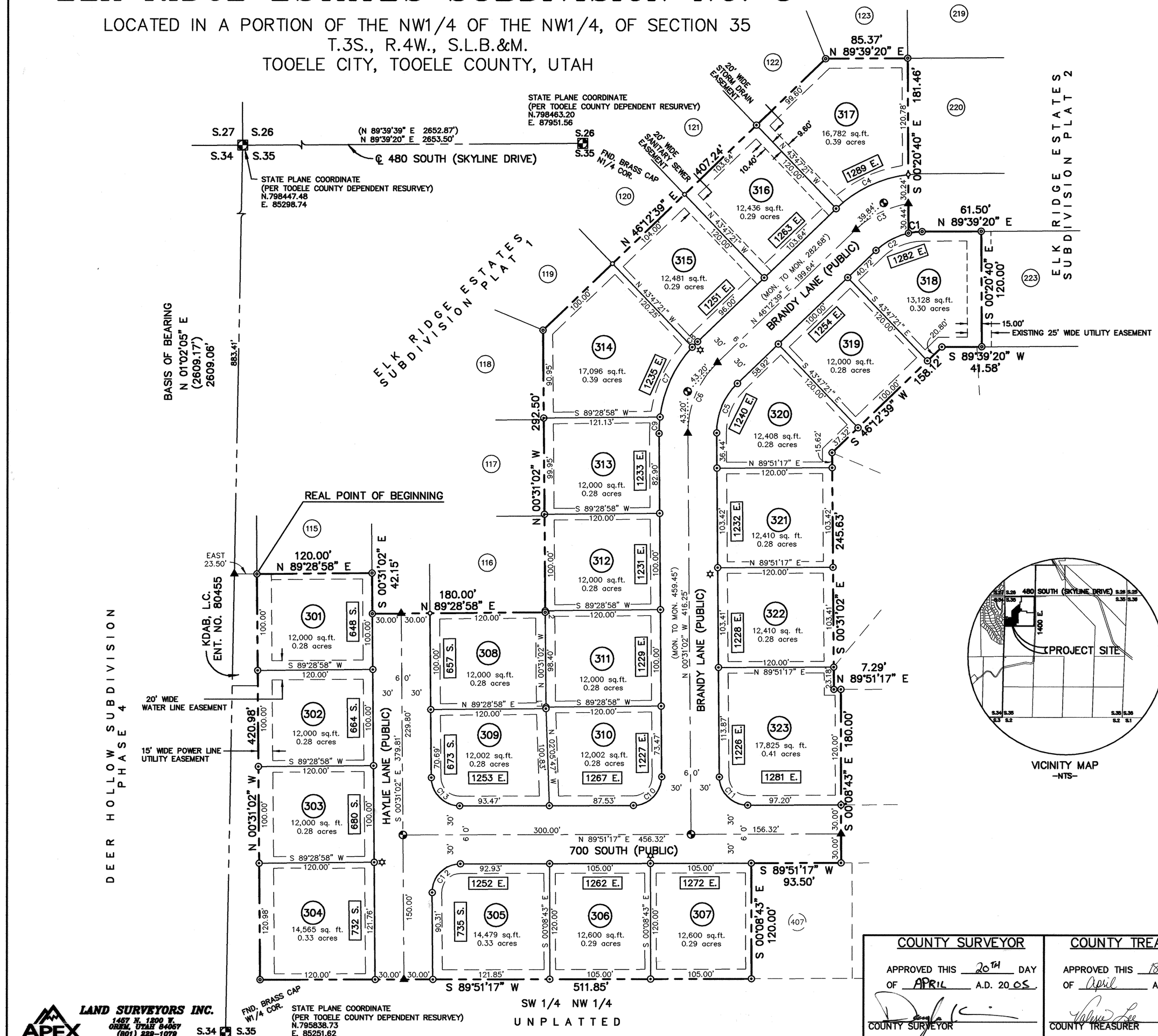
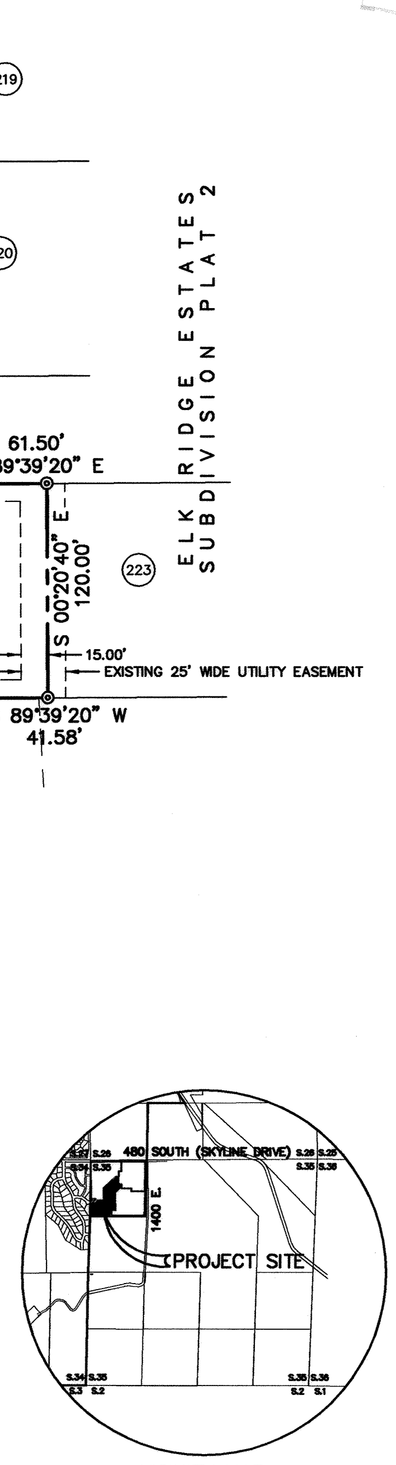
PLAT SHOWING

