

BL 1403939 BL 401 Pg 7/74

THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.

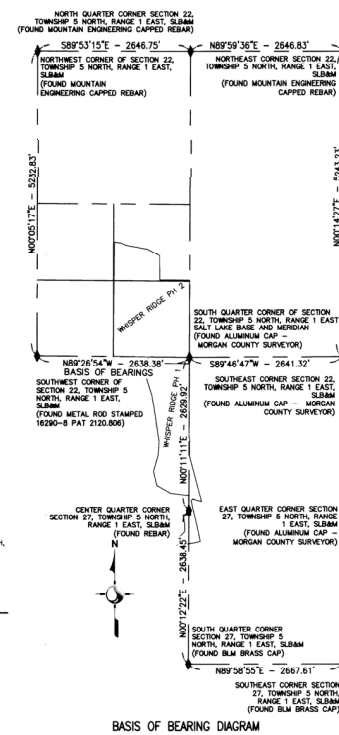
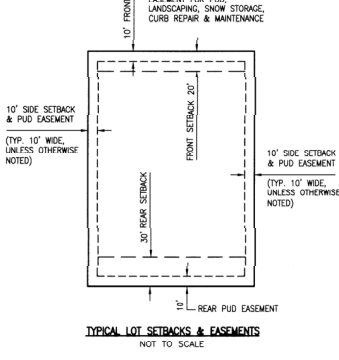
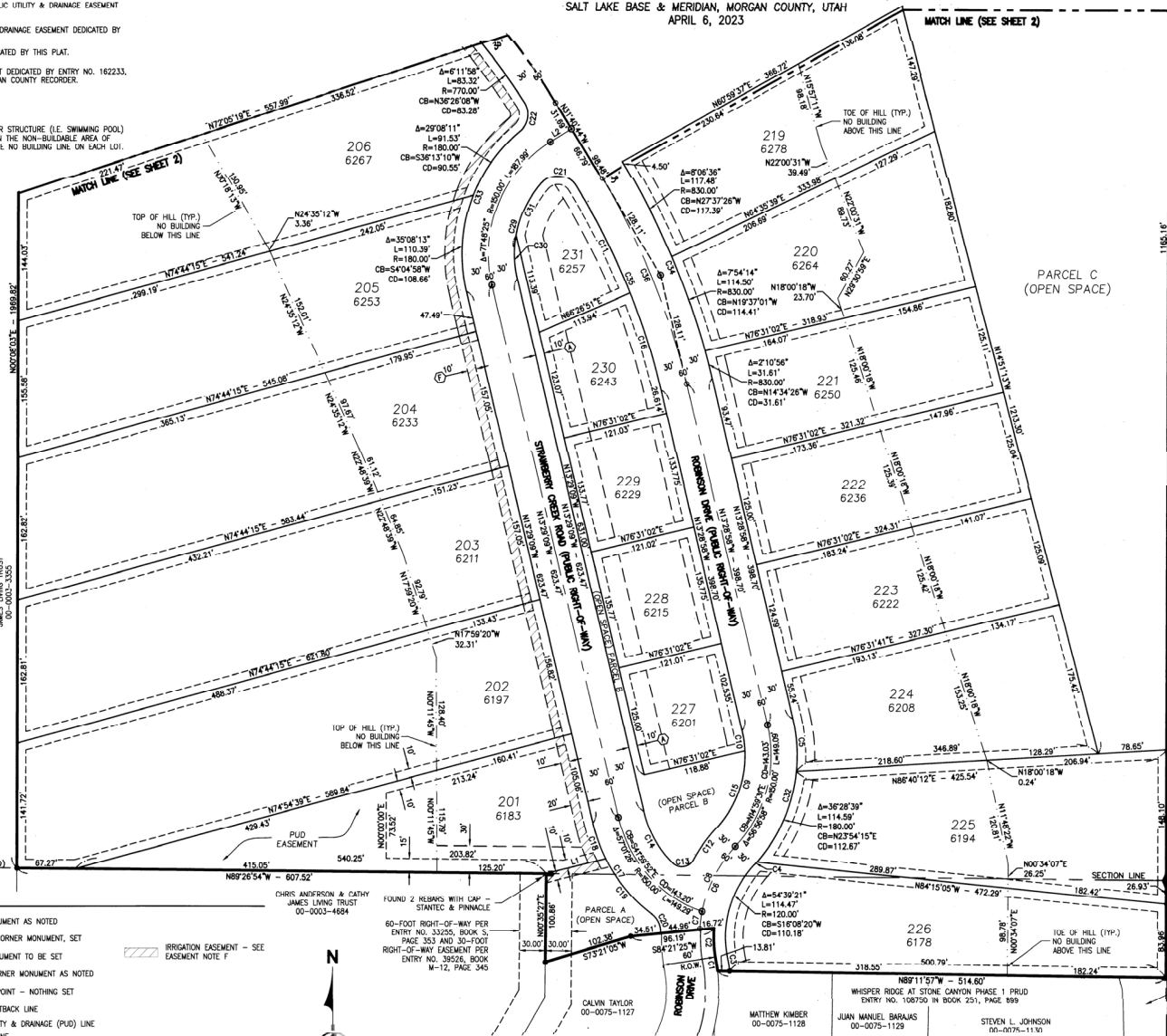
LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, MORGAN COUNTY, UTAH
APRIL 6, 2023

