



EAGLE MOUNTAIN CITY
City Council Staff Report

MARCH 4, 2014

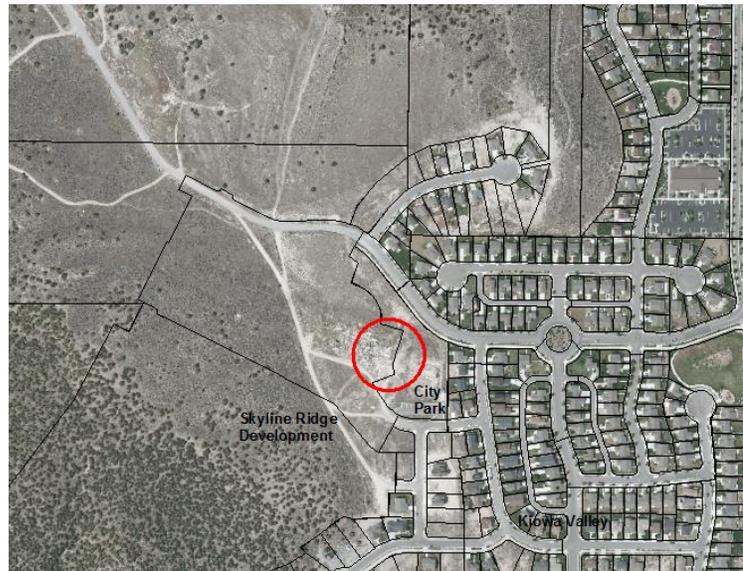
Project: **Skyline Ridge 1D – Final Plat**
Applicant: Jeff Southard/Skyline Ridge Development
Request: Final Plat Approval/Land Exchange Consent Resolution
Type of Action: Action Item;
Planning Commission: N/A

PREFACE

The Skyline Ridge Development was approved by the City Council February 6, 2007 in two phases; Phase 1 and Phase 2. On July 17, 2007 Phase 1 was reapproved as three separate plats 1a, 1b, and 1c. Plat 1a has been recorded and continues to be built. Recently the developer for plat 1b came forward to begin to develop.

PROPOSAL

The purpose of this proposal is to provide the Skyline Ridge park more usable space for park amenities. When the current park was dedicated to the City the developer installed and finished the parking lot. The current location of the parking lot does not provide enough area of usable space for amenities. The park contains a large detention basin which also creates a lack of unusable space to install park amenities (tot lot, basketball court). During review of the project the City staff approached the developer about exchanging land by moving lots 73 and 74 of plat 1b to a new location adjacent to existing lots in the same plat. The lots would be located on City owned public park open space which the City would deed to the developer. In exchange for the park space the developer would process a new plat that would include the vacated space from lots 73 & 74 and dedicate it as public park open space. The new dedicated park space would be combined with the current park to create a larger area to install the park amenities and a larger space to play. The amenities and usable space will now be located by the existing parking. The land that the City will receive is 16,070 sq.ft or .37 ac. The land which the developer will receive is 16,915 sq.ft or .39 ac changes.



ATTACHMENTS:

- Proposed Final Plat, Plat 1B, Plat 1A & Park concept plan

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 5152762 described 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, hereafter to be known as

