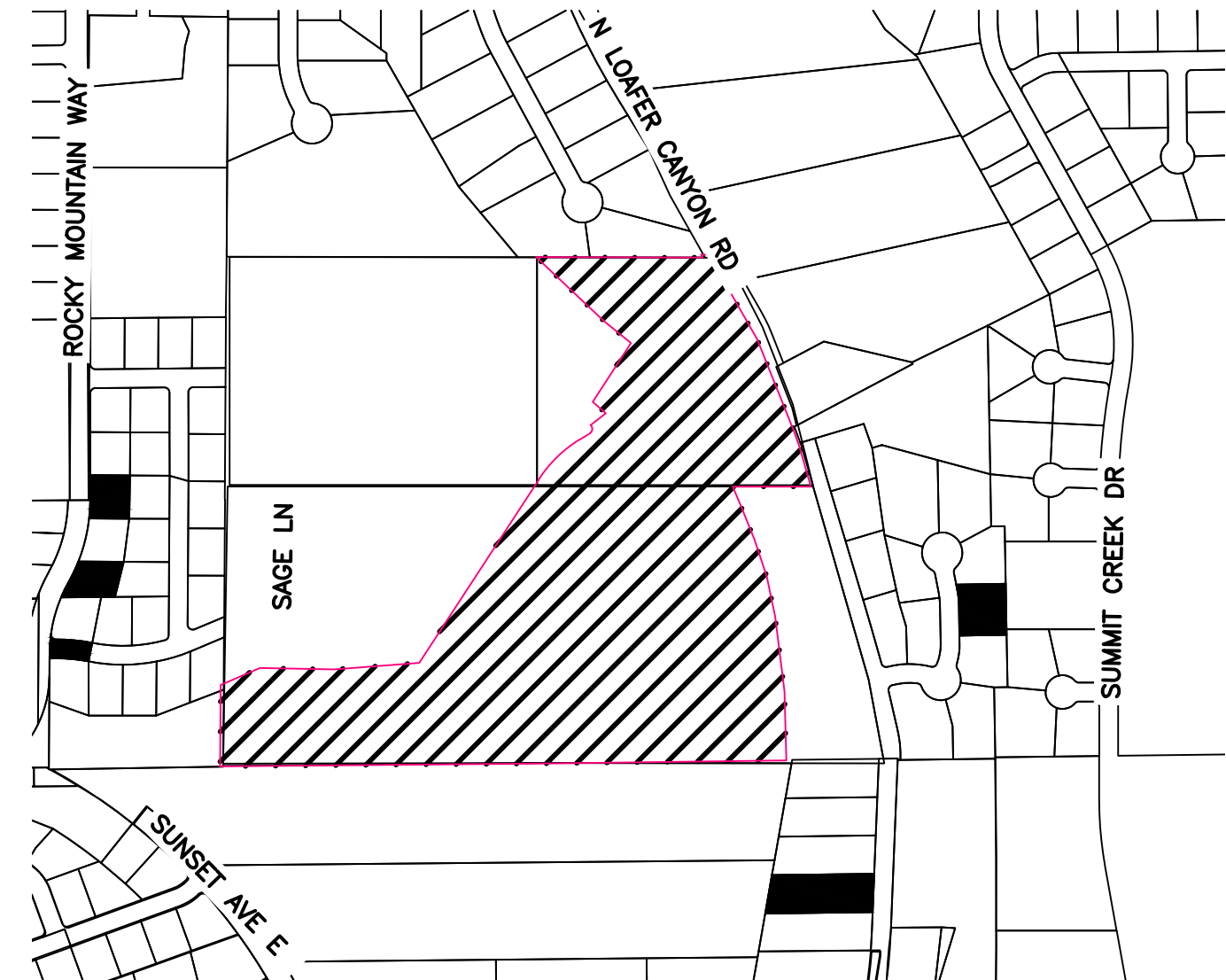


BOUNDARY DESCRIPTION:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°29'52"W 958.89 FEET ALONG THE NORTH BOUNDARY OF LONGVIEW MEADOW SUBDIVISION; THENCE N00°26'11"E 240.87 FEET; THENCE N66°33'10"E 126.72 FEET; THENCE S88°58'07"E 220.04 FEET; THENCE N85°36'43"E 252.56 FEET; THENCE N33°09'58"E 650.31 FEET; THENCE NORTHEASTERLY 168.03 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 25°08'12", THE CHORD BEARS N45°44'04"E 166.68 FEET; THENCE N58°18'10"E 36.29 FEET; THENCE NORTHEASTERLY 28.07 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 107°12'45", THE CHORD BEARS N04°41'47"E 24.15 FEET; THENCE N52°00'15"E 57.03 FEET; THENCE N48°54'35"W 51.69 FEET; THENCE N33°02'53"E 207.91 FEET; THENCE N50°55'29"W 102.38 FEET; THENCE N46°40'01"W 276.55 FEET; THENCE ALONG THE SOUTH BOUNDARY OF PREMIER POINT PHASE 3 SUBDIVISION THE FOLLOWING 3 COURSES TO WIT: (1) S89°53'12"E 493.04 FEET, (2) N29°21'11"W 9.79 FEET, (3) N89°42'27"E 23.12 FEET; THENCE S29°45'31"E 288.74 FEET; THENCE S21°47'03"E 289.55 FEET; THENCE S19°42'41"E 40.66 FEET; THENCE S20°00'19"E 10.00 FEET; THENCE S16°01'53"E 125.15 FEET; THENCE WEST 231.37 FEET; THENCE S22°55'01"E 56.74 FEET; THENCE S21°58'54"E 111.04 FEET; THENCE S18°23'12"E 116.95 FEET; THENCE S11°56'07"E 120.68 FEET; THENCE S07°06'02"E 223.44 FEET; THENCE S01°33'49"E 204.90 FEET; THENCE S89°16'25"W 719.01 FEET TO THE POINT OF BEGINNING. CONTAINS 29.73 ACRES

NOTE:
LOTS 51-57, 74, AND 91 SHALL NOT HAVE PRIMARY OR SECONDARY ACCESS ON CANYON VIEW DRIVE.



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE 06-13-23

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.
CONTAINS 29.73 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS 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(S) THIS DAY OF _____, A.D. 2023.

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____
ON THE _____ DAY OF _____, A.D. 2023 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

