

# MEADOW RIDGE SUBDIVISION

Located in the Southwest Quarter of Section 19,  
Township 2 South, Range 6 East, Salt Lake Base and Meridian

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

## SURVEYORS CERTIFICATE

I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 36855, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS "MEADOW RIDGE SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

January 20, 2017  
Date

Wade Wilde  
Wade Wilde



## BOUNDARY DESCRIPTION

A portion of land located in the Southwest Quarter of Section 19, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North between the Southwest Corner and the West 1/4 Corner of said Section 19, described as follows:  
Beginning at a point North 887.31 feet from the Southwest Corner of Section 19, Township 2 South, Range 6 East, Salt Lake Base and Meridian, which point being located on the section line and fence line, and running thence North 1027.20 feet along said line, thence East 379.92 feet to the westerly line of Lambert Lane, thence South 25° 34' 15" East 872.17 feet along said line to the northerly line of parcel CD-585-A-1, the following three (3) courses are along the northerly, westerly and southerly lines of said parcel, thence West 269.78 feet, thence South 244.02 feet, thence East 444.23 feet to the westerly line of Lambert Lane, thence South 35° 34' 15" East 290.78 feet along said line, thence West 1114.57 feet to the point of beginning.  
Containing 15.62 Acres

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE "MEADOW RIDGE SUBDIVISION" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET THIS 9 DAY OF February, A.D. 20 17.

Kent Ure - manager Ure Brothers LLC

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 9 DAY OF Feb, 20 17 THE FOLLOWING:  
Kent Ure - manager Ure Brothers LLC

WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES NOV. 1, 2020  
Residing in Summit County  
Notary Public  
Shirley Vernon



## CONSENT TO RECORD

STATE OF UTAH  
COUNTY OF SUMMIT

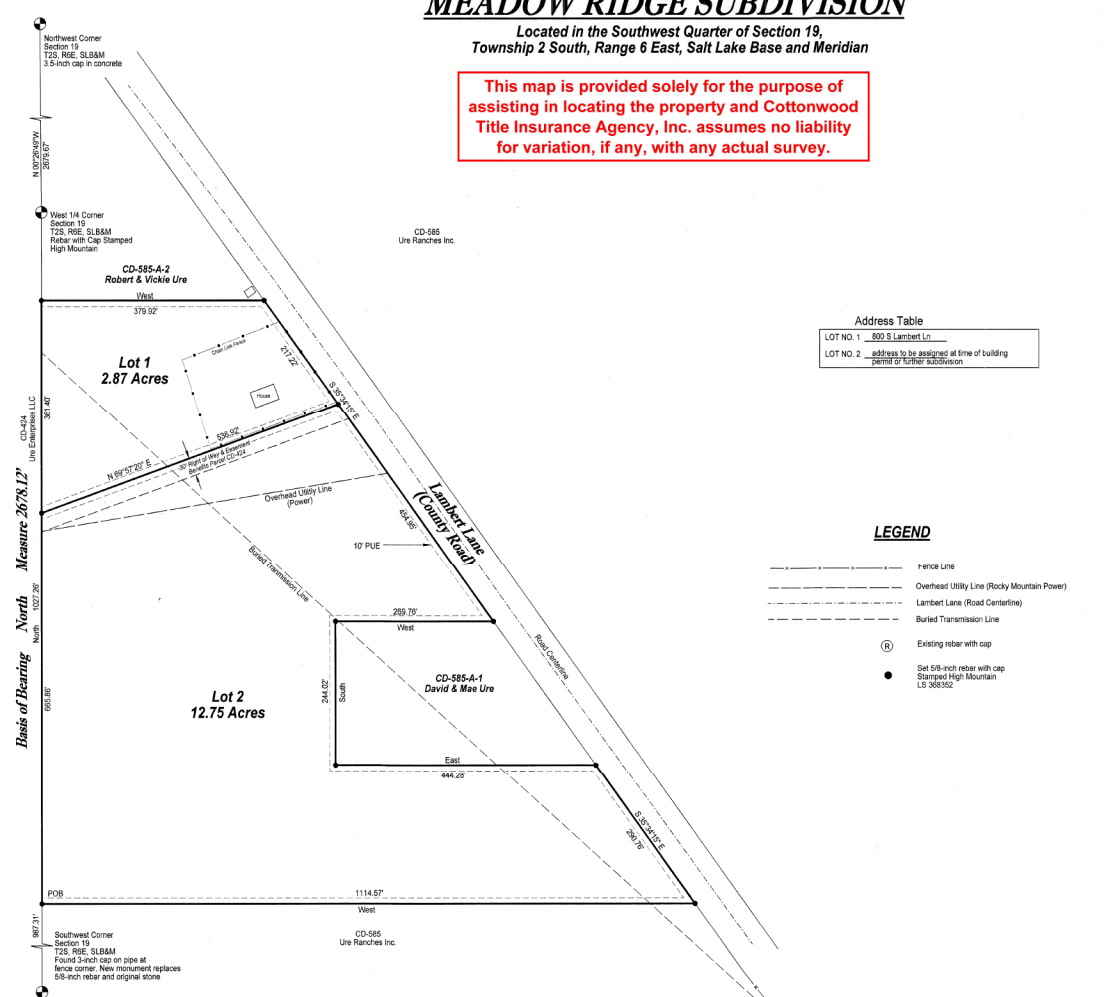
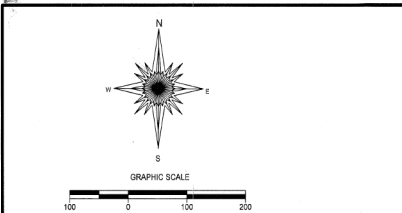
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY:

