

AGENDA
HIGHLAND CITY COUNCIL MEETING
May 5, 2015

7:00 p.m. Regular City Council Session
Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

7:00 P.M. REGULAR SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER – Mayor Mark Thompson

INVOCATION – Dennis LeBaron

PLEDGE OF ALLEGIANCE – Tim Irwin

APPEARANCES

- 1. Time has been set aside for the public to express their ideas, concerns, and comments.**
(Please limit your comments to three minutes each.)

ACTION ITEMS

- 2. MOTION: Preliminary Plat Approval** - a 9 lot single family residential subdivision, Stoney Brook
- 3. MOTION: Dry Creek Trail** – Review and Direction

MAYOR/ CITY COUNCIL & STAFF COMMUNICATION ITEMS

- 4. Personnel Policy** – Brian Braithwaite

ADJOURN TO A CLOSED EXECUTIVE SESSION

- The sale of real property
Pursuant to Section 52-4-205(1)(e) of the Utah State Code Annotated.

RECONVENE CITY COUNCIL MEETING

ADJOURNMENT

(These items are for information purposes only.)

Description	Requested/Owner	Due Date	Status
Road Capital Improvement Plan for FY 15-16 <i>Prioritize and Communicate to Residents</i>	City Council	Ongoing	Contracted with King Eng.
HW Bldg. – PW Storage Status	City Council Mayor/PW	April 21 st	In Progress
Determine Park Use for Recreation	City Council Parks Staff	3 rd quarter of 2015	Staff to make recommendations
SR74 Median at Pebble Lane Subdivision	Staff		Waiting to hear from County
Building Use Policy Fees	Rod Mann Emily	3 rd quarter of 2015	Gathering Information

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder does hereby certify that on this **30th day of April, 2015**, the above agenda was posted in three public places within Highland City limits. Agenda also posted on State (<http://pmn.utah.gov>) and City websites (www.highlandcity.org).

JOD'ANN BATES, City Recorder

- In accordance with the Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-772-4505, at least 3 days in advance to the meeting.
- The order of agenda items may change to accommodate the needs of the City Council, the staff and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.



CITY COUNCIL AGENDA REPORT

Item # 2

DATE: May 5, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Nathan Crane, AICP
Community Development Director

SUBJECT: PRELIMINARY PLAT APPROVAL for a 9 lot single family residential subdivision, Stoney Brook - Garret Seely for SeeBee, LLC.

STAFF RECOMMENDATION:

The City Council review a request for preliminary plat approval for Stoney Brook, a 9 lot single family residential subdivision located north of the northeast corner of 4800 West and 11200 North.

BACKGROUND:

The property is 9.93 acres and is owned by SeeBee, LLC.

The property is designated as Low Density Residential on the General Plan Land Use Map. The property is zoned R-1-40 (Single Family Residential). The R-1-40 District allows one home per 40,000 square feet. The minimum lot width is 130 feet.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting approval of a 9 lot single family residential subdivision. The proposed density is .90 units per acre. Lot sizes are as follows:

Lot	Square Footage		Lot	Square Footage
1	40,272		6	37,292
2	37,292		7	37,292
3	37,292		8	34,359
4	37,292		9	76,660
5	37,292			

2. Access to the site will be from 4800 West via Stoney Brook Lane.

CITIZEN PARTICIPATION:

Notice of the April 13, 2015 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on April 1, 2015. One resident attended the meeting and spoke in favor of the subdivision.

Notice of the Planning Commission meeting was published in the Daily Herald on April 12, 2015. Notice of the meeting was also mailed to all property owners. No comments have been received.

Notification of the City Council meeting is not required.

ANALYSIS:

- The property is designated as low density residential on the General Plan Land Use Map. The proposed subdivision is consistent with the General Plan.
- The property to the north is existing single family residential. The property to the west is an active gravel pit. The property to the east is existing single family residential (Victors Landing Subdivision). The property to the south is vacant. The proposed subdivision is compatible with the surrounding land uses. Staff is requesting that buyers be notified through a written affidavit of the gravel pit.
- Utilities will be extended from 4800 West to serve the site. The existing irrigation ditch will be piped and relocated. Staff is requesting written approval from Lehi Irrigation District prior to final plat recordation or construction of the subdivision.
- The required right of way is being provided along 4800 West. The parkway detail will be installed as required along 4800 West.
- Water will be dedicated as required by the Development Code prior to final plat recordation.

FINDINGS:

The proposed plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-40 District and the Highland City Development Code.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on April 28, 2015. The adjacent property owner to the north attended the meeting. The Planning Commission discussion focused the location of a fence between the gravel pit and lot 9 and a possible boundary line issue. The applicant indicated the home owner will build the fence and they would meet with the adjacent land owner to resolve any issues. The Commission voted 6-0 to recommend approval of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat date stamped April 16, 2015.

2. Final landscape plans shall be approved prior to recording the final plat.
3. Prospective homebuyers shall be informed by affidavit of the proximity of the existing gravel pit. A note shall also be placed on the final plat.
4. Written approval from Lehi Irrigation District regarding the relocation of the existing irrigation ditch shall be provided prior to final plat recordation or construction of the subdivision.
5. All required public improvements shall be installed as required the City Engineer.
6. The civil construction plans shall meet all requirements as determined by the City Engineer.
7. The applicant meets with the adjacent landowner to the north to resolve any potential boundary issues.

PROPOSED MOTION:

I move that the City Council accept the findings and **APPROVE** case PP-15-01 a request for preliminary plat approval subject to the seven stipulations recommended by the Planning Commission.

