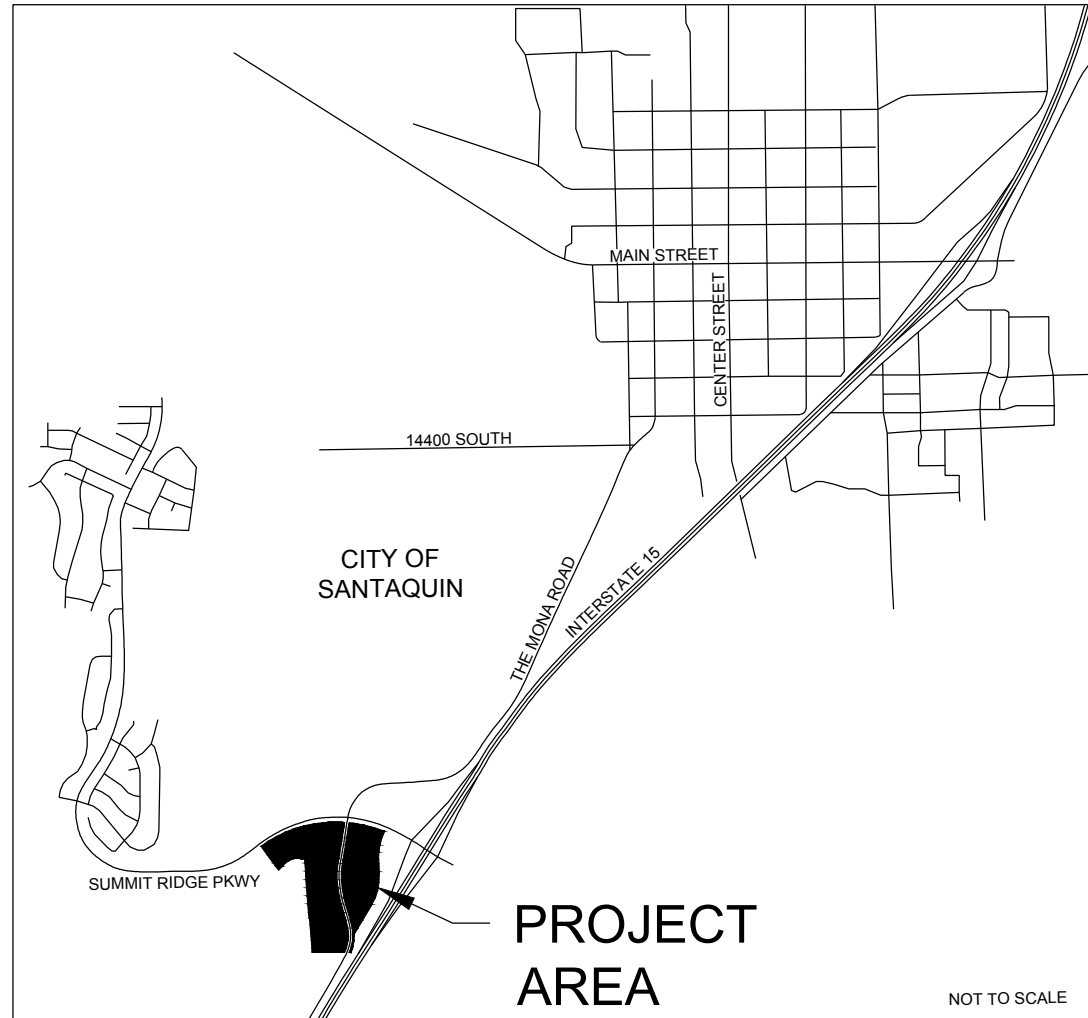
SUMMIT RIDGE SUBDIVISION PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

