

OWNERSHIP:
RUIITZ LLC
2630 S. 300 E. WASHINGTON, UTAH 84780
JARED PLEWE
435-632-5980

N.W. COR. SEC. 35,
T42S, R15W, SLB&M
BRASS CAP (1978)
REFERENCE NUMBER TO BE RECORDED LATER
NO REFERENCE NUMBER ON RECORD IN COUNTY ARCHIVES

BASIS OF BEARING: S 89°42'27" E
A DISTANCE OF 2678.52 FEET

N.1/4, COR. SEC.
35, T42S, R15W,
SLB&M, BLM BC.
(1973)
REFERENCE NUMBER TO BE RECORDED LATER
NO REFERENCE NUMBER ON RECORD IN COUNTY ARCHIVES

PRELIMINARY PLAT FOR: DEER MEADOWS

LOCATED IN THE NE CORNER OF THE NW 1/4 OF SECTION 35, T42S, R15W, S.L.B.&M.
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED 8" WATER
- PROPOSED WATER & METER
- PROPOSED 6" DRY IRRIGATION LINE
- EXISTING DITCH TO BE ABANDONED
- FUTURE SINGLE PHASE VAULT
- PROPOSED TRANSFORMER
- EXISTING OVERHEAD POWER
- FUTURE POWER INSTALLED BY CITY
- PROPOSED POWER
- EXISTING SEWER
- SUBDIVISION BOUNDARY
- PROPOSED SECONDARY BOX
- SECTION CORNER AS DESCRIBED

PARCEL W-5-2-35-412 DESCRIPTION:

LEGAL: S. 35 T. 42S R. 15W E 264 FT OF LOTS 10 & 11 BLK 1 JOHN MACFARLANE ENTRY NW1/4 SEC 35 T42S R15W

LESS-PARCEL 1:
DESCRIPTION FOR AN 85 FOOT WIDE STRIP OF RIGHT OF WAY FOR MERRILL ROAD IN WASHINGTON CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, AND RUNNING THENCE SOUTH 89°42'17" EAST 2678.52 FEET ALONG THE NORTH LINE OF SAID SECTION 35 TO THE NORTH QUARTER CORNER OF SAID SECTION 35;
THENCE SOUTH 00°27'12" WEST 605.67 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 89°06'30" WEST 16.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY LINE OF LOT 11, BLOCK 1
MACFARLANE'S SURVEY AND NORTHERLY MERRILL ROAD RIGHT OF WAY LINE, SAID LINE BEING 42.5 FEET OFFSET FROM AND PARALLEL TO THE MERRILL ROAD CENTERLINE; THENCE NORTH 89°06'30"
WEST 78.91 FEET ALONG THE NORTHERLY MERRILL ROAD RIGHT OF WAY LINE TO A CURVE TO THE RIGHT HAVING A RADIUS OF 632.50 FEET, A CENTRAL ANGLE OF 17°02'12" AND A CHORD THAT BEARS NORTH 80°35'24" WEST
187.38 FEET; THENCE ALONG SAID CURVE AND THE NORTHERLY MERRILL ROAD RIGHT OF WAY LINE A DISTANCE OF 188.07 FEET TO THE WESTERLY LINE OF PARCEL W-5-2-35-412 AS RECORDED IN ENTRY NUMBER 20120014695
IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°27'12" WEST 88.60 FEET ALONG SAID PARCEL LINE TO THE SOUTHERLY MERRILL ROAD RIGHT OF WAY LINE AND A POINT ON A NON-TANGENT CURVE TO THE
LEFT HAVING A RADIUS OF 717.50 FEET, A CENTRAL ANGLE OF 14°54'42" AND A CHORD BEARS SOUTH 81°39'09" EAST 186.21 FEET; THENCE ALONG SAID CURVE AND THE SOUTHERLY MERRILL ROAD RIGHT OF WAY LINE A
DISTANCE OF 186.73 FEET; THENCE SOUTH 89°06'30" EAST 79.56 FEET ALONG THE SOUTHERLY MERRILL ROAD RIGHT OF WAY LINE TO THE EASTERLY LINE OF LOT 11 BLOCK 1 MACFARLANE'S SURVEY; THENCE NORTH 00°27'12"
EAST ALONG THE SAID LOT LINE 85.00 FEET TO THE POINT OF BEGINNING.