ALTERNATIVE MOTION:

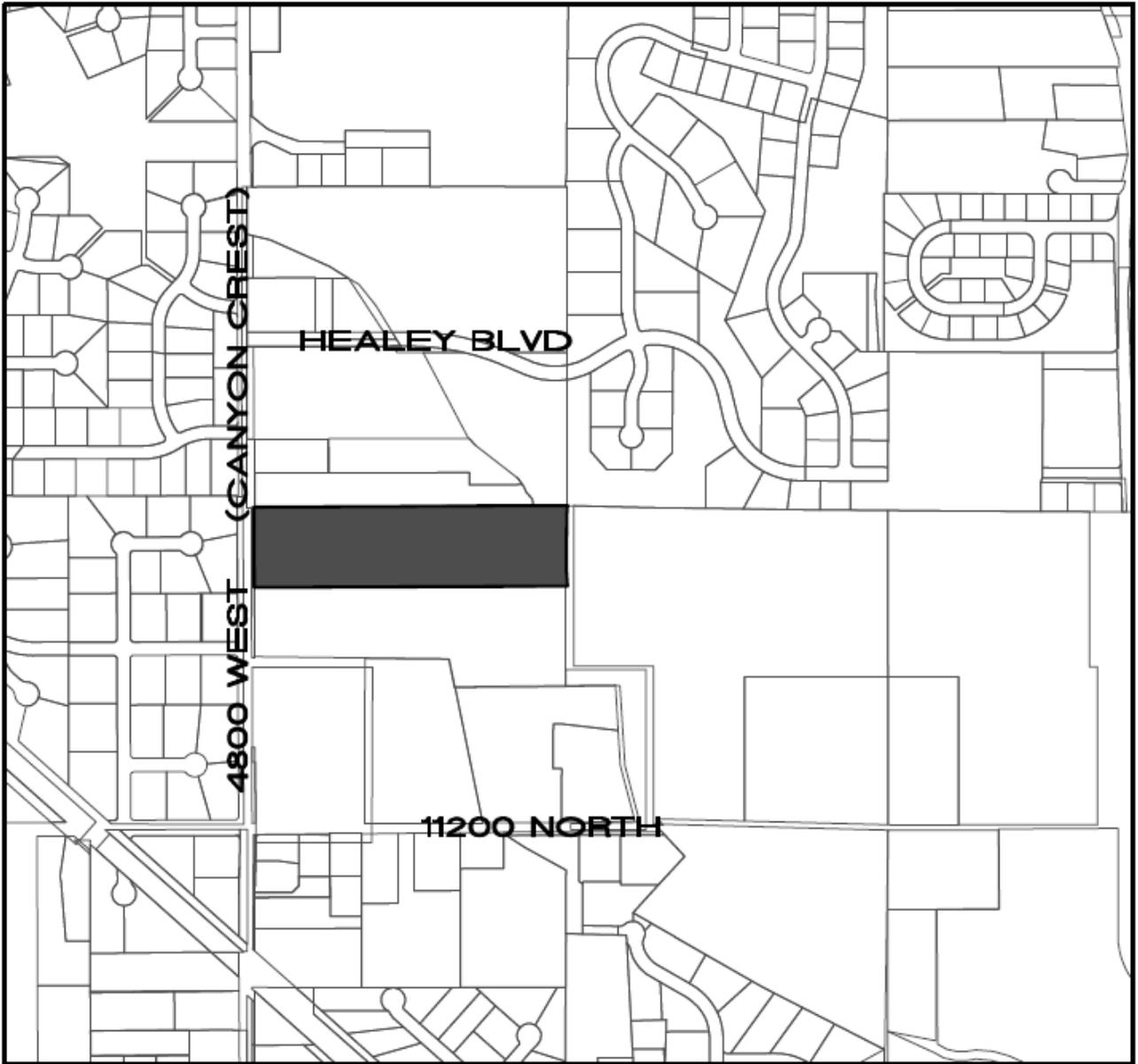
I move that the City Council deny the proposed preliminary plat subject to the following findings: (The Council should draft appropriate findings).

FISCAL IMPACT:

Unknown

ATTACHMENTS:

