



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: April 20, 2026
Re: Wilde Property Amended Site Plan and Subdivision Plat
Action: Review and Possible Approval

Wilde Property Site Plan and Subdivision Plat Amendments

REQUEST

Review, discuss and possibly approve proposed amendments to the Wilde Property (to be named Wilde Meadows) Site Plan and Subdivision Plat.

BACKGROUND

The Wilde Property Development is located east of I-80 Interstate (270 south Main Street) Parcels CT-362, CT362-363 and DRW-2-AM as shown on the Aerial Location Map as *Attachment A*. The project includes a total of 69 multi-family units with 9.35 acres in the Community Commercial (CC) Zone District and 4.51 acres in the Agricultural (AG-20) Zone District. A Master Planned Development (MPD) for the project was approved by the city on April 22, 2024.

The applicant, Courtney Richins, has submitted a site plan/subdivision plat amendment application and is proposing to modify and adjust the configurations of the multi-family development on the property. According to the applicant, the reason for the proposed amendments is make the development more viable in the current market.

Attachment B includes the existing approved site plan.

Attachment C includes the proposed amended site plan.

Attachment D includes the existing approved subdivision plat.

Attachment E includes the proposed subdivision plat.

ANALYSIS

The purpose of this review is to allow the applicant to present the proposed amendments to the Planning Commission for approval consideration.

The proposed amendments are consistent with the original project approvals with respect to multi-family use of 69 units of density. The proposed number of lots in the subdivision to accommodate the density is being changed from 9 lots to 35 lots.

The NSFD has reviewed and provided preliminary approval of the proposed amended site plan and subdivision plat.

Required Review Process

The Planning Commission is the land use authority for approval of site plan and subdivision plat amendments.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the proposed Wilde Property Site Plan and Subdivision Plat amendments and consider approval of the project with the following condition:

1. Staff shall finalize the review and verification of the final site plan and subdivision plat drawings with the MPD approval, city development code and engineering standards and specifications.

As an alternative action the Planning Commission may provide direction to Staff and/or the applicant for consideration of approval at a subsequent meeting.

Attachments:

- A.** Aerial Location Map
- B.** Existing Wilde Property Approved Site Plan
- C.** Proposed Wilde Property Amended Site Plan
- D.** Existing Approved Wilde Property Subdivision Plat
- E.** Proposed Wilde Property Subdivision Plat

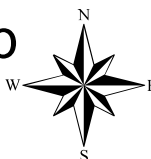


Aerial Context Map

Summit County Parcel Viewer Application

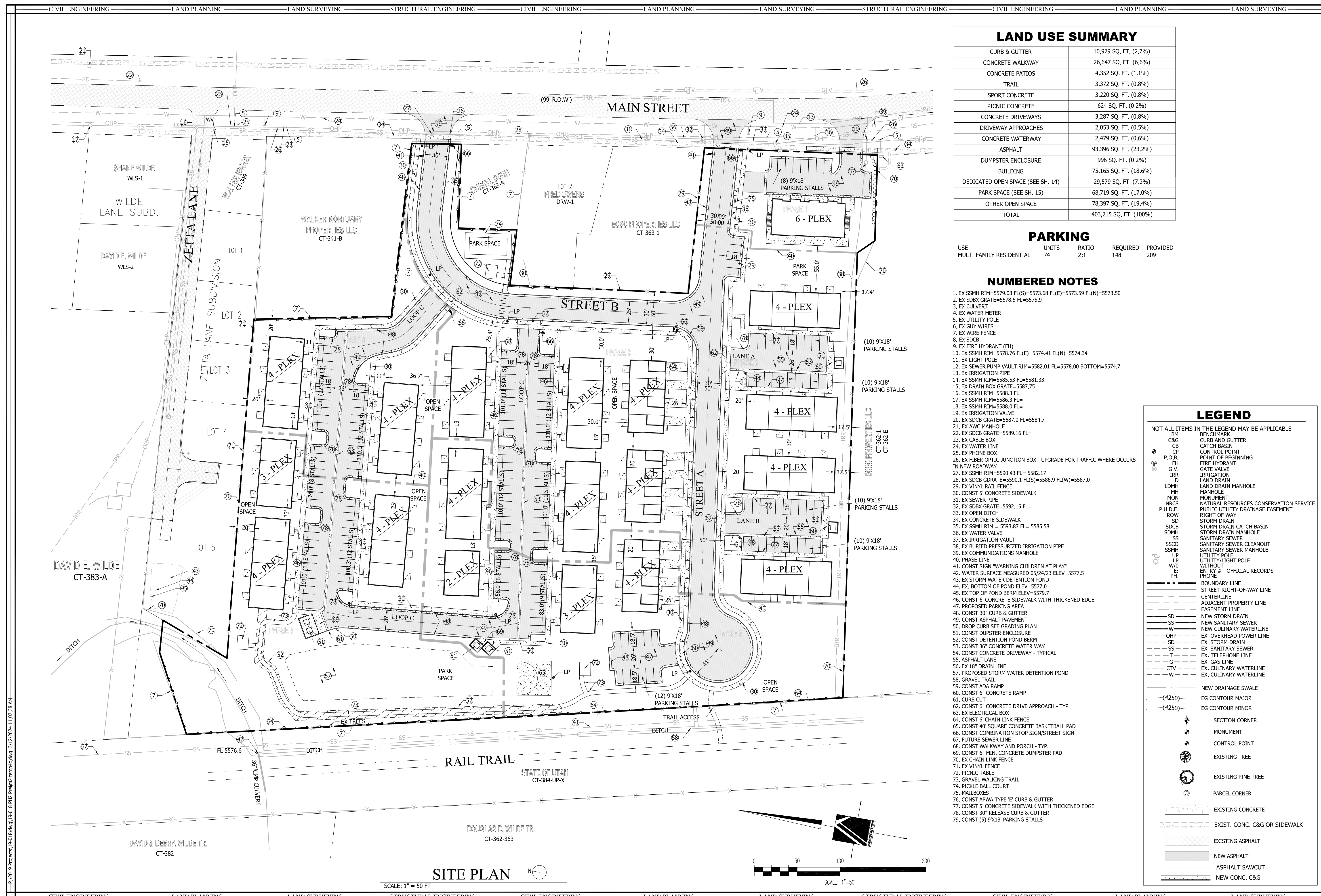
Printed on: 6/15/2023

Imagery courtesy of Google



1 in = 376 feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.



