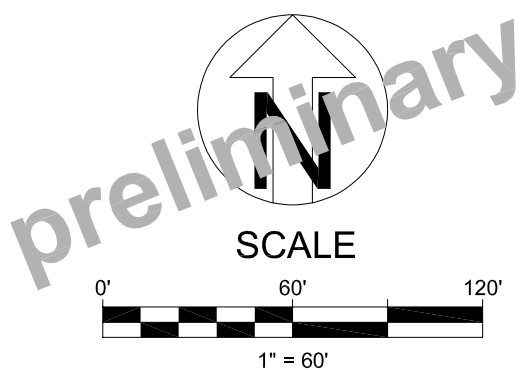


ELK RIDGE 8 LOT SUBDIVISION

LOCATED IN THE:  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, CITY OF ELK RIDGE, UTAH COUNTY, UTAH



FOUND 3" UTAH COUNTY  
BRASS CAP MONUMENT  
W1/4 COR SEC 23,  
T9S, R2E, SLB&M  
(UTAH COUNTY TIE NO. 56-67)

BASIS OF BEARING  
SECTION LINE  
S00° 31' 03" E 2637.65'(M)  
2613.10'

OWNER:  
ELK RIDGE CITY  
CORPORATION  
(PARCEL NO. 30-074-0124)

LOT 4  
OWNER:  
BRUCE AND ANDREA THORPE  
(PARCEL NO. 41:793:0004)

LOT 3  
OWNER:  
DANINA AND BRANDON  
THATCHER  
(PARCEL NO. 41:793:0003)

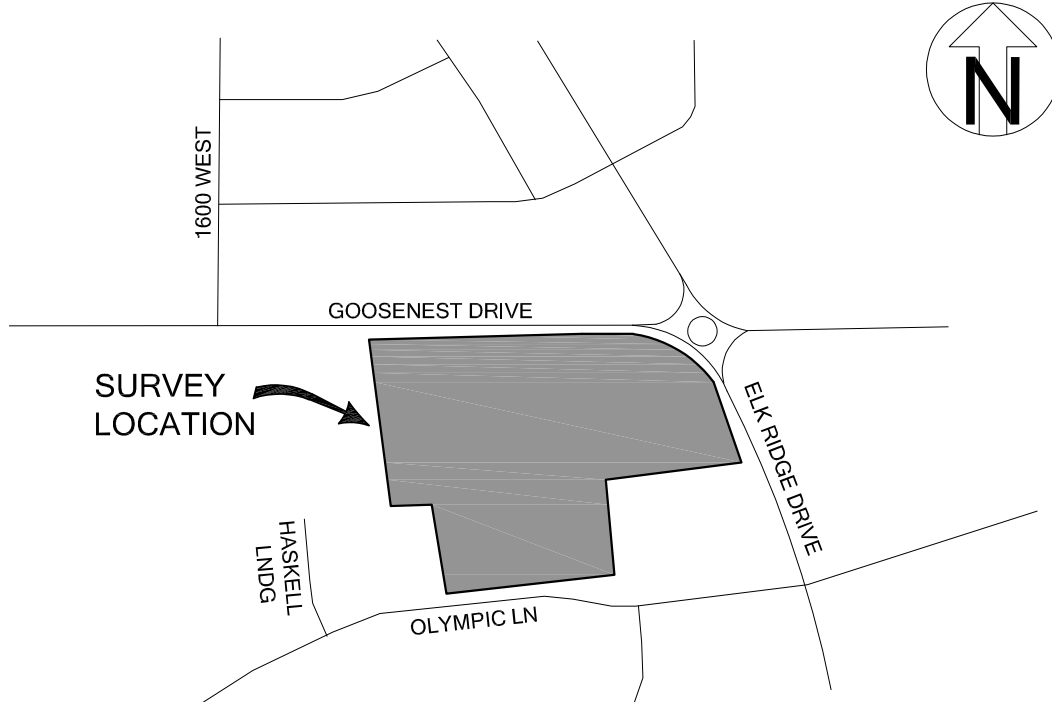
FOUND 3" UTAH COUNTY  
BRASS CAP MONUMENT  
SW COR SEC 23,  
T9S, R2E, SLB&M  
(UTAH COUNTY TIE NO. 56-68)