- Vicinity Map
- Proposed Plat date stamped April 16, 2015

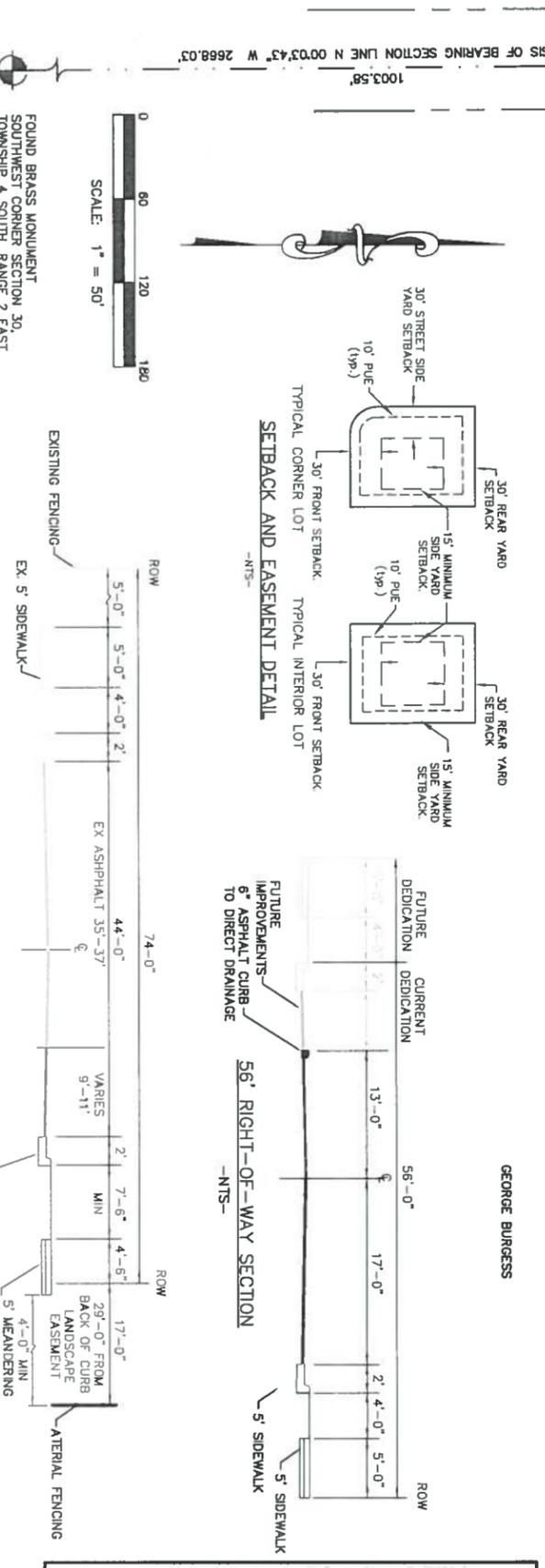
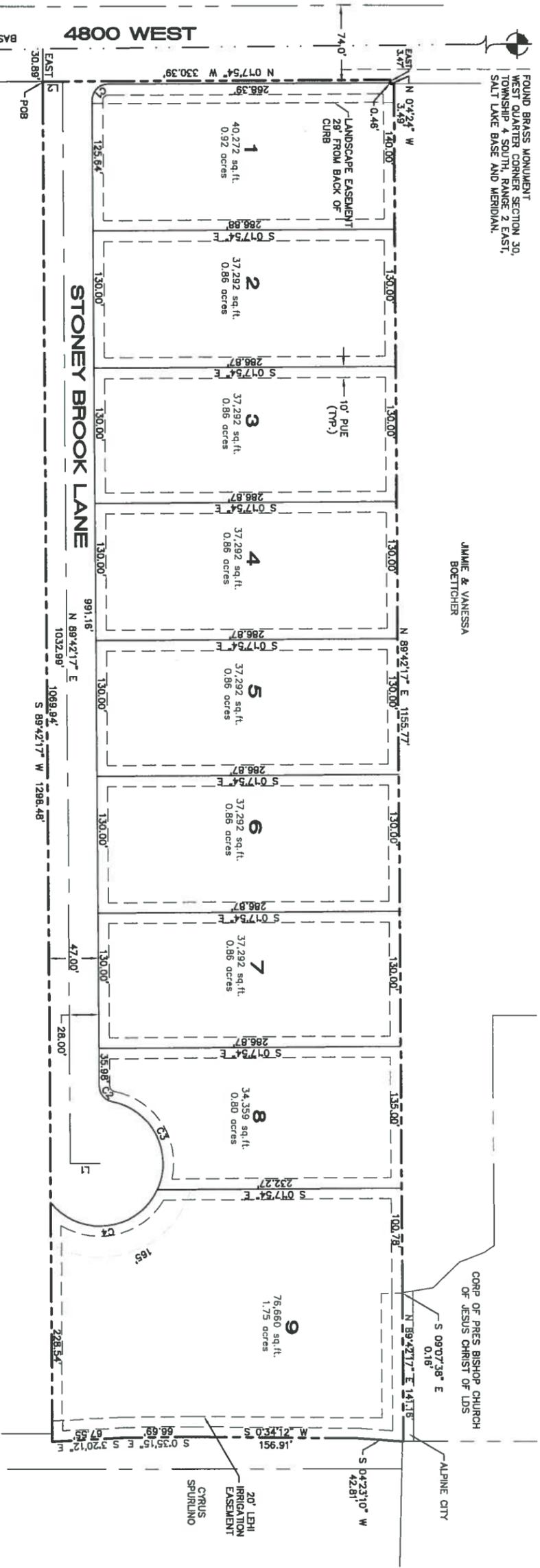


VICINITY MAP

STONEY BROOK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH

JAMIE & VANESSA BOETTCHER



LINE TABLE

LINE	LENGTH	BEARING
L1	28.27	S 01°27.43' E
L2	19.00	S 01°17.54' E

CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.57	15.00	15.00	90°03'49"	21.22	S 45°16'44" E
C2	20.60	12.29	15.00	78°40'30"	19.02	N 50°22'27" E
C3	108.70	76.52	60.00	103°47'38"	94.43	N 62°55'43" W
C4	122.38	97.65	60.00	116°51'47"	102.24	N 05°44'24" W

PREPARED BY
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE (801) 769-4544

PREPARED FOR
SEEBEE LLC
11717 HENBROOK LN
HIGHLAND, UT 8403

Approved this _____ day of _____ 20____ Questar Gas Company
By _____ Title _____

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utilities easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense. At no time any permanent structure be placed within the PUE or any other obstructions which interfere with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

ROCKY MOUNTAIN POWER
Date _____
Date _____
Date _____
Date _____
Date _____

ACCEPTANCE BY LEGISLATIVE BODY
APPROVED BY MAYOR _____ ATTEST _____
CITY ENGINEER _____ CLERK-RECORDER _____
CITY SEAL BEHOLD

