

MORGAN COUNTY, UTAH.

MORGAN COUNTY RECORDER

MORGAN COUNTY RECORDER
BY: _____ DEPUTY _____

MOUNTAIN ENGINEERING
2250 W OLD HIGHWAY ROAD

FINAL PLAT LEGACY HILLS, PHASE 2

A PART OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY,
MORGAN COUNTY, UTAH.

SEE SHEET 2 OF 3

DRAINAGE AND SLOPE EASEMENT LINE TABLE			DRAINAGE AND SLOPE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L250	51.48	S58°44'02"E	L266	125.53	N43°52'24"E
L251	66.42	N00°28'55"E	L267	96.00	N78°55'20"E
L252	69.64	N08°20'05"W	L268	80.77	S11°54'30"E
L253	51.92	N08°04'41"E	L269	149.93	S71°45'17"E
L254	123.99	S70°24'22"W	L270	59.17	S73°38'47"E
L255	31.53	N64°17'17"W	L271	75.46	S38°59'07"E
L256	132.37	S01°02'21"E	L272	75.46	S58°26'17"E
L257	72.12	S82°49'11"E	L273	75.46	S08°08'34"W
L258	54.97	S42°57'54"E	L274	75.46	S48°32'24"W
L259	10.00	S01°36'35"W	L275	75.46	S51°25'06"E
L260	10.00	S05°21'44"E	L276	74.01	S85°15'01"W
L261	79.21	S80°29'41"W	L277	10.00	N04°58'30"W
L262	86.21	N58°59'24"W	L278	90.20	N56°36'03"E
L263	197.19	N16°33'00"W	L279	85.89	N17°22'59"E
L264	92.94	N19°24'28"E	L280	85.89	N47°42'42"W
L265	92.94	N43°08'17"E	L281	90.20	N66°56'47"W

BUILDING ENVELOPE

1. ALL RESIDENTIAL STRUCTURES MUST BE CONTAINED WITHIN THE BUILDING ENVELOPE.
2. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 50' FOOT SETBACK FROM GROUND SLOPES EXCEEDING 40% SLOPE. ALL REQUIRED SETBACKS FROM PROPERTY BOUNDARIES MUST ALSO BE MAINTAINED.
3. Areas of lots which are twenty five percent (25%) slope or greater are considered unbuildable, and shall not be included within the building envelope.

LINE TYPE LEGEND

- DESIGN CENTERLINE
- EASEMENT CENTERLINE
- DRAINAGE OR SLOPE EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED PROP/LOT BOUNDARY
- SUBDIVISION BOUNDARY
- EXISTING PROP BOUNDARY

WASTE WATER AND SOILS EVALUATION NO. 15294

LEGACY HILLS, PHASE 2
BRENT ANDERSON
3350 W. LEGACY HILLS DRIVE
PARCEL NO. 01-004-244 AND 01-004-245
REFER TO OTHER SOURCES FOR CURRENT PARCEL NUMBERS, ADDRESSES, ETC.

EXPLORATION PIT NO. TP 1 (LOT 4)
0'-15" GRAVELLY LOAM, GRANULAR STRUCTURE, 15% GRAVEL/COBBLE
15'-48" GRAVELLY, SILTY CLAY LOAM, BLOODY STRUCTURE, 80%COBBLE-STONE (NOT FEASIBLE FOR CONVENTIONAL ABSORPTION BED)
48'-122" GRAVELLY, COARSE SANDY LOAM, MASSIVE STRUCTURE, 80%COBBLE-STONE (NO PERCOLATION TEST REQUIRED)
DEEPWALL WASTEWATER DISPOSAL SYSTEM REQUIRED, 0.45 GAL/SQ.FT./DAY MAX. LOADING.

EXPLORATION PIT NO. TP 2 (LOT 5) (NOW BEING LOT 6)
0'-15" GRAVELLY LOAM, GRANULAR STRUCTURE, 15% GRAVEL/COBBLE
15'-24" GRAVELLY, SILTY CLAY LOAM, BLOODY STRUCTURE, 80%COBBLE-STONE (NOT FEASIBLE FOR CONVENTIONAL ABSORPTION BED)
24'-102" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 80%COBBLE-STONE (NO PERCOLATION TEST REQUIRED)
DEEPWALL WASTEWATER DISPOSAL SYSTEM REQUIRED, 0.45 GAL/SQ.FT./DAY MAX. LOADING.

