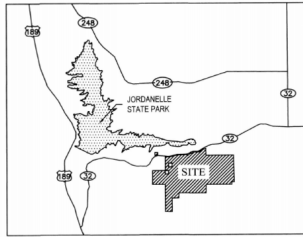


BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH



VICINITY MAP
T 35, R 5E, S 2&3
N.T.S.

SURVEYORS CERTIFICATE

I, PHILIP C. WILLIAMS, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9569390-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BUILDING PADS, PRIVATE STREETS, AND COMMON AREAS TO BE HEREFTER KNOWN AS BENLOCH RANCH PHASE 1C, AND THAT THE SAME HAS BEEN OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PHILIP C. WILLIAMS
LICENSE NO. 9569390-2201

6/29/2022
DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 9152762) DATED ON 12/27/16.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE DESCRIBED PROPERTY INTO PRIVATE ROADS, LOTS, AND COMMON AREA. BOUNDARY LINES ARE DIVIDING THE OVERALL PARCEL INTO PHASE 1C. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEB & ASSOCIATES" AS SHOWN HEREON. ALL FRONT LOT CORNERS SHALL BE SET WITH A LEAD PLUG IN THE CURB/SIDEWALK AT THE EXTENSION OF THE SIDE LOT LINES.

WATER SOURCE CONSTRAINTS

AS OF THE DATE THIS PLAT IS SIGNED BY THE JORDANVILLE SPECIAL SERVICE DISTRICT (JSSD), THERE IS ONLY ONE SOURCE OF WATER AVAILABLE TO SERVE THE AREA IN AND AROUND THE LAND SHOWN ON THIS PLAT. THAT WATER SOURCE HAS A LIMITED CAPACITY, AND THE RIGHTS TO USE THAT CAPACITY WILL BE PROVIDED ON A FIRST-COME, FIRST-SERVED BASIS, BASED ON WHEN IMPACT FEES ARE PAID IN CONNECTION WITH THE APPLICATION FOR A BUILDING PERMIT. AS SUCH, THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THAT THE OWNER OF A LOT SHOWN ON THIS PLAT WILL BE ENTITLED TO PULL A BUILDING PERMIT. BUILDING PERMITS WILL ONLY BE ISSUED SO LONG AS THERE REMAINS AVAILABLE CAPACITY IN THE WATER SOURCE SERVING THIS AREA. ONCE CAPACITY IN THAT WATER SOURCE HAS BEEN FULLY COMMITTED BY THE ISSUANCE OF BUILDING PERMITS, NO ADDITIONAL BUILDING PERMITS WILL BE ISSUED UNTIL THE INFRASTRUCTURE NECESSARY TO CONNECT THIS AREA TO OTHER JSSD WATER SOURCES HAS BEEN COMPLETED.

WASATCH COUNTY MANAGER THE COUNTY OF WASATCH 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 <u>4</u> DAY OF <u>December</u> , 2022. <i>[Signature]</i> MANAGER, COUNTY COMMISSIONER	WASATCH COUNTY HEALTH DEPARTMENT APPROVED THIS <u>21</u> DAY OF <u>Oct</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> DIRECTOR, COUNTY HEALTH DEPARTMENT	WASATCH COUNTY ENGINEERING DEPT. APPROVED THIS <u>20</u> DAY OF <u>November</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> DIRECTOR, WASATCH COUNTY ENGINEERING DEPT.
WASATCH COUNTY WATER BOARD APPROVED THIS <u>5</u> DAY OF <u>October</u> , 2022. <i>[Signature]</i> WASATCH COUNTY WATER BOARD REPRESENTATIVE	COUNTY SURVEYOR APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>September</u> , 2022, ROS <u>9-14-3</u> <i>[Signature]</i> COUNTY SURVEYOR	
COUNTY ATTORNEY APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>September</u> , 2022, ROS <u>9-14-3</u> <i>[Signature]</i> COUNTY ATTORNEY		

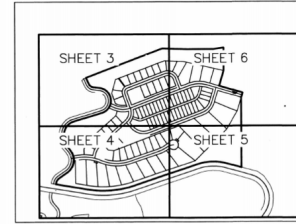
BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING N89°31'27"E 7546.18 FEET AND N00°28'33"W 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING FIVE (5) COURSES: (1) N69°06'21"E 582.54 FEET; (2) N69°12'39"E 422.32 FEET; (3) S88°26'59"E 300.00 FEET; (4) N89°39'42"E 324.08 FEET; (5) N82°24'02"E 125.85 FEET; THENCE SOUTH 281.62 FEET; THENCE S16°33'38"W 196.36 FEET; THENCE S73°26'22"E 300.00 FEET; THENCE S16°33'38"W 60.00 FEET; THENCE SOUTH 859.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) N73°50'33"W 177.91 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF S88°43'12"W, AND A CHORD LENGTH OF 371.59 FEET; (3) S71°16'56"W 805.33 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1205.00 FEET, AN ARC LENGTH OF 591.33 FEET, A DELTA ANGLE OF 28°07'00", A CHORD BEARING OF S85°20'28"W, AND A CHORD LENGTH OF 585.41 FEET; AND (5) N80°36'04"W 388.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) N09°23'56"E 13.88 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 76.64 FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF N32°30'33"E, AND A CHORD LENGTH OF 74.57 FEET; (3) N55°37'09"E 115.57 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF 92°01'29", A CHORD BEARING OF N07°41'25"E, AND A CHORD LENGTH OF 282.08 FEET; (5) N40°14'20"W 81.39 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING OF N15°22'12"W, AND A CHORD LENGTH OF 100.74 FEET; (7) N09°23'56"E 56.98 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.68 FEET, A DELTA ANGLE OF 63°38'09", A CHORD BEARING OF N41°11'31"E, AND A CHORD LENGTH OF 178.13 FEET; (9) N72°52'40"E 359.41 FEET; (10) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF 186°09'47", A CHORD BEARING OF N05°34'1"W, AND A CHORD LENGTH OF 303.32 FEET; (11) N83°08'34"W 80.15 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF 58°14'16", A CHORD BEARING OF N64°01'27"W, AND A CHORD LENGTH OF 68.13 FEET; AND (13) N24°54'19"W 84.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.109 ACRES MORE OR LESS.