LIEN HOLDER CONSENT
THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

ACKNOWLEDGEMENT
STATE OF UTAH, J.S.S.
COUNTY OF UTAH, J.S.S.
I, AB, DO, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME BY COMMISSION NUMBER _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNERS' DEDICATION
I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152741, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN AND HAVE SUBMITTED SAID SURVEY TO THE PUBLIC RECORDS AND DEPOSITED THEREIN A TRUE AND CORRECT COPY TO BE KNOWN AS STONEY BROOK SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

BOUNDARY DESCRIPTION
Beginning at a point which is North 0°03'43" West 1003.58 feet along the section line and East 30.89 feet from the Southwest Corner of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°17'54" West 330.29 feet along the east line of Worrony Deed Entry #46532; 2001; thence along a Worrony Deed Entry #46534; 2001 the following two courses East 3.47 feet; thence North 0°09'24" West 3.49 feet; thence North 89°42'17" East 1153.77 feet; thence along David's Court Plat '05 the following two courses South 09°07'58" East 0.16 feet; thence North 89°42'17" East 141.16 feet; thence along a fence line the following four courses South 04°23'10" West 42.81 feet; thence South 00°31'42" East 156.91 feet; thence South 80°25'17" East 65.69 feet; thence South 03°20'12" East 67.25 feet; thence North 80°25'17" West 129.48 feet; along the South line of Worrony Deed Entry #3581; 1985 to the point of beginning.

UTILITY APPROVAL
Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utilities easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense. At no time any permanent structure be placed within the PUE or any other obstructions which interfere with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

VICINITY MAP
4800 WEST (CANYON CREST)
HEALEY BLVD
12000 NORTH

RECEIVED APR 16 2015
STONEY BROOK PRELIMINARY PLAT 3RD REVIEW

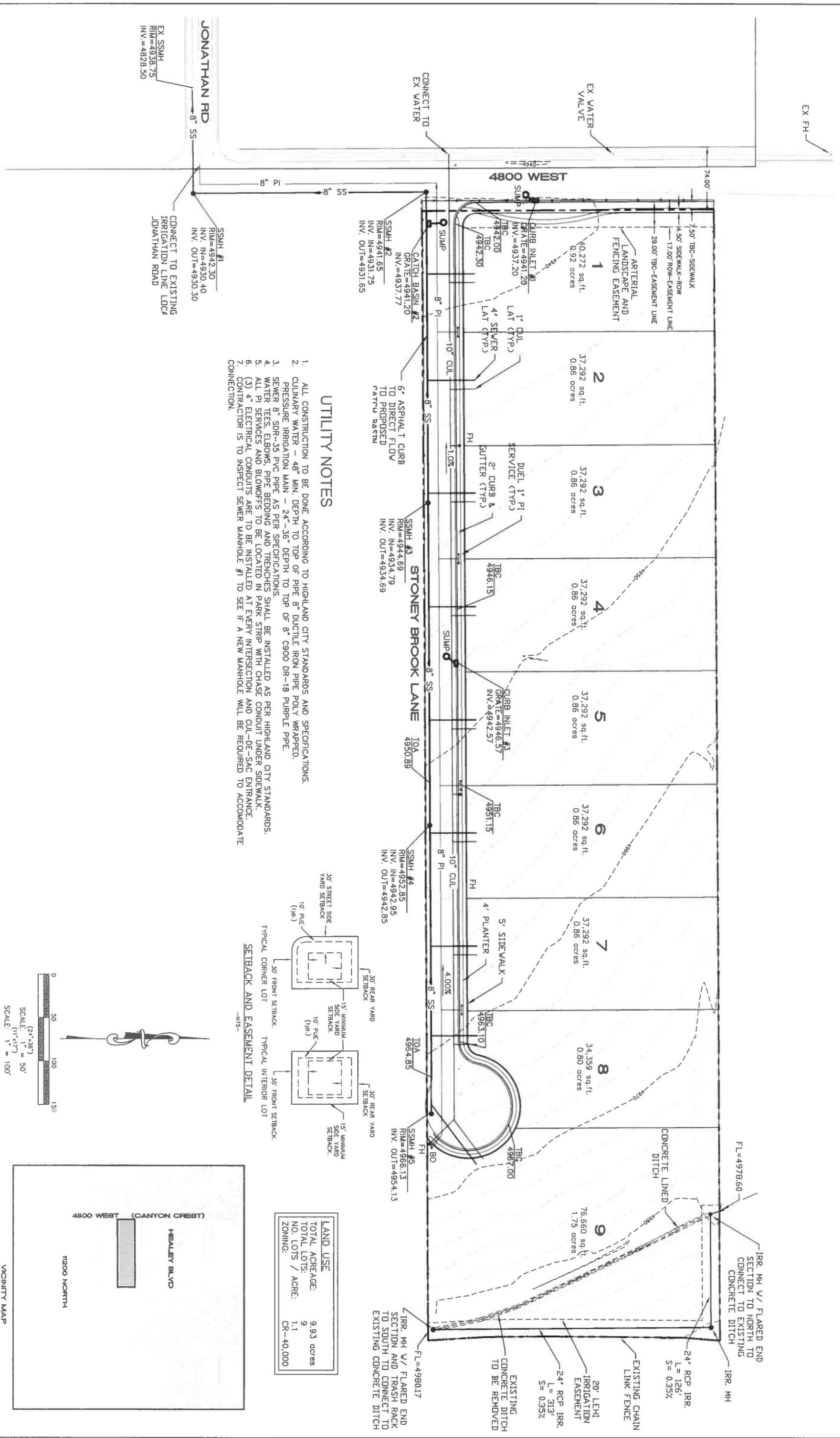
NO.	DATE	DESCRIPTION	BY	DESIGNED BY	TOT
1					
2					
3					
4					

