

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.

08-09-23
DATE

BOUNDARY DESCRIPTION

ALL OF LOTS 70 & 71, PHASE 1, HIGHLANDS AT ELK RIDGE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 18844 IN THE UTAH COUNTY RECORDER'S OFFICE. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 70, BEING LOCATED SOUTH 89°29'52" WEST 811.33 FEET AND NORTH 171°23 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 88°58'07" WEST 98.69 FEET; THENCE ALONG THE ARC OF A 15.00'-FOOT RADIUS CURVE TO THE RIGHT 9.20 FEET (CHORD BEARS N 71°24' 18" W 9.05 FEET); THENCE ALONG THE ARC OF 60.00'-FOOT RADIUS CURVE TO THE LEFT 162.56 FEET (CHORD BEARS S 48°32'30" W 117.21 FEET); THENCE SOUTH 89°29'52" WEST 151.70 FEET; THENCE NORTH 00°26'11" EAST 140.86 FEET; THENCE N66°33'10"E 126.72 FEET; THENCE S88°58'07"E 220.04 FEET; THENCE SOUTH 04°46'46" EAST 113.44 FEET TO THE POINT OF BEGINNING.

AREA = 1.0661 ACRES

OWNER'S DEDICATION

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 HERETO SET OUR HANDS(S) THIS DAY OF _____, A.D. 2023.

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 _____ CITY ATTORNEY

APPROVED _____ CITY MANAGER

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

APPROVED _____

COMMUNITY DEVELOPMENT DIRECTOR

HIGHLANDS AT ELK RIDGE PHASE 1 A

INCLUDES A VACATION OF LOTS 70 & 71, PHASE 1,
HIGHLANDS AT ELK RIDGE SUBDIVISION
A RESIDENTIAL SUBDIVISION
ELK RIDGE, UTAH

CONTAINING 2 LOTS AND 1.07 ACRES.

LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 OF TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

NOTARY PUBLIC _____ CITY ENGINEER _____ COUNTY RECORDER SEAL

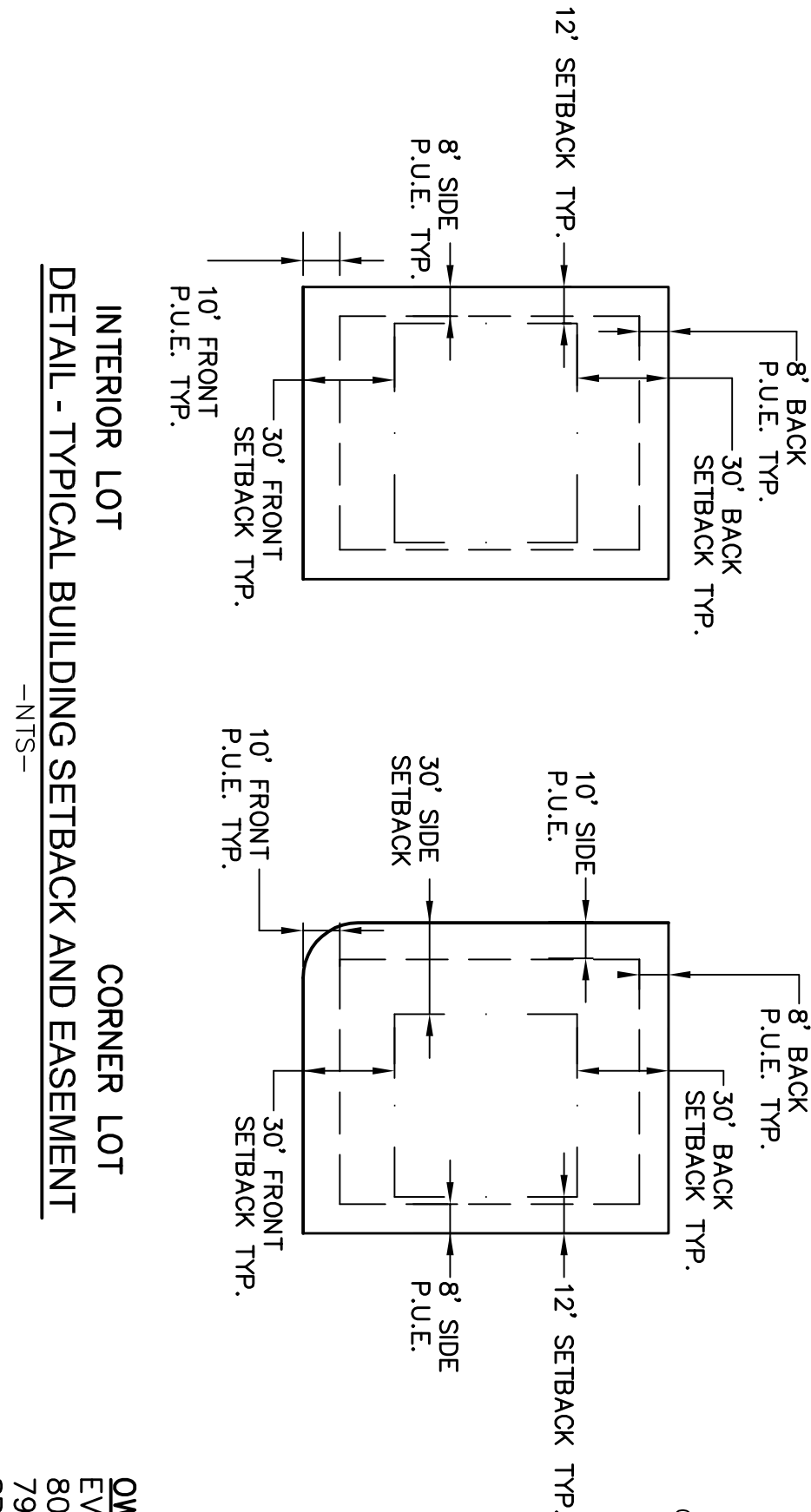
LEGEND

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

[XXX X.]

