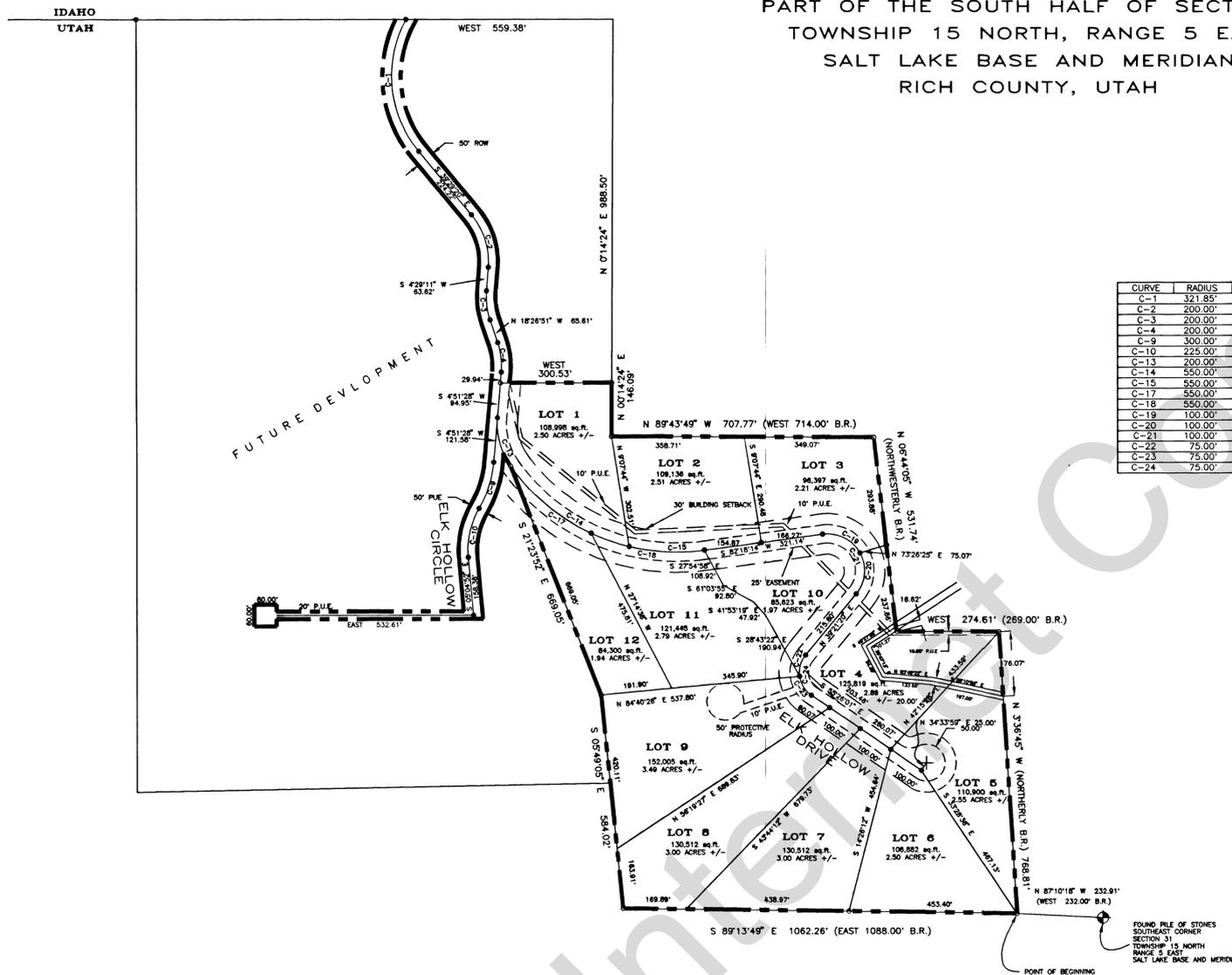




SCALE: 1 INCH = 200 FEET

FINAL PLAT ELK HOLLOW RANCHES PHASE I

PART OF THE SOUTH HALF OF SECTION 31
TOWNSHIP 15 NORTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
RICH COUNTY, UTAH



