

VICINITY MAP
-NTS-

SETBACK REQUIREMENTS

There shall be no area, width, location, height and size requirements, except that all buildings shall be set back from public streets a distance of not less than fifteen feet (15') nor more than thirty feet (30') from the right of way line of any public street. Within the required setback area from the street, there shall be only paved walks, driveways, lawns and landscaping. No parking shall be allowed in this required setback. Maximum height of all buildings shall be thirty five feet (35') as measured from the median grade level located along the building to the highest point on the building. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

DENSITY TABLE

CURRENT ZONING: COMMERCIAL C-1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF DEVELOPMENT: 1.40 ACRES (60,984 SF)
TOTAL ACREAGE IN LOTS: 1.40 (60,984)
STREET DEDICATION: 41 SF
TOTAL ACREAGE IN GREEN/OPEN SPACE: 0
DENSITY 0.71 UNITS/ACRE

NOTE

1. LOT A DEDICATED TO ELK RIDGE CITY.

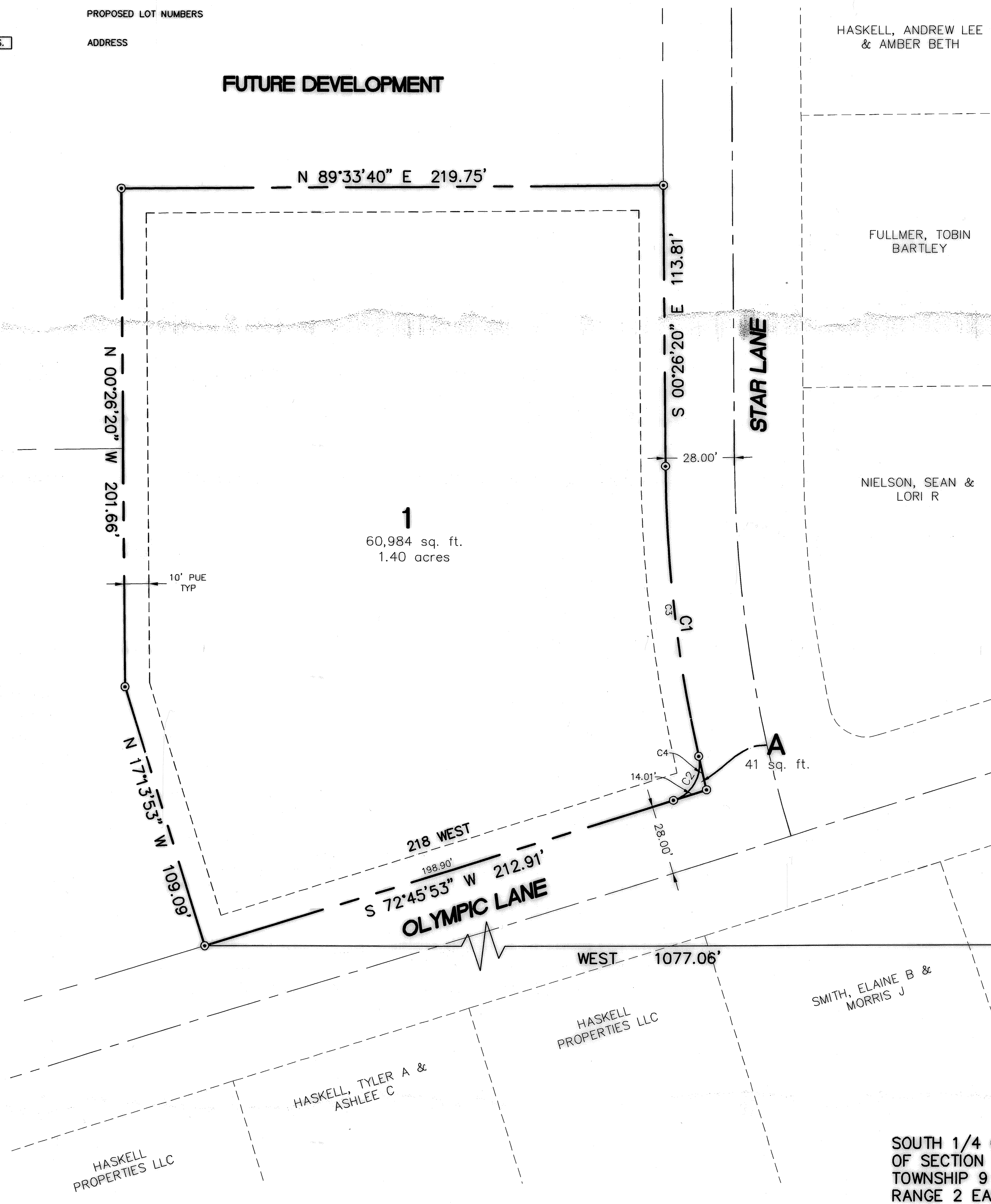
FUTURE DEVELOPMENT

LEGEND

- △ CALCULATED POINT
- SET 5/8 REBAR AND CAP
- SET 1/2" PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EXISTING DEED LINE
- EXISTING STREET CENTERLINE
- 1 PROPOSED LOT NUMBERS
- 1855 S. ADDRESS

