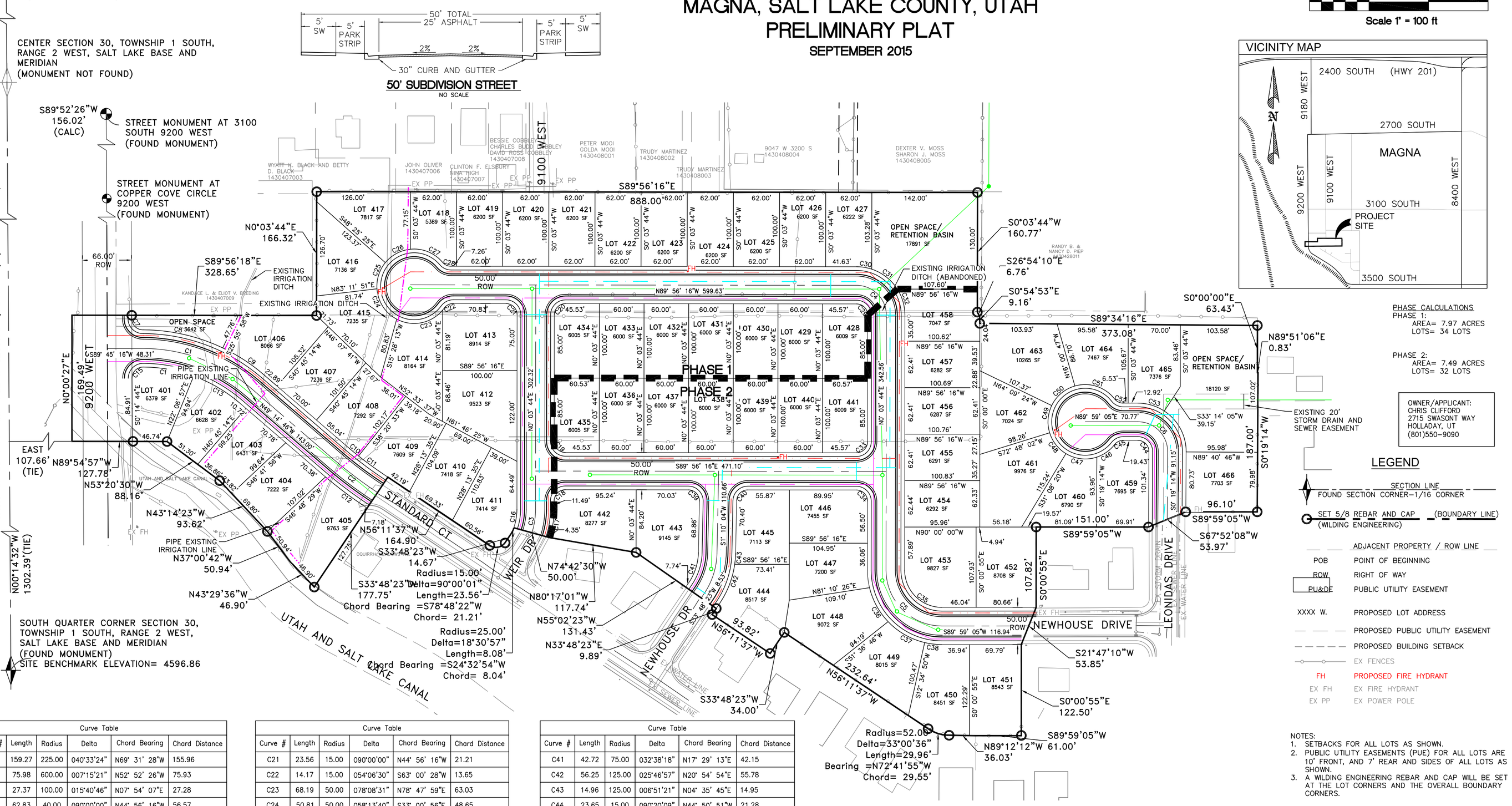
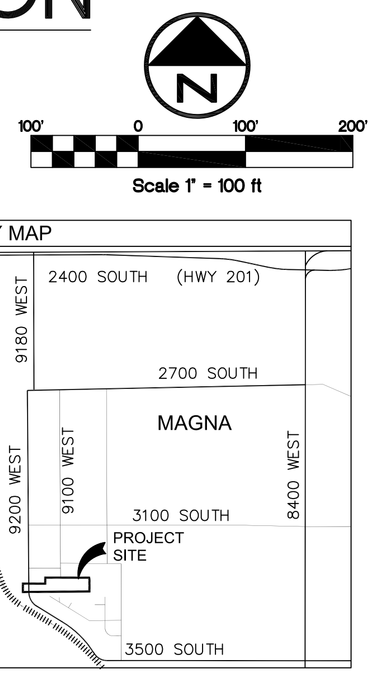
OQUIRRH MEADOWS PHASE 4 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
MAGNA, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT
SEPTEMBER 2015





Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	159.27	225.00	040°33'24"	N69° 31' 28"W	155.96
C2	75.98	600.00	007°15'21"	N52° 52' 26"W	75.93
C3	27.37	100.00	015°40'46"	N07° 54' 07"E	27.28
C4	62.83	40.00	090°00'00"	N44° 56' 16"W	56.57
C5	117.91	75.00	090°04'39"	N44° 58' 36"W	106.14
C6	63.07	40.00	090°20'09"	S44° 50' 51"E	56.73
C7	23.56	15.00	090°00'00"	S45° 14' 44"E	21.21
C8	110.32	250.00	025°16'59"	S77° 09' 41"E	109.42
C9	66.64	250.00	015°16'26"	S56° 52' 59"E	66.45
C10	19.27	500.00	002°12'30"	S50° 21' 00"E	19.27
C11	41.36	500.00	004°44'22"	S53° 49' 26"E	41.35
C12	62.75	550.00	006°32'11"	S52° 55' 32"E	62.71
C13	72.36	200.00	020°43'48"	N59° 36' 40"W	71.97
C14	69.21	200.00	019°49'36"	N79° 53' 22"W	68.86
C15	23.68	15.00	090°26'34"	S44° 58' 33"W	21.30
C16	20.52	75.00	015°40'46"	N07° 54' 07"E	20.46
C17	34.21	125.00	015°40'46"	N07° 54' 07"E	34.10
C18	23.56	15.00	090°00'00"	S45° 03' 44"W	21.21
C19	23.56	15.00	090°00'00"	S44° 56' 16"E	21.21
C20	23.56	15.00	090°00'00"	S45° 03' 44"W	21.21

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	23.56	15.00	090°00'00"	N44° 56' 16"W	21.21
C22	14.17	15.00	054°06'30"	S63° 00' 28"W	13.65
C23	68.19	50.00	078°08'31"	N78° 47' 59"E	63.03
C24	50.81	50.00	058°13'40"	S33° 00' 56"E	48.65
C25	37.80	50.00	043°19'06"	S17° 45' 27"W	36.91
C26	39.15	50.00	044°51'49"	S61° 50' 55"W	38.16
C27	48.57	50.00	055°39'09"	N67° 53' 36"W	46.68
C28	13.06	15.00	049°52'14"	S65° 00' 09"E	12.65
C29	23.56	15.00	090°00'00"	N44° 56' 16"W	21.21
C30	20.72	65.00	018°16'03"	N80° 48' 15"W	20.64
C31	44.42	65.00	039°09'13"	N52° 05' 37"W	43.56
C32	36.96	65.00	032°34'44"	N16° 13' 39"W	36.46
C33	23.56	15.00	090°00'00"	N45° 03' 44"E	21.21
C34	23.56	15.00	090°00'00"	N44° 56' 16"W	21.21
C35	78.61	50.00	090°04'39"	S44° 58' 36"E	70.76
C36	52.62	100.00	030°08'50"	N28° 42' 24"W	52.01
C37	57.38	100.00	032°52'40"	N60° 13' 08"W	56.60
C38	23.31	100.00	013°21'27"	S83° 20' 12"E	23.26
C39	23.85	15.00	091°06'21"	N44° 23' 06"W	21.42
C40	23.27	15.00	088°53'39"	S45° 36' 54"W	21.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C41	42.72	75.00	032°38'18"	N17° 29' 13"E	42.15
C42	56.25	125.00	025°46'57"	N20° 54' 54"E	55.78
C43	14.96	125.00	006°51'21"	N04° 35' 45"E	14.95
C44	23.65	15.00	090°20'09"	N44° 50' 51"W	21.28
C45	13.62	15.00	052°02'01"	S63° 58' 04"W	13.16
C46	29.41	50.00	033°42'12"	N54° 48' 10"E	28.99
C47	43.18	50.00	049°29'04"	S83° 36' 12"E	41.85
C48	36.36	50.00	041°39'42"	S38° 01' 49"E	35.56
C49	37.56	50.00	043°02'34"	S04° 19' 19"W	36.68
C50	42.01	50.00	048°08'37"	S49° 54' 54"W	40.79
C51	59.35	50.00	068°00'16"	N72° 00' 39"W	55.92
C52	13.62	15.00	052°00'24"	S64° 00' 43"E	13.15
C53	102.48	65.00	090°20'09"	N44° 50' 51"W	92.19

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT- OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ 20___.