TRANE ENGINEERING, P.C.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

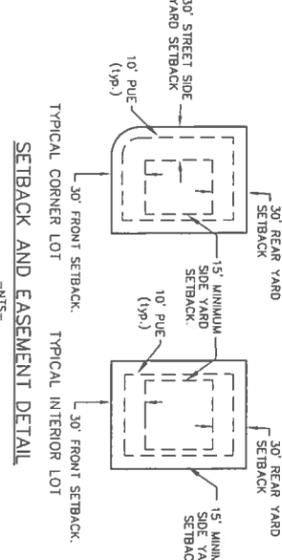
HIGHLAND, UTAH

STONEY BROOK
 A RESIDENTIAL SUBDIVISION

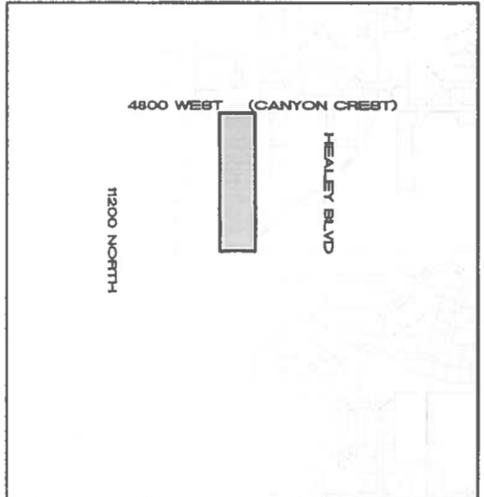
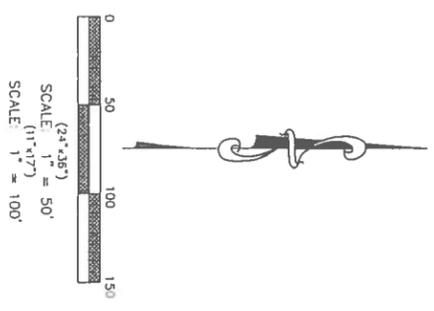
PRELIMINARY UTILITY
 SHEET NO 2



- UTILITY NOTES**
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
 2. CULINARY WATER - 48" MIN. DEPTH TO TOP OF PIPE 8" DUCTILE IRON PIPE POLY WRAPPED.
 3. PRESSURE IRRIGATION MAIN - 24"-36" DEPTH TO TOP OF 8" C900 DR-18 PURPLE PIPE.
 4. SEWER 8" SDR-35 PVC PIPE AS PER SPECIFICATIONS.
 5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER HIGHLAND CITY STANDARDS.
 6. ALL PI SERVICES AND BLOWOFFS TO BE LOCATED IN PARK STRIP WITH CHASE CONDUIT UNDER SIDEWALK.
 7. (3) 4" ELECTRICAL CONDUITS ARE TO BE INSTALLED AT EVERY INTERSECTION AND CUL-DE-SAC ENTRANCE.
 8. CONTRACTOR IS TO INSPECT SEWER MANHOLE #1 TO SEE IF A NEW MANHOLE WILL BE REQUIRED TO ACCOMMODATE CONNECTION.



LAND USE	
TOTAL ACREAGE:	9.93 acres
TOTAL LOTS:	9
NO. LOTS / ACRE:	1.1
ZONING:	CR-40.000





CITY COUNCIL AGENDA REPORT

Item # 4

DATE: May 5, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: MOTION: Discussion and direction regarding options for the Dry Creek Trail

STAFF RECOMMENDATION:

City Council debate the issue and provide staff with direction.

BACKGROUND:

Over the past several months the City Council has been discussing the status of the Dry Creek Bench Trail. Under the Council's, staff has prepared three alternatives for the Council's discussion:

Dry Creek Phase 1:

General Plan Designation: Neighborhood Option Trail (Assuming it meets requirements of Section 12.30 of the Municipal Code, the trail can be removed without an amendment to the trail master plan).

Option 1: Trail Relocation

Under this option the trail would be relocated within the existing easement and rebuilt. The cost of this option is estimated at \$98,800.

Option 2: Removal of the Trail

This option would remove the trail as shown. The cost to remove the trail is estimated at \$7,700. This trail is designated as a Neighborhood Option Trail. Neighborhood Option Trails can be removed without a General Plan Amendment under Section 12.30 of the Municipal Code.

Option 3: Expand the Existing Easement to Include the Trail

This option would require the purchase of an easement to include the existing trail. The City Engineer's estimate is \$19,700.

Option 4: Relocate the Trail via an Existing Deer Trail

This option would allow users to access the conservation area via the exiting dirt paths. This option has not been full analyzed by staff.

Dry Creek Phase 2-3:

General Plan Designation: Main City Trail (an amendment to the trail master plan would be required to remove the trail under Section 12.30 of the Municipal Code).

Option 1: Trail Relocation

Under this option the trail would be relocated within the existing easement and rebuilt. The cost of this option is estimated at \$40,577.