MY COMMISSION EXPIRES NOTARY PUBLIC

RESIDING IN COUNTY RECORDER



- NOTES:**
- All lots within the proposed subdivision are buildable, any further subdivision of such lots, whether by deed, bequeathed divorce decree, or other recorded instrument shall not result in a buildable lot until the same has been approved in accordance with the Eastern Summit County Development Code.
  - The owners of property within the Eastern Summit County recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. (Terms of each lot created in this subdivision / the owner of the residence constructed upon this lot) has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledges (and respects) that, so long as such lands and operations exist, there may be dust, noise, odor, color, odor, colored work hours, use of roadways for the purpose of hauling, moving animals, and other attributes associated with normal agricultural operations and rural business.
  - 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 may as may be necessary or desirable in providing utility service 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 lot owner's expense or the utility may remove such structures at the lot owner's expense. At no time may any permanent structure be placed within the PUE or any other obstruction which interferes with the use of the PUE or without the prior written approval of the utilities with facilities in the PUE.
  - All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.
  - Any well dug on the property must be located a minimum of 100 feet from the septic drain field.
  - 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 constitute acceptance, approval or acknowledgement of any terms contained in the plat, 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 1-800-368-8532.
  - All buildings shall meet the requirements of the current International Fire Code and the 2005 or newer Wildland-Urban Interface Code at the time of building permit issuance.
  - No additional minor subdivision of the property will be allowed and that any further subdivision must comply with the major review process.
  - Writer has not been approved for this site. It shall be the responsibility of each lot owner to demonstrate that water of adequate quantity is available for each lot prior to the issuance of a building permit. This shall be accomplished with a memorandum of decision from a state engineer for a private well or a written commitment from a municipality or private company.
  - Septic or sewage has not been approved for this site. The property owner shall demonstrate that the property can adequately support a septic system per state/country requirements or has access to an operational approved sewer system prior to the issuance of a building permit through an approval letter from the County Health Department.

<b>COUNTY ASSESSOR</b> Approved and accepted by the Summit County Assessor this 13 <sup>th</sup> day of February, 2017. <i>Cara DeRichias</i> COUNTY ASSESSOR, Chief Deputy	<b>ROCKY MOUNTAIN POWER</b> Approved and accepted this 9 <sup>th</sup> day of February, 2017. <i>Arnon Turner</i> ROCKY MOUNTAIN POWER	<b>QUESTAR GAS COMPANY</b> Approved and accepted this 9 <sup>th</sup> day of February, 2017. <i>Randy Shiff</i> QUESTAR GAS COMPANY Title:	<b>GOVERNING BODY APPROVAL AND ACCEPTANCE</b> Approved this 27 <sup>th</sup> day of February, 2017. On behalf of Summit County Council per Eastern Summit County Development Code, Section 12.3.1. Community Development Director The Land Use Authority <i>John B. Hansen</i> Chair	<b>SOUTH SUMMIT FIRE DISTRICT</b> Approved and Accepted this 9 <sup>th</sup> day of Feb, 2017. South Summit FIRE DISTRICT BY: <i>Ed P. Zick</i>	
<b>PREPARED BY:</b> <b>HIGH MOUNTAIN SURVEYING, LLC</b> P.O. Box 445 1825 South Hoytsville Road Coalville, Utah 84017 435-336-4210	<b>COUNTY ENGINEER</b> Approved and accepted by the Summit County Engineering Department this 14 <sup>th</sup> day of February, 2017. <i>Arnon Turner</i> COUNTY ENGINEER	<b>SUMMIT COUNTY HEALTH</b> Approved and Accepted this 21 <sup>st</sup> day of Feb., 2017. DEPARTMENT OF HEALTH BY: <i>RL Miller</i>	<b>PLANNING COMMISSION</b> The Eastern Summit Planning Commission forwarded a positive recommendation for approval of this plat pursuant to a public hearing held on 27 <sup>th</sup> day of Feb., 2017. Date: 2/27/17 Chair: <i>John B. Hansen</i>	<b>APPROVAL AS TO FORM</b> Approved as to form this 15 <sup>th</sup> day of March, 2017. COUNTY ATTORNEY BY: <i>Helen Strachan</i>	<b>COUNTY RECORDER</b> STATE OF UTAH COUNTY OF SUMMIT Recorded and filed at the request of <b>URE BROTHERS LLC</b> Date: 3/3/2017 Time: 10:05 AM Entry # 1064835 PREPARED FOR: Ure Ranches Inc. <i>C. Willoughby-deputy</i> \$32.00 COUNTY RECORDER