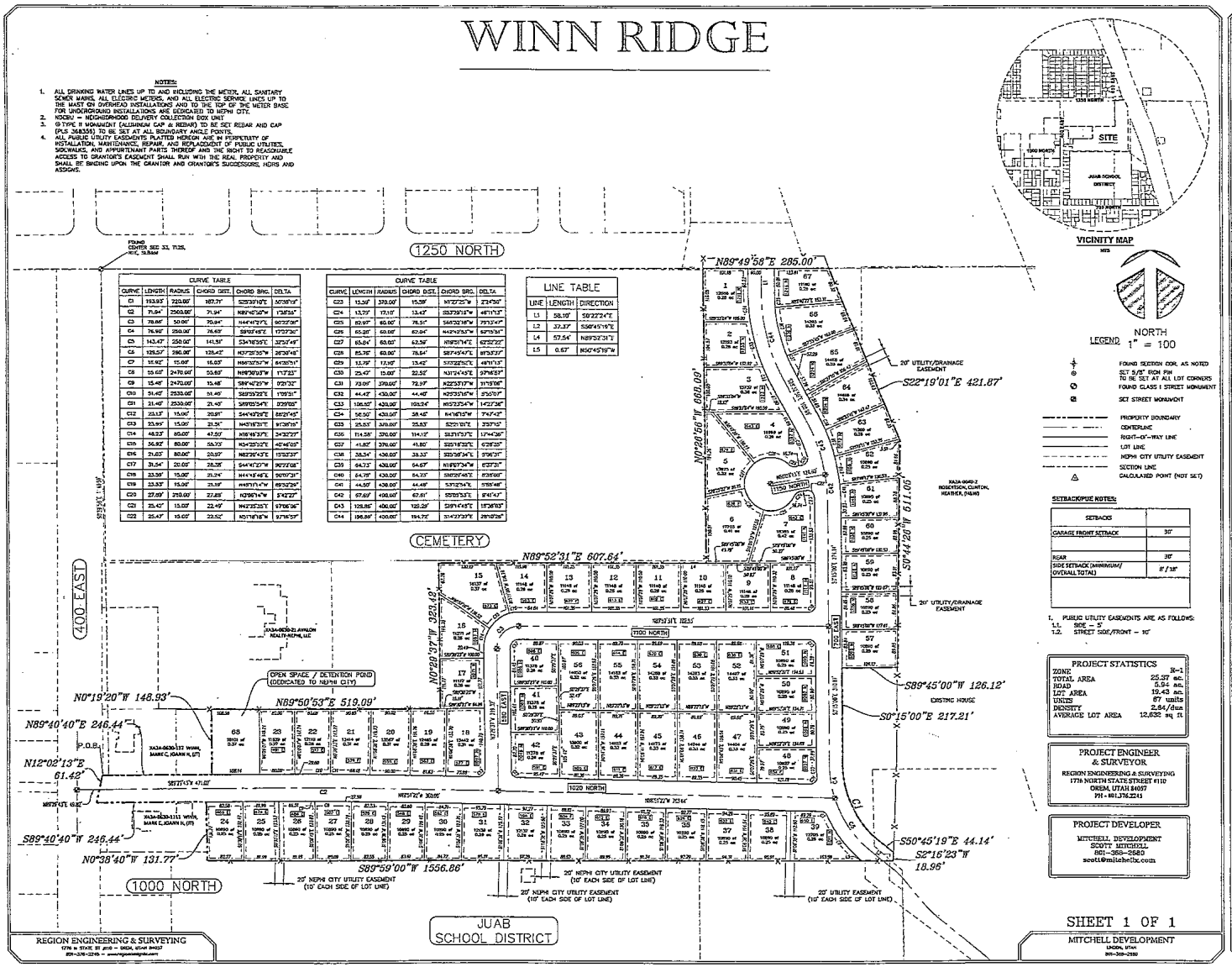
MAP NO. 420

WINN RIDGE

NOTES:

1. ALL DRINKING WATER LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO NEPHI CITY.
2. NDCBU – NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT
3. ⊙ TYPE II MONUMENT (ALUMINUM CAP @ REBAR) TO BE SET REBAR AND CAP (PLS 368556) TO BE SET AT ALL BOUNDARY ANGLE POINTS.
4. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	153.93'	325.00'	152.57'	S25°39'10"E	26°08'19"
C2	71.84'	250.00'	71.34'	N89°40'52"W	16°28'16"
C3	70.86'	50.00'	70.84'	N44°41'37"E	90°22'26"
C4	76.96'	250.00'	76.69'	S89°07'49"E	17°37'36"
C5	143.47'	250.00'	141.51'	S34°18'59"E	32°37'49"
C6	125.57'	280.00'	124.42'	N37°25'35"W	25°38'48"
C7	15.92'	15.00'	15.03'	N89°35'57"W	60°35'51"
C8	55.07'	2470.00'	55.07'	N89°50'03"W	1°17'23"
C9	55.40'	2470.00'	55.40'	S89°49'23"W	1°23'32"
C10	21.42'	2530.00'	21.42'	S89°55'54"E	0°29'05"
C11	21.40'	2530.00'	21.40'	S89°55'54"E	0°29'05"
C12	23.13'	15.00'	20.91'	S44°48'28"E	88°21'45"
C13	23.99'	15.00'	21.54'	N45°16'31"E	91°36'16"
C14	48.23'	85.00'	47.59'	N18°46'37"E	34°32'27"
C15	56.93'	80.00'	55.73'	N34°25'21"E	40°46'05"
C16	21.63'	80.00'	20.97'	N62°26'43"E	15°30'37"
C17	31.54'	20.00'	28.38'	S44°42'37"W	90°37'18"
C18	23.55'	15.00'	21.24'	N44°48'46"E	90°00'31"
C19	23.53'	15.00'	21.19'	N45°11'14"W	89°52'29"
C20	27.69'	210.00'	27.65'	N29°51'16"W	7°32'27"
C21	25.42'	15.00'	22.49'	N42°25'25"E	97°06'06"
C22	25.42'	15.00'	22.52'	N57°18'18"W	97°16'27"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C23	13.26'	330.00'	13.26'	N72°25'16"W	2°34'52"
C24	13.75'	17.15'	13.43'	S53°39'18"W	45°17'12"
C25	82.97'	65.00'	78.51'	S65°32'16"W	73°12'47"
C26	65.28'	60.00'	62.04'	N42°45'16"W	62°33'54"
C27	65.84'	60.00'	62.58'	N18°57'14"E	62°52'22"
C28	85.76'	60.00'	78.64'	S27°45'47"E	81°53'37"
C29	13.79'	17.15'	13.42'	S73°22'56"E	46°11'13"
C30	25.42'	15.00'	22.52'	N31°24'45"E	97°16'27"
C31	73.07'	270.00'	72.97'	N22°33'17"W	15°30'06"
C32	44.42'	430.00'	44.40'	N25°33'14"W	5°55'07"
C33	106.32'	430.00'	106.04'	N17°23'54"W	14°22'38"
C34	56.50'	430.00'	56.46'	N4°16'15"W	7°47'42"
C35	25.53'	370.00'	25.53'	S22°31'01"E	3°57'12"
C36	114.58'	370.00'	114.12'	S13°13'13"E	17°44'36"
C37	41.82'	370.00'	41.80'	S25°18'22"E	6°28'20"
C38	38.54'	430.00'	38.53'	S25°38'34"E	5°08'37"
C39	64.73'	430.00'	64.67'	N19°07'54"W	8°37'57"
C40	64.73'	430.00'	64.67'	S28°06'48"E	8°37'57"
C41	44.50'	430.00'	44.48'	S37°25'54"E	5°55'48"
C42	67.69'	400.00'	67.61'	S35°03'53"E	9°41'47"
C43	128.85'	400.00'	128.29'	S18°14'45"E	18°26'03"
C44	196.88'	400.00'	194.75'	S14°23'39"E	28°12'28"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	58.10'	S0°22'24"E
L2	37.37'	S50°45'19"E
L4	57.54'	N89°32'31"E
L5	0.67'	N50°45'19"W

VICINITY MAP

NORTH
LEGEND 1" = 100

FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
FOUND CLASS I STREET MONUMENT
SET STREET MONUMENT
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
NEPHI CITY UTILITY EASEMENT
SECTION LINE
CALCULATED POINT (NOT SET)

SETBACK/PUE NOTES:

SETBACKS	
GARAGE FRONT SETBACK	30'
REAR	30'
SIDE SETBACK (MINIMUM/ OVERALL TOTAL)	8'/18'

1. PUBLIC UTILITY EASEMENTS ARE AS FOLLOWS:
   1.1. SIDE – 5'
   1.2. STREET SIDE/FRONT – 10'

PROJECT STATISTICS	
ZONE	R-1
TOTAL AREA	25.37 ac.
ROAD	5.94 ac.
LOT AREA	19.43 ac.
UNITS	87 units
DENSITY	2.84/dun
AVERAGE LOT AREA	12,632 sq ft