Option 2: Removal of the Trail

This option would remove the trail as shown. The cost to remove the trail is estimated at \$8,324. This trail is designated as a Neighborhood Option Trail. Neighborhood Option Trails can be removed without a General Plan Amendment under Section 12.30 of the Municipal Code.

Option 3: Expand the Existing Easement to Include the Trail

The trail is in a storm drain easement that cannot be built on so there is less value to the land. This option would require the modification of the easement to include the existing trail. The City Engineer's estimate is \$44,476.

Option 4: Relocate the Trail via an Existing Deer Trail

This option would allow users to access the conservation area via the exiting dirt paths. This option has not been full analyzed by staff.

The Council will need to debate the issue and provide staff with direction.

FISCAL IMPACT:

Funding for any of the options has not been budgeted.

ATTACHMENTS:

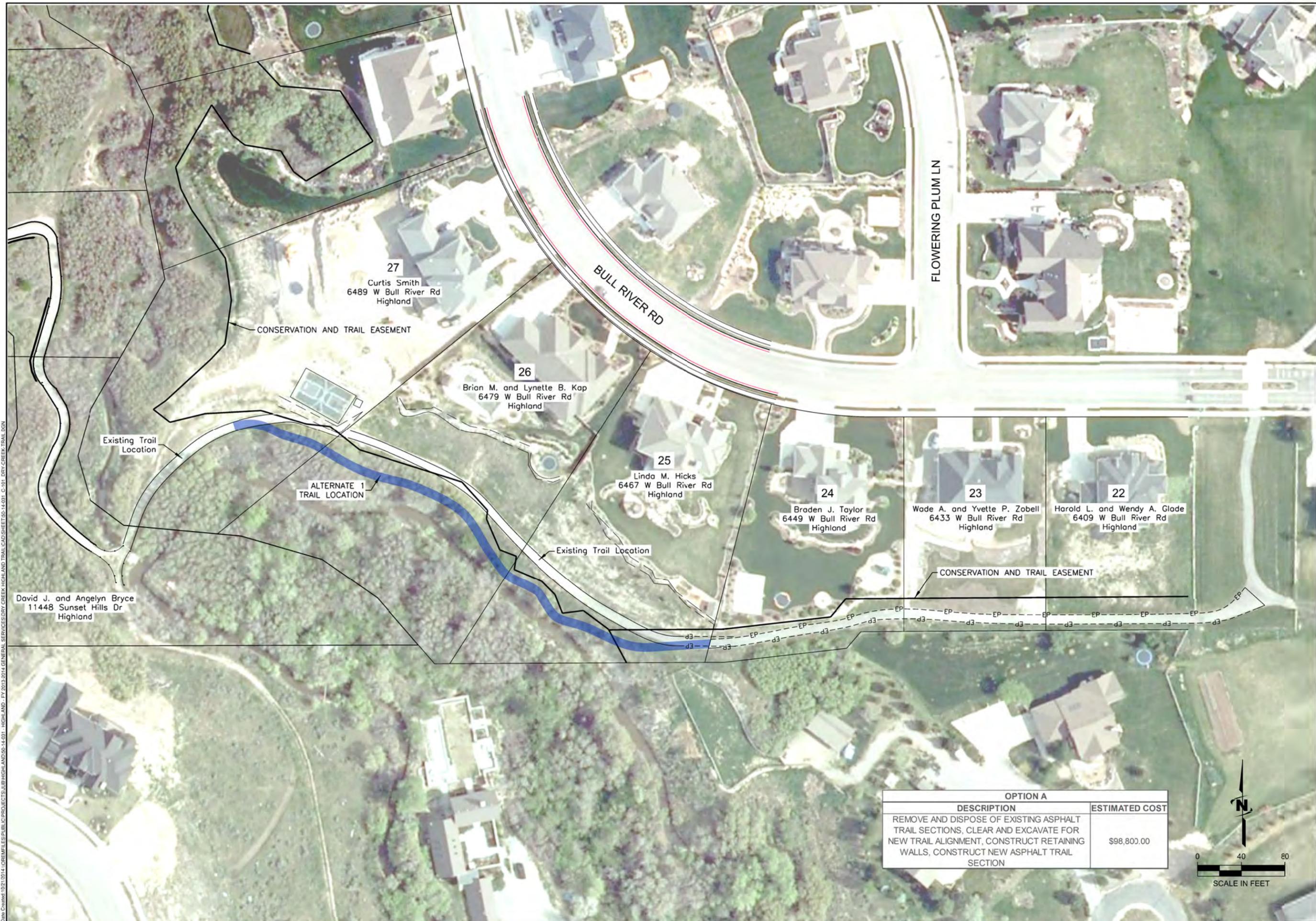
- Dry Creek Phase 1 Survey
- Dry Creek Phase 2-3 Survey

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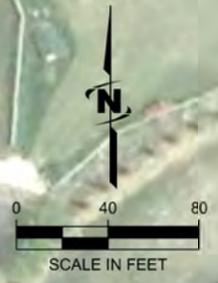
NO.	REVISION	DESCRIPTION	BY	DATE

DRY CREEK TRAIL
HIGHLAND CITY

ALTERNATE TRAIL LOCATION



OPTION A	
DESCRIPTION	ESTIMATED COST
REMOVE AND DISPOSE OF EXISTING ASPHALT TRAIL SECTIONS, CLEAR AND EXCAVATE FOR NEW TRAIL ALIGNMENT, CONSTRUCT RETAINING WALLS, CONSTRUCT NEW ASPHALT TRAIL SECTION	\$98,800.00



