

LAYLA LOT 1  
A RESIDENTIAL SUBDIVISION  
ELK RIDGE, UTAH  
FINAL PLAN SET  
FEBRUARY 2024

-SHEET INDEX-

| SHEET | SHEET NAME              |
|-------|-------------------------|
| 1     | COVER                   |
| 2     | FINAL PLAT              |
| 3     | UTILITY & INDEX         |
| 4     | EXISTING TOPOGRAPHY     |
| 5     | SUNSET AVE IMPROVEMENTS |
| DT-01 | DETAIL SHEET            |

DATA TABLE  
ZONING=R-20  
TOTAL ACREAGE=1.11  
TOTAL # OF LOTS=1  
TOTAL ACREAGE OF LOTS=1.11

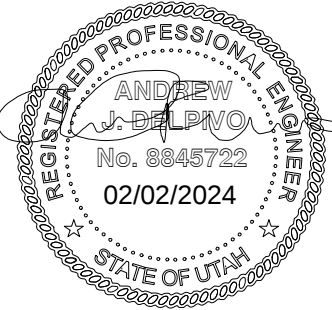
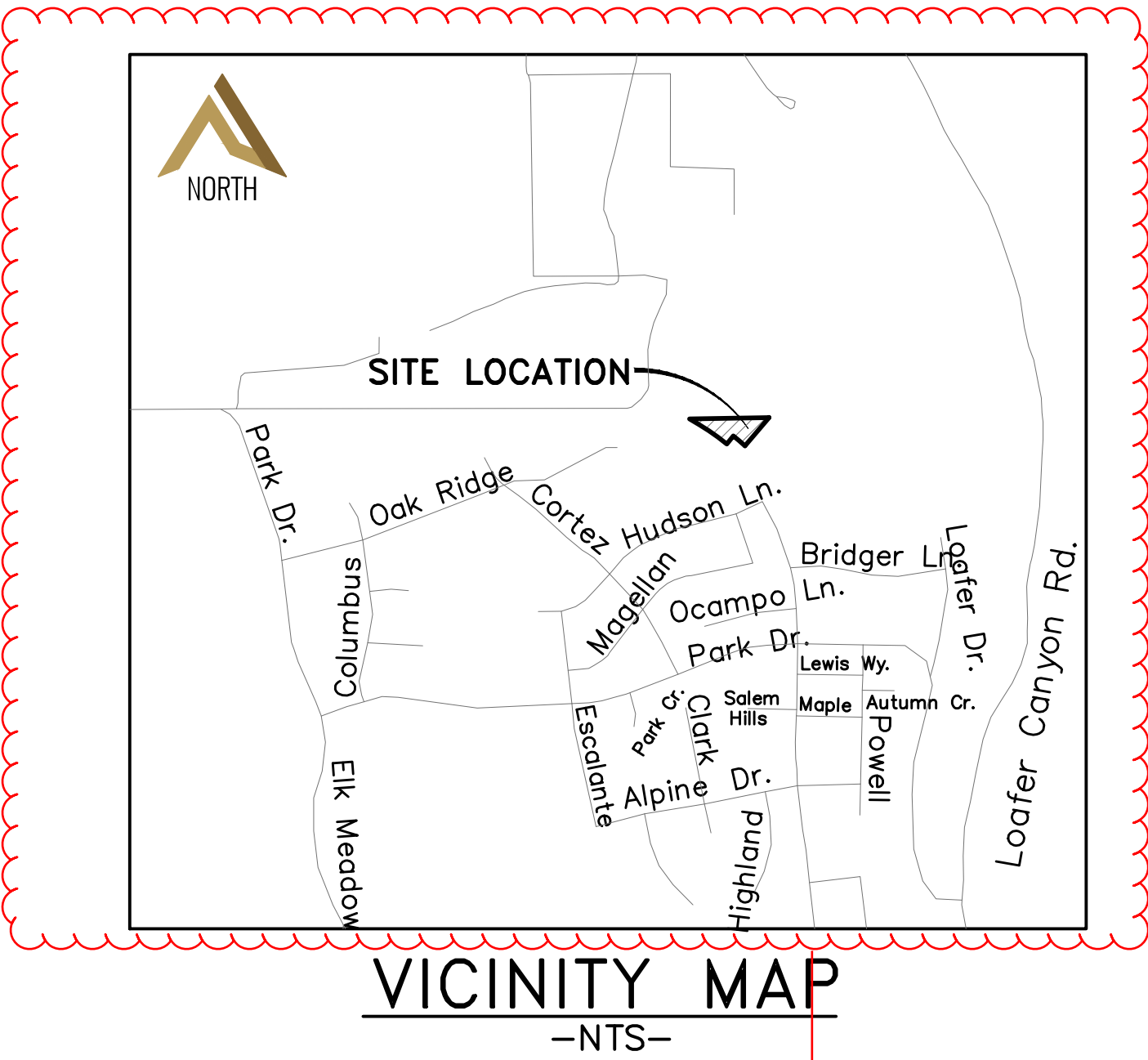
LEGEND

|  |                                              |
|--|----------------------------------------------|
|  | EXISTING POWER POLE                          |
|  | PROPOSED STREET LIGHT                        |
|  | EXISTING FIRE HYDRANT                        |
|  | EXISTING WATER VALVE                         |
|  | EXISTING STREET LIGHT                        |
|  | EXISTING SIGN                                |
|  | PROPOSED FIRE HYDRANT                        |
|  | PROPOSED WATER VALVE                         |
|  | PROPERTY BOUNDARY                            |
|  | CENTERLINE                                   |
|  | RIGHT-OF-WAY LINE                            |
|  | LOT LINE                                     |
|  | SECTION LINE                                 |
|  | EASEMENT                                     |
|  | EXISTING DEED LINE                           |
|  | EDGE OF PAVEMENT                             |
|  | EXISTING OVER HEAD POWER                     |
|  | EXISTING FENCE LINE                          |
|  | EXISTING SANITARY SEWER W/MANHOLE            |
|  | EXISTING STORM DRAIN W/MH                    |
|  | EXISTING WATER                               |
|  | EXISTING PRESSURIZED IRRIGATION              |
|  | PROPOSED SEWER                               |
|  | PROPOSED STORM DRAIN                         |
|  | PROPOSED CULINARY WATER                      |
|  | PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC) |
|  | PROPOSED ASPHALT                             |
|  | PROPOSED CONCRETE/CURB & GUTTER              |
|  | REVERSE LIP CURB                             |

NOTES:  
CONTRACTOR RESPONSIBLE TO CONTACT BLUESTAKES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS TO BE REPORTED TO ENGINEER.