Parcel Line Table		
Line #	Length	Direction
L1	31.40	N36° 17' 16"W
L2	31.35	N36° 17' 16"W
L3	31.00	S85° 57' 33"W
L4	31.00	S85° 57' 33"W
L6	46.00	N4° 02' 27"W
L7	58.45	S85° 57' 33"W
L8	169.79	N4° 02' 27"W
L10	51.11	N16° 55' 00"W
L11	35.68	N16° 55' 00"W
L13	93.74	S79° 15' 00"E
L14	35.96	N79° 15' 00"W
L16	35.74	N79° 15' 00"W
L20	46.55	N5° 56' 36"W
L21	31.34	N5° 56' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.48	1500.00	3.27	N43° 10' 53"E	85.47
C2	310.04	400.00	44.41	S63° 45' 15"W	302.34
C3	227.16	1000.00	13.02	N10° 32' 55"W	226.68
C4	220.46	854.00	14.79	N86° 38' 44"W	219.85
C5	531.28	1200.00	25.37	N1° 55' 59"W	526.95
C6	271.99	800.00	19.48	N4° 52' 34"W	270.68
C7	361.08	757.00	27.33	N0° 57' 19"W	357.66
C8	205.71	843.00	13.98	N7° 37' 31"W	205.20
C9	23.56	15.00	90.00	N59° 37' 01"W	21.21
C10	23.56	15.00	90.00	N30° 22' 59"E	21.21
C11	23.56	15.00	90.00	S59° 37' 03"E	21.21
C12	22.50	15.00	85.96	S38° 56' 20"W	20.45
C13	23.56	15.00	90.00	N49° 02' 27"W	21.21
C14	78.85	1469.00	3.08	S43° 05' 12"W	78.84
C15	334.04	431.00	44.41	S63° 45' 08"W	325.74
C16	23.41	15.00	89.41	S40° 39' 53"W	21.10
C17	220.16	969.00	13.02	S10° 32' 59"E	219.69
C18	23.97	15.00	91.57	S62° 41' 41"E	21.50
C19	602.79	1940.00	17.80	N62° 36' 49"E	600.37
C20	234.17	1031.00	13.01	N10° 32' 51"W	233.66
C21	23.87	15.00	91.18	N28° 40' 26"E	21.43
C22	661.88	1940.00	19.55	N84° 01' 38"E	658.67
C23	25.38	15.00	96.95	S37° 43' 27"E	22.46
C24	23.56	15.00	89.97	S55° 44' 12"W	21.21
C25	228.25	885.00	14.78	N86° 39' 08"W	227.62
C26	212.46	823.00	14.79	N86° 38' 44"W	211.87
C27	23.56	15.00	90.00	N34° 15' 00"W	21.21
C28	345.91	1243.00	15.94	N2° 46' 41"E	344.79
C29	204.41	1243.00	9.42	N9° 54' 19"W	204.18
C30	38.44	1157.00	1.90	N13° 40' 05"W	38.44
C32	23.84	64.00	21.34	S21° 25' 15"W	23.70
C33	44.01	111.00	22.72	S20° 46' 28"W	43.73
C34	22.44	15.00	85.70	S53° 36' 08"W	20.40
C35	481.80	1940.00	14.23	N75° 16' 02"W	480.56
C37	281.48	874.16	18.45	S21° 28' 49"W	280.27
C38	46.41	1940.00	1.37	S72° 12' 01"W	46.41
C39	46.25	1940.00	1.37	S73° 34' 10"W	46.25
C41	60.15	1940.00	1.78	N85° 18' 40"W	60.15
C42	69.06	1940.00	2.04	N83° 24' 11"W	69.06

VICINITY MAP



LEGEND	
	SECTION CORNER (LOCATED)
	PROPOSED STREET MONUMENT
	REBAR AND CAP
	MONUMENT LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	POWER POLE

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME _____, WHO IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTRACOM ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A CENTRACOM COMPANY

BY: _____, TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A LUMEN COMPANY

BY: _____, TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A PACIFICORP COMPANY

BY: _____, TITLE: _____

DOMINION ENERGY UTAH ACCEPTANCE

DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND THE EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE IN OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE.

FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S EAST & SOUTH EAST UTAH COUNTY, CONSTRUCTION SERVICES DEPARTMENT AT 801-853-6586

APPROVED THIS ____ DAY OF _____, 2021
A DOMINION ENERGY COMPANY

BY: _____, TITLE: _____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY PER SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HERIN DESCRIBED TRACT OF REAL PROPERTY; HEREAFTER KNOWN AS SUMMIT RIDGE SUBDIVISION PHASE 1.

JOSH F. MADSEN, P.L.S.
NO. 5152657



LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY, LOCATED SOUTH 1°04'18" EAST ALONG THE SECTION LINE 602.75 FEET AND WEST 100.41 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH-WESTERLY ALONG THE ARC OF AN 897.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS: SOUTH 63°19'25" EAST) A DISTANCE OF 453.91 FEET; THROUGH A CENTRAL ANGLE OF 28°58'14" (CHORD: SOUTH 12°11'24" WEST 449.09 FEET); THENCE SOUTH 2°17'42" EAST 234.83 FEET; THENCE ALONG THE ARC OF AN 874.16 FOOT RADIUS CURVE TO THE RIGHT 503.48 FEET; THROUGH A CENTRAL ANGLE OF 33°00'00" (CHORD: SOUTH 14°12'18" WEST 496.55 FEET); THENCE SOUTH 30°42'18" WEST 859.75 FEET THENCE WEST 425.68 FEET; THENCE NORTH 4°02'27" WEST 432.57 FEET; THENCE NORTH 5°56'36" WEST 77.89 FEET; THENCE NORTH 14°37'00" WEST 24.23 FEET AND ALONG THE ARC OF A 469.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS: SOUTH 75°23'00" WEST) 469.00 FEET; 86.57 FEET; THROUGH A CENTRAL ANGLE OF 10°34'33" (CHORD: NORTH 9°19'44" WEST 86.45 FEET); THENCE NORTH 4°02'27" WEST 847.20 FEET; THENCE SOUTH 85°57'33" WEST 62.00 FEET; TO A POINT ON AN ARC OF A NON TANGENT CURVE THENCE, CONTINUING 23.56" ALONG THE ARC OF A 15.00 FOOT CURVE TO THE LEFT (CENTER BEARS: SOUTH 85°57'33" WEST) A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: NORTH 49°02'27" WEST 21.21 FEET) THENCE SOUTH 85°57'33" WEST 12.45 FEET TO A POINT OF CURVATURE ALONG THE ARC OF A 369.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS: SOUTH 4°02'27" EAST) A DISTANCE OF 286.01 FEET; THROUGH A CENTRAL ANGLE OF 44°24'37" (CHORD: SOUTH 63°45'15" WEST 278.91 FEET); THENCE ALONG THE ARC OF A 1531.00 FOOT REVERSE RADIUS CURVE TO THE RIGHT (CENTER BEARS: NORTH 48°27'04" WEST) A DISTANCE OF 92.10 FEET; THROUGH A CENTRAL ANGLE OF 3°27'08" (CHORD: SOUTH 43°16'26" WEST 92.08 FEET); THENCE NORTH 36°17'16" WEST 466.70 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY; THENCE ALONG AN ARC OF A 1,940.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS: SOUTH 36°17'16" EAST) A DISTANCE OF 1968.41 FEET THROUGH A CENTRAL ANGLE OF 58°08'05" (CHORD: NORTH 82°46'47" EAST 1885.05 FEET) TO THE POINT OF BEGINNING.

CONTAINS 49.25 ACRES AND 8 LOTS

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 202__.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 202__.

APPROVED BY MAYOR: _____

APPROVED _____ ENGINEER ATTEST _____ CLERK-RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

NOTARY PUBLIC SEAL COUNTY ENGINEER SEAL COUNTY RECORDER SEAL