QUESTAR GAS COMPANY

BY-_____

TITLE-_____

PHASE CALCULATIONS

PHASE 1:
AREA= 7.97 ACRES
LOTS= 34 LOTS

PHASE 2:
AREA= 7.49 ACRES
LOTS= 32 LOTS

OWNER/APPLICANT:
CHRIS CLIFFORD
2715 SWASONT WAY
HOLLADAY, UT
(801)550-9090

LEGEND

- SECTION LINE
- FOUND SECTION CORNER-1/16 CORNER
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- PU&DE PUBLIC UTILITY EASEMENT
- XXXX W. PROPOSED LOT ADDRESS
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- EX FENCES
- FH PROPOSED FIRE HYDRANT
- EX FH EX FIRE HYDRANT
- EX PP EX POWER POLE

NOTES:
1. SETBACKS FOR ALL LOTS AS SHOWN.
2. PUBLIC UTILITY EASEMENTS (PUE) FOR ALL LOTS ARE 10' FRONT, AND 7' REAR AND SIDES OF ALL LOTS AS SHOWN.
3. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT THE LOT CORNERS AND THE OVERALL BOUNDARY CORNERS.

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

OQUIRRH MEADOWS PHASE 4 SUBDIVISION

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

DATE SIGNATURE

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT NORTH 00°14'32" WEST ALONG THE SECTION LINE, 1302.39 FEET AND EAST 107.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 WEST, RANGE 1 SOUTH, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°00'27" EAST ALONG THE WESTERLY BOUNDARY LINE OF AN ENSIGN RECORD OF SURVEY, RECORDED AS S98-03-0259, 169.49 FEET; THENCE SOUTH 89°56'18" EAST ALONG SAID RECORD OF SURVEY, 328.65 FEET; THENCE NORTH 00°03'44" EAST 166.32 FEET; THENCE SOUTH 89°56'16" EAST 888.00 FEET TO THE 1/16TH SECTION LINE; THENCE SOUTH 00°03'44" WEST ALONG SAID 1/16TH LINE, 160.77 FEET; THENCE SOUTH 26°54'10" EAST TO THE WESTERLY BOUNDARY LINE OF C & E DEVELOPMENT LLC, ENTRY NO. 8297791, 6.76 FEET; THENCE ALONG SAID C & E DEVELOPMENT PROPERTY THE FOLLOWING SIX (6) CALLS: (1) SOUTH 00°54'53" EAST 165.62 FEET; (2) SOUTH 89°54'50" WEST 454.50 FEET; (3) SOUTH 88°56'24" WEST 107.78 FEET; (4) SOUTH 89°48'04" WEST 68.21 FEET; (5) NORTH 89°29'42" WEST 70.03 FEET; (6) SOUTH 89°56'00" WEST 394.01 FEET; THENCE NORTH 89°44'29" WEST 46.81 FEET; THENCE SOUTH 89°59'02" WEST ALONG THE NORTH BOUNDARY LINE OF OQUIRRH MEADOWS PHASE 1 SUBDIVISION PLAT, RECORDED AS 97-11P-348 AND A WESTERLY EXTENSION THEREOF, 81.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.10 ACRES

BASIS OF BEARING:

THE BEARING NORTH 00°14'32" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 30 TO THE NORTH QUARTER CORNER OF SECTION 30 (HARDY CORNER), TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

GENERAL NOTES:

(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) 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 PLAT:

OQUIRRH MEADOWS PHASE 4 SUBDIVISION

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, A.D. 20___.

OWNER OWNER

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____,DAY OF_____ ,201__, PERSONALLY APPEARED BEFORE ME _____ (ONE SIGNER) , WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____,DAY OF_____ ,201__, PERSONALLY APPEARED BEFORE ME _____ (ONE SIGNER) , WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

G:\DATA\15129 Oquirrh Meadows\dwg\15129 Preliminary Plat.dwg
PLOT DATE: Sep 10, 2015

OQUIRRH MEADOWS PHASE 4 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

UTAH AND SALT LAKE CANAL COMPANY

APPROVED THIS_____DAY OF_____

A.D., 20_____

UTAH AND SALT LAKE CANAL COMPANY

QUESTAR

APPROVED THIS_____DAY OF_____

A.D., 20___.

QUESTAR

UTILITY

APPROVED THIS_____DAY OF_____

A.D., 20_____

MAGNA WATER

MAGNA WATER

APPROVED THIS_____DAY OF_____

A.D., 20_____

MAGNA WATER

PLANNING COMMISSION

PRESENTED TO THE CITY
APPROVED THIS_____DAY OF_____
A.D., 20___
BY THE SALT LAKE COUNTY PLANNING COMMISSION.

CHAIRMAN

HEALTH

APPROVED THIS_____DAY OF_____

A.D., 20_____

SALT LAKE VALLEY HEALTH DEPARTMENT

PLANNING AND DEVELOPMENT SERVICES DIVISION

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION OF FILE IN THIS OFFICE

DATE DIRECTOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. ____

S.L COUNTY DISTRICT ATTORNEY

MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS __ DAY OF __A.D., 20___ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR OR DESIGNEE

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE_____ENTRY_____BOOK_____PAGE_____

FEE SALT LAKE COUNTY RECORDER