Plot Date: 11/14/2014
 Plotted By: Jeremy Burns
 Date Created: 10/27/2014
 PROJECT: PUBLIC PROJECTS/JUB/HIGHLAND/50-14-031 - HIGHLAND - FY 2013-2014 GENERAL SERVICES/DRY CREEK TRAIL/HIGHLAND TRAIL CAD/SHEET/50-14-031 - C-101 DRY-CREEK TRAIL.DGN

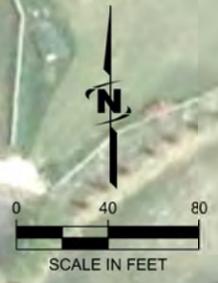
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NO.	REVISION	DESCRIPTION	BY	DATE

DRY CREEK TRAIL
 HIGHLAND CITY
 EXISTING TRAIL REMOVAL AREA



OPTION B	
DESCRIPTION	ESTIMATED COST
REMOVE AND DISPOSE OF EXISTING ASPHALT TRAIL SECTIONS AND RE-GRADE AREA	\$7,700.00



Plot Date: 11/14/2014. Plotted By: Jeremy Burns. Date Created: 10/22/2014. JUB-HIGHLAND-56-14-031 - HIGHLAND - FY 2013-2014 GENERAL SERVICES DRY CREEK HIGHLAND TRAIL CAD SHEET 56-14-031 - C-102 DRY-CREEK TRAIL DGN



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
Fax: 801.226.0394
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS
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NO.	REVISION	DESCRIPTION	BY	DATE

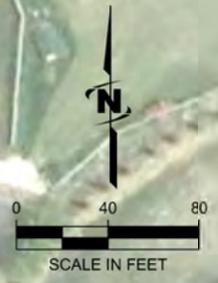
DRY CREEK TRAIL
HIGHLAND CITY

ADJUSTMENT TO CONSERVATION AND TRAIL EASEMENT

FILE: 50-14-031 C-103 DRY-CREEK TRAIL
JUB PROJ #: 50-14-031
DRAWN BY: JMM
DESIGN BY: ###
CHECKED BY: ###
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/4/2014
SHEET NUMBER:
C-103



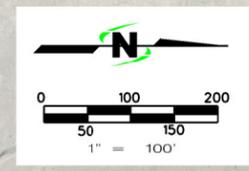
OPTION C	
DESCRIPTION	ESTIMATED COST
PURCHASE EASEMENTS FOR EXISTING TRAIL ALIGNMENT THROUGH LOTS 25 & 26	\$19,700.00



Plot Date: 11/14/2014
Plotted By: Jeremy Burns
Date Created: 10/22/2014
J:\DRAFTS\PROJECTS\SUB\HIGHLAND\50-14-031 - HIGHLAND - FY 2013-2014 GENERAL SERVICES\DRY CREEK HIGHLAND TRAIL\CAD\SHEET50-14-031 - C-103 DRY-CREEK TRAIL.DGN



EXHIBIT MAP FOR
BULL RIVER TRAIL
 UPON PART OF DRY CREEK HIGHLANDS
 PHASES 1, 2 AND 3
 SITUATE IN THE SE1/4NE1/4 AND THE NE1/4SE1/4 OF SECTION 27,
 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 HIGHLAND CITY, UTAH COUNTY, UTAH