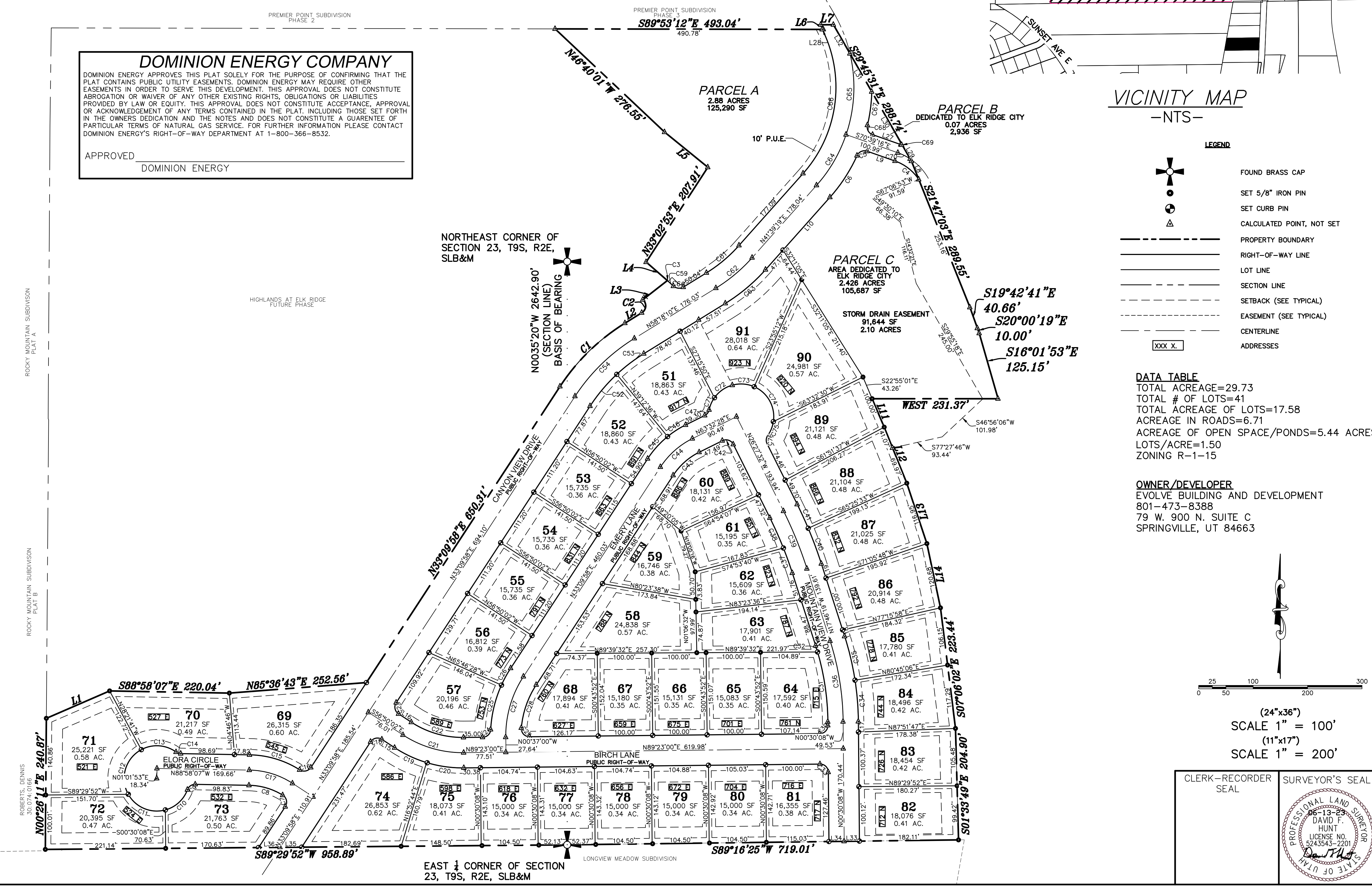
ACCEPTANCE BY LEGISLATIVE BODY

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 _____ DAY OF _____ A.D. 2023.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY
APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER
APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

HIGHLANDS AT ELK RIDGE PHASE I
A RESIDENTIAL SUBDIVISION IN
ELK RIDGE, UTAH
CONTAINING 41 LOTS AND 29.73 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2



VICINITY MAP

-NTS-

LEGEND

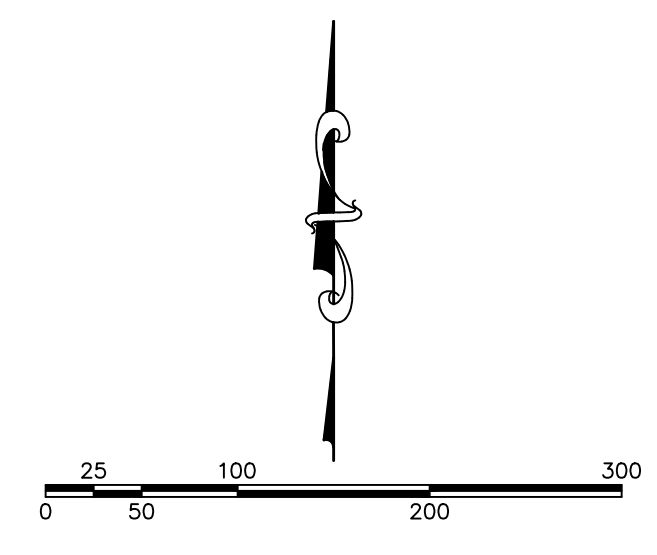
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK (SEE TYPICAL)
- EASEMENT (SEE TYPICAL)
- CENTERLINE
- ADDRESSES