CONTRACTOR NOTE:  
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

|                                 |                         |
|---------------------------------|-------------------------|
| ENGINEER/SURVEYOR CONTACT INFO: | OWNER/DEVELOPER         |
| ATLAS ENGINEERING LLC           | JOE WILKINS             |
| (801) 655-0566                  | joewilkins407@gmail.com |
| 946 E. 800 N. SUITE A           | ELK RIDGE, UTAH         |
| SPANISH FORK, UT 84660          | 801-636-5231            |



LAYLA LOT 1



ATLAS ENGINEERING  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

|                                                                                   |                           |
|-----------------------------------------------------------------------------------|---------------------------|
|  | UTAH COUNTY MONUMENT      |
|  | SET 5/8" REBAR & CAP      |
|  | SET CURB PIN              |
|  | CALCULATED POINT, NOT SET |
|  | PROPERTY BOUNDARY         |
|  | RIGHT-OF-WAY LINE         |
|  | LOT LINE                  |
|  | SECTION LINE              |
|  | SETBACK                   |
|  | EASEMENT                  |
|  | CENTERLINE                |
|  | ADDRESSES                 |
|  | PROPOSED LOT NUMBERS      |

ZONING=R-20  
TOTAL ACREAGE=1.11  
TOTAL # OF LOTS=1  
TOTAL ACREAGE OF LOTS=1.11

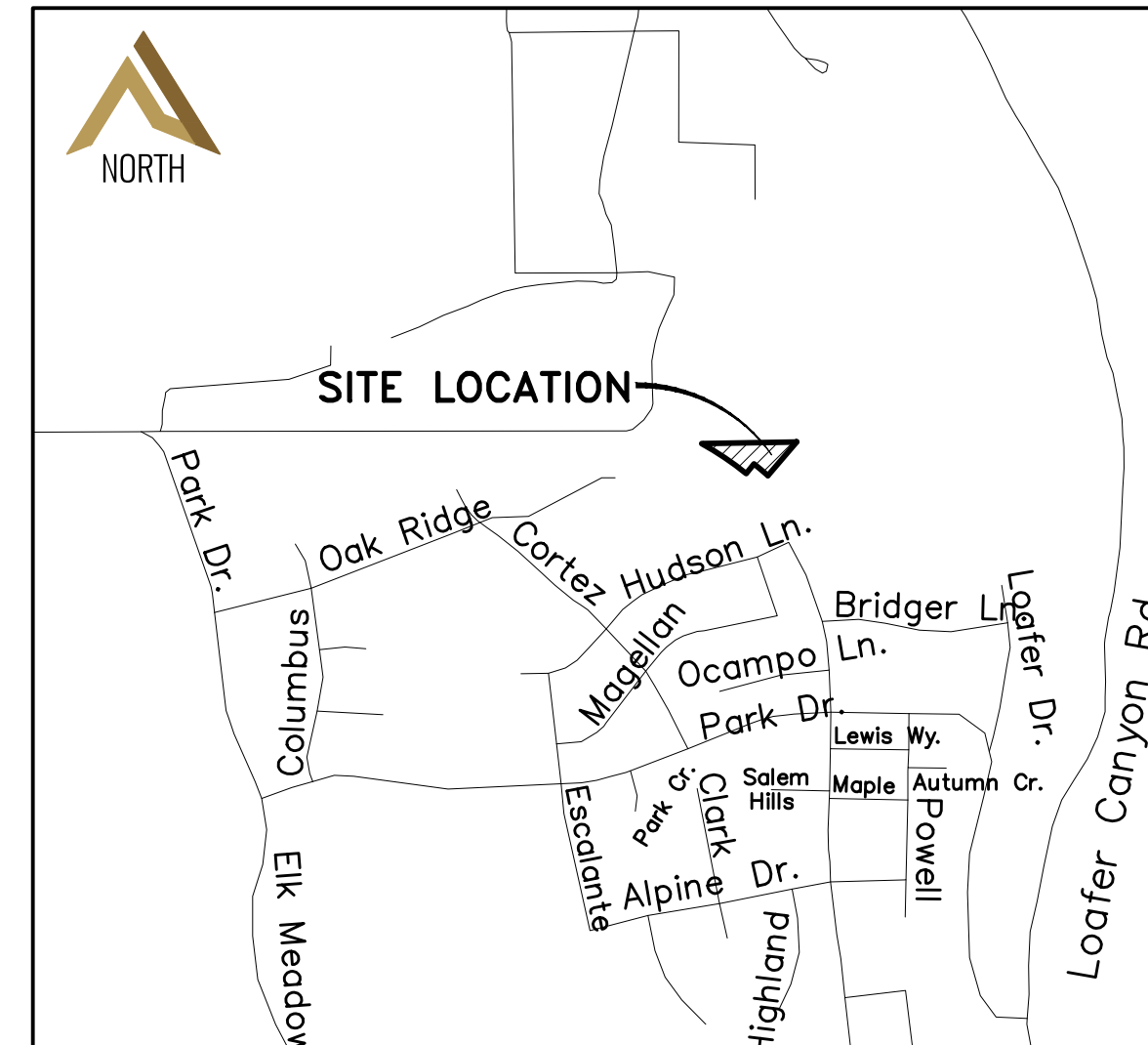
JOE WILKINS  
joewilkins407@gmail.com  
ELK RIDGE, UTAH  
801-636-5231

