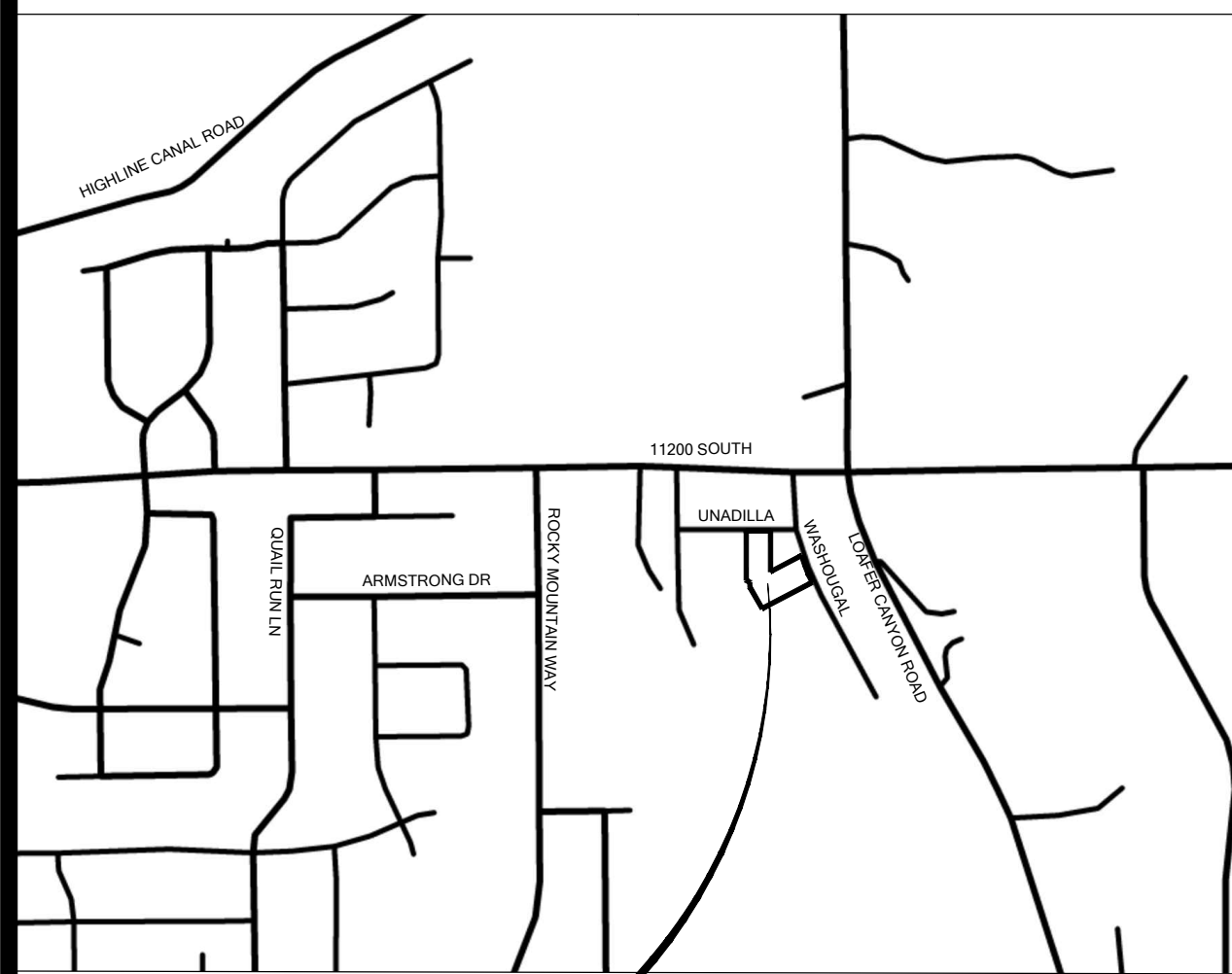


PREMIER POINT PHASE 4

INCLUDING A VACATION OF LOT 7 OF PREMIER POINT PHASE 1 AND A VACATION OF LOT 19 OF PREMIER POINT PHASE 3 LOCATED WITHIN THE NE ¼ OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