DATA TABLE

TOTAL ACREAGE=29.73
TOTAL # OF LOTS=41
TOTAL ACREAGE OF LOTS=17.58
ACREAGE IN ROADS=6.71
ACREAGE OF OPEN SPACE/PONDS=5.44 ACRES
LOTS/ACRE=1.50
ZONING R-1-15

OWNER/DEVELOPER

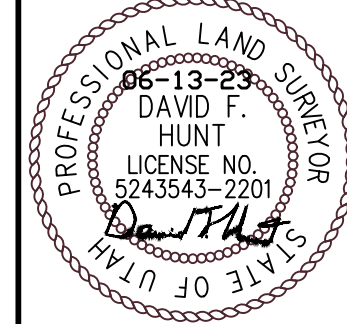
EVOLVE BUILDING AND DEVELOPMENT
801-473-8388
79 W. 900 N. SUITE C
SPRINGVILLE, UT 84663



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CLERK-RECORDER
SEAL

SURVEYOR'S SEAL



NOTARY PUBLIC
SEAL

CITY ENGINEER
SEAL

COUNTY
RECORDER SEAL

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	168.03'	383.00'	166.68'	S45°44'04"W	25°08'12"
C2	28.07'	15.00'	24.15'	N4°41'47"E	107°12'45"
C3	2.42'	454.32'	2.42'	N47°41'07"W	0°18'21"
C4	56.21'	87.00'	55.24'	N52°08'34"W	37°01'12"
C5	22.26'	15.00'	20.27'	S66°51'46"W	85°00'43"
C6	91.66'	304.00'	91.31'	S33°01'04"W	17°16'29"
C7	23.95'	15.00'	21.49'	N12°34'32"W	91°29'01"
C8	65.27'	122.00'	64.49'	N73°38'35"W	30°39'04"
C9	18.54'	15.00'	17.38'	S55°37'45"W	70°48'17"
C10	57.26'	60.00'	55.12'	N47°34'06"E	54°41'00"
C11	79.60'	60.00'	73.89'	S67°04'57"E	76°00'55"
C12	94.99'	60.00'	85.38'	S16°16'55"W	90°42'48"
C13	67.57'	60.00'	64.05'	N86°06'06"W	64°31'11"
C14	9.20'	15.00'	9.05'	S71°24'18"E	35°07'37"
C15	97.28'	178.00'	96.07'	N73°18'45"W	31°18'44"
C16	23.35'	15.00'	21.06'	N77°45'18"E	89°10'39"
C17	84.13'	150.00'	83.03'	N72°54'04"W	32°08'05"
C18	23.56'	15.00'	21.21'	S78°09'58"W	90°00'00"
C19	66.13'	228.00'	65.90'	S65°08'36"E	16°37'08"
C20	68.30'	228.00'	68.05'	S82°02'05"E	17°09'50"
C21	117.92'	200.00'	116.22'	S73°43'31"E	33°46'58"
C22	101.42'	172.00'	99.95'	S73°43'31"E	33°46'58"
C23	23.56'	15.00'	21.21'	S11°50'02"E	90°00'00"
C24	22.61'	15.00'	20.53'	N46°11'42"E	86°22'35"
C25	84.44'	228.00'	83.95'	S13°36'59"W	21°13'07"
C26	35.58'	228.00'	35.54'	S28°41'45"W	8°56'26"
C27	117.92'	200.00'	116.22'	S16°16'29"W	33°46'58"
C28	84.56'	172.01'	83.71'	S19°04'55"W	28°10'05"
C29	25.03'	15.00'	22.23'	S42°48'34"E	95°36'53"
C30	23.53'	15.00'	21.19'	N44°26'26"E	89°53'08"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N66°33'10"E	126.72'
L2	N58°18'10"E	36.29'
L3	N52°00'15"E	57.03'
L4	N48°54'35"W	51.69'
L5	N50°55'29"W	102.38'
L6	N29°21'11"W	9.79'
L7	N89°42'27"E	23.12'
L11	S22°55'01"E	56.74'
L12	S21°58'54"E	111.04'
L13	S18°23'12"E	116.95'
L14	S11°56'07"E	120.68'
L15	S56°50'02"E	28.01'
L16	S56°50'02"E	28.01'
L17	N0°30'08"W	19.37'
L18	S17°46'19"E	12.44'
L19	S17°46'19"E	27.79'
L27	S70°39'16"E	54.79'
L28	S89°53'12"E	2.26'
L29	S29°45'31"E	28.93'
L30	S29°45'31"E	122.93'