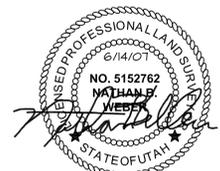
SKYLINE RIDGE SUBDIVISION PHASE 1A

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Phase 1A Boundary
 Beginning at a point North 84°23'36" West 1098.40 feet along the section line from the Southeast corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point being the southwest corner of Lot 135, Kiowa Valley Plat "B" Subdivision,
 thence North 84°23'36" West 231.08 feet along the said section line;
 thence South 01°07'06" West 668.62 feet;
 thence West 964.44 feet;
 thence North 08°19'32" East 188.28 feet;
 thence North 21°20'13" West 307.90 feet;
 thence North 68°05'55" East 682.63 feet;
 thence North 57°25'15" East 71.44 feet;
 thence North 40°46'25" West 30.58 feet;
 thence North 53°43'23" East 200.02 feet;
 thence South 15°03'12" East 44.11 feet;
 thence North 85°56'59" East 134.04 feet;
 thence North 00°31'26" East 42.78 feet;
 thence South 84°22'34" East 25.94 feet;
 thence North 00°31'26" East 154.87 feet;
 thence North 84°22'34" West 69.38 feet;
 thence North 24°31'00" East 113.95 feet;
 thence North 21°35'07" East 50.00 feet;
 thence 57.02 feet along a 125.00 foot radius curve to the right with a central angle of 26°08'16" (chord bears North 49°20'45" West 56.53 feet);
 thence North 36°16'37" West 61.11 feet;
 thence 44.11 feet along a 175.00 foot radius curve to the right with a central angle of 14°26'25" (chord bears North 24°03'24" West 43.99 feet);
 thence North 68°04'44" East 87.42 feet;
 thence North 06°48'51" West 11.70 feet;
 thence North 18°21'00" East 124.26 feet;
 thence North 71°34'00" West 90.64 feet;
 thence 148.43 feet along a 125.00 foot radius curve to the left with a central angle of 68°02'11" (chord bears North 23°39'44" West 134.86 feet);
 thence 64.06 feet along a 380.00 foot radius curve to the left with a central angle of 04°39'32" (chord bears North 62°30'40" West 63.94 feet);
 thence North 18°21'00" East 81.51 feet;
 thence 41.44 feet along a 204.34 foot radius curve to the left with a central angle of 11°20'26" (chord bears North 52°58'23" West 41.31 feet);
 thence 2.86 feet along a 110.00 foot radius curve to the left with a central angle of 00°51'50" (chord bears North 57°26'40" West 2.86 feet);
 thence North 32°04'25" East 41.88 feet;
 thence southeasterly 92.81 feet along the 260.00 foot radius curve to the right with a central angle of 20°21'06" (chord bears South 48°38'50" East 92.31 feet);
 thence South 38°25'17" East 274.23 feet to a point of curvature;
 thence southeasterly 153.31 feet along the 310.00 foot radius curve to the left with a central angle of 28°20'11" (chord bears South 52°35'22" East 151.76 feet);
 thence South 00°31'00" West 297.37 feet;
 thence South 01°24'35" West 50.03 feet to a point on a curve;
 thence easterly 17.11 feet along the 175.00 foot radius curve to the left with a central angle of 05°36'03" (chord bears North 81°48'39" East 17.10 feet);
 thence South 00°31'00" West 100.84 feet;
 thence South 84°23'36" East 3.70 feet;
 thence North 81°58'28" East 21.50 feet;
 thence South 08°01'32" East 100.00 feet;
 thence South 05°01'21" East 101.80 feet;
 thence South 00°36'40" West 268.16 feet to the point of beginning.

Contains 22.34 acres, 37 lots.