LESS-PARCEL 2:
DESCRIPTION FOR REMNANT PROPERTY SOUTH OF THE MERRILL ROAD RIGHT OF WAY IN WASHINGTON CITY, UTAH, THAT PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON
COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, AND RUNNING THENCE SOUTH 89°42'17" EAST 2678.52 FEET ALONG THE NORTH LINE OF SAID SECTION 35 TO THE NORTH QUARTER CORNER OF SAID SECTION 35;
THENCE SOUTH 00°27'12" WEST ALONG THE CENTER SECTION LINE 690.67 FEET; THENCE NORTH 89°06'30" WEST 16.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY LINE OF LOT 11 BLOCK 1
MACFARLANE'S SURVEY AND SOUTHERLY MERRILL ROAD RIGHT OF WAY LINE; THENCE NORTH 89°06'30" WEST 79.56 FEET ALONG THE SOUTHERLY MERRILL ROAD RIGHT OF WAY LINE TO A CURVE TO THE RIGHT HAVING A RADIUS OF
717.50 FEET, A CENTRAL ANGLE OF 14°54'42" AND A CHORD THAT BEARS NORTH 81°39'09" EAST 186.21 FEET; THENCE ALONG SAID CURVE AND SAID SOUTHERLY MERRILL ROAD RIGHT OF WAY LINE A DISTANCE OF 186.73 FEET
TO THE WESTERLY LINE OF PARCEL W-5-2-35-412 AS RECORDED IN ENTRY NUMBER 20120014695 IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE SOUTH 00°27'12" WEST 28.50 FEET ALONG THE WESTERLY LINE OF
SAID PARCEL W-5-2-35-412 TO THE SOUTHWEST CORNER OF PARCEL W-5-2-35-412 AND THE SOUTHERLY LINE OF SAID LOT 11; THENCE SOUTH 89°33'13" EAST, 264.00 FEET WITH THE SOUTHERLY LINE OF SAID LOT 11 TO
THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00°27'12" EAST 2.30 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

PARCELS 1-4 DESCRIPTION:

PARCEL 1 DESCRIPTION:

COMMENCING AT THE NORTH WEST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN, ALONG THE NORTH SECTION LINE S 89°42'27" E A DISTANCE OF 2678.52 FEET; THENCE
S 00°27'02" W 290.97 FEET ALONG THE CENTERLINE OF THE ROAD S 300 E; THENCE N 89°33'13" W 24.72 FEET TO THE POINT OF BEGINNING. THENCE N 89°33'13" W 100.00 FEET; THENCE N 00°26'47" E 257.39 FEET; THENCE
S 89°42'27" E 11.28 FEET ALONG THE NORTH BOUNDARY LINE OF THE JOHN M. MACFARLANE SURVEY; THENCE S 60°25'57" E 101.56 FEET ALONG THE EAST BOUNDARY LINE OF THE AFOREMENTIONED SURVEY; THENCE S
00°26'47" W 208.00 FEET TO THE POINT OF BEGINNING.
TOTAL OF 0.54 ACRES.

PARCEL 2 DESCRIPTION:

COMMENCING AT THE NORTH WEST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN, ALONG THE NORTH SECTION LINE S 89°42'27" E A DISTANCE OF 2678.52 FEET; THENCE
S 00°27'02" W A DISTANCE OF 373.30 FEET ALONG THE CENTERLINE OF S 300 E ROAD; THENCE N 89°33'13" W A DISTANCE OF 24.71 FEET TO THE POINT OF BEGINNING; THENCE N 89°33'13" W A DISTANCE OF 264.00 FEET;
THENCE N 0°26'47" E A DISTANCE OF 345.70 FEET; THENCE S 89°42'27" E A DISTANCE OF 164.00 FEET ALONG THE NORTH BOUNDARY OF THE JOHN MACFARLANE SURVEY; THENCE S 0°26'47" W A DISTANCE OF 257.39 FEET;
THENCE S 89°33'13" E A DISTANCE OF 100.00 FEET; THENCE S 0°26'47" W A DISTANCE OF 82.57 FEET ALONG THE EAST BOUNDARY LINE OF THE AFFORMENTIONED SURVEY TO THE POINT OF BEGINNING.