LINE TABLE		
LINE	DIRECTION	LENGTH
L31	S29°45'31"E	80.73'
L32	S29°45'31"E	61.17'
L33	N89°16'25"E	28.00'
L34	N89°16'25"E	28.00'
L35	N89°29'52"E	39.65'
L36	N89°29'52"E	39.65'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	130.11'	472.00'	129.70'	N8°23'57"W	15°47'38"
C32	12.16'	472.00'	12.16'	N17°02'02"W	1°28'32"
C33	23.59'	15.00'	21.23'	N45°33'34"W	90°06'52"
C34	76.29'	528.00'	76.23'	N4°38'30"W	8°16'44"
C35	82.85'	528.00'	82.77'	N13°16'35"W	8°59'26"
C36	150.70'	500.00'	150.13'	N9°08'14"W	17°16'10"
C37	48.79'	722.00'	48.78'	N19°42'27"W	3°52'17"
C38	60.68'	722.00'	60.66'	N24°03'04"W	4°48'56"
C39	114.33'	758.13'	114.22'	N22°05'31"W	8°38'25"
C40	69.53'	778.00'	69.51'	N20°19'55"W	5°07'14"
C41	48.43'	778.00'	48.42'	N24°40'32"W	3°34'00"
C42	23.56'	15.00'	21.21'	N71°27'32"W	90°00'00"
C43	64.68'	122.00'	63.92'	S48°21'13"W	30°22'30"
C44	79.52'	150.00'	78.59'	S48°21'13"W	30°22'30"
C45	54.75'	178.00'	54.54'	S41°58'41"W	17°37'26"
C46	39.61'	178.00'	39.53'	S57°09'56"W	12°45'03"
C47	13.47'	15.00'	13.03'	N37°48'22"E	51°28'11"
C52	76.31'	317.00'	76.12'	S40°03'44"W	13°47'33"
C53	62.76'	317.00'	62.66'	S52°37'50"W	11°20'39"
C54	153.55'	350.00'	152.32'	S45°44'04"W	25°08'12"
C59	12.72'	12517.61'	12.72'	N47°46'34"W	0°03'30"
C60	19.57'	15.40'	18.28'	S84°09'20"E	72°47'15"
C61	78.53'	267.08'	78.25'	N49°52'40"E	16°50'50"
C62	87.17'	300.00'	86.86'	N49°58'44"E	16°38'50"
C63	96.75'	333.00'	96.41'	N49°58'44"E	16°38'50"
C64	108.52'	271.00'	107.80'	N30°11'00"E	22°56'38"
C65	151.02'	271.00'	149.07'	N2°44'50"E	31°55'41"
C66	283.36'	238.00'	266.92'	N7°32'52"E	68°12'54"
C67	62.06'	304.00'	61.95'	N7°22'45"E	11°41'46"
C68	21.96'	15.00'	20.05'	S28°42'49"E	83°52'54"