ATLAS ENGINEERING LLC  
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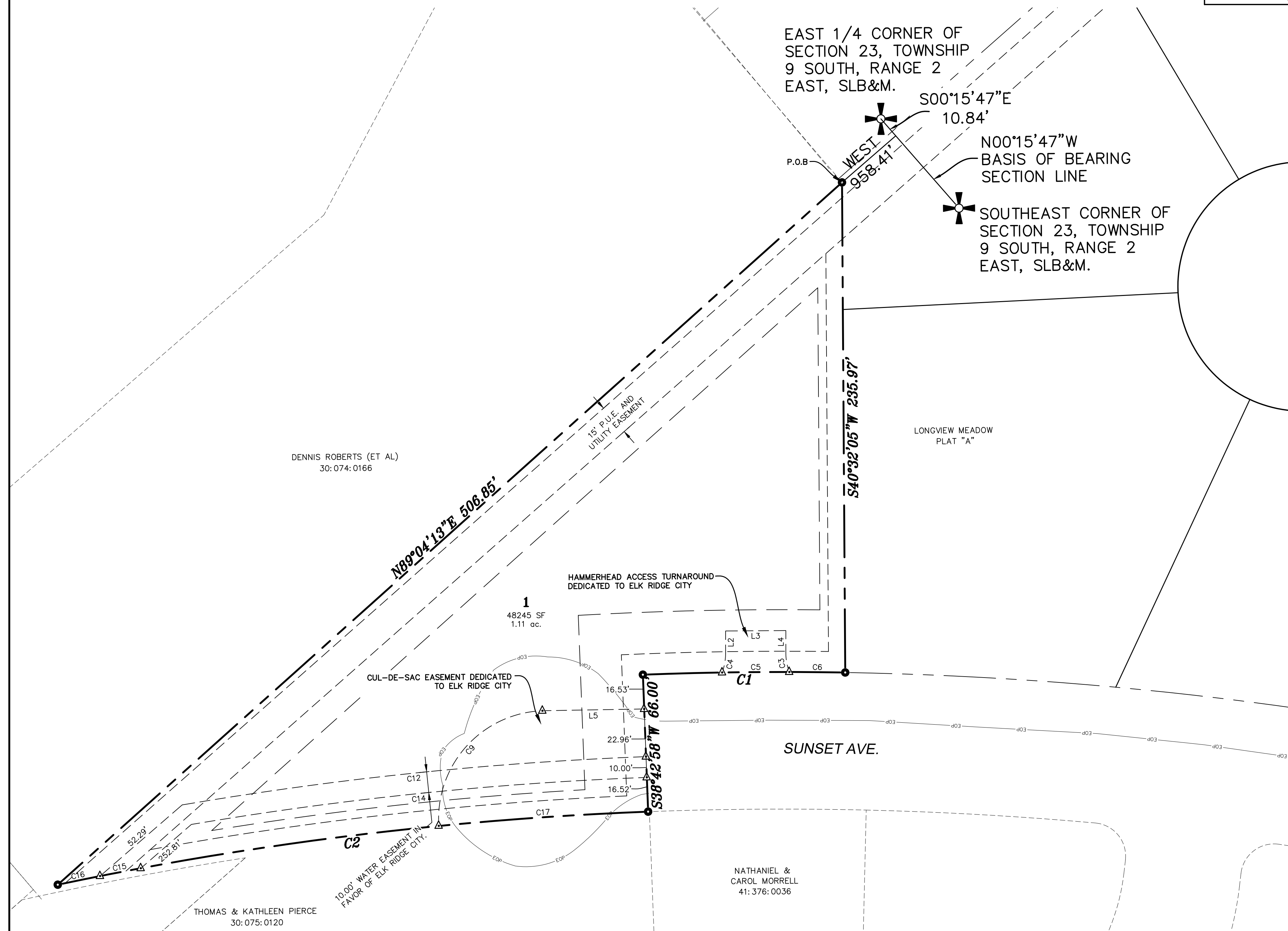
1. VERTICAL DATA BASED ON NGVD 29.
2. COORDINATE SYSTEM = NAD83

| <b><i>LINE TABLE</i></b> |             |        |
|--------------------------|-------------|--------|
| LINE                     | DIRECTION   | LENGTH |
| L2                       | N40°54'52"E | 10.83' |
| L3                       | S49°30'10"E | 29.00' |
| L4                       | S40°54'52"W | 10.62' |
| L5                       | N50°04'25"W | 48.98' |

| CURVE | LENGTH  | RADIUS   | CHORD DIST. | CHORD BRG.  | DELTA     |
|-------|---------|----------|-------------|-------------|-----------|
| C1    | 97.45'  | 1757.79' | 97.44'      | N49°41'43"W | 3°10'35"  |
| C2    | 286.75' | 1691.79' | 286.41'     | N56°08'21"W | 9°42'41"  |
| C3    | 9.54'   | 26.50'   | 9.49'       | S30°35'52"W | 20°38'00" |
| C4    | 9.35'   | 26.50'   | 9.30'       | N51°01'23"E | 20°13'02" |
| C5    | 32.33'  | 1757.79' | 32.33'      | N49°30°41"E | 1°03'14"  |
| C6    | 26.92'  | 1757.79' | 26.91'      | N48°32'45"W | 0°52'38"  |
| C9    | 83.14'  | 52.00'   | 74.56'      | S82°56'49"W | 91°36'34" |
| C12   | 224.71' | 1718.31' | 224.55'     | N55°01'48"W | 7°29'34"  |
| C14   | 220.61' | 1708.31' | 220.46'     | N54°58'59"W | 7°23'57"  |
| C15   | 19.97'  | 1691.77' | 19.97'      | N59°57'09"W | 0°40'35"  |
| C16   | 20.79'  | 1691.77' | 20.79'      | N60°38'34"W | 0°42'15"  |
| C17   | 101.04' | 1804.30' | 101.02'     | S52°56'28"E | 3°12'30"  |



—NTS—



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.