LAND USE SUMMARY

CURB & GUTTER	10,929 SQ. FT. (2.7%)
CONCRETE WALKWAY	26,647 SQ. FT. (6.6%)
CONCRETE PATIOS	4,352 SQ. FT. (1.1%)
TRAIL	3,372 SQ. FT. (0.8%)
SPORT CONCRETE	3,220 SQ. FT. (0.8%)
PICNIC CONCRETE	624 SQ. FT. (0.2%)
CONCRETE DRIVEWAYS	3,287 SQ. FT. (0.8%)
DRIVEWAY APPROACHES	2,053 SQ. FT. (0.5%)
CONCRETE WATERWAY	2,479 SQ. FT. (0.6%)
ASPHALT	93,396 SQ. FT. (23.2%)
DUMPSTER ENCLOSURE	996 SQ. FT. (0.2%)
BUILDING	75,165 SQ. FT. (18.6%)
DEDICATED OPEN SPACE (SEE SH. 14)	29,579 SQ. FT. (7.3%)
PARK SPACE (SEE SH. 15)	68,719 SQ. FT. (17.0%)
OTHER OPEN SPACE	78,397 SQ. FT. (19.4%)
TOTAL	403,215 SQ. FT. (100%)

PARKING

USE	UNITS	RATIO	REQUIRED	PROVIDED
MULTI FAMILY RESIDENTIAL	74	2:1	148	209

- ### NUMBERED NOTES
- EX SSMH RIM=5579.03 FL(S)=5573.68 FL(E)=5573.59 FL(N)=5573.50
 - EX SDCB GRATE=5578.5 FL=5575.9
 - EX CULVERT
 - EX WATER METER
 - EX UTILITY POLE
 - EX GUY WIRES
 - EX WIRE FENCE
 - EX SDCB
 - EX FIRE HYDRANT (FH)
 - EX SSMH RIM=5578.76 FL(E)=5574.41 FL(N)=5574.34
 - EX LIGHT POLE
 - EX SEWER PUMP VAULT RIM=5582.01 FL=5578.00 BOTTOM=5574.7
 - EX IRRIGATION PIPE
 - EX SSMH RIM=5585.53 FL=5581.33
 - EX DRAIN BOX GRATE=5587.75
 - EX SSMH RIM=5588.3 FL=
 - EX SSMH RIM=5586.3 FL=
 - EX SSMH RIM=5588.0 FL=
 - EX IRRIGATION VALVE
 - EX SDCB GRATE=5587.0 FL=5584.7
 - EX AWC MANHOLE
 - EX SDCB GRATE=5589.16 FL=
 - EX CABLE BOX
 - EX WATER LINE
 - EX PHONE BOX
 - EX FIBER OPTIC JUNCTION BOX - UPGRADE FOR TRAFFIC WHERE OCCURS IN NEW ROADWAY
 - EX SSMH RIM=5590.43 FL= 5582.17
 - EX SDCB GRATE=5590.1 FL(S)=5586.9 FL(W)=5587.0
 - EX CONCRETE SIDEWALK
 - EX SSMH RIM = 5593.87 FL = 5585.58
 - EX WATER VALVE
 - EX IRRIGATION VAULT
 - EX BURIED PRESSURIZED IRRIGATION PIPE
 - EX COMMUNICATIONS MANHOLE
 - PHASE LINE
 - CONST SIGN "WARNING CHILDREN AT PLAY"
 - WATER SURFACE MEASURED 05/24/23 ELEV=5577.5
 - EX STORM WATER DETENTION POND
 - EX. BOTTOM OF POND ELEV=5577.0
 - EX TOP OF POND BERM ELEV=5579.7
 - CONST 6" CONCRETE SIDEWALK WITH THICKENED EDGE
 - PROPOSED PARKING AREA
 - CONST 30" CURB & GUTTER
 - CONST ASPHALT PAVEMENT
 - DROP CURB SEE GRADING PLAN
 - CONST DUMPSTER ENCLOSURE
 - CONST DETENTION POND BERM
 - CONST 36" CONCRETE WATER WAY
 - CONST CONCRETE DRIVEWAY - TYPICAL
 - ASPHALT LANE
 - EX 18" DRAIN LINE
 - PROPOSED STORM WATER DETENTION POND
 - CONST ADA RAMP
 - CONST 6" CONCRETE RAMP
 - CURB CUT
 - CONST 6" CONCRETE DRIVE APPROACH - TYP.
 - EX ELECTRICAL BOX
 - CONST 6" CHAIN LINK FENCE
 - CONST 40' SQUARE CONCRETE BASKETBALL PAD
 - CONST COMBINATION STOP SIGN/STREET SIGN
 - FUTURE SEWER LINE
 - CONST WALKWAY AND PORCH - TYP.
 - CONST 6" MIN. CONCRETE DUMPSTER PAD
 - EX CHAIN LINK FENCE
 - EX VINYL FENCE
 - PICNIC TABLE
 - GRAVEL WALKING TRAIL
 - PICKLE BALL COURT
 - MAILBOXES
 - CONST APWA TYPE 'E' CURB & GUTTER
 - CONST 5" CONCRETE SIDEWALK WITH THICKENED EDGE
 - CONST 30" RELEASE CURB & GUTTER
 - CONST (5) 9'X18" PARKING STALLS

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCES CONSERVATION SERVICE
- P.U.D.E. PUBLIC UTILITY DRAINAGE SERVICE
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- LP LIGHT POLE
- W/O WITHOUT
- PH ENTRY # - OFFICIAL RECORDS
- PH PHONE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- W NEW CULINARY WATERLINE
- OHP EX. OVERHEAD POWER LINE
- SD EX. STORM DRAIN
- SS EX. SANITARY SEWER
- T EX. TELEPHONE LINE
- G EX. GAS LINE
- CTV EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- EG(4250) EG CONTOUR MAJOR
- EG(4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave. #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

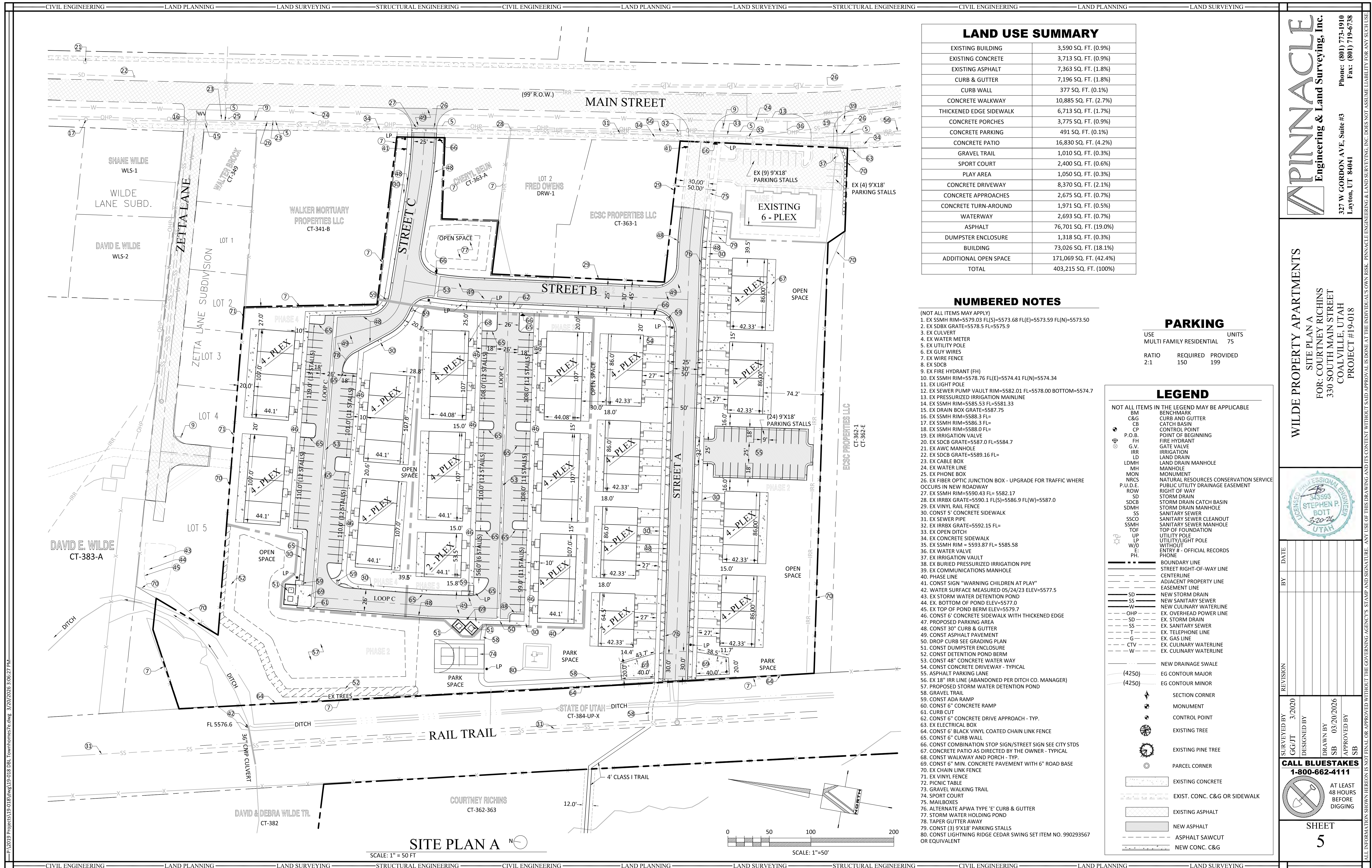
PRELIMINARY
WILDE PROPERTY APARTMENTS
SITE PLAN
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018