EASEMENT NOTES

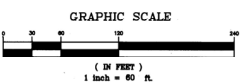
- ① 10' WIDE PUBLIC UTILITY AND IRRIGATION LINE EASEMENT DEDICATED BY THIS PLAT.
- ② 10' WIDE IRRIGATION LINE EASEMENT DEDICATED BY THIS PLAT.
- ③ 20' WATER LINE, ACCESS AND PUBLIC UTILITY & DRAINAGE EASEMENT DEDICATED BY THIS PLAT.
- ④ 30' SETBACK & PUBLIC UTILITY & DRAINAGE EASEMENT DEDICATED BY THIS PLAT.
- ⑤ 40' SETBACK EASEMENT LINE DEDICATED BY THIS PLAT.
- ⑥ 10' WIDE IRRIGATION LINE EASEMENT DEDICATED BY ENTRY NO. 162233, IN BOOK 396 AT PAGE 152, MORGAN COUNTY RECORDER.

CONSTRUCTION NOTE

NO CONSTRUCTION OF ANY TYPE OR STRUCTURE (I.E. SWIMMING POOL) OR BUILDING SHALL BE ALLOWED IN THE NON-BUILDABLE AREA OF THE PLAT OR ABOVE OR BELOW THE NO BUILDING LINE ON EACH LOT.



- ### LEGEND
- FOUND MONUMENT AS NOTED
 - BOUNDARY CORNER MONUMENT, SET
 - ⊙ STREET MONUMENT TO BE SET
 - ⊙ SECTION CORNER MONUMENT AS NOTED
 - COMPUTED POINT - NOTHING SET
 - - - BUILDING SETBACK LINE
 - - - PUBLIC UTILITY & DRAINAGE (PUD) LINE
 - - - PROPERTY LINE
 - - - SUBDIVISION BOUNDARY
 - - - CENTERLINE OF ROAD
 - - - SECTION LINE
 - - - TOE/TOP OF HILL
 - (TYP.) TYPICAL



LINE & CURVE TABLES NOTE
SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.