### BOUNDARY DESCRIPTION

BEGINNING AT THE EAST 1/4 CORNER OR SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN; AND RUNNING THENCE S00°15'47"E 10.84 FEET AND WEST 958.41 FEET; THENCE S40°32'05"W 235.97 FEET; THENCE NORTHWESTERLY 97.45 FEET ALONG THE ARC OF A 1757.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°10'38"; THE CHORD BEARS N49°41'43"W 97.44 FEET; THENCE S38°42'58"W 66.00 FEET; THENCE NORTHWESTERLY 286.75 FEET ALONG THE ARC OF A 1691.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°42'41"; THE CHORD BEARS N56°08'21"W 286.41 FEET; THENCE N89°04'13"E 506.85 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY #200045:2003) TO THE POINT OF BEGINNING.

CONTAINING 1.11 ACRES.

(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 WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_. A.D. 2024.

MEMBER: \_\_\_\_\_

MEMBER: \_\_\_\_\_

MEMBER: \_\_\_\_\_

STATE OF UTAH  
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 \_\_\_\_\_

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 \_\_\_\_\_  
MAYOR CITY COUNCIL

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY COUNCIL CITY RECORDER

APPROVED \_\_\_\_\_  
PLANNING COMMISSION CHAIRPERSON

AN AMENDMENT OF PARCEL "A" OF  
LONGVIEW MEADOW PLAT "A"

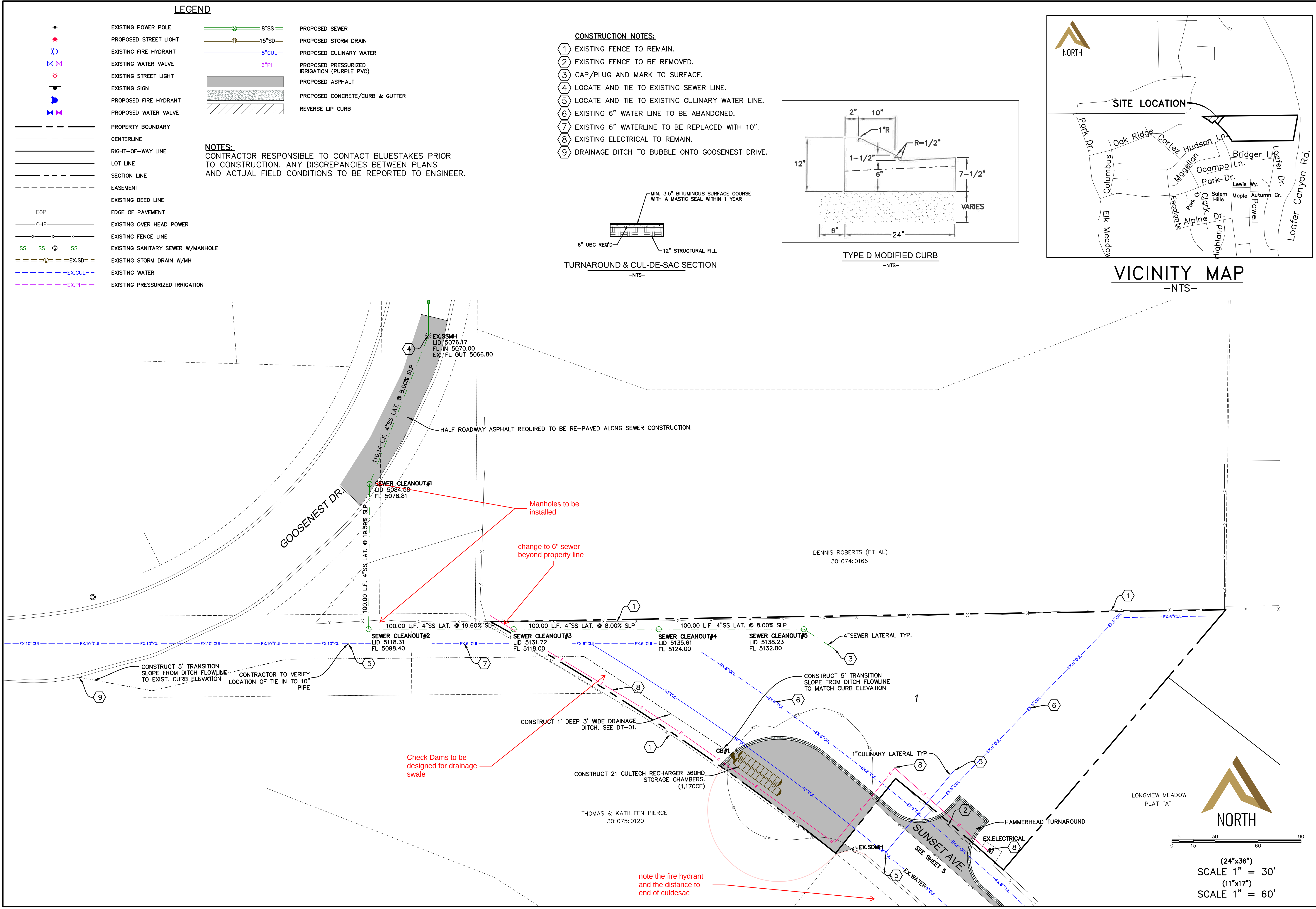
CONTAINING 1 LOT AND 1.11 ACRES.  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, OF TOWNSHIP 9 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER  
SEAL