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

0 15 30 60 90



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

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

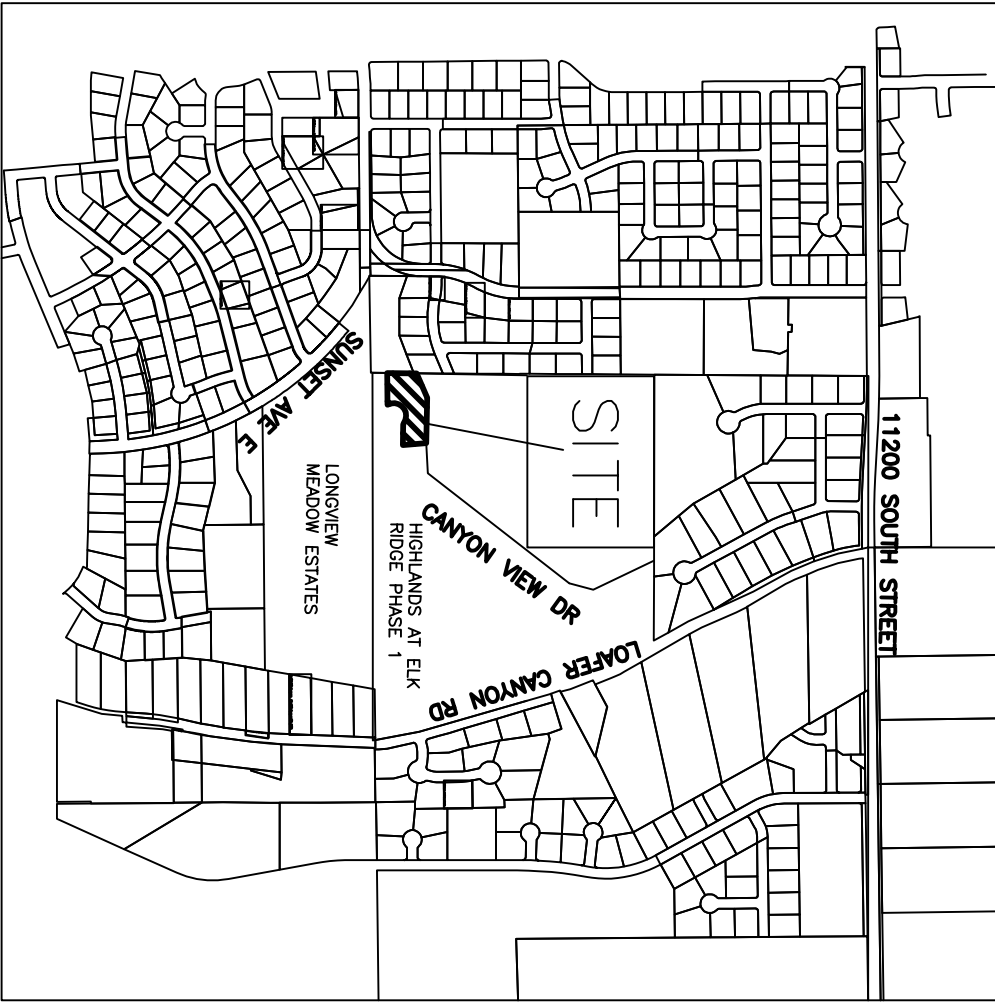
DATA TABLE
TOTAL ACREAGE=1.0661
TOTAL # OF LOTS=2
TOTAL ACREAGE OF LOTS=1.0661
ACREAGE IN ROADS=0.00
ACREAGE OF OPEN SPACE/PONDS=0.00 ACRES
LOTS//ACRE=0.94
ZONING R-1-15

NORTHEAST CORNER OF
SECTION 23, T9S, R2E,
SLB&M

ROBERTS, DENNIS
30: 074: 0166

ROCKY MOUNTAIN SUBDIVISON
PLAT B

VICINITY MAP
NTS



LOT 72
HIGHLANDS AT ELK RIDGE
PHASE 1

70 A
46,438 sq. ft.
1.07 acres
523 B

ELORA CIRCLE
PUBLIC RIGHT-OF-WAY

LOT 69
HIGHLANDS AT ELK RIDGE
PHASE 1

EAST 1/4 CORNER OF SECTION
23, T9S, R2E, SLB&M

DOMINION ENERGY COMPANY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS FOR THE PROPOSED DEVELOPMENT. DOMINION ENERGY DOES NOT CONSTITUTE A WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ENDORSEMENT OF THE PROJECT OR THE PROJECT'S DESIGN OR CONSTRUCTION. DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED
DOMINION ENERGY

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE
C1	9.20'	15.00'	N71°24'18"W	9.05'	35°07'37"
C2	162.56'	60.00'	S48°32'30"W	117.21'	155°13'59"