SHEET
3 OF 3

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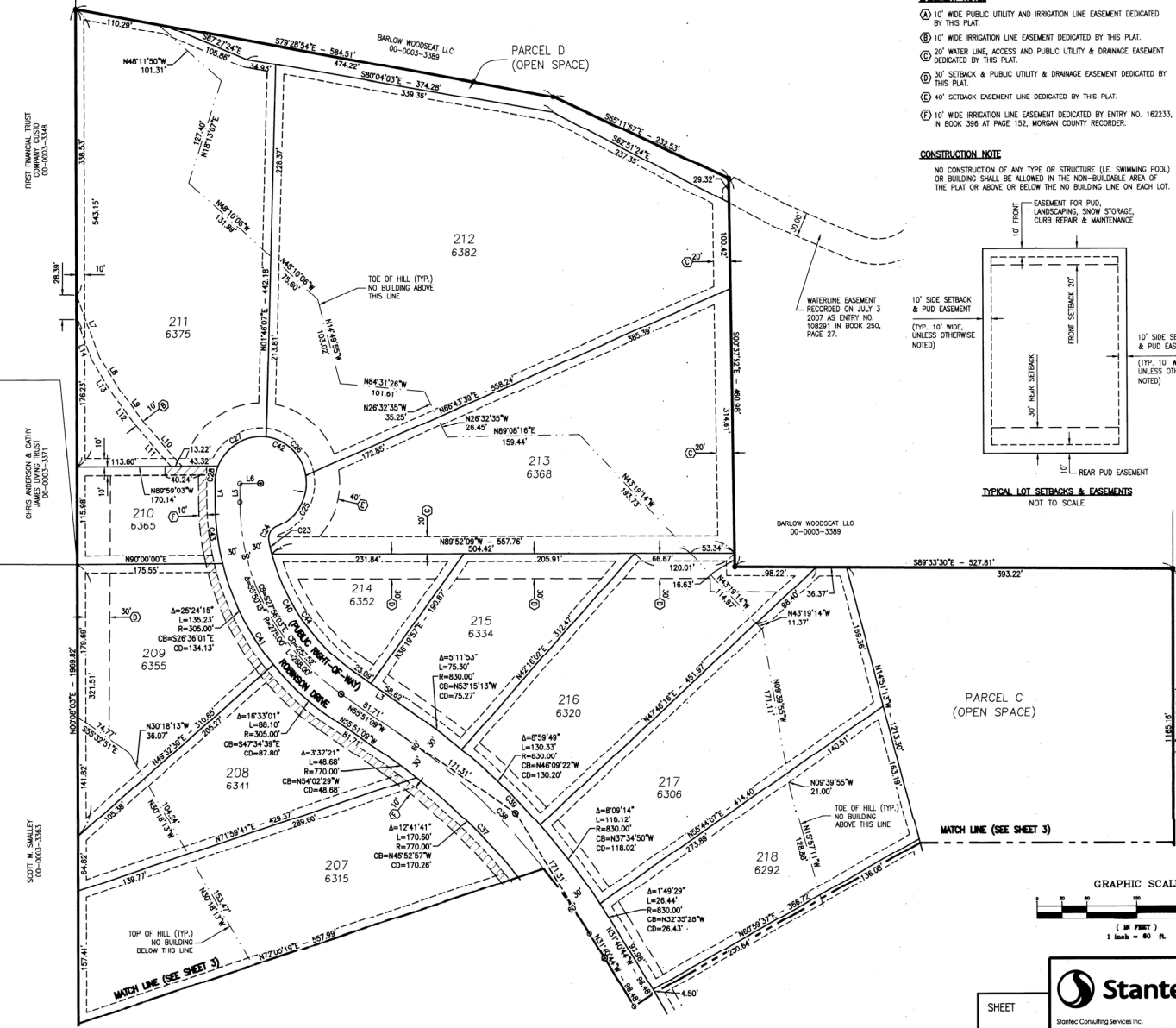
Project Number:	PH 20230401
Filename:	808401PLAT_FINAL.dwg
Designed By:	SH/EVS
Checked By:	EVS
Date:	04/04/2023

THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.
LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER	
ENTRY NO. 42340	102323
FILED FOR RECORD AND RECORDED	AT
IN BOOK 421	OF THE OFFICIAL RECORDS, PAGE 974
RECORDED FOR:	
MORGAN COUNTY RECORDER	DEPUTY

THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.

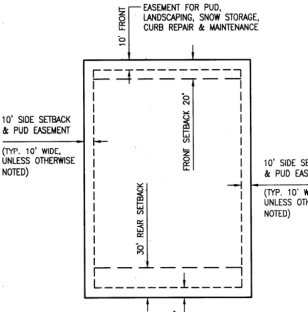
LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, MORGAN COUNTY, UTAH
APRIL 6, 2023



- EASEMENT NOTES**
- Ⓐ 10' WIDE PUBLIC UTILITY AND IRRIGATION LINE EASEMENT DEDICATED BY THIS PLAT.
 - Ⓑ 10' WIDE IRRIGATION LINE EASEMENT DEDICATED BY THIS PLAT.
 - Ⓒ 20' WATER LINE, ACCESS AND PUBLIC UTILITY & DRAINAGE EASEMENT DEDICATED BY THIS PLAT.
 - Ⓓ 30' SETBACK & PUBLIC UTILITY & DRAINAGE EASEMENT DEDICATED BY THIS PLAT.
 - Ⓔ 40' SETBACK EASEMENT LINE DEDICATED BY THIS PLAT.
 - Ⓕ 10' WIDE IRRIGATION LINE EASEMENT DEDICATED BY ENTRY NO. 162233, IN BOOK 398 AT PAGE 152, MORGAN COUNTY RECORDER.

CONSTRUCTION NOTE

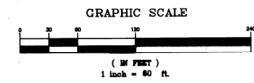
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TYPICAL LOT SETBACKS & EASEMENTS
NOT TO SCALE