DATE: _____
BY: _____
REVISION: _____

343593
STEPHEN P. BOTT
2-12-24
UTAH
LICENSED PROFESSIONAL ENGINEER

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
5



LAND USE SUMMARY

Item	Quantity	Percentage
EXISTING BUILDING	3,590 SQ. FT.	(0.9%)
EXISTING CONCRETE	3,713 SQ. FT.	(0.9%)
EXISTING ASPHALT	7,363 SQ. FT.	(1.8%)
CURB & GUTTER	7,196 SQ. FT.	(1.8%)
CURB WALL	377 SQ. FT.	(0.1%)
CONCRETE WALKWAY	10,885 SQ. FT.	(2.7%)
THICKENED EDGE SIDEWALK	6,713 SQ. FT.	(1.7%)
CONCRETE PORCHES	3,775 SQ. FT.	(0.9%)
CONCRETE PARKING	491 SQ. FT.	(0.1%)
CONCRETE PATIO	16,830 SQ. FT.	(4.2%)
GRAVEL TRAIL	1,010 SQ. FT.	(0.3%)
SPORT COURT	2,400 SQ. FT.	(0.6%)
PLAY AREA	1,050 SQ. FT.	(0.3%)
CONCRETE DRIVEWAY	8,370 SQ. FT.	(2.1%)
CONCRETE APPROACHES	2,675 SQ. FT.	(0.7%)
CONCRETE TURN-AROUND	1,971 SQ. FT.	(0.5%)
WATERWAY	2,693 SQ. FT.	(0.7%)
ASPHALT	76,701 SQ. FT.	(19.0%)
DUMPSTER ENCLOSURE	1,318 SQ. FT.	(0.3%)
BUILDING	73,026 SQ. FT.	(18.1%)
ADDITIONAL OPEN SPACE	171,069 SQ. FT.	(42.4%)
TOTAL	403,215 SQ. FT.	(100%)

NUMBERED NOTES

- (NOT ALL ITEMS MAY APPLY)
1. EX SSMH RIM=5579.03 FL(S)=5573.68 FL(E)=5573.59 FL(N)=5573.70
 2. EX SDBX GRATE=5578.5 FL=5575.9
 3. EX CULVERT
 4. EX WATER METER
 5. EX UTILITY POLE
 6. EX GUY WIRES
 7. EX WIRE FENCE
 8. EX SDCB
 9. EX FIRE HYDRANT (FH)
 10. EX SSMH RIM=5578.76 FL(E)=5574.41 FL(N)=5574.34
 11. EX LIGHT POLE
 12. EX SEWER PUMP VAULT RIM=5582.01 FL=5578.00 BOTTOM=5574.7
 13. EX PRESSURIZED IRRIGATION MAINLINE
 14. EX SSMH RIM=5585.53 FL=5581.33
 15. EX DRAIN BOX GRATE=5587.75
 16. EX SSMH RIM=5588.3 FL=
 17. EX SSMH RIM=5588.3 FL=
 18. EX SSMH RIM=5588.0 FL=
 19. EX IRRIGATION VALVE
 20. EX SDCB GRATE=5587.0 FL=5584.7
 21. EX AWC MANHOLE
 22. EX SDCB GRATE=5589.16 FL=
 23. EX CABLE BOX
 24. EX WATER LINE
 25. EX PHONE BOX
 26. EX FIBER OPTIC JUNCTION BOX - UPGRADE FOR TRAFFIC WHERE OCCURS IN NEW ROADWAY
 27. EX SSMH RIM=5590.43 FL= 5582.17
 28. EX IRRBX GRATE=5590.1 FL(S)=5586.9 FL(W)=5587.0
 29. EX VINYL RAIL FENCE
 30. CONST 5' CONCRETE SIDEWALK
 31. EX SEWER PIPE
 32. EX IRRBX GRATE=5592.15 FL=
 27. EX SSMH RIM=5590.43 FL= 5582.17
 28. EX IRRBX GRATE=5590.1 FL(S)=5586.9 FL(W)=5587.0
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 37. EX IRRIGATION VAULT
 38. EX BURIED PRESSURIZED IRRIGATION PIPE
 39. EX COMMUNICATIONS MANHOLE
 40. PHASE LINE
 41. CONST SIGN "WARNING CHILDREN AT PLAY"
 42. WATER SURFACE MEASURED 05/24/23 ELEV=5577.5
 43. EX STORM WATER DETENTION POND
 44. EX. BOTTOM OF POND ELEV=5577.0
 45. EX TOP OF POND BERM ELEV=5579.7
 46. CONST 6" CONCRETE SIDEWALK WITH THICKENED EDGE
 47. PROPOSED PARKING AREA
 48. CONST 30" CURB & GUTTER
 49. CONST ASPHALT PAVEMENT
 50. DROP CURB SEE GRADING PLAN
 51. CONST DUMPSTER ENCLOSURE
 52. CONST DETENTION POND BERM
 53. CONST 48" CONCRETE WATER WAY
 54. CONST CONCRETE DRIVEWAY - TYPICAL
 55. ASPHALT PARKING LANE
 56. EX 18" IRR LINE (ABANDONED PER DITCH CO. MANAGER)
 57. PROPOSED STORM WATER DETENTION POND
 58. GRAVEL TRAIL
 59. CONST ADA RAMP
 60. CONST 6" CONCRETE RAMP
 61. CURB CUT
 62. CONST 6" CONCRETE DRIVE APPROACH - TYP.
 63. EX ELECTRICAL BOX
 64. CONST 6" BLACK VINYL COATED CHAIN LINK FENCE
 65. CONST 6" CURB WALL
 66. CONST COMBINATION STOP SIGN/STREET SIGN SEE CITY STDS
 67. CONCRETE PATIO AS DIRECTED BY THE OWNER - TYPICAL
 68. CONST WALKWAY AND PORCH - TYP.
 69. CONST 6" MIN. CONCRETE PAVEMENT WITH 6" ROAD BASE
 70. EX CHAIN LINK FENCE
 71. EX VINYL FENCE
 72. PICNIC TABLE
 73. GRAVEL WALKING TRAIL
 74. SPORT COURT
 75. MAILBOXES
 76. ALTERNATE APWA TYPE 'E' CURB & GUTTER
 77. STORM WATER HOLDING POND
 78. TAPER GUTTER AWAY
 79. CONST (3) 9'X18' PARKING STALLS
 80. CONST LIGHTNING RIDGE CEDAR SWING SET ITEM NO. 990293567 OR EQUIVALENT