|   |                |
|---|----------------|
| R | SURVEYOR'S SEA |
|---|----------------|

NOTARY PUBLIC  
SEAL

UTAH COUNTY  
RECORDER



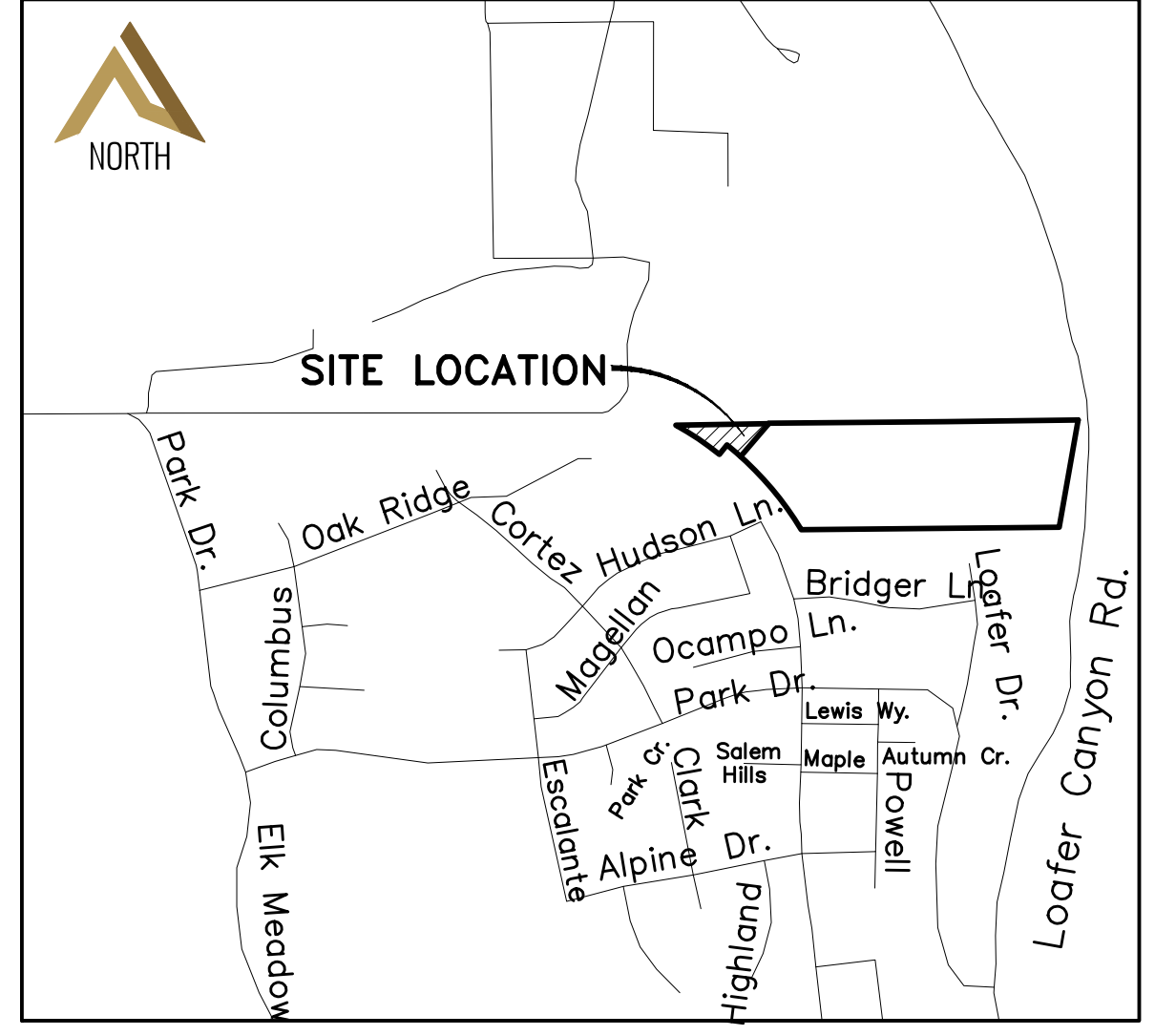
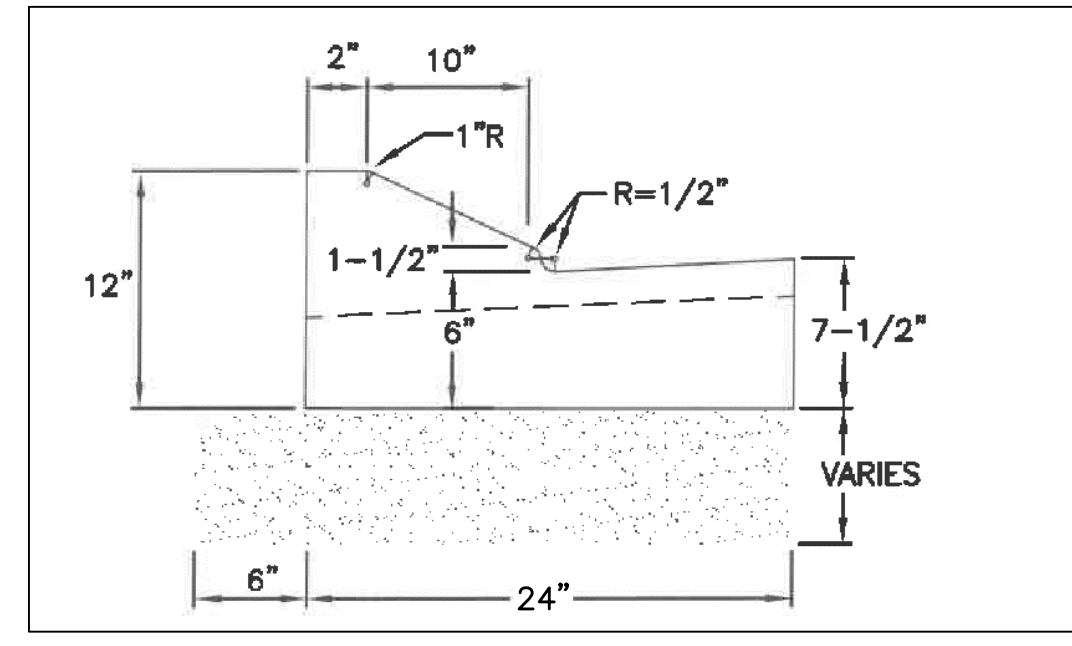
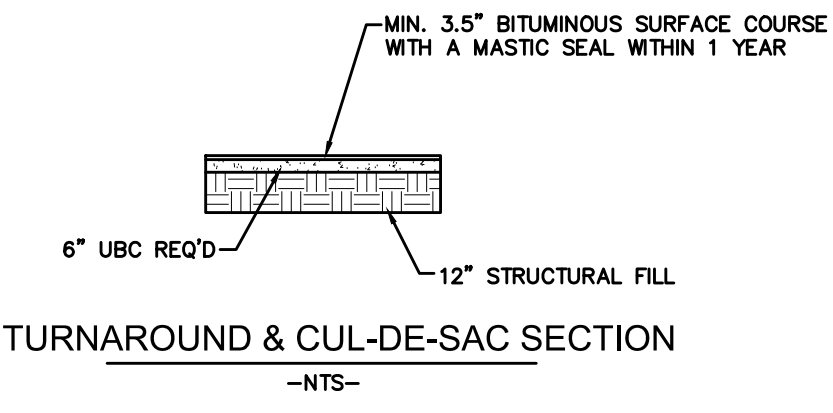
LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
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- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB

NOTES:  
CONTRACTOR RESPONSIBLE TO CONTACT BLUESTAKES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS TO BE REPORTED TO ENGINEER.

CONSTRUCTION NOTES:

- EXISTING FENCE TO REMAIN.
- EXISTING FENCE TO BE REMOVED.
- CAP/PLUG AND MARK TO SURFACE.
- LOCATE AND TIE TO EXISTING SEWER LINE.
- LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
- EXISTING 6" WATER LINE TO BE ABANDONED.
- EXISTING 6" WATERLINE TO BE REPLACED WITH 10".
- EXISTING ELECTRICAL TO REMAIN.
- DRAINAGE DITCH TO BUBBLE ONTO GOOSENEST DRIVE.



SHEET NO.  
**3**

| REVISIONS |  | BY | DATE |
|-----------|--|----|------|
| 12        |  |    |      |
| 11        |  |    |      |
| 10        |  |    |      |
| 9         |  |    |      |
| 8         |  |    |      |
| 7         |  |    |      |
| 6         |  |    |      |
| 5         |  |    |      |
| 4         |  |    |      |
| 3         |  |    |      |
| 2         |  |    |      |
| 1         |  |    |      |
| NO.       |  |    |      |

SITE UTILITY PLAN

ELK RIDGE, UTAH

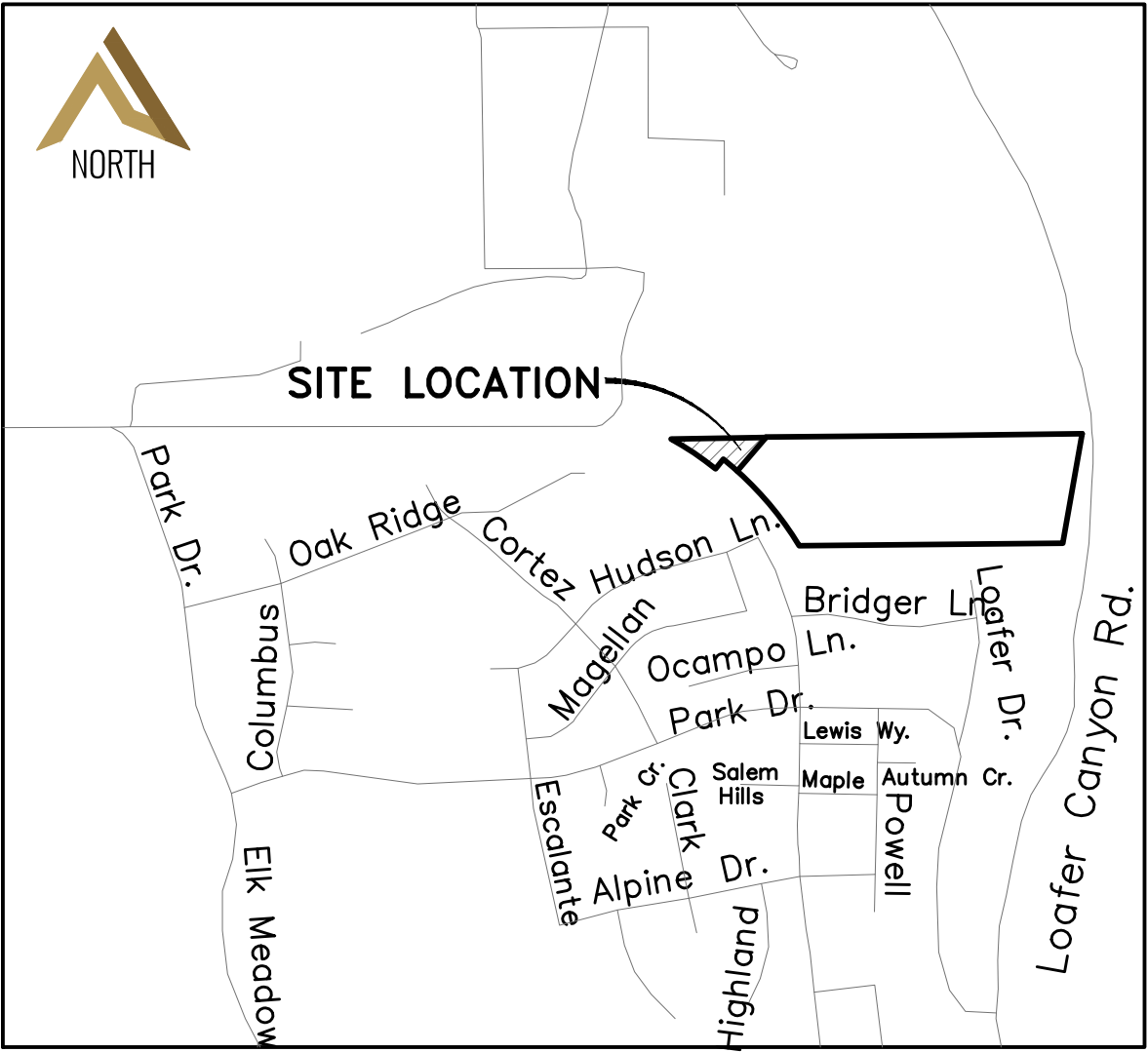
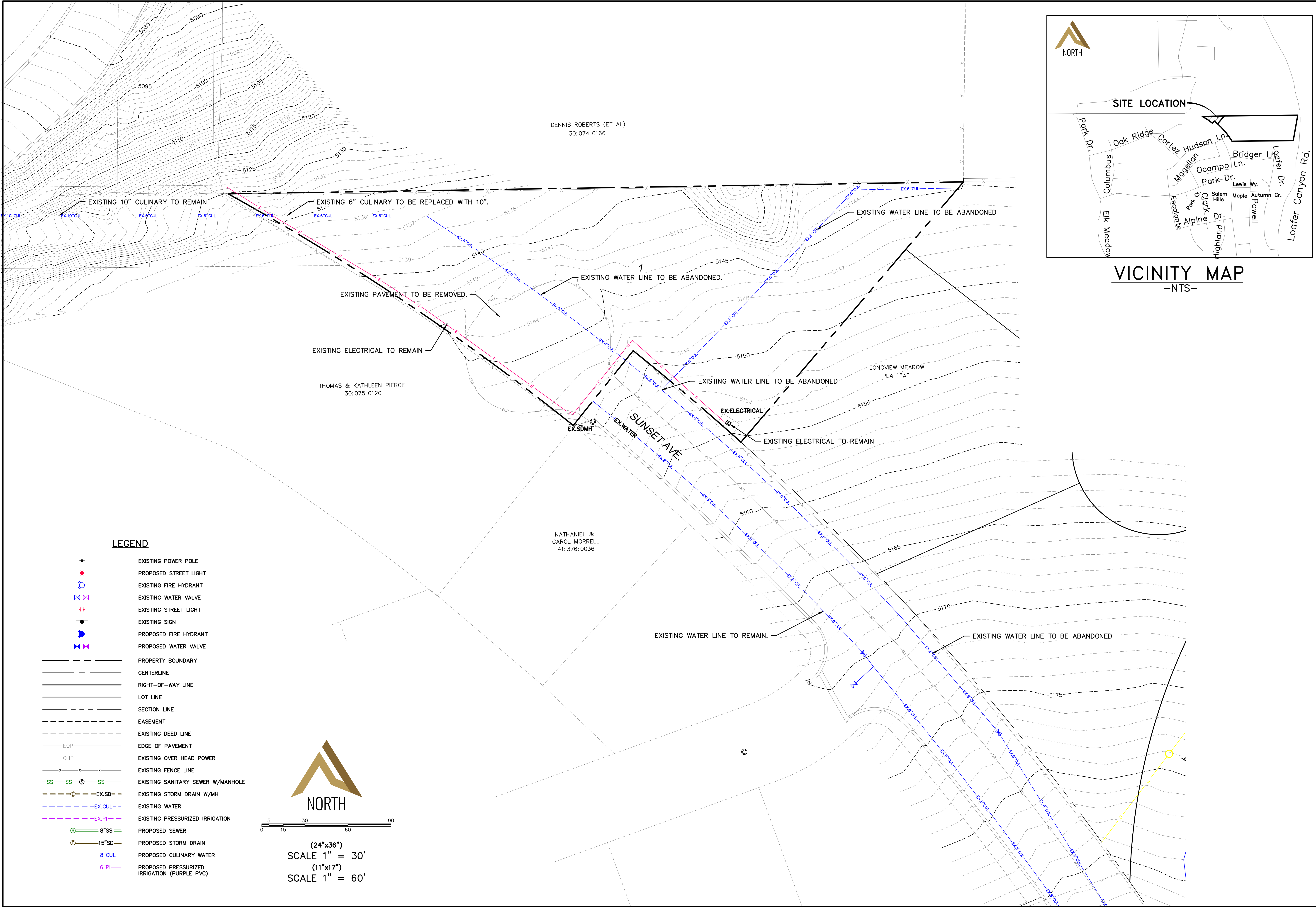
LAYLA LOT 1

ATLAS ENGINEERING  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0566  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

SCALE 1" = 30'  
SCALE 1" = 60'

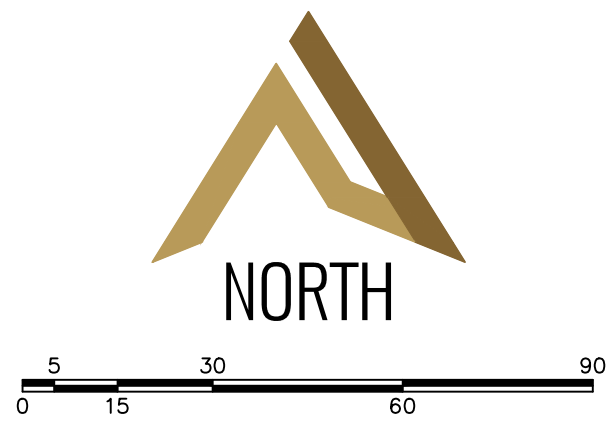
LONGVIEW MEADOW CADD FINAL PLAT B 03--SITE UTILITY PLAN.DWG  
Z:\2021\21-028 LONGVIEW MEADOW CADD FINAL PLAT B 03--SITE UTILITY PLAN.DWG



VICINITY MAP  
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- CENTERLINE
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- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

SHEET NO.