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	321.85'	381.60'	216.81'	359.64'	S 05°31'23" E	67°55'54"
C-2	200.00'	153.50'	80.75'	149.76'	S 17°30'05" E	43°58'31"
C-3	200.00'	80.05'	40.57'	79.52'	N 06°58'50" W	22°58'01"
C-4	200.00'	81.35'	41.25'	80.79'	S 06°47'41" E	23°18'18"
C-9	300.00'	132.27'	67.23'	131.20'	S 17°29'19" W	25°15'41"
C-10	225.00'	138.23'	71.37'	136.07'	S 12°31'09" W	35°12'01"
C-13	200.00'	139.50'	72.72'	136.69'	N 19°07'25" W	39°57'46"
C-14	550.00'	396.06'	207.05'	387.55'	N 55°44'04" W	41°15'31"
C-15	550.00'	204.78'	103.59'	203.59'	N 87°01'48" W	21°19'56"
C-17	550.00'	286.79'	146.74'	283.55'	N 50°02'36" W	29°52'35"
C-18	550.00'	314.05'	161.43'	309.79'	N 81°22'29" W	32°42'53"
C-19	100.00'	119.60'	68.12'	112.60'	N 63°26'00" W	68°31'33"
C-20	100.00'	119.60'	68.12'	112.60'	N 05°05'33" E	68°31'33"
C-21	100.00'	239.20'	254.20'	186.12'	N 29°10'13" W	137°03'08"
C-22	75.00'	82.04'	32.92'	60.29'	N 15°39'30" E	47°23'40"
C-23	75.00'	82.04'	32.92'	60.29'	S 31°44'11" E	47°23'40"
C-24	75.00'	124.08'	81.55'	110.40'	S 08°02'21" E	94°47'21"

DEVELOPMENT DATA

- SUBDIVISION AREA: 31.33 ACRES +/-
- TOTAL LOTS: 12
- DENSITY: 2.61 ACRES/LOT
- MIN. LOT SIZE: 1.94 ACRES
- BUILDING SETBACK: 30 FEET
- STREETS ARE ALREADY ROUGH GRADED
- ZONE: "R"
- TOTAL ROADWAY LENGTH: 4093 FEET

NOTES:

- 5/8" REBAR WITH PLASTIC CAPS SET AT ALL LOT CORNERS.
- LOT LINES ARE TO THE CENTERLINE OF THE ROAD WITH A 25' EASEMENT FOR INGRESS, EGRESS AND ALL UTILITIES.
- BUILDING SETBACK IS 30' FROM EASEMENT.

LEGEND

- UTILITY EASEMENT
- BUILDING SETBACK
- 5/8" REBAR WITH CAP
- CENTERLINE OF ROAD

SURVEYOR'S CERTIFICATE

I, WAYNE L. CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5162, AS PRESCRIBED UNDER 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 AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: ELK HOLLOW RANCHES PHASE I AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

ELK HOLLOW RANCHES
RICH COUNTY, UTAH
PROJECT # 95-157

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 87°10'18" WEST (WEST BY RECORD), 232.91 FEET (232.00 FEET BY RECORD), OF THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 3°36'45" WEST (NORTHERLY BY RECORD) ALONG A FENCELINE AND THE EXTENSION OF THE FENCELINE 768.81 FEET (NORTH 48 RODS AND WEST 282.00 FEET FROM THE POINT OF BEGINNING BY RECORD);
THENCE WEST 274.61 FEET (269.00 FEET BY RECORD),
THENCE NORTH 6°44'05" WEST (NORTHWESTERLY BY RECORD) 531.74 FEET TO A FENCE CORNER,
THENCE NORTH 89°43'49" WEST (WEST BY RECORD), ALONG AN EXISTING FENCELINE 707.77 FEET (714.00 FEET BY RECORD), TO THE CORNER OF THE FENCE,
THENCE NORTH 0°14'24" EAST (NORTH BY RECORD), ALONG THE FENCELINE 146.09 FEET;
THENCE SOUTH 300.53 FEET TO THE CENTERLINE OF A RIGHT OF WAY,
THENCE SOUTH 4°51'28" WEST, 94.95 FEET;
THENCE 139.50 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AND A LONG CHORD OF 136.69 FEET BEARING SOUTH 15°07'25" EAST;
THENCE SOUTH 21°23'52" EAST, 669.05 FEET;
THENCE SOUTH 5°49'05" EAST (SOUTH BY RECORD) ALONG A FENCE EXTENSION 584.02 FEET (22 RODS BY RECORD) TO A FENCE CORNER, (BY RECORD THE SOUTHEAST CORNER OF LOT 7 OF SAID SECTION),
THENCE SOUTH 89°13'49" EAST (EAST BY RECORD) ALONG THE FENCELINE 1062.26 FEET (1088.00 FEET BY RECORD) TO THE CORNER OF A FENCE AND THE POINT OF BEGINNING. CONTAINING 31.33 ACRES +/-.