PARKING

USE	REQUIRED	PROVIDED
MULTI FAMILY RESIDENTIAL	75	199
RATIO	2.1	1.99

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TOP	TOP OF FOUNDATION
UP	UTILITY/POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
PH	ENTRY # - OFFICIAL RECORDS
PH	PHONE
---	BOUNDARY LINE
- - -	STREET RIGHT-OF-WAY LINE
----	CENTERLINE
- - - -	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
-OHP-	EX. OVERHEAD POWER LINE
-SD-	EX. STORM DRAIN
-SS-	EX. SANITARY SEWER
-T-	EX. TELEPHONE LINE
-G-	EX. GAS LINE
-CTV-	EX. CULINARY WATERLINE
-W-	EX. CULINARY WATERLINE
---	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
+	EXISTING TREE
+	EXISTING PINE TREE
+	PARCEL CORNER
+	EXISTING CONCRETE
+	EXIST. CONC. C&G OR SIDEWALK
+	EXISTING ASPHALT
+	NEW ASPHALT
+	ASPHALT SAWCUT
+	NEW CONC. C&G

WILDE PROPERTY APARTMENTS
 SITE PLAN A
 FOR: COURTNEY RICHINS
 330 SOUTH MAIN STREET
 COALVILLE, UTAH
 PROJECT #19-018

REVISION	DATE	BY

SURVEYED BY: 3/2020
GG/JT

DESIGNED BY:

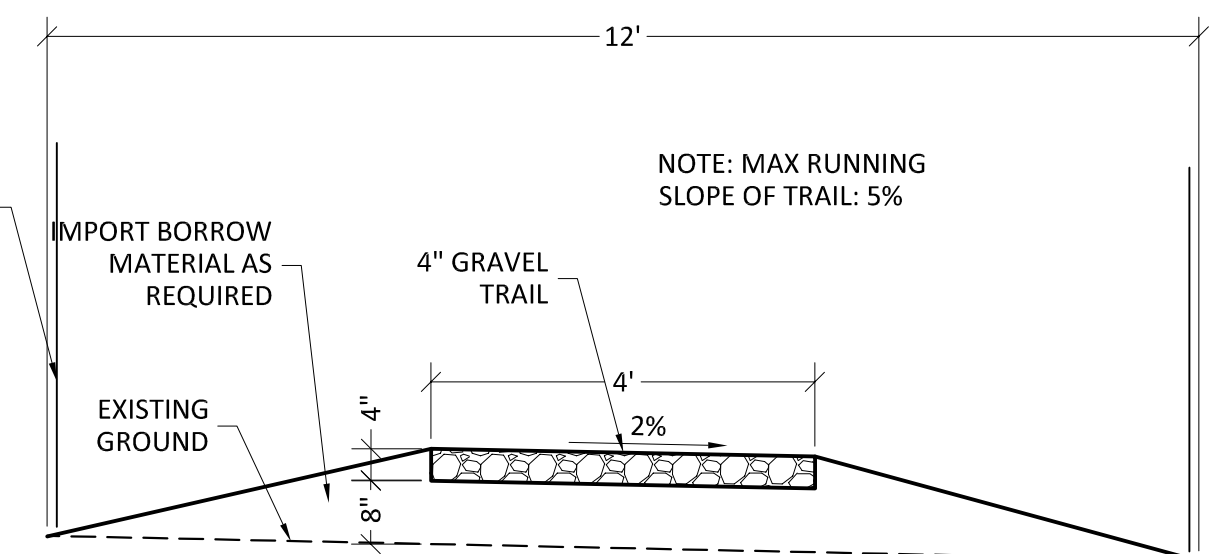
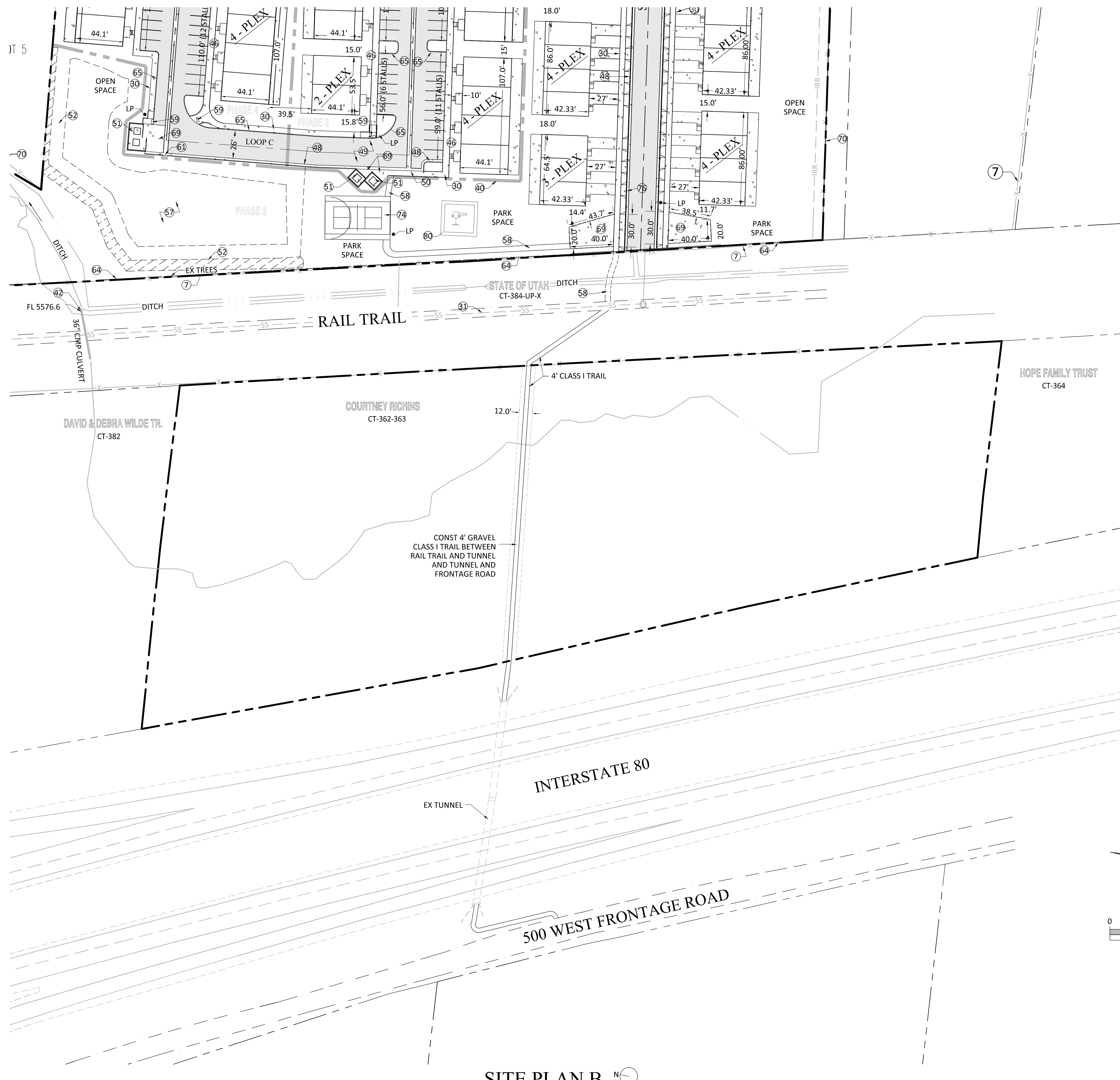
DRAWN BY: 03/20/2026
SB