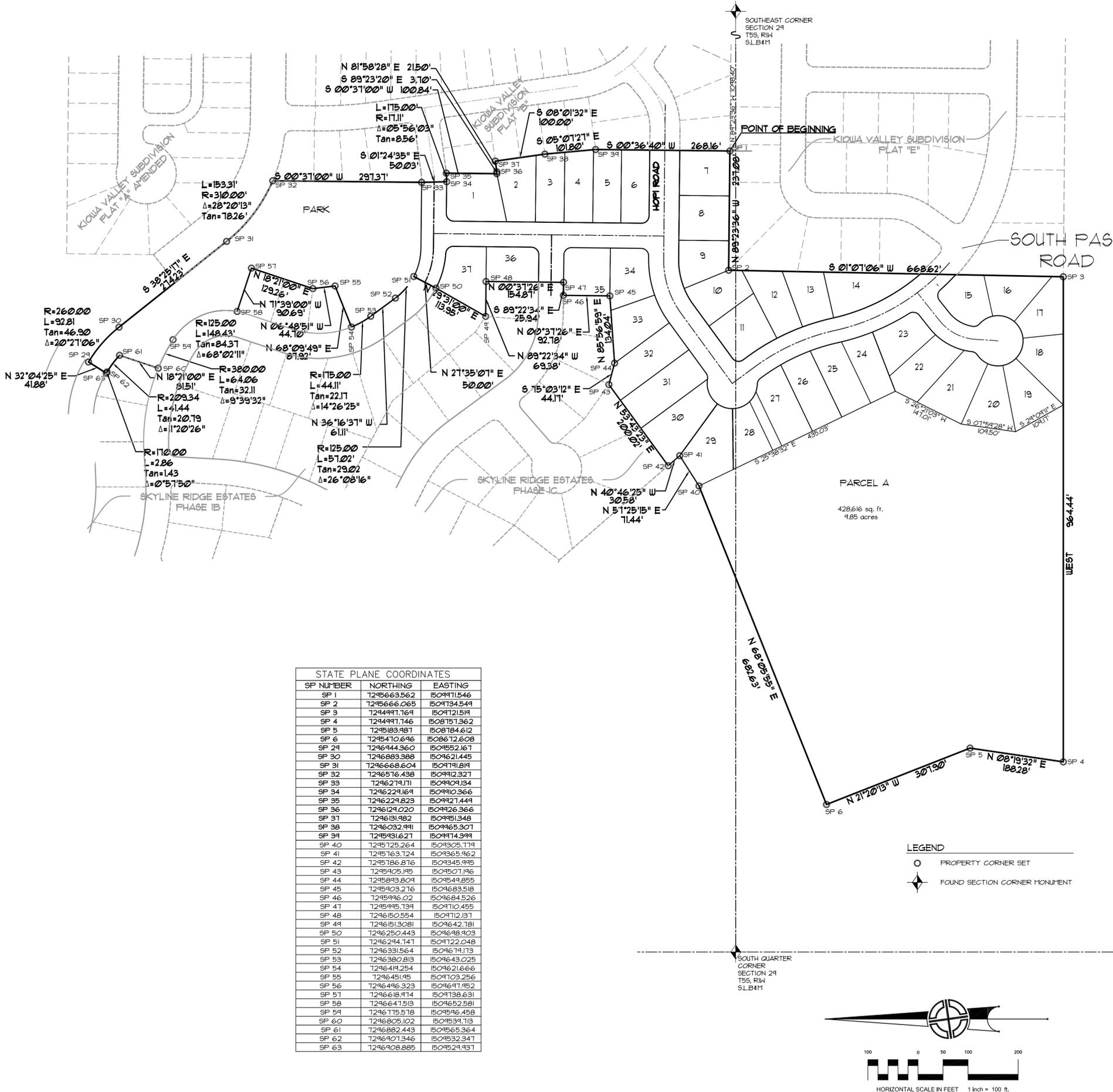
6/14/07
Date

Nathan B. Weber
License No. 5152762

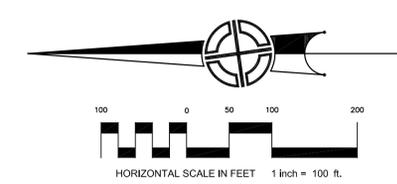
SKYLINE RIDGE SUBDIVISION PHASE 1A

LOCATED IN THE NORTH HALF OF SECTION 32