FUTURE DEVELOPMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	556.00	132.00	131.69	S 07°14'28" E	13°36'08"
C2	15.00	22.35	20.34	N 30°04'25" E	85°22'57"
C3	556.00	118.17	117.95	S 06°31'44" E	12°10'39"
C4	556.00	13.82	13.82	S 13°19'48" E	1°25'29"



BASIS OF BEARING
ALONG THE QUARTER SECTION LINE
N 0°26'23" W 2128.12'

SOUTH 1/4 CORNER
OF SECTION 23,
TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SLB&M.

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Barry L. Prettyman

June 28, 2012
DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°26'23" WEST 2128.12 FEET ALONG THE QUARTER SECTION LINE AND WEST 1077.06 FEET TO THE POINT OF BEGINNING
THENCE NORTH 17°13'53" WEST 109.09 FEET; THENCE NORTH 00°26'20" WEST 201.66 FEET; THENCE NORTH 89°33'40" EAST 219.75 FEET; THENCE SOUTH 00°26'20" EAST 113.81 FEET; THENCE ALONG THE ARC OF A 556.00 FOOT RADIUS CURVE TO THE LEFT 132.00 FEET (CHORD BEARING SOUTH 07°14'28" EAST 131.69 FEET); THENCE SOUTH 72°45'53" WEST 212.91 FEET TO THE POINT OF BEGINNING.
(AREA = 1.40 ACRES)

ENT 161312013 Map 13801
JEFFERY SHITH
UTAH COUNTY RECORDER
2013 Jan 07 9:40 am FEE 32.00
RECORDED FOR ELK RIDGE CITY

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, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF Aug. 2 A.D. 2012.

MANAGING MEMBER: *Lee F. Haskell* MEMBER: *Lee F. Haskell Properties, LLC*

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 2nd DAY OF August, A.D. 2012
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
November 30, 2015
MY COMMISSION EXPIRES
Mary Preece
NOTARY PUBLIC (SEAL)

LEGISLATIVE BODY

THE CITY COUNCIL OF ELK RIDGE CITY, 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 THIS 12 DAY OF June A.D. 2012.

Hal Shelling
Ernest D. Burke
Ed

APPROVED CITY ENGINEER
ATTEST *Janet Davis* CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 24th DAY OF May A.D. 2012, BY THE Elk Ridge PLANNING COMMISSION.
Mary Preece
DIRECTOR-SECRETARY
John Smith
CHAIRMAN, PLANNING COMMISSION

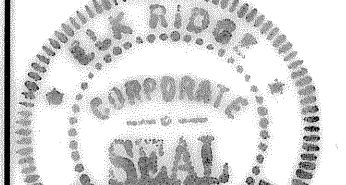
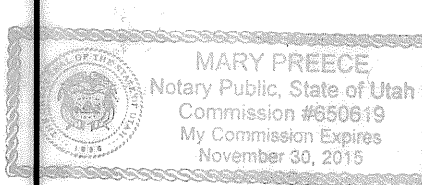
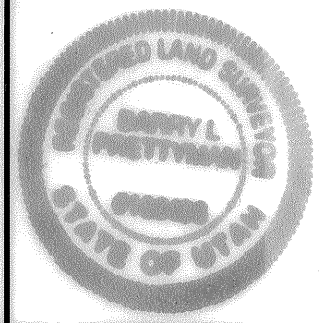
STRAWBERRY ELECTRIC SERVICE DISTRICT

APPROVED THIS 10th DAY OF DECEMBER A.D. 2012, BY THE MANAGER OF STRAWBERRY ELECTRIC SERVICE DISTRICT.
Wal R. Kellum 12/10/12

HASKELL COMMERCIAL

A COMMERCIAL DEVELOPMENT
ELK RIDGE, UTAH COUNTY, UTAH
CONTAINING 1 LOTS, AND 1.40 ACRES

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



0 15 30 60 90
-24"x36"-
SCALE 1" = 30'
-11"x17"-
SCALE 1" = 60'