PARCEL 3 DESCRIPTION:

COMMENCING AT THE NORTH WEST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN, ALONG THE NORTH SECTION LINE S 89°42'27" E A DISTANCE OF 2678.52 FEET; THENCE
S 0°27'02" W A DISTANCE OF 489.39 FEET ALONG THE CENTER LINE OF S 300 E ROAD; THENCE N 89°33'13" W A DISTANCE OF 24.71 FEET TO THE POINT OF BEGINNING; THENCE N 89°33'13" W A DISTANCE OF 264.00 FEET;
THENCE N 0°26'47" E A DISTANCE OF 113.00 FEET; THENCE S 89°33'13" E A DISTANCE OF 264.00 FEET; S 0°26'47" W A DISTANCE OF 113.00 FEET ALONG THE EAST BOUNDARY LINE OF THE JOHN MACFARLANE SURVEY TO THE
POINT OF BEGINNING.

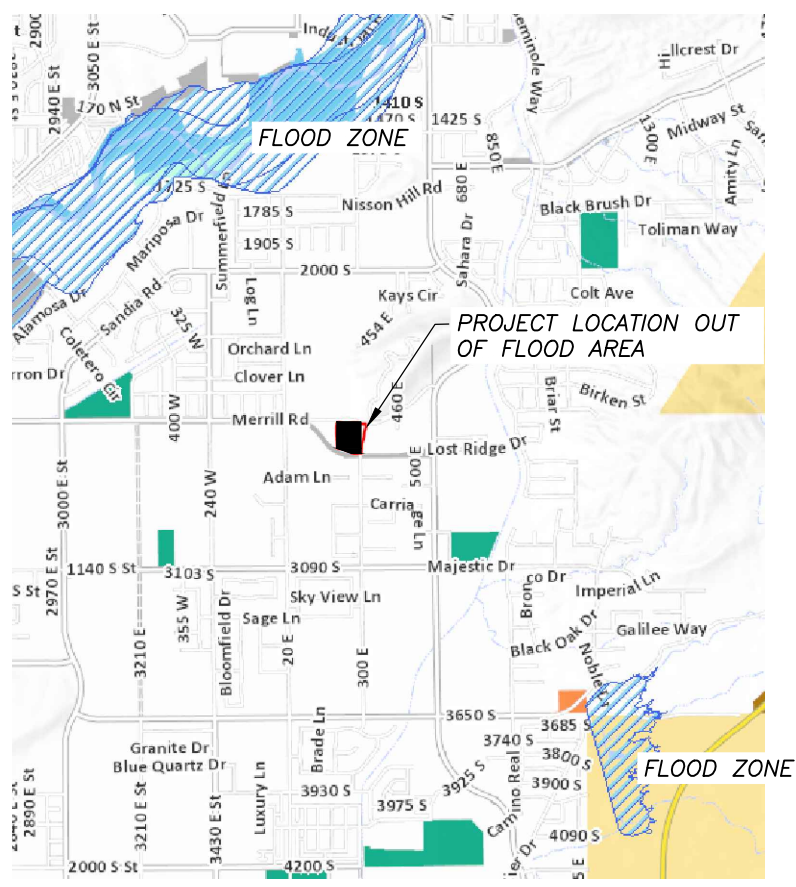
PARCEL 4 DESCRIPTION:

COMMENCING AT THE NORTH WEST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN, ALONG THE NORTH SECTION LINE S 89°42'27" E A DISTANCE OF 2678.52 FEET; THENCE
S 0°27'02" W A DISTANCE OF 605.67 FEET; THENCE N 89°06'40" W A DISTANCE OF 24.70 FEET TO THE POINT OF BEGINNING; THENCE N 89°06'40" W A DISTANCE OF 70.71 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A
RADIUS OF 632.34 FEET A DISTANCE OF 196.69 FEET WITH A CHORD THAT BEARS N 80°12'05" W A DISTANCE OF 195.89 FEET; THENCE N 0°26'47" E A DISTANCE OF 80.62 FEET; THENCE S 89°33'13" E A DISTANCE OF 264.00
FEET; THENCE S 0°26'47" W A DISTANCE OF 113.00 FEET ALONG THE EAST BOUNDARY LINE OF THE JOHN MACFARLANE SURVEY TO THE POINT OF BEGINNING.

NOTES:

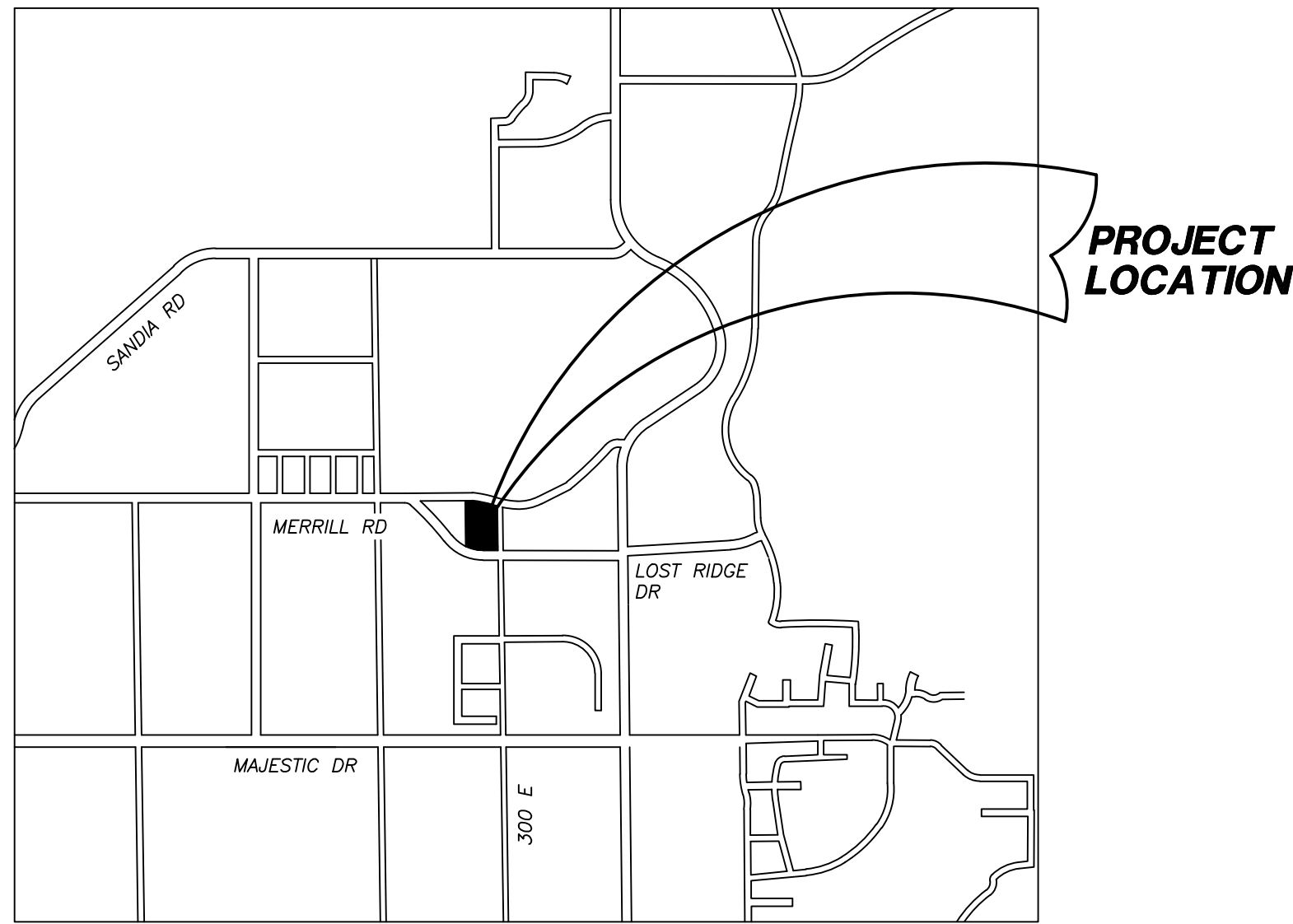
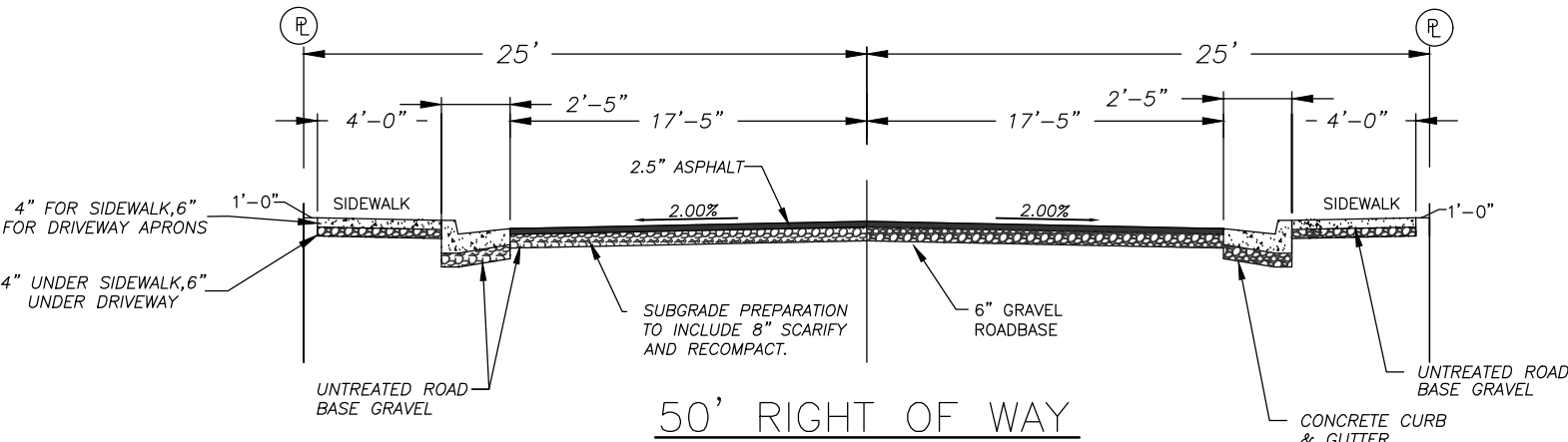