LINE #	DIRECTION	LENGTH
L1	N75°56'50"E	70.42'
L2	N58°19'16"E	28.43'
L3	N55°11'09"W	61.71'
L4	N00°00'56"W	22.66'
L5	N00°00'56"W	22.66'
L6	N90°00'00"E	25.00'
L7	N20°29'18"W	78.47'
L8	N31°31'24"W	46.76'
L9	N36°50'18"W	48.64'
L10	N40°50'29"W	69.22'
L11	N40°50'29"W	69.92'
L12	N36°50'18"W	49.45'
L13	N31°31'24"W	48.19'
L14	N20°29'18"W	52.86'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°00'52"	165.50'	11.60'	N8°10'55"W	11.59'
C2	15°51'10"	134.50'	37.21'	N3°15'46"W	37.09'
C3	4°57'14"	180.00'	15.56'	N8°42'43"W	15.56'
C4	1°19'28"	180.00'	4.18'	N42°46'17"E	4.10'
C5	19°08'53"	180.00'	60.16'	N3°54'31"W	59.88'
C6	4°01'11"	150.00'	105.43'	S29°19'56"W	103.27'
C7	8°02'29"	150.00'	21.05'	S71°30'4"W	21.03'
C8	32°13'42"	150.00'	84.37'	N27°21'09"E	83.27'
C9	56°56'58"	120.00'	119.27'	N14°59'31"E	114.43'
C10	10°47'24"	120.00'	22.60'	N8°05'16"W	22.57'
C11	10°07'03"	770.00'	135.97'	N27°14'05"W	135.79'
C12	1°13'46"	180.00'	44.70'	S38°21'08"W	44.59'
C13	10°45'21"	15.00'	27.45'	N81°40'21"E	23.78'
C14	32°24'25"	120.00'	67.87'	S29°41'21"E	66.97'
C15	46°09'34"	120.00'	96.68'	S20°23'13"W	94.08'
C16	8°41'36"	770.00'	116.83'	N17°49'46"W	116.72'
C17	39°52'32"	180.00'	125.27'	S33°29'25"E	122.76'
C18	1°25'23"	180.00'	42.17'	N20°11'50"W	42.07'
C19	26°27'09"	180.00'	83.10'	S40°08'06"E	82.37'
C20	58°24'30"	25.00'	25.49'	N24°09'26"W	24.40'
C21	105°39'03"	25.00'	46.10'	N85°07'08"W	39.84'
C22	84°07'24"	25.00'	36.71'	N8°43'33"E	33.50'
C23	3°42'36"	245.00'	15.86'	S12°39'54"E	15.86'
C24	80°40'57"	15.00'	21.12'	S29°31'52"W	19.42'
C25	79°01'06"	55.00'	75.85'	N30°21'48"E	69.98'
C26	73°39'00"	55.00'	70.70'	N45°58'15"W	65.93'
C27	75°47'25"	55.00'	72.75'	S59°18'32"W	67.58'
C28	21°25'52"	55.00'	20.57'	S10°41'53"W	20.45'
C29	55°32'29"	120.00'	116.33'	S14°17'06"W	111.82'
C30	23°33'23"	120.00'	49.34'	S1°42'27"E	48.99'
C31	31°59'06"	120.00'	66.99'	S28°03'48"W	66.12'
C32	56°56'58"	180.00'	178.91'	N1°59'31"E	171.64'
C33	64°16'24"	180.00'	201.92'	N18°39'03"E	191.50'
C34	18°11'46"	830.00'	263.59'	N22°34'51"W	262.49'
C35	18°48'39"	770.00'	252.80'	N22°53'17"W	251.66'
C36	18°11'46"	830.00'	254.06'	N22°34'51"W	253.00'
C37	22°31'00"	770.00'	302.60'	N44°35'39"W	300.66'
C38	24°10'25"	800.00'	337.53'	N43°45'56"W	335.03'
C39	24°10'25"	830.00'	350.19'	N43°45'56"W	347.59'
C40	45°02'33"	245.00'	192.60'	S31°19'53"E	187.68'
C41	55°50'13"	305.00'	297.23'	S27°56'03"E	285.61'
C42	24°53'17"	55.00'	239.88'	N50°04'19"W	90.17'
C43	1°52'57"	305.00'	73.90'	S8°57'25"E	73.72'
C44	41°19'57"	245.00'	176.74'	S39°11'11"E	172.93'



LEGEND

- FOUND MONUMENT AS NOTED
- BOUNDARY CORNER MONUMENT SET
- STREET MONUMENT TO BE SET
- SECTION CORNER MONUMENT AS NOTED
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- BUILDING SETBACK LINE
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- CENTERLINE OF ROAD
- SECTION LINE
- TOE/TOP OF HILL
- MATCH LINE
- (TYP.) TYPICAL
- IRRIGATION EASEMENT - SEE EASEMENT NOTE F

THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.
LOCATED IN SECTIONS 22 & 27,
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SHEET
2 OF 3

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Project Number: PM
2042805401 SB
Filename: 806401PLAT_FINAL.dwg
Designed By: SH/EVS
Checked By: Date: 04/04/2023
EVS

MORGAN COUNTY RECORDER
ENTRY NO. 162840-163839
FILED FOR RECORD AND RECORDS
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MORGAN COUNTY RECORDER
BY: DEPUTY