OVERALL PROPERTY  
381262 S.F. / 8.75 AC +/-

HASKELL GOLF COURSE  
SUBDIVISION AMENDED  
ENTRY NO. 80057:2014

| DENSITY TABLE             |                            |
|---------------------------|----------------------------|
| ZONING CLASSIFICATION     | R-12000                    |
| TOTAL LOTS                | 8                          |
| DEVELOPMENT ACREAGE       | 381,262 S.F. / 8.75 AC +/- |
| TOTAL ACREAGE IN LOTS     | 272,508 S.F. / 8.54 AC +/- |
| STREET DEDICATION         | 9118 S.F. / 0.21 AC +/-    |
| OPEN SPACE DEDICATION     | 0.00                       |
| DENSITY IN UNITS PER ACRE |                            |

VICINITY MAP



LEGEND

SECTION CORNER (FOUND)

SECTION LINE

BOUNDARY LINE

PARCEL LINE

ADJACENT LOT LINE

FOUND MONUMENTS (AS NOTED)

SET MONUMENTS (AS NOTED)

CURB AND GUTTER

EDGE OF ASPHALT

VINYL FENCE

| Curve Table |        |        |                 |              |
|-------------|--------|--------|-----------------|--------------|
| Curve #     | Length | Radius | Chord Direction | Chord Length |
| C1          | 222.73 | 179.06 | 71°16'15"       | 208.65       |
| C2          | 78.18  | 272.00 | 16°28'06"       | 77.91        |
| C3          | 45.04  | 70.00  | 36°52'01"       | 44.27        |
| C4          | 19.25  | 60.00  | 18°22'40"       | 19.16        |
| C5          | 50.18  | 70.00  | 41°04'14"       | 49.11        |
| C6          | 5.53   | 467.00 | 0°40'45"        | 5.53         |
| C7          | 55.72  | 467.00 | 6°50'10"        | 55.69        |
| C8          | 78.18  | 272.00 | 16°28'06"       | 77.91        |
| C9          | 17.80  | 272.00 | 3°44'57"        | 17.80        |
| C10         | 121.15 | 328.00 | 21°09'48"       | 120.47       |
| C11         | 6.31   | 328.00 | 1°06'06"        | 6.31         |
| C12         | 102.77 | 328.00 | 17°57'07"       | 102.35       |
| C13         | 12.08  | 328.00 | 2°06'34"        | 12.08        |

GENERAL PLAT NOTES:

- LOTS 5 AND 6 MUST PLACE THEIR DRIVEWAYS ON THE SOUTH SIDE OF THE LOT AND NEED TO DESIGN A DRIVEWAY THAT WILL ALLOW VEHICLES TO ENTER THE STREET IN A FORWARD MOTION. THEY SHALL NOT BE ALLOWED TO BACK THEIR VEHICLES OUT ONTO ELK RIDGE DRIVE.
- THE OWNERS OF LOT 7 WILL NEED TO CREATE A NEW DRIVEWAY ON LOT 7 AND WILL NOT BE ALLOWED TO ACCESS THROUGH ADJACENT LOTS IN THE SUBDIVISION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS *AMENDED LOT 66*, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHARLES H. KNECHT

ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN \_\_\_\_\_, UTAH  
STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ }

MY COMMISSION EXPIRES: \_\_\_\_\_

SUBDIVISION BOUNDARY

A TRACT OF LAND BEING ALL OF UTAH COUNTY PARCEL NUMBERS 30-074-0132, 30-074-0133, 30-074-0134 DESCRIBED IN WARRANTY DEED ENTRY NUMBER 170940:2007 AND UTAH COUNTY PARCEL NUMBER 30-074-0129 DESCRIBED IN WARRANTY DEED ENTRY NO. 12819:2001, AND A PORTION OF COUNTY PARCEL 41:79:0021, AS SHOWN ON HASKELL GOLF COURSE SUBDIVISION AMENDED, ENTRY NUMBER 80057:2014, SAID TRACT LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, ELK RIDGE, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" UTAH COUNTY BRASS CAP MONUMENT MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 00°31'03" EAST 24.53 FEET ALONG THE WEST LINE OF SAID SECTION, THENCE EAST 357.51 FEET TO A POINT ON THE SOUTHERLY LINE OF COUNTY PARCEL 30-074-0507 AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°27'16" EAST 513.63 FEET, (2) SOUTH 89°01'33" EAST 137.21 FEET TO THE BEGINNING OF A 179.06 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (3) ALONG THE ARC OF SAID CURVE 222.73 FEET HAVING A CENTRAL ANGLE OF 71°16'15" (CHORD BEARS SOUTH 53°23'24" EAST 208.65 FEET), (4) SOUTH 17°45'14" EAST 193.37 FEET TO THE NORTHEAST CORNER OF LOT 4, EVELYN'S VIEW SUBDIVISION PLAT "A", ENTRY NUMBER 17493:2020 AS RECORDED IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 83°55'29" WEST 322.46 FEET, (2) SOUTH 07°08'10" EAST 250.46 FEET TO A POINT ON THE NORTH LINE OF HASKELL GOLF COURSE SUBDIVISION AMENDED, ENTRY NUMBER 80057:2014 RECORDED IN SAID COUNTY RECORDER'S OFFICE AND THE BEGINNING OF A 272.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE BOUNDARY AND EXTENSION OF THE BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF SAID CURVE 78.18 FEET HAVING A CENTRAL ANGLE OF 16°28'06" (CHORD BEARS NORTH 87°38'29" WEST 77.91 FEET), SOUTH 83°10'38" WEST 323.91 FEET, (2) NORTH 08°02'12" WEST 217.63 FEET, (3) SOUTH 87°32'37" WEST 96.02 FEET, (3) NORTH 08°31'55" WEST 417.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 381,262 S.F. / 8.75 ACRES

SURVEYOR'S CERTIFICATE

I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WORKING FOR FLINT LAND SURVEYING AND DEVELOPMENT, AND THAT I HOLD LICENSE NUMBER 7028650, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AS DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS *THE ELLIE TOWNHOMES SUBDIVISION* AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

PHILLIP R. CHRISTENSEN  
P.L.S. 319686

DATE



ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF \_\_\_\_\_, COUNTY OF UTAH, APPROVES THIS SUBDIVISIONS AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND UNTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR

APPROVED BY CITY / COUNTY ATTORNEY

APPROVED BY ENGINEER  
(SEE SEAL BELOW)

CLERK - RECORDER  
(SEE SEAL BELOW)

COUNTY ENGINEER

CLERK - RECORDER

UTAH COUNTY RECORDER

SEAL

SEAL

LAND SURVEYING



DEVELOPMENT

PO BOX. 95029  
SOUTH JORDAN, UT 84095  
PHONE: (801) 446-1820  
WWW.FLINTUTAH.COM

|               |                 |             |            |
|---------------|-----------------|-------------|------------|
| DRAWN BY: JUD | CHECKED BY: MSN | PROJECT NO. | 210410     |
|               |                 | DATE        | 08/02/2021 |

| SUBMISSION DATE: | REVISION | DATE | BY |
|------------------|----------|------|----|
| 08/02/2021       | 5        |      |    |
|                  | 4        |      |    |
|                  | 3        |      |    |
|                  | 2        |      |    |
|                  | 1        |      |    |
|                  | #        |      |    |

ELK RIDGE CITY  
80 EAST PARK DRIVE  
ELK RIDGE, UTAH

CONTACT: ROYCE SEWSEN  
PHONE: (801) 423-2300

ELK RIDGE CITY PROPERTY  
GOOSENEST AND ELK RIDGE DRIVE  
ELK RIDGE CITY, UTAH  
NW1/4 SW1/4 OF SECTION 23, T9S, R2E

SUBDIVISION PLAT

PROJECT

NUMBER:  
ACCOUNT:

SHEET  
1  
OF 1