APPROVED BY:

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 5



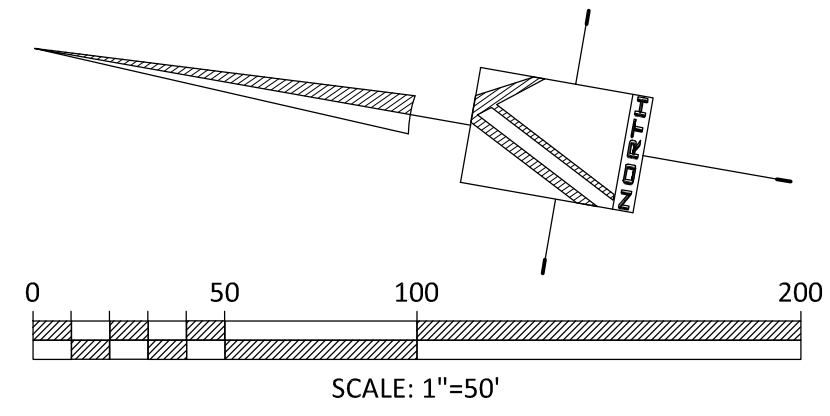
GRAVEL TRAIL
N.T.S.

NUMBERED NOTES

#. SEE SHEET 5

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BM BENCHMARK
 - C&G CURB AND GUTTER
 - CB CATCH BASIN
 - CP CONTROL POINT
 - P.O.B. POINT OF BEGINNING
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 - LD LAND DRAIN
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 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
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 - TOP TOP OF FOUNDATION
 - UP UTILITY POLE
 - LP UTILITY/LIGHT POLE
 - W/O WITHOUT
 - E: ENTRY # - OFFICIAL RECORDS
 - PH: PHONE
 - BOUNDARY LINE
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 - CTV EX. CULINARY WATERLINE
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 - NEW DRAINAGE SWALE
 - (4250) EG CONTOUR MAJOR
 - (4250) EG CONTOUR MINOR
 - SECTION CORNER
 - MONUMENT
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 - EXISTING TREE
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 - EXISTING CONCRETE
 - EXIST. CONC. C&G OR SIDEWALK
 - EXISTING ASPHALT
 - NEW ASPHALT
 - ASPHALT SAWCUT
 - NEW CONC. C&G



SITE PLAN B N

SCALE: 1" = 50 FT

PINNACLE
Engineering & Land Surveying, Inc.
327 W GORDON AVE, Suite #3
Layton, UT 84041
Phone: (801) 773-0110
Fax: (801) 719-0738

WILDE PROPERTY APARTMENTS
SITE PLAN B
FOR: COURTNEY RICHINS
330 SOUTH MAIN STREET
COALVILLE, UTAH
PROJECT #19-018



REVISION	DATE	BY

SURVEYED BY: 3/2020
GG/JT
DESIGNED BY:
DRAWN BY: SB 05/20/2026
APPROVED BY:
SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 5.1

DDW SUBDIVISION

A PART OF SECTION 16 & 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

DDW SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT WHERE REQUIRED.

STEPHEN P. BOTT
LICENSE NO. 343593-2201

DATE

BOUNDARY DESCRIPTION

LOT 2, DR WILDE AMENDED SUBDIVISION, TOGETHER WITH THE ADJACENT TRACT OF LAND TO THE SOUTH KNOWN AS SUMMIT COUNTY PARCEL CT-362, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF ABOVE SAID SECTION 16, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP LOCATED NORTH 349.47 FEET ALONG QUARTER SECTION LINE AND WEST 228.86 FEET FROM THE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 13°25'31" WEST ALONG AN EXISTING FENCE 234.42 FEET TO THE SOUTHWEST CORNER OF THE DR WILDE SUBDIVISION AMENDED AS RECORDED AT THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID SUBDIVISION ALONG AN EXISTING FENCE NORTH 13°24'37" WEST 91.98 FEET AND NORTH 13°02'02" WEST 439.79 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE FOLLOWING THE PERIMETER OF SAID SUBDIVISION THE FOLLOWING (9) COURSES: (1) NORTH 61°45'21" EAST 100.48 FEET, (2) NORTH 86°00'00" EAST 37.94 FEET, (3) SOUTH 20°40'00" WEST 86.63 FEET, (4) NORTH 84°32'21" EAST 396.51 FEET TO AN EXISTING FENCE CORNER, (5) SOUTH 11°10'17" EAST 160.14 FEET TO AN EXISTING FENCE CORNER, (6) NORTH 86°45'00" EAST 203.02 FEET ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF COALVILLE MAIN STREET, (7) SOUTH 09°07'53" EAST 57.97 FEET TO AN EXISTING FENCE LINE, (8) SOUTH 82°00'54" WEST 97.80 FEET TO AN EXISTING REBAR AND CAP, AND (9) SOUTH 08°18'17" EAST 68.10 FEET TO AN EXISTING REBAR AND CAP; THENCE SOUTH 87°05'47" WEST ALONG THE NORTHERLY LINE OF LOT 1, OF SAID SUBDIVISION 65.15 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 07°22'22" EAST ALONG THE WESTERLY LINE OF SAID LOT 74.35 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID SUBDIVISION LINE SOUTH 07°22'22" EAST 133.83 FEET TO A FENCE CORNER; THENCE NORTH 86°19'56" EAST 170.70 FEET TO THE WEST LINE OF SAID STREET; THENCE SOUTH 07°38'01" EAST ALONG THE WEST LINE OF SAID STREET 201.95 FEET TO A REBAR AND CAP; THENCE SOUTH 81°51'12" WEST 100.00 FEET; THENCE NORTH 44°20'46" WEST 24.79 FEET; AND THENCE SOUTH 81°51'12" WEST 519.20 FEET TO THE POINT OF BEGINNING.