 AND THE SOUTH HALF OF SECTION 29
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

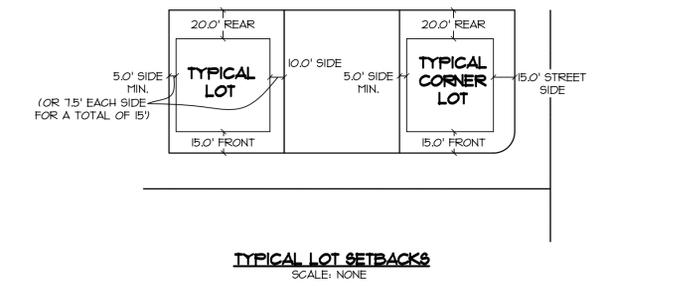
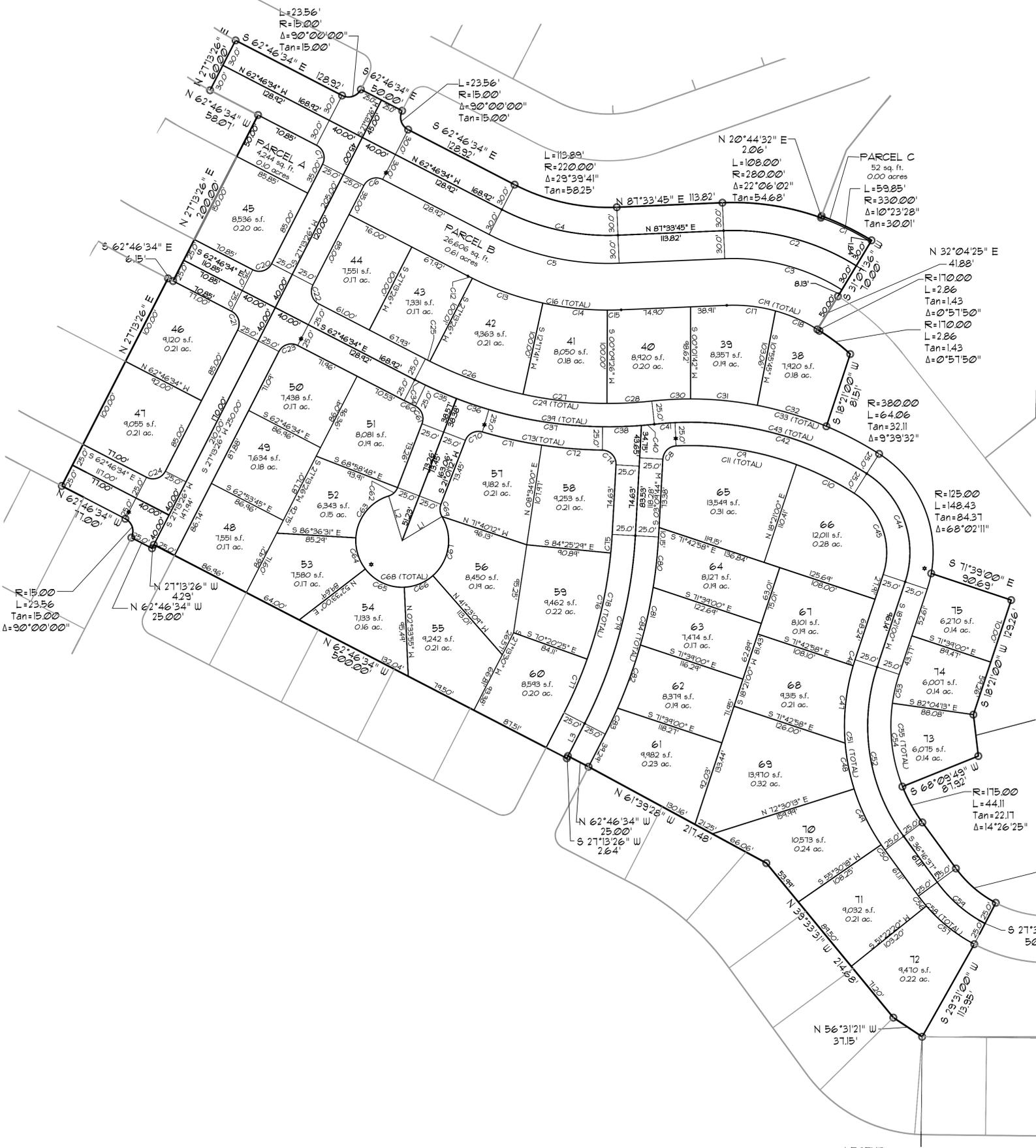
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL



SP NUMBER	NORTHING	EASTING
SP 1	7245663.562	1504911.546
SP 2	7245666.065	1504734.544
SP 3	7244491.764	1504121.514
SP 4	7244491.746	1508757.362
SP 5	7245183.987	1508784.612
SP 6	7245470.646	1508672.608
SP 24	7246444.360	1504552.167
SP 30	7246883.388	1504621.445
SP 31	7246668.604	1504741.814
SP 32	7246576.438	1504912.327
SP 33	7246274.171	1504904.134
SP 34	7246224.164	1504910.366
SP 35	7246224.823	1504921.444
SP 36	7246124.020	1504926.366
SP 37	7246131.482	1504951.348
SP 38	7246032.441	1504965.307
SP 39	7245931.627	1504974.344
SP 40	7245725.264	1504305.714
SP 41	7245763.124	1504365.462
SP 42	7245786.876	1504345.445
SP 43	7245405.145	1504507.146
SP 44	7245843.804	1504541.855
SP 45	7245403.216	1504683.518
SP 46	7245446.02	1504684.526
SP 47	7245445.734	1504710.455
SP 48	7246150.554	1504712.131
SP 49	7246151.3081	1504642.781
SP 50	7246250.443	1504648.403
SP 51	7246244.747	1504722.048
SP 52	7246331.564	1504671.713
SP 53	7246380.813	1504643.025
SP 54	7246419.274	1504621.666
SP 55	7246451.45	1504703.256
SP 56	7246446.323	1504647.452
SP 57	7246618.474	1504738.631
SP 58	7246647.513	1504652.581
SP 59	7246715.578	1504546.458
SP 60	7246805.102	1504534.713
SP 61	7246882.443	1504565.364
SP 62	7246407.346	1504532.347
SP 63	7246408.885	1504524.937



LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
L1	50.00'	S 58°54'54" W	C1	54.52	280.00	24.81	54.41	N 64°14'41" W	12°10'49"
L2	50.00'	N 16°51'36" E	C2	149.10	250.00	11.11	141.48	N 75°16'58" W	34°18'34"
L3	39.24'	N 21°13'26" E	C3	132.38	220.00	68.26	130.34	N 75°12'00" W	34°28'31"
			C4	124.42	250.00	66.20	121.98	S 71°36'25" E	24°39'41"
			C5	144.95	280.00	14.14	143.34	S 71°36'25" E	24°39'41"
			C6	23.56	15.00	15.00	21.21	S 72°13'26" W	90°00'00"
			C7	23.56	15.00	15.00	21.21	N 17°46'34" W	90°00'00"
			C8	22.03	15.00	15.00	20.10	S 45°14'24" W	84°04'24"
			C9	131.94	330.00	66.84	131.11	N 81°13'18" W	22°54'58"
			C10	64.54	330.00	34.72	64.46	N 63°43'21" W	12°04'54"
			C11 (TOTAL)	201.51	330.00	104.04	198.45	N 75°10'51" W	34°54'52"
			C12	5.38	330.00	2.64	5.38	S 63°14'31" E	0°56'05"
			C13	80.60	330.00	40.50	80.40	S 10°42'30" E	13°59'41"
			C14	64.91	330.00	35.08	64.78	S 83°46'28" E	12°08'15"
			C15	14.44	330.00	7.41	14.94	N 88°51'35" E	2°35'41"
			C16 (TOTAL)	170.84	330.00	87.38	168.94	S 71°36'25" E	24°39'41"
			C17	53.02	170.00	26.73	52.81	N 83°30'04" W	17°52'13"
			C18	44.35	170.00	24.85	44.18	N 66°15'04" W	16°31'51"
			C19 (TOTAL)	105.26	170.00	54.38	103.58	N 74°42'00" W	35°28'30"
			C20	23.56	15.00	15.00	21.21	N 12°13'26" E	90°00'00"
			C21	23.56	15.00	15.00	21.21	N 17°46'34" W	90°00'00"
			C22	23.56	15.00	15.00	21.21	S 71°46'34" E	90°00'00"
			C23	23.56	15.00	15.00	21.21	S 72°13'26" W	90°00'00"
			C24	23.56	15.00	15.00	21.21	N 12°13'26" E	90°00'00"
			C25	5.38	430.00	2.64	5.38	S 63°08'05" E	0°43'01"
			C26	106.66	430.00	53.61	106.34	S 10°35'58" E	14°12'43"
			C27	48.04	430.00	45.12	48.12	S 83°46'27" E	12°08'15"
			C28	48.33	430.00	24.14	48.30	N 86°56'21" E	6°36'21"
			C29 (TOTAL)	251.46	430.00	124.44	241.84	S 74°31'45" E	33°30'21"
			C30	41.85	380.00	20.45	41.83	S 86°52'24" W	6°18'38"
			C31	12.30	380.00	36.26	12.14	N 84°31'16" W	10°54'02"
			C32	11.80	380.00	34.03	11.66	N 73°12'58" W	11°41'02"
			C33 (TOTAL)	256.01	380.00	133.08	251.14	N 76°58'55" W	38°36'01"
			C34	12.88	456.80	6.44	12.88	S 63°35'11" E	1°36'51"
			C35	36.38	456.80	18.20	36.31	S 66°41'22" E	4°34'50"
			C36	36.81	456.80	18.41	36.80	S 71°11'51" E	4°38'06"
			C37	124.18	456.80	62.48	123.14	S 81°26'00" E	15°38'13"
			C38	41.86	456.80	20.45	41.85	N 88°06'44" E	5°16'11"
			C39 (TOTAL)	266.08	456.80	126.30	262.30	S 74°31'45" E	33°30'21"
			C40	13.41	456.80	6.98	13.41	N 84°35'50" E	1°45'31"
			C41	22.32	355.00	11.16	22.32	S 85°31'04" W	3°36'04"
			C42	216.84	355.00	111.42	213.44	N 75°10'50" W	34°54'52"
			C43 (TOTAL)	239.16	355.00	124.32	234.61	N 76°58'55" W	38°36'01"
			C44	132.10	120.00	123.18	131.18	N 81°34'51" W	16°01'54"
			C45	49.33	120.00	58.63	49.30	N 14°34'51" W	16°01'54"
			C46	6.78	225.00	3.39	6.71	S 11°24'15" E	1°43'11"
			C47	83.84	225.00	42.41	83.35	S 05°15'10" W	21°20'56"
			C48	50.16	225.00	25.18	50.05	S 11°06'31" E	12°46'21"
			C49	66.75	225.00	33.62	66.51	S 25°54'45" E	16°54'55"
			C50	1.00	225.00	3.50	1.00	S 35°23'10" E	1°46'55"
			C51 (TOTAL)	245.22	225.00	116.20	206.44	S 08°51'48" E	54°31'38"
			C52	140.68	200.00	103.24	133.54	S 08°51'48" E	54°31'31"
			C53	31.83	175.00	15.46	31.78	S 13°08'24" W	10°25'13"
			C54	40.42	175.00	46.51	40.40	S 06°51'12" E	24°45'58"
			C55 (TOTAL)	122.14	175.00	64.02	120.24	S 01°44'36" E	40°11'12"
			C56	13.65	188.81	6.83	13.65	N 36°53'43" W	4°08'24"
			C57	66.24	188.81	33.48	65.88	S 51°54'14" E	20°34'21"
			C58 (TOTAL)	66.22	188.81	33.45	65.88	S 51°54'14" E	20°05'10"
			C59	68.43	150.00	34.82	67.84	S 44°20'45" E	26°10'16"
			C60	15.14	480.00	6.57	15.14	S 63°33'38" E	1°34'07"
			C61	21.44	15.00	13.46	20.23	N 20°52'41" W	83°41'46"
			C62	13.62	15.00	13.2	13.16	N 47°01'48" E	62°01'02"
			C63	60.18	50.00	34.18	51.11	S 38°12'51" W	64°38'55"
			C64	35.64	50.00	18.62	34.81	S 17°01'45" E	40°50'24"
			C65	48.10	50.00	26.04	46.26	S 65°00'21" E	55°06'56"
			C66	33.88	50.00	11.62	33.23	N 68°10'28" E	38°44'13"
			C67	64.48	50.00	41.61	64.02	N 08°48'25" E	74°36'52"
			C68 (TOTAL)	241.81	50.00	34.04	61.54	S 68°58'48" E	284°02'25"
			C69	13.62	15.00	13.2	13.16	S 04°54'24" E	52°01'12"
			C70	22.35	15.00	13.83	20.34	S 63°42'04" W	85°21'55"
			C71	65.50	480.00	32.80	65.45	S 71°31'21" E	7°44'01"
			C72	65.50	480.00	32.80	65.45	S 85°20'34" E	7°44'01"
			C73 (TOTAL)	131.00	480.00	65.41	130.54	S 81°26'00" E	15°38'13"
			C74	24.14	15.00	15.65	21.66	N 43°02'41" W	42°24'51"
			C75	20.00	475.00	10.00	20.00	N 04°22'08" E	2°24'46"
			C76	116.71	475.00	58.68	116.41	N 12°31'03" E	14°05'04"
			C77	62.71	475.00	31.40	62.66	N 23°26'30" E	1°53'51"
			C78 (TOTAL)	199.51	475.00	101.25	198.05	N 15°14'31" E	24°03'56"
			C79	204.98	500.00	106.56	208.44	N 15°11'35" E	24°03'41"
			C80	54.31	525.00	21.18	54.24	N 06°07'33" E	5°55'38"
			C81	63.25	525.00	31.66	63.21	N 12°32'28" E	6°54'11"
			C82	12.04	525.00	36.08	11.98	N 14°55'24" E	7°51'43"
			C83	30.81	525.00	15.44	30.81	N 25°32'21" E	3°22'10"
			C84 (TOTAL)	220.41	525.00	111.84	218.86	N 15°11'35" E	24°03'41"



