

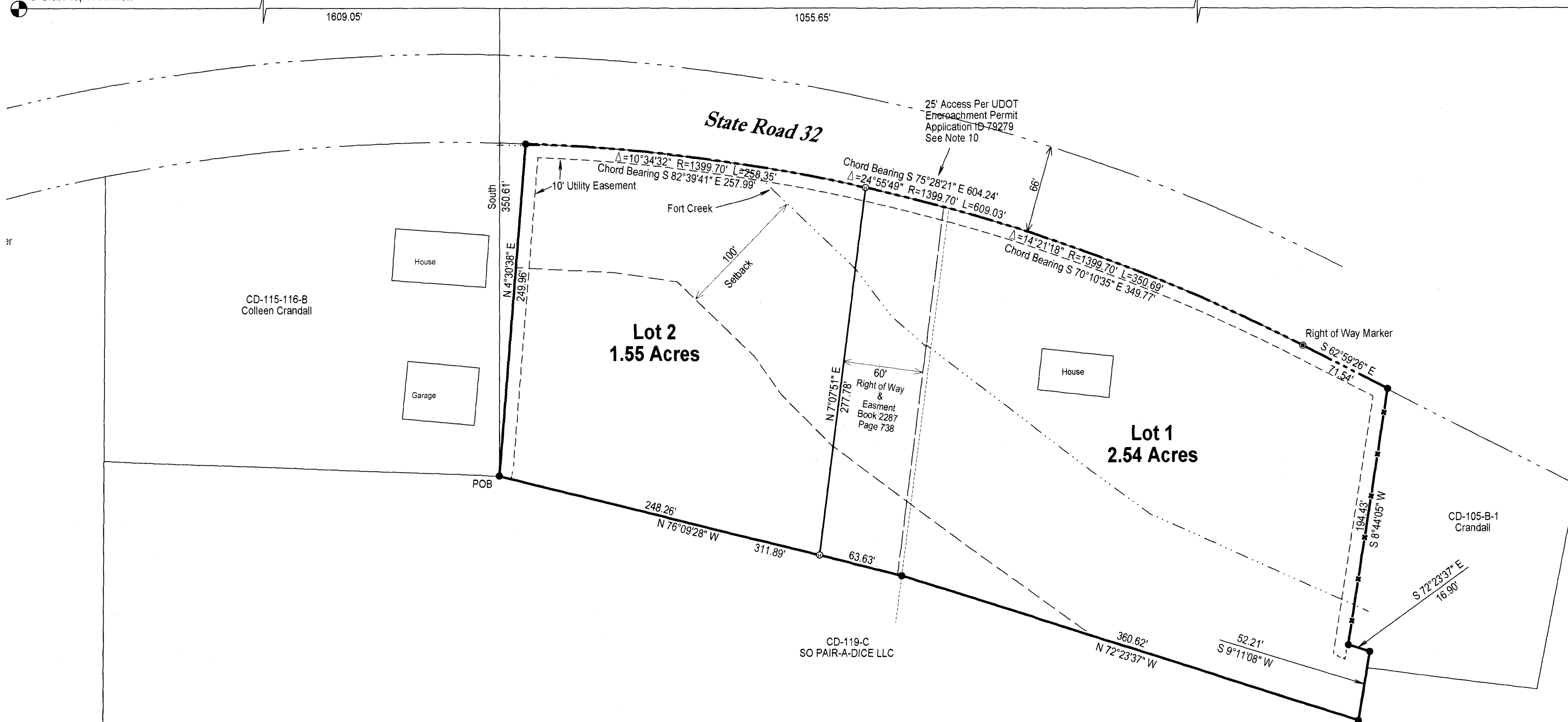
CHOKECHERRY HILL SUBDIVISION

Located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East,
Salt Lake Base & Meridian
Peoa, Summit County, Utah

Basis of Bearing
West
Meas. 2664.70'

