

**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 only be paved walkways, 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)

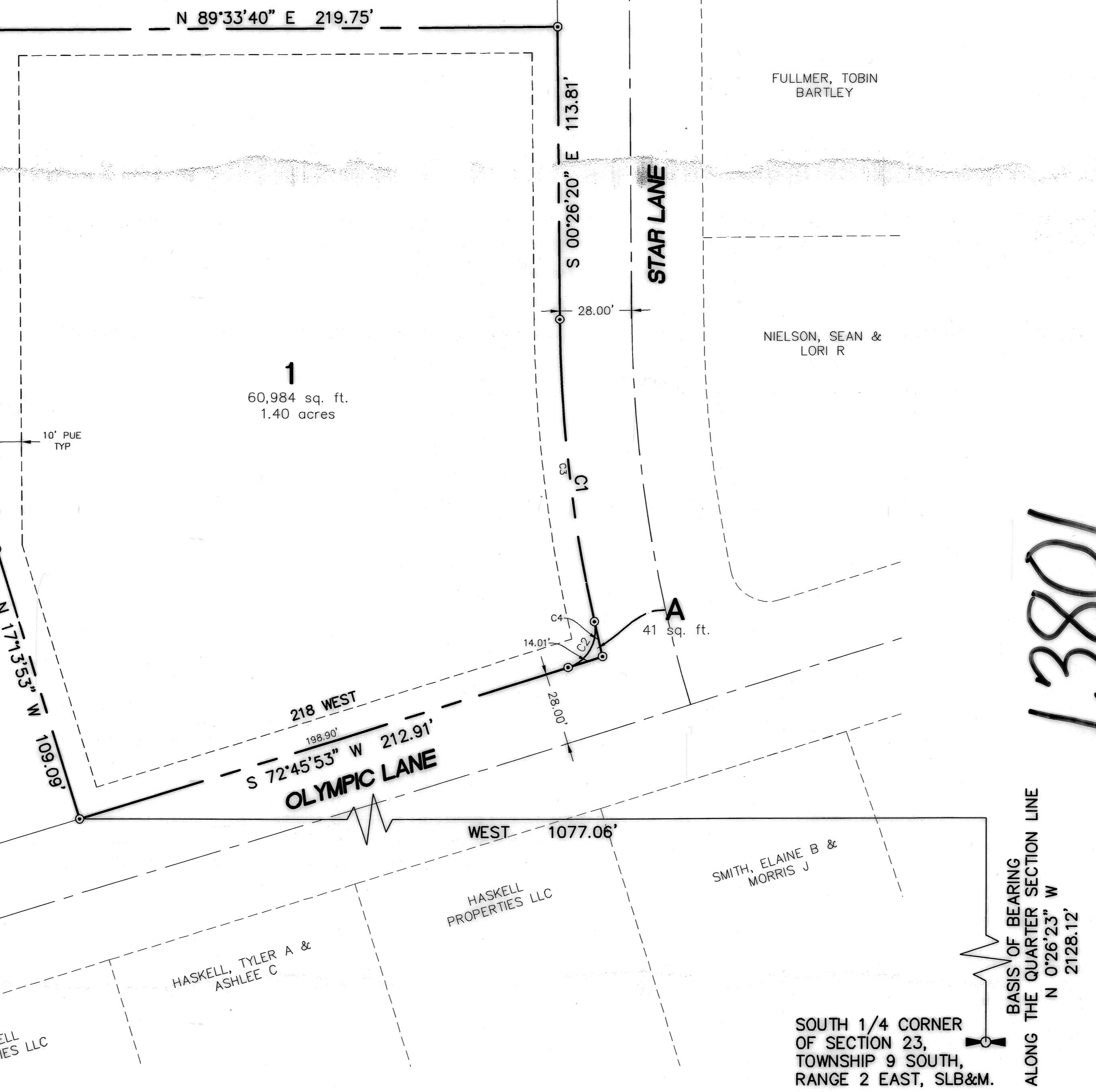
**DENSITY TABLE**  
CURRENT ZONING: COMMERCIAL C-1  
TOTAL NUMBER OF LOTS: 1  
TOTAL ACREAGE OF DEVELOPMENT: 1.40 ACRES (60,984 SF)  
TOTAL ACREAGE IN LOTS: 1.40 (60,984)  
STREET DEDICATION: 41 SF  
TOTAL ACREAGE IN GREEN/OPEN SPACE: 0  
DENSITY 0.71 UNITS/ACRE

**NOTE**  
1. LOT A IS DEDICATED TO ELK RIDGE CITY.

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	12°5'29"



**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 22 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 1613:2013 Map 13801  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Jun 07 9:40 am FEE 32.00 BY ED  
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 MANAGER  
Lee F. Haskell Properties, LLC  
MEMBER: MEMBER:

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF UTAH S.S.  
ON THE 2<sup>nd</sup> 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 Shellen  
Brian D. Bush  
ES  
APPROVED ATTEST  
CITY ENGINEER CITY RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 24<sup>th</sup> DAY OF May A.D. 2012 BY THE Elk Ridge  
PLANNING COMMISSION.  
Marianda Bassis  
DIRECTOR-SECRETARY  
Chairman, Planning Commission

**STRAWBERRY ELECTRIC SERVICE DISTRICT**

APPROVED THIS 10<sup>th</sup> DAY OF December A.D. 2012, BY THE Manager of  
STRAWBERRY ELECTRIC SERVICE DISTRICT.  
Carol Kellsworth 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