SKYLINE RIDGE SUBDIVISION PHASE 1B

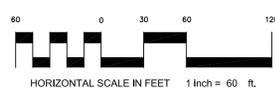
LOCATED IN THE NORTH HALF OF SECTION 32
AND THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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LEGEND

- PROPERTY CORNER SET
- ◆ FOUND SECTION CORNER MONUMENT

NOTE: SEE SHEET I FOR OVERALL BOUNDARY DESCRIPTION

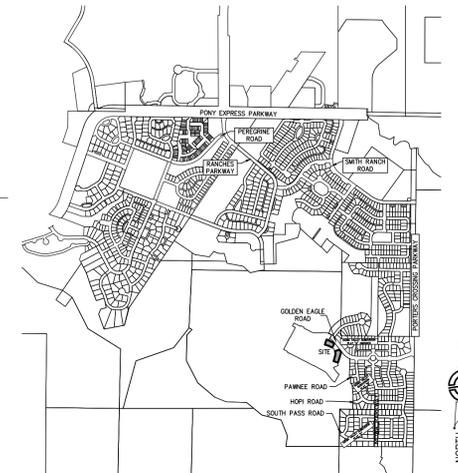
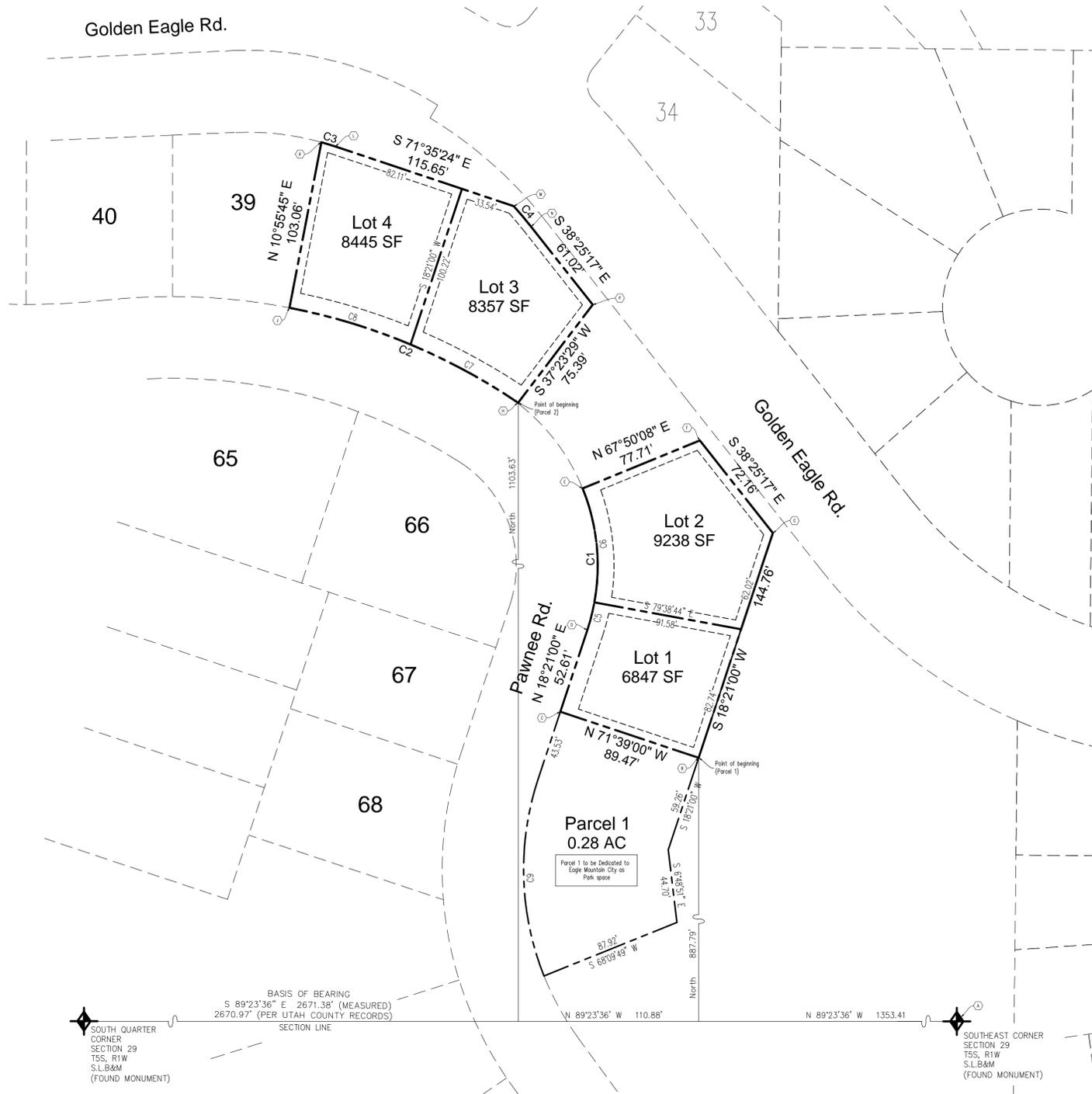




NORTH
1" = 100'

SKYLINE RIDGE SUBDIVISION PHASE 1D

LOCATED IN THE NORTH HALF OF SECTION 32 AND THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

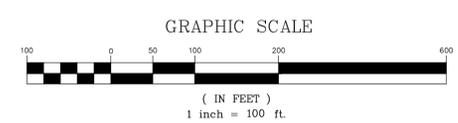


VICINITY MAP
NOT TO SCALE

Curve	Radius	Length	Chord	Bearing	Delta
C1	125.00'	88.39'	86.56'	N 1°54'28" W	40°30'57"
C2	380.00'	152.97'	151.94'	N 67°32'20" E	23°03'52"
C3	170.00'	8.83'	8.83'	S 73°04'43" E	2°58'39"
C4	250.00'	16.32'	16.31'	S 40°17'28" E	3°44'22"
C5	125.00'	17.44'	17.43'	N 14°21'08" E	7°59'44"
C6	125.00'	70.95'	70.00'	N 5°54'20" W	32°31'13"
C7	380.00'	75.17'	75.05'	N 61°40'25" W	11°20'03"
C8	380.00'	77.80'	77.66'	N 73°12'21" W	11°43'49"
C9	175.00'	122.62'	120.13'	N 1°45'46" W	40°08'52"