EXPLORATION PIT NO. TP 3 (LOT 6) (NOW BEING LOT 7)
0'-15" GRAVELLY LOAM, GRANULAR STRUCTURE, 20% GRAVEL/COBBLE
15'-73" LOAM, MASSIVE STRUCTURE
73'-154" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 40%COBBLE-STONE (NO PERCOLATION TEST REQUIRED)
DEEPWALL WASTEWATER DISPOSAL SYSTEM REQUIRED, 0.45 GAL/SQ.FT./DAY MAX. LOADING.

EXPLORATION PIT NO. TP 4 (LOT 7) (KELLY MOSE 15AC PARCEL, NOT A PART HEREOF)
0'-44" GRAVELLY LOAM, GRANULAR STRUCTURE, 15% GRAVEL/COBBLE
44'-80" GRAVELLY, SILTY CLAY LOAM, BLOODY STRUCTURE, 80%COBBLE-STONE (NOT FEASIBLE FOR CONVENTIONAL ABSORPTION BED)
80'-112" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 80%COBBLE-STONE (NO PERCOLATION TEST REQUIRED)
DEEPWALL WASTEWATER DISPOSAL SYSTEM REQUIRED, 0.45 GAL/SQ.FT./DAY MAX. LOADING.

CORNER IN PLACE (NOT UNCOVERED) DUE TO FARMING OPERATIONS SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 EAST.

LEGEND:

- WELL HEAD
- PERCOLATION TEST PIT
- FOUND "MOUNTAIN ENGINEERING" REBAR AND CAP OR OTHER AS INDICATED
- SET 5/8 REBAR W/CAP OR AS INDICATED
- SET BY OTHERS AS INDICATED
- SET NAIL AND WASHER
- SECTION CONTROL OR U.O.I.: RIGHT OF WAY MONUMENT: AS INDICATED
- RECORD DATA
- P.U.E.: PUBLIC UTILITY EASEMENT
- P.O.B.: POINT OF BEGINNING
- TP# TEST PIT #1, 2, 3, ETC.

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
MORGAN COUNTY RECORDER _____
BY: _____ DEPUTY.

BUILDING ENVELOPE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD (CHORD BEARING)
C200	144.63	137.00	60°02'12"	138.01 N30°44'38"E
C201	80.73	233.00	21°43'58"	80.31 S42°45'31"E
C202	155.42	85.00	93°44'19"	158.68 S42°00'07"E
C204	166.73	86.42	110°32'48"	142.05 N62°25'44"E
C205	135.62	107.00	51°47'37"	138.12 S81°52'28"E
C206	135.75	212.65	89°07'30"	298.41 N40°32'11"E
C207	197.65	211.57	53°31'41"	190.54 N43°52'07"W
C208	155.42	85.00	93°44'19"	158.68 N49°30'07"W
C209	735.97	87.00	112°19'49"	144.53 S38°31'36"E

BUILDING ENVELOPE LINE TABLE			BUILDING ENVELOPE LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L301	60.24	S02°58'17"E	L317	24.08	N47°36'25"E
L302	132.48	N73°50'49"E	L318	97.53	N74°32'00"E
L303	196.54	S30°08'22"E	L319	48.72	N02°53'44"E
L304	316.88	S30°08'22"E	L320	41.30	N71°08'26"E
L305	89.20	S60°20'07"W	L321	298.13	S82°08'34"W
L306	211.84	N59°14'38"W	L322	43.16	N66°53'50"W
L307	15.45	S78°08'45"W	L323	45.00	S04°58'30"E
L308	131.11	N43°08'15"W	L324	52.56	N89°09'12"E
L309	75.43	N38°32'28"E	L325	80.21	S84°07'49"E
L310	179.77	N43°08'15"W	L326	88.26	S19°32'20"E
L311	153.03	N08°08'08"W	L327	80.78	N45°02'58"W
L312	103.68	N08°08'08"W	L328	164.00	S12°02'09"W
L313	475.43	N84°07'36"E	L329	55.37	N78°45'56"W
L314	63.35	N19°24'28"E	L330	307.78	S11°45'54"W
L315	177.21	N23°56'10"E	L331	56.95	N71°01'15"W
L316	85.01	S68°10'54"E			