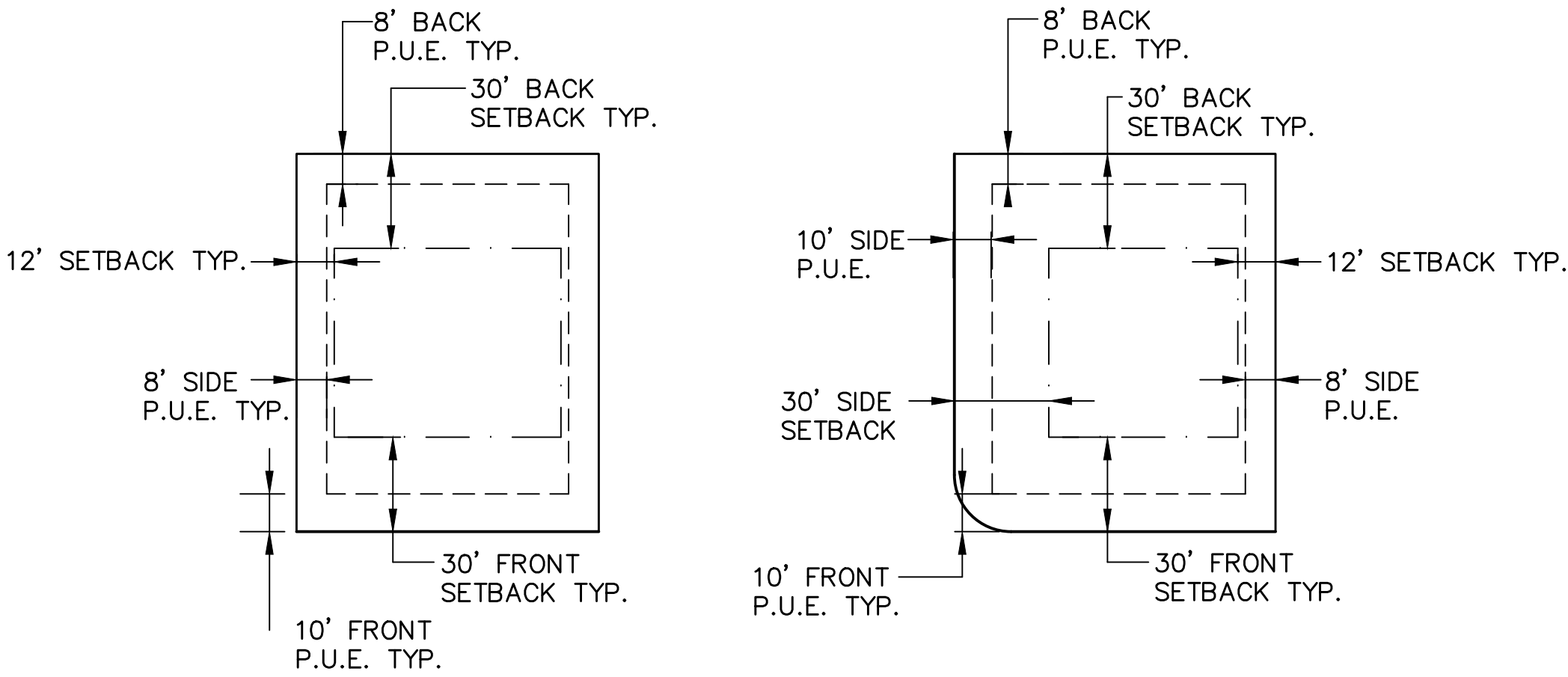
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C69	2.94'	118.97'	2.94'	N69°56'55"W	1°24'54"
C70	25.15'	103.00'	25.08'	N63°39'33"W	13°59'16"
C71	24.42'	60.00'	24.25'	N23°43'50"E	23°19'06"
C72	41.17'	60.00'	40.36'	N55°02'42"E	39°18'38"
C73	40.81'	60.00'	40.03'	S85°48'55"E	38°58'10"
C74	78.70'	60.00'	73.18'	S28°45'19"E	75°09'02"
C75	27.70'	60.00'	27.45'	S22°02'38"W	26°26'51"
C76	16.16'	15.00'	15.39'	S4°24'16"W	61°43'36"

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH >S.S.
COUNTY OF UTAH >
ON THE _____ DAY OF _____, A.D. 2023 PERSONALLY APPEARED
BEFORE ME _____ WHOSE IDENTITY IS
PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY
EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE
THE _____ OF _____ AND THAT SAID
DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY
AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS,
AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____
EXECUTED THE SAME.

_____ A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____



INTERIOR LOT CORNER LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-

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:



ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

HIGHLANDS AT ELK RIDGE PHASE I
CONTAINING 41 LOTS AND 29.73 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF
SECTION 24, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND
MERIDIAN, UTAH COUNTY, UTAH.

LOT LAYOUT
ELK RIDGE, UTAH