North 1/4 Corner
Section 24, T1S, R5E, SLB&M
3" Brass cap in concrete

Northwest Corner
Section 24, T1S, R5E, SLB&M
3" Brass cap in concrete



DEVELOPER

Lorie Leavitt
2601 W State Road 32
Peoa, Utah 84061

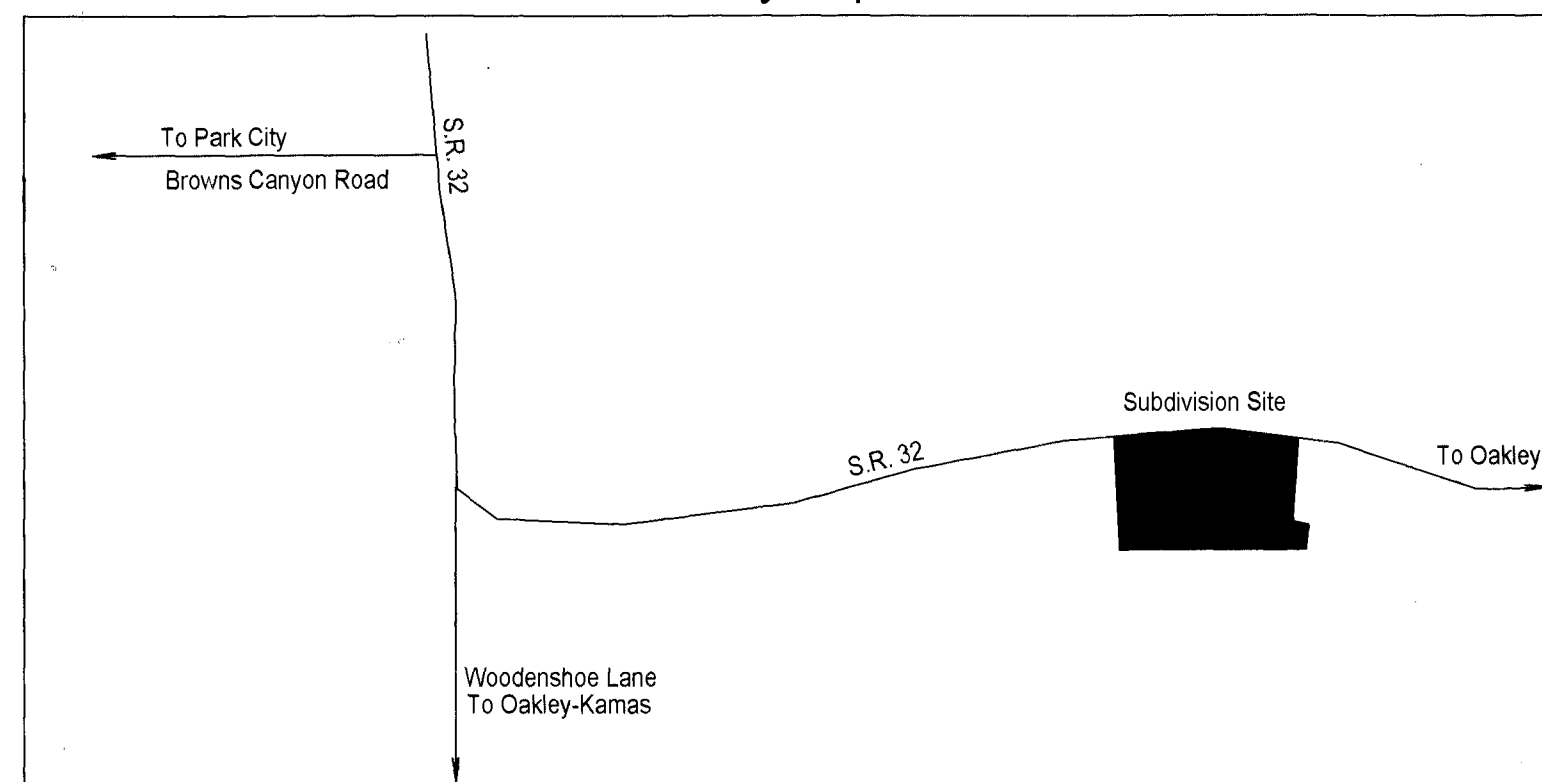
Address Table

LOT NO. 1 2601 W State Road 32
LOT NO. 2 2657 W State Road 32

NOTES

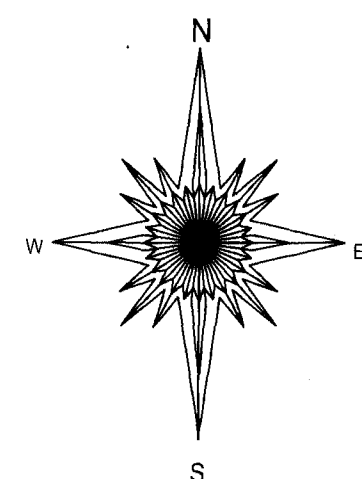
- All lots within the proposed subdivision are buildable, any further subdivision of such lots, whether by deed, bequest, divorce decree, or other recorded instrument shall not result in a buildable lot until the same has been approved in accordance with the Eastern Summit County Development Code.
- 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. (Owners of each lot platted 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 acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding / 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 map 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 structures be placed within the PUE or any other obstruction which interferes with the use of the PUE or any 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.
- The use of conventional septic tanks has been approved at the time of plat recordation, but property owners are still required to demonstrate that the property can adequately support a septic system per state/county 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.
- Any well dug on the property must be located a minimum of 100 feet from the septic drainfield.
- 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 1-800-366-8532.
- 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.
- Lots 1 Subject to a Right of Way and Easement found in Book 2287, Page 738, recorded April 4, 2015.