ELK RIDGE ESTATES SUBDIVISION NO. 3

LOCATED IN A PORTION OF THE NW1/4 OF THE NW1/4, OF SECTION 35
T.3S., R.4W., S.L.B.&M.
TOOELE CITY, TOOELE COUNTY, UTAH





VICINITY MAP
-NTS-

N

0 10 30 60 120 180

SCALE: 1" = 60'

LEGEND

- FOUND TOOELE COUNTY BRASS CAP
- SURVEY MONUMENT TO BE SET
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP OR BRASS PLUG IN THE CURB ON AN EXTENSION OF THE LOT LINE.
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- PUBLIC UTILITY EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ( ) RECORD DATA
- 301 LOT NUMBER
- 508 E LOT ADDRESS
- ✡ 18' LIGHT POLE W/100 WATT LIGHT

NOTES:

1) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS.

2) EASEMENTS SHOWN WITHIN THIS SUBDIVISION ARE (10) TEN FEET FRONT AND REAR OF EACH LOT AND (6) SIX FEET ON EACH SIDE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.60	S 00°31'02" E
L2	1.60	N 00°31'02" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	70.00	14.33	14.30	S 83°47'30" W	11°43'40"
C2	70.00	38.75	38.26	S 62°04'09" W	31°43'01"
C3	100.00	61.55	60.58	S 63°50'35" W	35°15'53"
C4	130.00	84.32	82.85	S 64°47'29" W	37°09'40"
C5	70.00	57.09	55.52	S 22°50'49" W	46°43'41"
C6	100.00	81.56	79.31	S 22°50'49" W	46°43'41"
C7	130.00	80.93	79.62	S 24°51'00" W	35°40'00"
C8	130.00	8.00	8.00	S 44°26'50" W	3°31'39"
C9	130.00	17.09	17.08	S 03°14'59" W	7°32'02"
C10	29.50	46.53	41.85	N 44°40'08" E	90°22'19"
C11	29.50	46.15	41.58	S 45°19'52" E	89°37'41"
C12	29.50	46.53	41.85	S 44°40'08" W	90°22'19"
C13	29.50	46.15	41.58	S 45°19'52" E	89°37'41"

SURVEYOR'S CERTIFICATE

I, GARY W. WIER DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 333098 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, HEREAFTER TO BE KNOWN AS ELK RIDGE ESTATES SUBDIVISION NO. 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR GARY W. WIER 333098 STATE OF UTAH

DATE GARY W. WIER, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SLB&M, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 01°02'05" W, ALONG THE WEST BOUNDARY OF SAID SECTION 35, A DISTANCE OF 883.41 FEET AND EAST A DISTANCE OF 23.50 FEET, TO THE SOUTHWEST CORNER OF ELK RIDGE ESTATES SUBDIVISION NO. 1, AN OFFICIAL SUBDIVISION, ON FILE WITH THE TOOELE COUNTY RECORDER, ALSO BEING THE REAL POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:

N 89°28'58" E, A DISTANCE OF 120.00 FEET; THENCE S 00°31'02" E, A DISTANCE OF 42.15 FEET; THENCE N 89°28'58" E, A DISTANCE OF 180.00 FEET; THENCE N 00°31'02" W, A DISTANCE OF 292.50 FEET; THENCE N 46°12'39" E, A DISTANCE OF 407.24 FEET; THENCE N 89°39'20" E, A DISTANCE OF 85.37 FEET; THENCE LEAVING SAID BOUNDARY AND RUNNING ALONG THE BOUNDARY OF ELK RIDGE ESTATES SUBDIVISION NO. 2 AN OFFICIAL SUBDIVISION ON FILE WITH THE TOOELE COUNTY RECORDER, FOR THE FOLLOWING COURSES: S 00°20'40" E, A DISTANCE OF 181.46 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 14.33 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 11°43'40", SUBTENDED BY A CHORD WHICH BEARS N 83°47'30" E, A DISTANCE OF 14.30 FEET TO THE CURVE'S END; THENCE N 89°39'20" E, A DISTANCE OF 61.50 FEET; THENCE S 00°20'40" E, A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID BOUNDARY S 89°39'20" W, A DISTANCE OF 41.58 FEET; THENCE S 46°12'39" W, A DISTANCE OF 158.12 FEET; THENCE S 00°31'02" E, A DISTANCE OF 245.63 FEET; THENCE N 89°51'17" E, A DISTANCE OF 7.29 FEET; THENCE S 00°08'43" E, A DISTANCE OF 180.00 FEET; THENCE S 89°51'17" W, A DISTANCE OF 93.50 FEET; THENCE S 00°08'43" E, A DISTANCE OF 120.00 FEET TO THE SOUTH BOUNDARY OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 35; THENCE S 89°51'17" W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 511.85 FEET; THENCE N 00°31'02" W, A DISTANCE OF 420.98 FEET, TO THE REAL POINT OF BEGINNING, CONTAINING 9.05 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER ( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

ELK RIDGE ESTATES SUBDIVISION NO. 3

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET our hand
THIS 26 DAY OF July A.D., 2005.

PETE C. BUZIANIS, TRUSTEE — JOYCE J. BUZIANIS, TRUSTEE
Realty Development Consultants, LLC
Conrad Walters, Manager Member

FINANCIAL LENDER
RIVERBEND HOLDINGS LLC
MANAGER.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF TOOELE }

ON THE 26th DAY OF July, A.D., 2005 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF TOOELE IN SAID STATE OF UTAH, Conrad Walters, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE GENERAL MANAGER OF Realty Development Cons. A LIMITED LIABILITY COMPANY IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID MANAGER EXECUTED THE SAME.

12/10/07
MY COMMISSION EXPIRES:

SUE L. CASIAS NOTARY PUBLIC • STATE OF UTAH 90 NORTH MAIN STREET TOOELE, UTAH 84074 COMM. EXP. 12-10-07

NOTARY PUBLIC
RESIDING IN Tooele County, Utah

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF TOOELE }

ON THE _____ DAY OF _____, A.D., _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF TOOELE IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE GENERAL MANAGER OF _____, A LIMITED LIABILITY COMPANY IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID MANAGER EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN

COUNTY SURVEYOR

APPROVED THIS 20TH DAY OF APRIL A.D. 2005.

COUNTY SURVEYOR

COUNTY TREASURER

APPROVED THIS 18th DAY OF April A.D. 2005.

COUNTY TREASURER

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS 26TH DAY OF April A.D. 2005.

COUNTY HEALTH DIRECTOR

LAND SURVEYORS INC. APEX
1487 N. 1200 E. OREM, UTAH 84057 (801) 225-1070

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992

OWNER/DEVELOPER:
TIMAR HOLDINGS, LLC
665 S. ANGEL STREET
KAYSVILLE, UT 84037
(801) 573-7562

CITY ATTORNEY

APPROVED THIS 2nd DAY OF August A.D. 2005.

CITY ATTORNEY

TOOELE CITY ENGINEER

APPROVED THIS 2ND DAY OF August A.D. 2005.

CITY ENGINEER

CITY LAND USE TECHNICIAN

APPROVED THIS 3rd DAY OF August A.D. 2005.

CITY/LAND USE TECHNICIAN

TOOELE CITY PLANNING COMMISSION

APPROVED THIS 23 DAY OF March A.D. 2005.

CHAIRMAN, PLANNING COMMISSION

TOOELE CITY COUNCIL

APPROVED THIS 6TH DAY OF APRIL A.D. 2005.

ATTEST RECORDER

CHAIRMAN, CITY COUNCIL

TOOELE COUNTY RECORDER

ENTRY NO. 244595
FEE PAID $8.53 FILED FOR RECORD THIS 3rd DAY OF August 2005, AT 3:21 p.m. IN BOOK NO. N/A PAGE NO. N/A OF THE OFFICIAL RECORDS.
Recorded at the Request of: Realty Development Cons.

DEPUTY COUNTY RECORDER

K:\3-97-838-02\elk3plat.dwg 03/21/2005 04:21:25 PM MST

15-56 ELK RIDGE ESTATE NO 3