No.	Northing	Easting
A	733,989.2200	1,870,862.5300
B	734,891.0054	1,869,514.8493
C	734,919.1641	1,869,429.9543
D	734,959.0869	1,869,446.5131
E	735,055.5743	1,869,443.6322
F	735,084.8825	1,869,515.5768
G	735,028.3619	1,869,560.4088
H	735,107.9582	1,869,404.0106
J	735,165.9900	1,869,263.6411
K	735,267.1524	1,869,283.1751
L	735,264.5821	1,869,291.6235
M	735,228.0686	1,869,401.3226
N	735,215.6286	1,869,411.8692
P	735,167.8372	1,869,449.7772

LEGEND
○ PROPERTY CORNER SET
◆ FOUND SECTION CORNER MONUMENT



SHEET 1 OF 2

Approved as to Form
City Attorney _____ Date _____

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 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 plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 89°23'36" West 1353.41 feet along the section line and North 887.79 feet from the Southeast corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence along the arc of a 380.00 foot radius curve to the left 152.97 feet (chord bears North 67°32'20" West 151.94 feet); North 18°21'00" East 52.61 feet; thence along the arc of a 125.00 foot radius curve to the left 88.39 feet (chord bears North 01°54'28" West 86.56 feet); thence North 67°50'08" East 77.71 feet; thence South 38°25'17" East 72.16 feet; thence South 18°21'00" West 144.76 feet to the point of beginning.

Area = 16,086 sq.ft. or 0.37 Acres

Also Commencing at a point located North 89°23'36" West 1459.04 feet along the section line and North 1103.63 feet from the Southeast corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence along the arc of a 380.00 foot radius curve to the left 152.97 feet (chord bears North 67°32'20" West 151.94 feet); thence North 10°55'45" East 103.06 feet; thence along the arc of a 170.00 foot radius curve to the right 8.83 feet (chord bears South 73°04'43" East 8.83 feet); thence South 71°35'24" East 115.65 feet; thence along the arc of a 250.00 foot radius curve to the right 16.32 feet (chord bears South 40°17'28" East 16.31 feet); thence South 38°25'17" East 61.02 feet; thence South 37°23'29" West 75.39 feet to the point of beginning.

Area = 16,802 sq.ft. or 0.39 Acres

Parcel A (to be dedicated to Eagle Mountain City as Park Space)

Commencing at a point located North 89°23'36" West 1353.41 feet along the section line and North 887.79 feet from the Southeast corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence South 18°21'00" West 59.26 feet; thence South 06°48'51" East 44.70 feet; thence South 68°09'49" West 87.92 feet more or less to Pawnee Road; thence along Pawnee Road the next two (2) courses: along the arc of a 175.00 foot radius curve to the right 122.62 feet (chord bears North 01°45'46" West 120.13 feet), North 18°21'00" East 43.53 feet; thence South 71°39'00" East 89.47 feet more or less to the point of beginning.

Area = 12,196 sq.ft. or 0.28 Acre

Total number of Lots = 4

Basis of Bearing is North 89°23'36" West along the section line.

Date _____ Surveyor (See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners 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, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____ NOTARY PUBLIC (See Seal Below)

Acceptance by the City of Eagle Mountain

The City of Eagle Mountain, 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. Signed this _____ day of _____, A.D. 20____.

Approved: _____ City Engineer
Approved: _____ City Recorder
Mayor of Eagle Mountain
Approved this _____ day of _____, A.D. 20____
Approved: _____ Mayor of Eagle Mountain

Plat " 1D " Skyline Ridge Subdivision

LOCATED IN THE NORTH HALF OF SECTION 32 AND THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

Utilities 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 Utility 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 all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

- NOTES:
- ALL WATER LINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
 - ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE AND REAR LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
 - ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
 - LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

PREPARED BY
DUDLEY AND ASSOCIATES INC.

LEGEND:

-  Pacific Sunset Maple
-  Littleleaf Linden
-  Norway Maple
-  Locus
-  Choke Cherry
-  Prairiefire Crabapple
-  Spring Snow Crabapple
-  Spirea bluemist
-  Barberry
-  Daylily Hemerocallis