- UDOT has approved an Encroachment Permit (8772017) with an Application ID 79279. A recorded agreement for said access is also found in Book 2416, Page 639, Summit County Recorder's Office.
- Project site located in FEMA Flood Plain, Zone X (Minimal Flood Hazard) taken from Map# 49043C0975C.

Vicinity Map

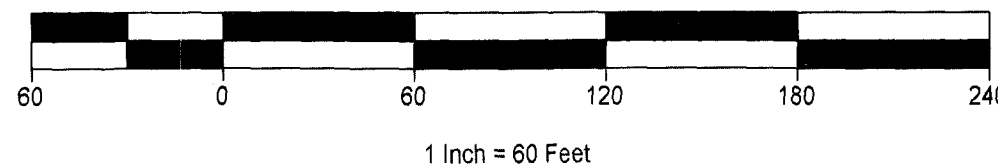


LEGEND

— x — x — x —	Fence Line
— — — — —	Right of Way S.R. 32
— — — — —	Dirt Road Centerline
— — — — —	Right of Way & Easement
— — — — —	10' Public Utility Easement
— — — — —	Fort Creek
— — — — —	100' Creek Setback
⊕	Rebar with Cap Stamped High Mountain LS 368352 To be Set
⊙	Right of Way Monument
●	Existing Rebar with Cap Stamped High Mountain LS 368352



GRAPHIC SCALE

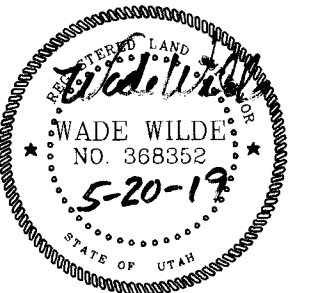


SURVEYORS CERTIFICATE

I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368352, 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 "CHOKECHERRY HILL SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

May 20, 2019
Date

Wade Wilde
Wade Wilde



BOUNDARY DESCRIPTION

A portion of land located in the Northwest Quarter of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of said Section 24, described as follows:

Beginning at a point West 1055.65 feet and South 706.50 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 4°30'38" East 249.96 feet to the southerly line of State Road 32, thence along said road line along the arc of a curve to the right 609.03 feet, having a radius of 1399.70 feet a central angle of 24°55'49", and a chord of 604.24 feet bearing South 75°23'21" East, thence South 62°58'28" East 71.54 feet along said road line; thence South 9°44'05" West 134.43 feet along the westerly line of parcel CD-105-B-1 being an exiting fence line; thence South 72°23'37" East 16.90 feet; thence South 9°11'08" West 52.21 feet; thence North 72°23'37" West 360.62 feet; thence North 76°09'28" West 311.89 feet to the point of beginning.