463.67 FT
BASIS OF BEARING
S. 89° 34' 06" W. 2661.53'

FOUND NORTHEAST CORNER, FLUSH WITH ASPHALT MARKING SECTION 23, TOWNSHIP 9 S, RANGE 2 E, SLB&M

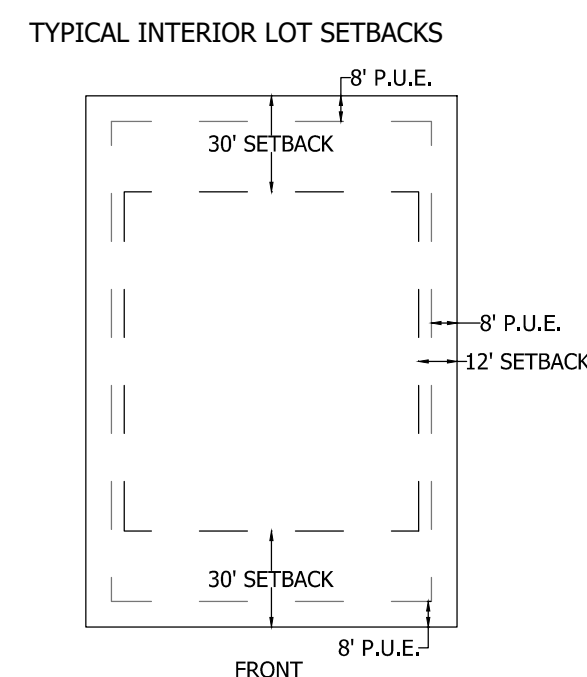


LOCATION OF PROJECT
ELK RIDGE, UTAH



Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	90.40	528.00	9.81	90.29	N23° 31' 21"W

ACRES	1.579 ACRES
LOTS	2
RIGHT OF WAY	0 ACRES
OPEN SPACE	0 ACRES
UNITS PER ACRE	.7895 UNITS/ACRE

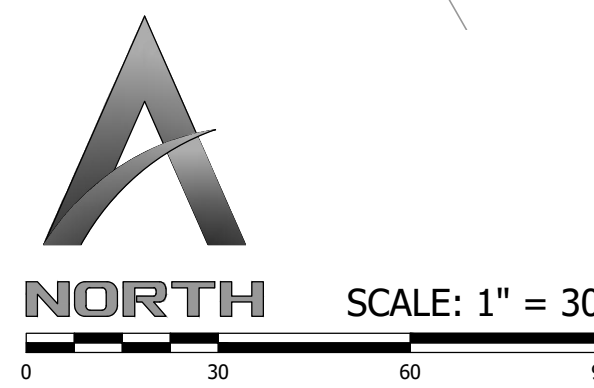


SETBACK AND EASEMENT DETAIL



NOTES:

- 10' PUBLIC UTILITY EASEMENTS ALONG THE FRONT LINES, 8' PUBLIC UTILITY EASEMENTS ALONG THE BACK LINES, AND 5' PUBLIC UTILITY LINES BETWEEN SIDE LOT LINES UNLESS NOTED OTHERWISE
- #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS, PLUGS TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES



DEVELOPER AND PROPERTY OWNER
BRANDON SMITH
556 E UNADILLA, ELK RIDGE, UT,

ENGINEER AND SURVEYOR
APEX ENGINEERING
661 N MAIN STREET, SPANISH FORK, UT 84660.