- 1- MAXIMUM ALLOWABLE DIFFERENCE IN CURB ELEVATION SHALL BE 12 INCHES AND MUST HAVE CITY ENGINEER
APPROVAL PRIOR TO ITS USE.
- 2- FOR ROADS IN OR SERVING INDUSTRIAL AREAS, ASPHALT AND BASE THICKNESS SHALL BE INCREASED
ACCORDING TO PROVISIONS FOR HEAVY TRUCK TRAFFIC.
- 3- MINIMUM ASPHALT THICKNESS IS SHOWN. THICKNESS SHALL BE BASED UPON ACTUAL ENGINEERING ANALYSIS,
BUT IN NO CASE SHALL IT BE LESS THAN THE MINIMUM.

ROADWAY NOTES



FLOOD ZONE MAP

N.T.S.



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Engineers - Land Surveyors - Land Planners
52 South 450 West, Suite 202 B
Hurricane City, Utah 84403
Phone: (435) 686-6807 Kari Ramussen



PRELIMINARY PLAT FOR:

DEER MEADOWS

LOCATED IN THE NE CORNER OF THE NW 1/4 OF SECTION 35, T42S, R15W, S.L.B.&M.

DATE: 11-26-2019
SCALE: 1"=40'

JOB NO.
410-001

SHEET NO:

1 OF 1