CONTAINING: 403,215 SQ.FT. (9.26 ACRES)

ALSO A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF ABOVE SAID SECTION 17 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 17°09'59" WEST AND WEST 291.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE RAIL TRAIL FORMERLY KNOWN AS THE UNION PACIFIC RAILROAD) AND RUNNING SOUTH 86°52'49" WEST 143.19 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 85°24'51" WEST 57.11 FEET ALONG SAID FENCE LINE TO THE EASTERLY RIGHT OF WAY FENCE OF INTERSTATE 80; THE NEXT 3 COURSES ARE ALONG SAID RIGHT OF WAY FENCE; THENCE NORTH 21°59'31" WEST 216.39 FEET; THENCE NORTH 22°56'20" WEST 254.15 FEET; THENCE NORTH 20°11'55" WEST 313.84 FEET TO A FENCE LINE; THENCE NORTH 85°49'21" EAST 167.27 FEET ALONG A FENCE LINE; THENCE NORTH 86°56'17" EAST 150.55 FEET TO THE WESTERLY FENCE LINE OF ABOVE SAID RAIL TRAIL; THENCE SOUTH 13°18'17" EAST 283.96 FEET ALONG SAID RAIL TRAIL FENCE LINE; THENCE SOUTH 12°57'35" EAST 472.74 FEET ALONG SAID RAIL TRAIL FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 4.51 ACRES.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT OF LAND

DDW SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES THEREON, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY COALVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

RESIDING IN _____

PRELIMINARY DDW SUBDIVISION

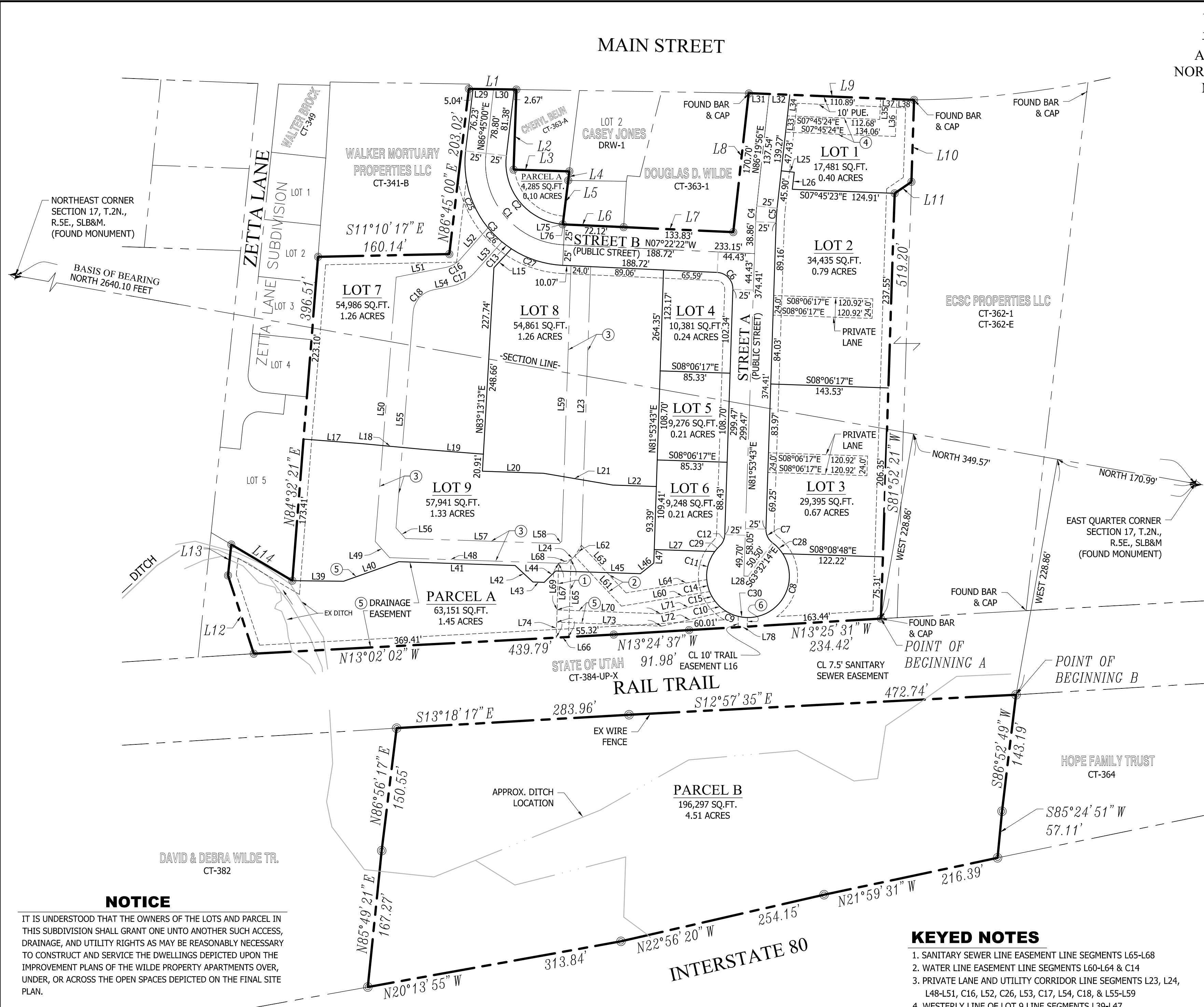
A PART OF SECTION 15 & 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

SUMMIT COUNTY RECORDER

BY: _____ DEPUTY RECORDER



LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Lists 30 line segments (L1-L30) with their respective bearings and lengths.

LEGEND

- PROPERTY LINE
LOT LINE
CENTER / SECTION LINE
STREET RIGHT-OF-WAY LINE
EASEMENT LINE
ADJACENT PROPERTY LINE
NEW CENTERLINE MONUMENT
SECTION CORNER
CL CENTERLINE
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
PROPERTY CORNER
ROW RIGHT OF WAY

KEYED NOTES

- SANITARY SEWER LINE EASEMENT LINE SEGMENTS L65-L68
2. WATER LINE EASEMENT LINE SEGMENTS L60-L64 & C14
3. PRIVATE LANE AND UTILITY CORRIDOR LINE SEGMENTS L23, L24, L48-L51, C16, L52, C26, L53, C17, L54, C18, & L55-L59
4. WESTERLY LINE OF LOT 9 LINE SEGMENTS L39-L47
5. DRAINAGE EASEMENT LINE SEGMENTS L69-L71, C10, & L72-L74
6. CENTERLINE 15' WIDE SANITARY SEWER EASEMENT L77

PUBLIC WORKS DIRECTOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE COALVILLE CITY PUBLIC WORKS DIRECTOR.

COALVILLE CITY PUBLIC WORKS DIRECTOR

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE COALVILLE CITY COMMUNITY DEVELOPMENT DIRECTOR.