ALONG WITH A 50.00 FOOT WIDE RIGHT OF WAY BEGINNING AT A POINT WHICH LIES NORTH 0°14'24" EAST, 988.50 FEET AND WEST 559.38 FEET FROM THE NORTHEAST CORNER OF LOT 1 IN SAID PHASE 1:

CENTERLINE OF THE RIGHT OF WAY DESCRIBED AS FOLLOWS:
381.80 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 321.85 FEET, AND A LONG CHORD OF 359.64 FEET BEARING SOUTH 5°31'23" EAST;
THENCE SOUTH 59°29'20" EAST, 224.22 FEET;
THENCE 153.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AND A LONG CHORD OF 149.76 FEET BEARING SOUTH 17°30'05" EAST;
THENCE SOUTH 4°29'11" WEST, 63.62 FEET;
THENCE 80.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AND A LONG CHORD OF 79.52 FEET BEARING SOUTH 6°58'50" EAST;
THENCE SOUTH 18°26'51" EAST, 65.61 FEET;
THENCE 81.35 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AND A LONG CHORD OF 80.79 FEET BEARING SOUTH 6°47'41" EAST;
THENCE SOUTH 4°51'28" WEST, 29.94 FEET TO THE NORTHWEST CORNER OF SAID PHASE 1.

ALONG WITH A PUBLIC UTILITY EASEMENT OF VARYING WIDTH, CENTERLINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PHASE 1:

THENCE AT A WIDTH OF 50.00 FEET, SOUTH 4°51'28" WEST, 94.95 FEET.
THENCE SOUTH 4°51'28" WEST, 121.58 FEET.
THENCE 132.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AND A LONG CHORD OF 131.20 FEET BEARING NORTH 17°29'19" EAST;
THENCE 138.23 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AND A LONG CHORD OF 136.07 FEET BEARING NORTH 12°31'09" EAST;
THENCE SOUTH 5°04'52" EAST, 158.38 FEET;
THENCE, AT A WIDTH OF 20.00 FEET, WEST, 532.61 FEET;
THENCE, AT A WIDTH OF 60.00 FEET, WEST, 60.00 FEET TO THE POINT OF TERMINATION.

DATE: 4/29/96 SIGNATURE: Wayne L. Crow

Knighon and Crow • P. C.
CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING
95 West Golf Course Road, Suite 101, Logan, Utah 84321 Ph. (801)752-8501 Fax. (801)752-8597

COMPUTER CARTOGRAPHY: D. TURNER PROJECT # 95-157

SANITARY DISTRICT APPROVAL

ON THIS PLAT IS APPROVED. WASTE DISPOSAL SYSTEM SHOWN

DATE: 4-30-96 DISTRICT: David E. Stanger

PLANNING COMMISSION APPROVAL

APPROVED THIS 30 DAY OF April A.D., 1996 BY THE Rich County PLANNING COMMISSION.

DATE: 4/30/96 CHAIRPERSON: Rufe Nelson

CERTIFICATE OF APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE: 4/30/96 ENGINEER: Tom Compton

CERTIFICATE OF APPROVAL

PRESENTED TO THE Rich County COUNCIL THIS 10th DAY OF May A.D., 1996. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNCIL CHAIRPERSON: Dee Johnson ATTEST: Pamela Shaul

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS ELK HOLLOW RANCHES PHASE I, DO HEREBY WARRANT AND SAVE THE MUNICIPALITY HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES AND DO HEREBY DEDICATE TO THE HOME OWNERS ASSOCIATION FOR THE PERPETUAL USE OF THE HOME OWNERS ASSOCIATION ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PRIVATE USE INCLUDING ROADS. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 1 DAY OF May A.D. 1996

B.W.B. INC.
P.O. BOX 510411
SALT LAKE CITY, UT

DATE: 4/29/96 SIGNATURE: Wayne L. Crow

COUNTY RECORDER'S No. 48565

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF B.W.B. Inc.
DATE 05/10/96 TIME 3:59 p.m. FEE 42.00
ABSTRACTED

INDEX FILED IN: FILE OF PLATS
COUNTY RECORDER: Debra Lee Ames

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 1 DAY OF May A.D., 1996

ATTORNEY: George W. Heston

CORPORATE ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Rich

ON THE 1 DAY OF May, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich IN SAID STATE OF Utah, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT DOUGLAS WILLMORE OF SAID CORPORATION AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 12/24/98 NOTARY PUBLIC: Tom Compton



SCALE OF PLAT: COUNTY OF SALT LAKE

ON THE 10th DAY OF May, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT DOUGLAS WILLMORE OF SAID CORPORATION AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF THEMSELVES AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/12/96 NOTARY PUBLIC: Tom Compton