NARRATIVE

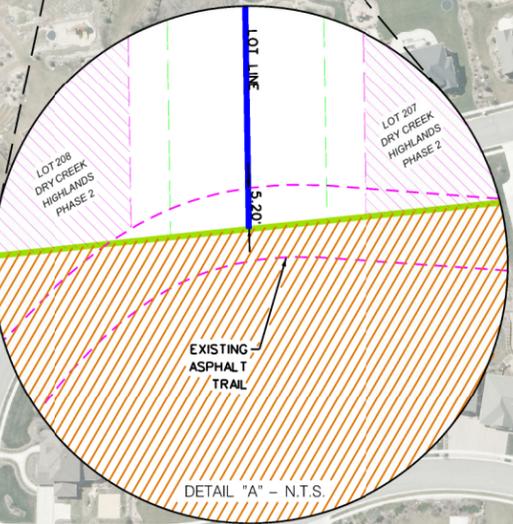
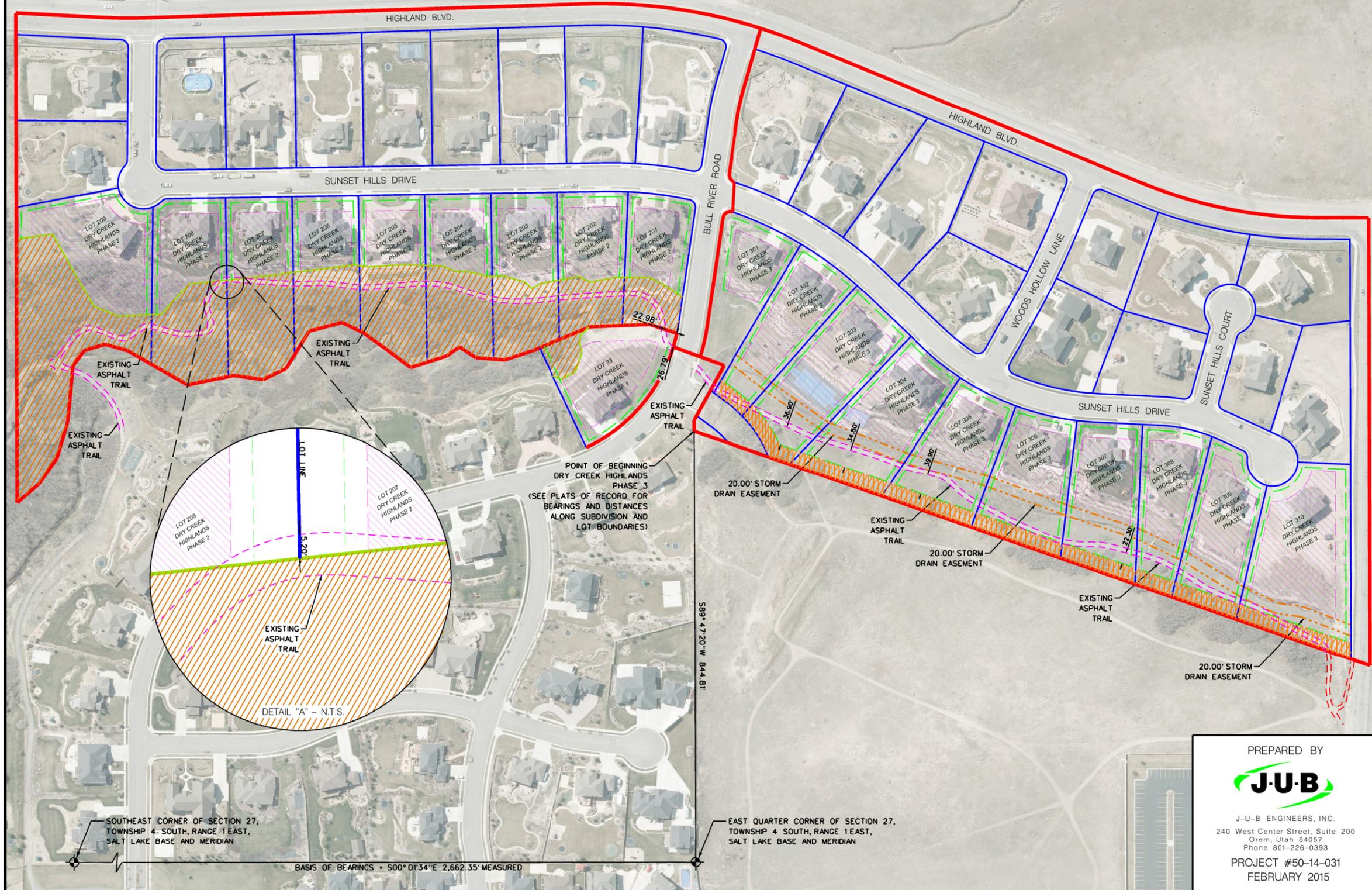
PURPOSE: THE PURPOSE OF THIS EXHIBIT MAP IS TO SHOW THE CONSTRUCTED LOCATION OF THE BULL RIVER TRAIL IN RELATION TO THE RECORDED BOUNDARIES OF LOT 33, DRY CREEK HIGHLANDS PHASE 1, LOTS 201 THRU 209, DRY CREEK HIGHLANDS PHASE 2, AND LOTS 301 THRU 310, DRY CREEK HIGHLANDS PHASE 3, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER.

RESULTS: AS IT PERTAINS TO LOT 33, DRY CREEK HIGHLANDS PHASE 1, THE PLAT OF RECORD DOES NOT SHOW A TRAIL EASEMENT UPON SAID LOT. NEVERTHELESS, A PORTION OF THE TRAIL WAS CONSTRUCTED WITHIN THE BOUNDARIES OF LOT 33 AS SHOWN.

AS IT PERTAINS TO LOTS 201 THRU 209, DRY CREEK HIGHLANDS PHASE 2, THE TRAIL LIES ENTIRELY WITHIN ITS PLATTED EASEMENT BOUNDARIES EXCEPT FOR AN AREA OF ENCROACHMENT UPON LOTS 207 AND 208. SEE DETAIL "A" HEREON.

AS IT PERTAINS TO LOTS 301 THRU 310, DRY CREEK HIGHLANDS PHASE 3, THE TRAIL LIES ALMOST ENTIRELY OUTSIDE OF ITS PLATTED EASEMENT BOUNDARIES AS SHOWN.

- LEGEND**
- SUBDIVISION BOUNDARIES
 - LOT LINES
 - P.U.E. AND DRAINAGE EASEMENT LINES
 - - - EXISTING ASPHALT TRAIL
 - BUILDABLE AREAS
 - CONSERVATION AND TRAIL EASEMENT (UPON PHASE 2)
 - 30.00' PUBLIC TRAIL EASEMENT (UPON PHASE 3)
 - 20.00' OPEN CHANNEL STORM DRAIN EASEMENT (UPON PHASE 3)
 - UTAH COUNTY CD ENTRY 107753:2005 SEE NARRATIVE NOTE • 2



PREPARED BY
J-U-B
 J-U-B ENGINEERS, INC.
 240 West Center Street, Suite 200
 Orem, Utah 84057
 Phone 801-226-0393
 PROJECT #50-14-031
 FEBRUARY 2015

EXHIBIT MAP FOR
BULL RIVER TRAIL
 UPON PART OF
 DRY CREEK HIGHLANDS
 PHASES 1, 2 AND 3
 SITUATE IN THE SE1/4NE1/4 AND THE NE1/4SE1/4 OF SECTION 27,
 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 HIGHLAND CITY, UTAH COUNTY, UTAH
 SCALE 1" = 100' SHEET 1 OF 1

SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARINGS - S00°01'34"E 2,662.35' MEASURED