COALVILLE CITY COMMUNITY DEVELOPMENT DIRECTOR

Pinnacle Engineering & Land Surveying, Inc. 327 WEST GORDON AVE. #3 LAYTON, UT 84041 Phone: (801) 773-1910 Fax: (801) 773-1925

ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER. ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF DOMINION ENERGY. DOMINION ENERGY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE COALVILLE CITY ATTORNEY. COALVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE COALVILLE CITY PLANNING COMMISSION. CHAIRMAN, COALVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20____. COALVILLE CITY ENGINEER

CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE COALVILLE CITY COUNCIL. ATTEST: COALVILLE CITY RECORDER COALVILLE CITY MAYOR

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

DDW SUBDIVISION
A PART OF THE NORTHWEST QUARTER OF SECTION 16 & THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH
SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 343593-2201 IN ACCORDANCE WITH UTAH CODE SECTION 58-22.1 FURTHER CERTIFY THAT AS AUTHORIZED BY THE LAND OWNERS, I HAVE OR SHALL COMPLETE A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, VERIFIED THE LOCATIONS OF THE PROPERTY BOUNDARIES, AND PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAN TO COMBINE THE PROPERTIES DESCRIBED HEREON INTO ONE TRACT AND SUBDIVIDE SAID TRACT INTO LOTS, STREETS, AND PARCELS, AS SHOWN HEREON, HEREAFTER TO BE KNOWN AS DDW SUBDIVISION.

STEPHEN P. BOTT DATE
LICENSE NO. 343593-2201

BOUNDARY DESCRIPTION

LOT 2, DR WILDE AMENDED SUBDIVISION, TOGETHER WITH THE ADJACENT TRACT OF LAND TO THE SOUTH KNOWN AS SUMMIT COUNTY PARCEL CT-362, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF ABOVE SAID SECTION 16, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP LOCATED NORTH 349.47 FEET ALONG QUARTER SECTION LINE AND WEST 228.86 FEET FROM THE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 13°25'31" WEST ALONG AN EXISTING FENCE 234.42 FEET TO THE SOUTHWEST CORNER OF THE DR WILDE SUBDIVISION AMENDED AS RECORDED AT THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF SAID SUBDIVISION ALONG AN EXISTING FENCE NORTH 13°24'37" WEST 91.98 FEET AND NORTH 13°02'02" WEST 439.79 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE FOLLOWING THE PERIMETER OF SAID SUBDIVISION THE FOLLOWING (9) COURSES: (1) NORTH 61°45'21" EAST 100.48 FEET, (2) NORTH 86°00'00" EAST 37.94 FEET, (3) SOUTH 20°40'00" WEST 86.63 FEET, (4) NORTH 84°32'21" EAST 396.51 FEET TO AN EXISTING FENCE CORNER, (5) SOUTH 11°10'17" EAST 160.14 FEET TO AN EXISTING FENCE CORNER, (6) NORTH 86°45'00" EAST 203.02 FEET ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF COALVILLE MAIN STREET, (7) SOUTH 09°07'53" EAST 57.97 FEET TO AN EXISTING FENCE LINE, (8) SOUTH 82°00'54" WEST 97.80 FEET TO AN EXISTING REBAR AND CAP, AND (9) SOUTH 08°18'17" EAST 68.10 FEET TO AN EXISTING REBAR AND CAP; THENCE SOUTH 87°05'47" WEST ALONG THE NORTHERLY LINE OF LOT 1, OF SAID SUBDIVISION 65.15 FEET TO THE SOUTHERLY CORNER OF SAID LOT; THENCE SOUTH 07°22'22" EAST ALONG THE WESTERLY LINE OF SAID LOT 74.35 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID SUBDIVISION LINE SOUTH 07°22'22" EAST 133.83 FEET TO A FENCE CORNER; THENCE NORTH 86°19'56" EAST 170.70 FEET TO THE WEST LINE OF SAID STREET; THENCE SOUTH 07°38'01" EAST ALONG THE WEST LINE OF SAID STREET 201.95 FEET TO A REBAR AND CAP; THENCE SOUTH 81°51'12" WEST 100.00 FEET; THENCE NORTH 44°20'46" WEST 24.79 FEET; AND THENCE SOUTH 81°51'12" WEST 519.20 FEET TO THE POINT OF BEGINNING.

CONTAINING: 403,215 SQ.FT. (9.26 ACRES)

ALSO: A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF ABOVE SAID SECTION 17 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 170.99 FEET AND WEST 291.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE RAIL TRAIL FORMERLY KNOWN AS THE UNION PACIFIC RAILROAD) AND RUNNING SOUTH 86°52'49" WEST 143.19 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 85°24'51" WEST 57.11 FEET ALONG SAID FENCE LINE TO THE EASTERLY RIGHT-OF-WAY FENCE OF INTERSTATE 80; THE NEXT 3 COURSES ARE ALONG SAID RIGHT-OF-WAY FENCE; THENCE NORTH 21°59'31" WEST 216.39 FEET; THENCE NORTH 22°56'20" WEST 254.15 FEET; THENCE NORTH 20°13'55" WEST 313.84 FEET TO A FENCE LINE; THENCE NORTH 85°49'21" EAST 167.27 FEET ALONG A FENCE LINE; THENCE NORTH 86°56'17" EAST 150.55 FEET TO THE WESTERLY LINE OF ABOVE SAID RAIL TRAIL; THENCE SOUTH 13°18'17" EAST 283.96 FEET ALONG SAID RAIL TRAIL FENCE LINE; THENCE SOUTH 12°57'35" EAST 472.74 FEET ALONG SAID RAIL TRAIL FENCE LINE TO THE POINT OF BEGINNING, CONTAINING 4.51 ACRES.

CONTAINS 8 LOTS AND 2 PARCELS

OWNER'S DEDICATION AND CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAN AND NAME SAID TRACT OF LAND:

DDW SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY COALVILLE CITY, AND ALSO DEDICATE DRAINAGE EASEMENTS TO COALVILLE CITY ON PARCELS A & B1, AND ALSO DEDICATE, GRANT AND CONVEY THE OPEN SPACE SHOWN HEREON TO THE DDW SUBDIVISION HOME OWNERS ASSOCIATION AND DESIGNATE PRIVATE UTILITY AND DRAINAGE EASEMENTS THEREON.

SIGNED THIS DAY OF 20__

COURTNEY RICHINS DANIEL RICHINS

WILDE FAMILY LIVING TRUST, DATED NOVEMBER 9, 2006 DOUGLAS D. WILDE, TRUSTEE

ACKNOWLEDGMENTS

STATE OF UTAH COUNTY OF SUMMIT

ON THE DAY OF A.D., 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, COURTNEY RICHINS, DANIEL RICHINS, AND DOUGLAS D. WILDE, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY, HAVING AUTHORITY, SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

RESIDING IN _____

DDW SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 16 & THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH SHEET 1 OF 2