LINE TABLE

LINE	LENGTH	BEARING
L209	45.45	S11°46'27"W
L210	43.74	N11°46'27"E
L211	24.84	S67°02'22"W
L212	1.71	N11°46'27"E
L213	2.19	S66°41'54"W
L214	2.06	S76°02'02"E
L215	81.74	N11°04'35"W
L216	36.00	S78°55'25"W
L217	70.00	N11°04'35"W
L218	36.00	S06°59'04"W
L219	70.00	S25°02'43"W
L220	36.00	N64°57'17"W
L221	81.74	S25°02'43"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD (CHORD BEARING)
C201	232.17	168.00	79°10'52"	214.13 S27°34'56"W
C202	207.30	150.00	79°10'52"	191.19 S27°34'56"W
C203	218.29	1000.00	12°30'25"	217.86 N05°45'18"W
C204	211.14	200.00	60°29'12"	201.47 N30°44'31"E
C205	94.25	150.00	N59°56'37"	92.70 N78°59'05"E
C206	503.54	150.00	192°20'18"	298.26 S00°48'55"W
C207	472.23	150.00	180°22'44"	300.00 N05°09'52"W
C208	389.02	150.00	148°35'45"	288.80 S10°43'38"W
C209	381.48	150.00	145°42'48"	286.67 N09°17'10"E
C210	110.98	200.00	31°47'37"	109.56 S81°57'38"E
C211	60.19	150.00	22°59'22"	59.78 N77°33'31"W
C212	52.96	132.00	22°59'22"	52.61 N77°33'31"W
C213	120.97	218.00	31°47'37"	119.42 S81°57'38"E
C214	427.25	168.00	145°42'48"	321.07 N09°17'10"E
C215	342.34	132.00	148°35'45"	254.15 S10°43'38"W
C216	528.90	168.00	180°22'44"	336.00 N05°09'52"W
C217	443.12	132.00	192°20'18"	262.47 S00°48'55"W
C218	105.56	168.00	35°59'57"	103.83 N30°44'31"E
C219	230.14	218.00	60°29'12"	219.60 N30°44'31"E
C220	222.22	1018.00	12°30'25"	221.78 N05°45'18"W
C221	182.42	132.00	79°10'52"	168.25 S27°34'56"W
C222	18.63	982.00	106°13'17"	18.63 N11°27'54"W
C223	195.73	986.10	112°22'22"	195.41 N05°12'24"W
C224	192.14	182.00	62°29'12"	183.34 N68°04'03"E
C225	32.63	132.00	14°09'52"	32.55 N88°04'01"E
C226	50.30	132.00	21°50'05"	50.00 N88°04'01"E
C227	563.97	168.00	192°20'18"	334.05 S00°48'55"W
C228	415.56	132.00	180°22'44"	264.00 N05°09'52"W
C229	435.71	168.00	148°35'45"	323.46 S10°43'38"W
C230	335.70	132.00	145°42'48"	252.27 N09°17'10"E
C231	100.99	168.00	31°47'37"	99.70 S81°57'38"E
C232	67.41	168.00	22°59'22"	66.26 N77°33'31"W

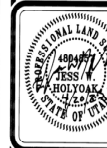
SHEET 3 OF 3

LEGACY HILLS, PHASE 2

FINAL PLAT
A PART OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY,
MORGAN COUNTY, UTAH.

MOUNTAIN ENGINEERING
2250 W. OLD GARDEN ROAD
MORGAN, UTAH 84050
TEL (801) 876-3978

DATE: BY: JWH
REVISED PER COUNTY RECORDER (01-23)
JWH
REVISED PER COUNTY SUPERVISOR (2)
JWH
REVISED PER COUNTY SUPERVISOR (2)
JWH



DESIGNED BY: JWH
DRAWN BY: JWH
DATE: APRIL, 2023

DRAWN BY: JWH
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DRAWN BY: JWH
DATE: APRIL, 2023

DRAWING NO.: ME 20-01-23-01
SHEET 3 OF 3
FILE: m002_ph2_r01_15