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH – 801.376.2245

PROJECT DEVELOPER
MITCHELL DEVELOPMENT
SCOTT MITCHELL
801-369-2680
scott@mitchellbc.com

REGION ENGINEERING & SURVEYING
1776 N STATE ST #110 – OREM, UTAH 84057
801-376-2245 – www.regionengineering.com

SHEET 1 OF 1

MITCHELL DEVELOPMENT
UNION, UTAH
801-369-2680

SURVEYOR'S CERTIFICATION

I, ROBERT J. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

ROBERT J. MILLER — DATE 5/12/22

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE WINN SUBDIVISION, PLAT A, SAID POINT BEING S 0°29'56"E, ALONG THE S. SECTION LINE 1345.29' AND WEST 14.34' FROM A FOUND MONUMENT MARKING THE CENTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

Thence, N 89° 40' 40" E for a distance of 246.44 feet to a point on a line. Thence, N 60° 38' 20" W for a distance of 148.83 feet to a point on a line. Thence, N 89° 50' 53" E for a distance of 519.09 feet to a point on a line. Thence, N 00° 29' 32" W for a distance of 323.49 feet to a point on a line. Thence, N 89° 52' 31" E for a distance of 607.64 feet to a point on a line. Thence, N 00° 19' 20" W for a distance of 148.93 feet to a point on a line. Thence, S 89° 49' 58" E for a distance of 285.00 feet to a point on a line. Thence, S 22° 19' 01" E for a distance of 421.87 feet to a point on a line. Thence, S 00° 44' 26" W for a distance of 611.06 feet to a point on a line. Thence, S 89° 45' 00" W for a distance of 126.12 feet to a point on a line. Thence, S 0° 15' 00" E for a distance of 217.21 feet to the beginning of a curve. Said curve turning to the left through an angle of 90° 30' 19", having a radius of 325.00 feet, and whose long chord bears S 25° 39' 10" E for a distance of 185.31 feet. Thence, S 50° 45' 19" E for a distance of 44.14 feet to a point on a line. Thence, S 02° 16' 23" W for a distance of 18.96 feet to a point on a line. Thence, S 89° 59' 00" W for a distance of 1556.86 feet to a point on a line. Thence, N 38° 38' 40" W for a distance of 131.77 feet to a point on a line. Thence, S 89° 40' 40" W for a distance of 246.44 feet to a point on a line. Thence N 12° 02' 13" E a distance of 61.42 feet to the POINT OF BEGINNING

CONTAINING 1,105,117 SQ FT OR 25.37 ACRES OF LAND.

PARCEL NUMBERS: XA3A-0630-1112

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WINN RIDGE LLC, UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE "WINN RIDGE" TO NEPHI CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO NEPHI CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, WHEN SUCH ARE ACCEPTED BY NEPHI CITY. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS 11th DAY OF MAY, A.D. 2022

BY: WINN RIDGE LLC
NAME—SCOTT MITCHELL
MANAGING MEMBER — WINN RIDGE LLC

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF JUAB)

ON THE 10 DAY OF MAY, 20 22, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE, APPEARED SCOTT MITCHELL PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE (WHICH) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC — MY COMMISSION EXPIRES 07/6/25

KATRINA SANTOS
NOTARY PUBLIC
STATE OF UTAH
My Commission Expires 07/06/2025
Commission Number: 718125

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF NEPHI CITY APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SHOWN HEREON, AND GRANT PLANTINGS FOR THE PERPETUAL USE OF THE PUBLIC AS MANIFESTED BY NEPHI CITY, THIS 18th DAY OF JUNE, A.D. 20 22

MAYOR (JOHN B. GILES)
COUNCIL MEMBER (JOE CALLAWAY)
COUNCIL MEMBER (BRYAN MENLOVE)
COUNCIL MEMBER (KATHY MERRIMAN)
COUNCIL MEMBER (GARRY OSTLER)
COUNCIL MEMBER (SHY F. HORWOOD)

ATTEST: CLERK-RECORDER (LISA WRIGHT)

PLANNING COMMISSION APPROVAL

APPROVED ON THE 14th DAY OF July, 20 21 BY THE PLANNING COMMISSION

PLANNING AND ZONING ADMINISTRATOR

WINN RIDGE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33
TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
NEPHI CITY, JUAB COUNTY, STATE OF UTAH

SURVEYOR — CLERK-RECORDER

COUNTY RECORDER

MAP NO. 420
Entry No. 305922 Book 620 Page 177
Debra R. Zirbes, Juab County Recorder
May 18, 2022 11:54:31 A.M. Fee $186.00
By: Nephi City, A Municipal Corporation

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.