SUMMIT COUNTY RECORDER

ENTRY NO. FEE PAID FILED FOR RECORD AND RECORDED THIS DAY OF 20__ AT IN BOOK OF OFFICIAL RECORDS PAGE

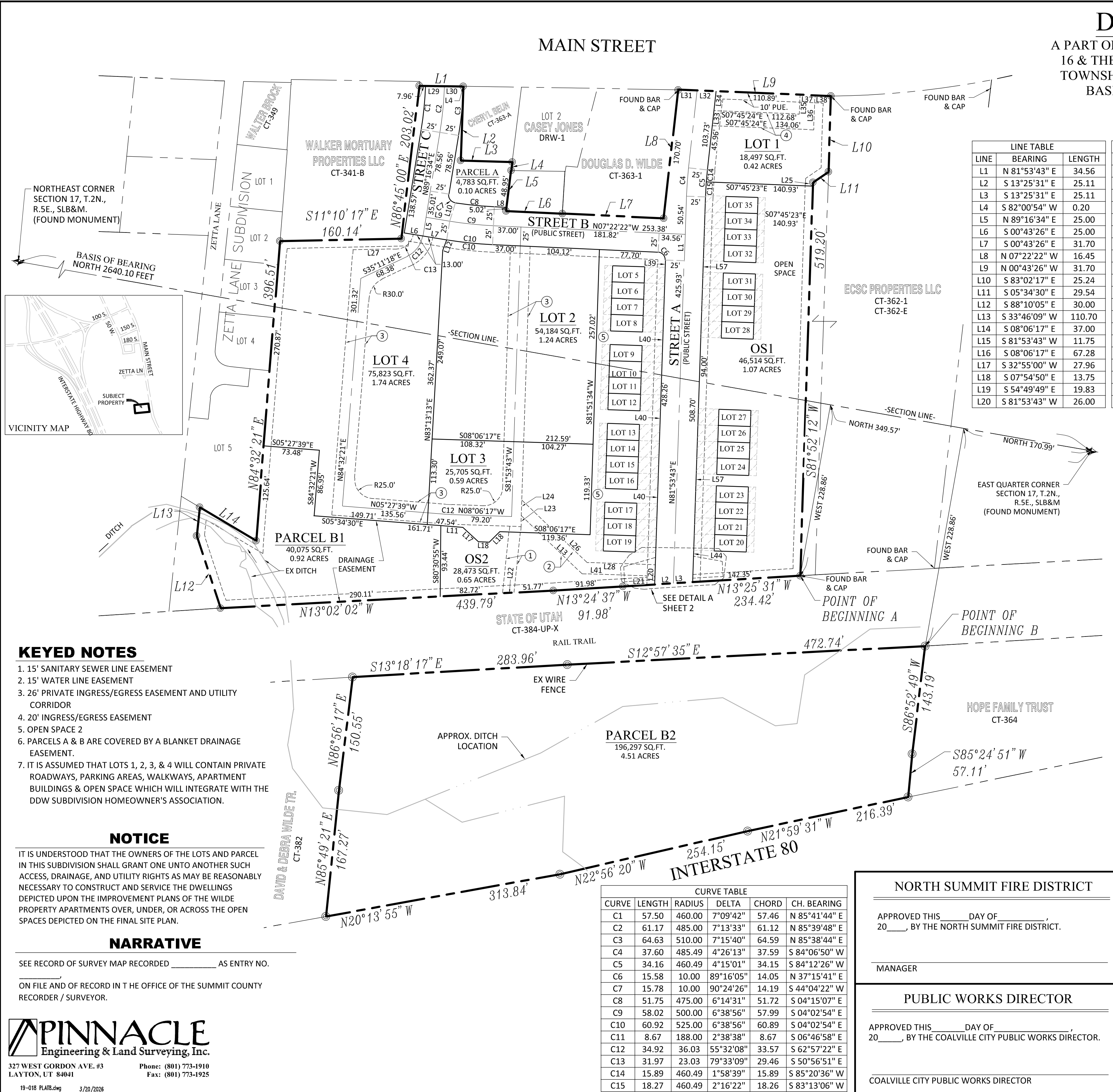
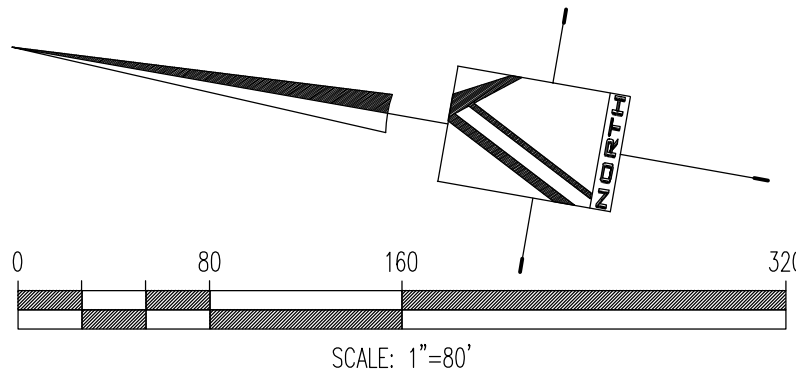
SUMMIT COUNTY RECORDER

BY: DEPUTY RECORDER

Three line tables with columns: LINE, BEARING, LENGTH. Table 1: L1 to L19. Table 2: L20 to L39. Table 3: L40 to L57.

LEGEND

- PROPERTY LINE
LOT LINE
CENTER / SECTION LINE
STREET RIGHT-OF-WAY LINE
EASEMENT LINE
ADJACENT PROPERTY LINE
NEW CENTERLINE MONUMENT
SECTION CORNER
CENTERLINE
OPEN SPACE
POINT OF BEGINNING
PROPERTY CORNER
RIGHT OF WAY



KEYED NOTES

- 1. 15' SANITARY SEWER LINE EASEMENT
2. 15' WATER LINE EASEMENT
3. 26' PRIVATE INGRESS/EGRESS EASEMENT AND UTILITY CORRIDOR
4. 20' INGRESS/EGRESS EASEMENT
5. OPEN SPACE 2
6. PARCELS A & B ARE COVERED BY A BLANKET DRAINAGE EASEMENT.
7. IT IS ASSUMED THAT LOTS 1, 2, 3, & 4 WILL CONTAIN PRIVATE ROADWAYS, PARKING AREAS, WALKWAYS, APARTMENT BUILDINGS & OPEN SPACE WHICH WILL INTEGRATE WITH THE DDW SUBDIVISION HOMEOWNER'S ASSOCIATION.

NOTICE

IT IS UNDERSTOOD THAT THE OWNERS OF THE LOTS AND PARCEL IN THIS SUBDIVISION SHALL GRANT ONE INTO ANOTHER SUCH ACCESS, DRAINAGE, AND UTILITY RIGHTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT AND SERVICE THE DWELLINGS DEPICTED UPON THE IMPROVEMENT PLANS OF THE WILDE PROPERTY APARTMENTS OVER, UNDER, OR ACROSS THE OPEN SPACES DEPICTED ON THE FINAL SITE PLAN.

NARRATIVE

SEE RECORD OF SURVEY MAP RECORDED AS ENTRY NO. ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER / SURVEYOR.

Pinnacle Engineering & Land Surveying, Inc. 327 WEST GORDON AVE. #3 LAYTON, UT 84041 Phone: (801) 773-1910 Fax: (801) 773-1925

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CH. BEARING. Rows C1 to C15.

Approval boxes for NORTH SUMMIT FIRE DISTRICT, PUBLIC SAFETY ANSWERING POINT APPROVAL, PUBLIC WORKS DIRECTOR, and COMMUNITY DEVELOPMENT DIRECTOR.

Approval box for ROCKY MOUNTAIN POWER.

Approval box for DOMINION ENERGY.

Approval box for CITY ATTORNEY'S APPROVAL.

Approval box for PLANNING COMMISSION APPROVAL.

Approval box for CITY ENGINEER'S APPROVAL.

Approval box for CITY COUNCIL APPROVAL.