4

EXISTING TOPOGRAPHY

ELK RIDGE, UTAH

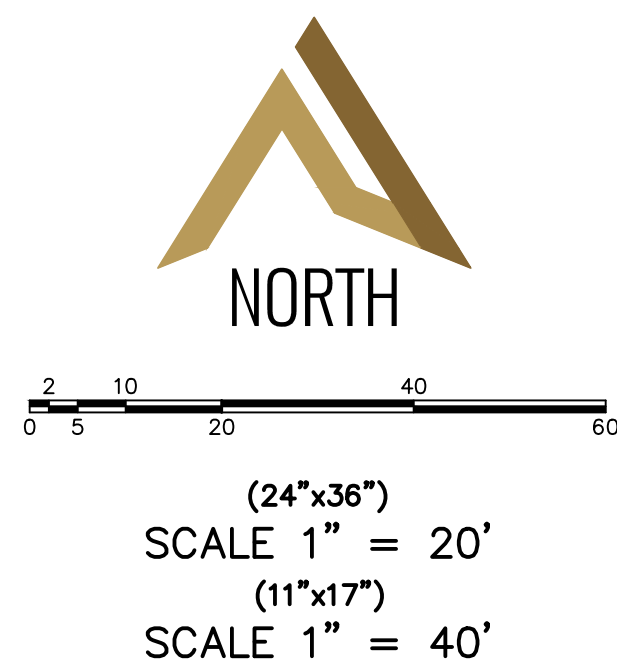
LAYLA LOT 1

ATLAS ENGINEERING  
CIVIL · STRUCTURAL · SURVEY



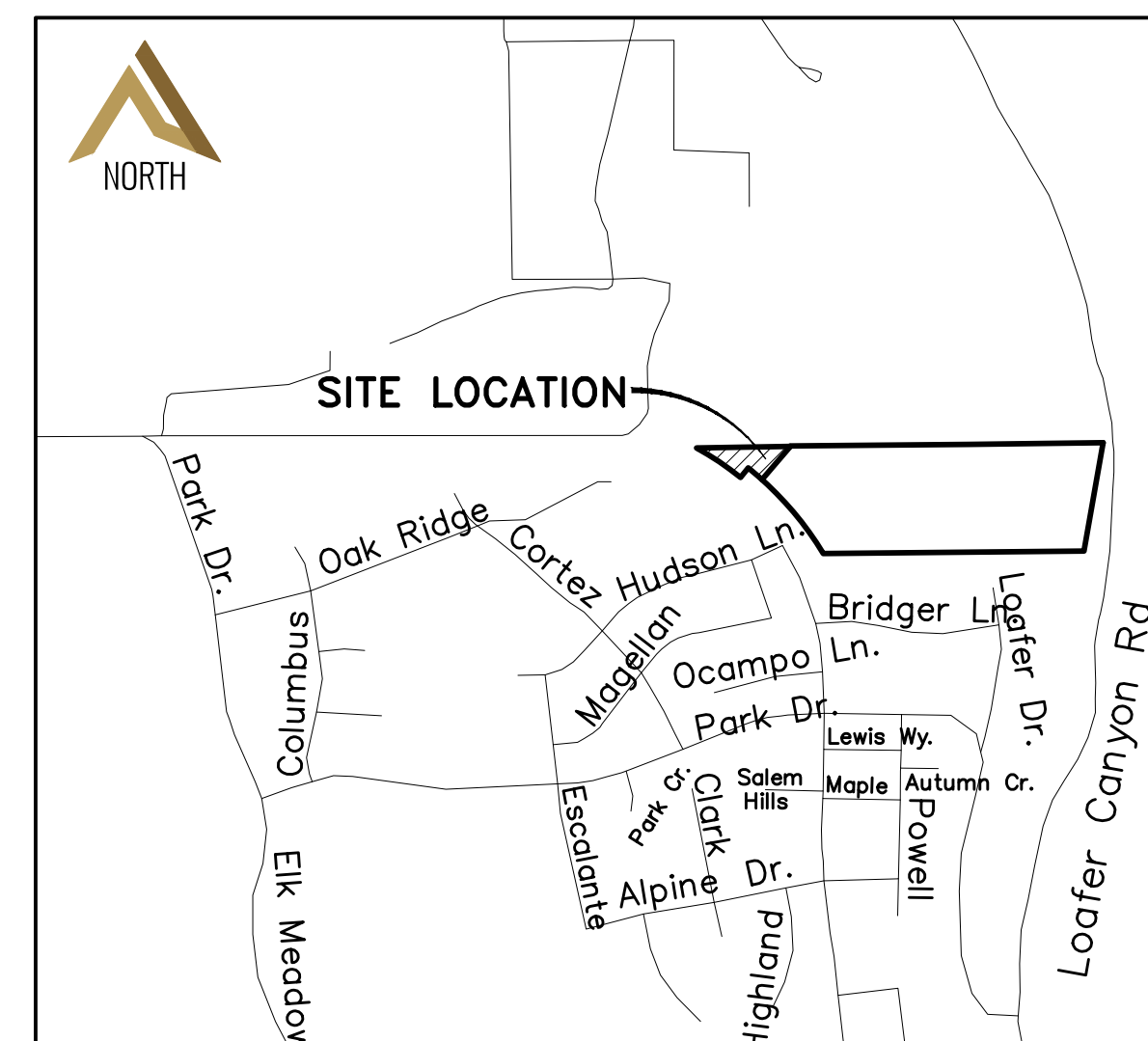
PHONE: 801-655-1665  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84601

Z:\2021\21-028 LONGVIEW MEADOW\CAD\FINAL\PLAT B\04-EXISTING TOPO.DWG



**CONSTRUCTION NOTES:**

- ① EXISTING FENCE TO REMAIN.
- ② EXISTING FENCE TO BE REMOVED.
- ③ CAP/PLUG AND MARK TO SURFACE.
- ④ LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
- ⑤ EXISTING 6" CULINARY WATER TO BE ABANDONED.
- ⑥ EXISTING ELECTRIC TO REMAIN.



VICINITY MAP  
-NTS-

[illegible]

**SUNSET AVE  
IMPROVEMENTS**

LAYLA LOT 1

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0566  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660



Z:\2021\21-028 LONGVIEW MEADOWS\CADD\ENAL\PIAT B\05-SUNSET AVE DWG