LEGEND

- SET 3/8" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- ✕ FOUND GOVERNMENT MONUMENT (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- DEED LINES
- EASEMENT LINE/P.U.E
- SECTION LINE
- RIGHT OF WAY LINE

SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT.
DATE _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF 1.58 ACRES, 0.94 ACRES OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS LOT 19 OF THE PREMIER POINT SUBDIVISION PHASE 3 MAP NO. 15916 OF THE UTAH COUNTY RECORDER'S OFFICE, AND 0.64 OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS LOT 7 OF THE PREMIER POINT SUBDIVISION PHASE 1 MAP NO. 14599 OF THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH AS DETERMINED BY GPS OR S 89° 34' 06" W 2661.53 FEET, MEASURED, BETWEEN THE UTAH COUNTY BRASS CAP MONUMENTS MONUMENTING THE NORTH LINE OF THE NORTHEAST QUARTER, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 OF THE PREMIER POINT SUBDIVISION PHASE 1 MAP NO. 14599 OF THE UTAH COUNTY RECORDER'S OFFICE, SAID CORNER LIES S 89° 34' 06" W 463.67 FEET ALONG THE SECTION LINE AND SOUTH 278.64 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N 89° 59' 56" E 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S 00° 00' 04" E 201.88 FEET TO A FOUND REBAR AND CAP; THENCE N 62° 24' 21" E 173.33 FEET TO THE NORTHEASTERLY CORNER OF LOT 19 OF THE PREMIER POINT SUBDIVISION PHASE 3 MAP NO. 15916 OF THE UTAH COUNTY RECORDER'S OFFICE; THENCE S 18° 17' 03" E 53.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SOUTHEASTERLY 90.40 FEET ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 48' 34" (NOTE: LONG CHORD BEARS S 23° 31' 21" E 90.29 FEET) TO THE SOUTHEASTERLY CORNER OF SAID LOT 19; THENCE S 62° 24' 21" W 280.11 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 19; THENCE N 29° 48' 13" W 123.28 FEET TO A FOUND REBAR AND CAP MARKING THE WESTERLY CORNER OF SAID LOT 19; THENCE N 00° 00' 04" W 21.99 FEET TO A FOUND REBAR AND CAP MARKING THE NORTHWESTERLY CORNER OF SAID LOT 19; THENCE N 54° 26' 49" W 21.05 FEET TO A FOUND REBAR AND CAP MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE N 00° 00' 04" W 243.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 68,787 SQUARE FEET OR 1.579 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS PREMIER POINT PHASE 4, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ELK RIDGE CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS, THIS _____ DAY OF _____, 2021.

BRANDON SCOTT SMITH _____ DATE _____
ERIN M SMITH _____ DATE _____
LORETTA PIERCE _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, BRANDON SCOTT SMITH AND ERIN M SMITH, HUSBAND AND WIFE AS JOINT TENANTS, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, LORETTA PIERCE AND ERIN M SMITH, AS JOINT TENANTS, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ELK RIDGE CITY, 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 _____ DAY OF _____, A.D. 2021.
APPROVED:

DATE _____

DATE _____

DATE _____

DATE _____

ATTEST:
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

PLANNING COMMISSION APPROVAL

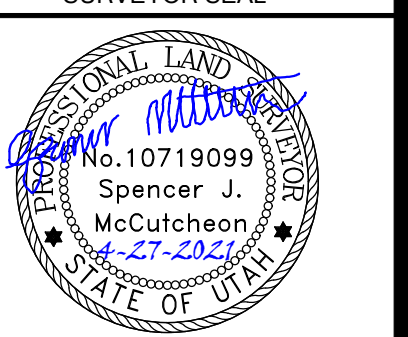
APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE ELK RIDGE CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
SECRETARY, PLANNING COMMISSION _____ DATE _____

PREMIER POINT PHASE 4

INCLUDING A VACATION OF LOT 7 OF PREMIER POINT PHASE 1 AND A VACATION OF LOT 19 OF PREMIER POINT PHASE 3 LOCATED WITHIN THE NE ¼ OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT.
DATE _____