Containing 4.09 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 "CHOKECHERRY HILL 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 We HAVE HEREUNTO SET our hands THIS 9 DAY OF August A.D. 20 19.

Dale B. Leavitt Trustee of the D&L Leavitt Family Trust
Lorie Leavitt Trustee of the D&L Leavitt Family Trust

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

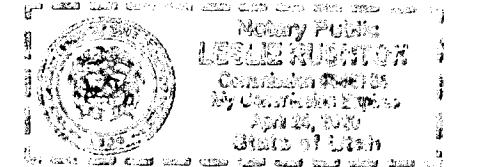
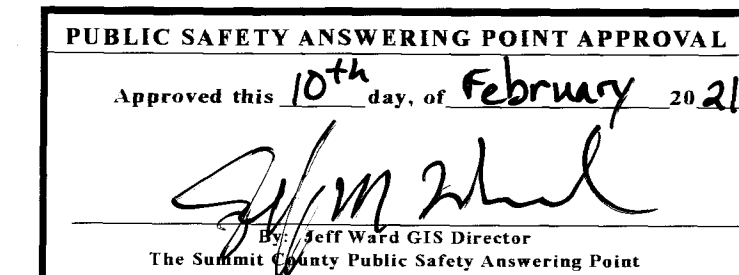
PERSONALLY APPEARED BEFORE ME THIS 9 DAY OF August, 20 19 THE FOLLOWING:

Dale B. Leavitt Trustee of the D&L Leavitt Family Trust
Lorie Leavitt Trustee of the D&L Leavitt Family Trust

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

MY COMMISSION EXPIRES 4/24/2020
RESIDING IN Summit County

Julie Keaton
NOTARY PUBLIC



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 ASSESSOR

Approved and accepted by the Summit County Assessor this 7th day of August, 20 19.
Spencer
COUNTY ASSESSOR

ROCKY MOUNTAIN POWER

Approved and accepted this 10th day of July, 20 19.
ROCKY MOUNTAIN POWER
Acron Turner

DOMINION ENERGY

Approved and accepted this 8 day of July, 20 19.
DOMINION ENERGY
By: WJA
Title: Pres. Const. Spec.

GOVERNING BODY APPROVAL AND ACCEPTANCE

Approved this 19th day of August, 20 19.
On behalf of Summit County Council per Eastern Summit County Development Code, Section _____
TRJ + J
Community Development Director
The Land Use Authority

SOUTH SUMMIT FIRE DISTRICT

Approved and Accepted this 15 day of July, 20 19.
SSFD FIRE DISTRICT
BY: Scott C. Lewis

PREPARED BY:

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-336-4210

COUNTY ENGINEER

Approved and accepted by the Summit County Engineering Department this 17th day of October, 20 19.
Nicholas H. Kaddell
COUNTY ENGINEER

SUMMIT COUNTY HEALTH

Approved and Accepted this Aug day of 7, 20 19.
DEPARTMENT OF HEALTH
BY: John P. ...

PLANNING COMMISSION

The Eastern Summit Planning Commission forwarded a positive recommendation for approval of this plat pursuant to a public hearing held on 15 day of August, 20 19.
8/15/19
Date
Tom & Chyle
Chair

APPROVAL AS TO FORM

Approved as to form this 9th day of February, 20 21.
COUNTY ATTORNEY
BY: Helen Storchay

COUNTY RECORDER

STATE OF UTAH COUNTY SUMMIT
Recorded and filed at the request of
LORIE LEAVITT
Date: 8/15/2019 Time: 11:19 AM
Entry # 1155217 Fee: 54.00
William D. ...
COUNTY RECORDER

CHOKECHERRY HILL SUBDIVISION