SHEET INDEX
1"=700'

NOTES

- PARCELS A, B, C, D, E, F, G, H AND TRACT 1 ARE TO BE COMMON AREA AND TO REMAIN OPEN AND ARE DESIGNATED AS PUBLIC UTILITY EASEMENTS. PARCEL I IS TO BE USED AS A PRIVATE-ALLEY-ENTRY-TO-ADJACENT-LOTS-80-85. COMMON AREA AND DESIGNATED AS A PUBLIC UTILITY AND TRAIL EASEMENT. PARCEL I IS NOT TO BE USED FOR ACCESS. NO TO MAINTAIN ACCESS THROUGH PARCELS.
- SNOW STORAGE EASEMENTS ARE TO BE WITHIN THE PRIVATE RIGHT OF WAY AND ARE LOCATED 10 FEET OUTSIDE THE EDGE OF ASPHALT AND SNOW STORAGE EASEMENTS HAVE BEEN ESTABLISHED AT THE END OF CUL-DE-SACS AND INTERSECTION.
- LOTS 30-65 ARE P.U.D. LOTS WITH ATTACHED BUILDINGS AND LOTS 1-29 AND 66-96 ARE TRADITIONAL LOTS.
- LOTS LOCATED WITHIN THE P.U.D. PORTION OF THE SUBDIVISION ARE SUBJECT TO THE FOLLOWING RESTRAINT: ALL AREA LOCATED ON EACH P.U.D. LOT OUTSIDE OF THE FOUNDATION IS CONSIDERED COMMON AREA AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) AS DIRECTED IN THE APPROVED C.C.R.'S ON RECORD WITH THE WASATCH COUNTY RECORDER AND APPROVED BY SAID HOA.
- ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS SHOWN OTHERWISE.

OWNERS' CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP CONSISTING OF SEVEN SHEETS, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE ROADS, LOTS, AND COMMON AREAS. ALL STREETS SHALL BE PRIVATE AND ARE INTENDED FOR THE USE OF THE LOT OWNERS OF THE SUBDIVISION AND SUBSEQUENT PHASES OF SAID SUBDIVISION FOR INGRESS AND EGRESS. THE PRIVATE STREETS SHALL ALSO BE UTILITY EASEMENTS IN THEIR ENTIRETY FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, GEOTHERMAL, IRRIGATION AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO ALONG WITH OTHER UTILITY EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED FURTHER CONSENTS TO THE RECORDATION OF THE PLAT IN ACCORDANCE WITH UTAH LAW. PARCELS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED TO THE OWNERS IN COMMON TO BE USED AS COMMON AREA AND TRAILS, WITH AN OPEN SPACE EASEMENT PROVIDING AT LEAST 56% OPEN SPACE AND, AS APPLICABLE, A PUBLIC TRAIL EASEMENT BEING DEDICATED TO THE COUNTY OVER SAID COMMON AREA, TO BE OWNED AND MAINTAINED BY THE HOA. SAID PARCELS ARE ALSO HEREBY DEDICATED AS DRAINAGE EASEMENTS. PARCEL I IS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION TO BE USED AS A PRIVATE ALLEYWAY FOR ACCESS TO LOTS 30-65 TO BE OWNED AND MAINTAINED BY THE SAME.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 15 DAY OF JULY, 2022.

R & D BENLOCH RANCH LLC

BY *[Signature]*
CHRISTOPHER DURKIN, MINOR

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Wasatch)
ON THE 15 DAY OF July, 2022, PERSONALLY APPEARED BEFORE ME, Christopher Durkin, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE R & D Benloch Ranch LLC AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY OPERATING AGREEMENT OF SAID COMPANY, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

[Signature] FULL NAME SIGNATURE
[Signature] FULL NAME SIGNATURE
COMMISSION NO. 109462
EXPIRATION DATE Jan 11, 2024

SHERY LAWRENCE
Notary Public for the State of Utah
My Commission Expires on: January 11, 2024
Comm. Number: 70968

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING A LIENHOLDER ON THE PROPERTY REFERENCED HEREIN, HEREBY GIVE CONSENT TO THE SUBDIVISION, DEDICATION AND OTHER ACTS OUTLINED IN THE PLAT MAP.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Wasatch)
ON THE 15 DAY OF July, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASATCH, IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE LIENHOLDER'S CONSENT, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT:

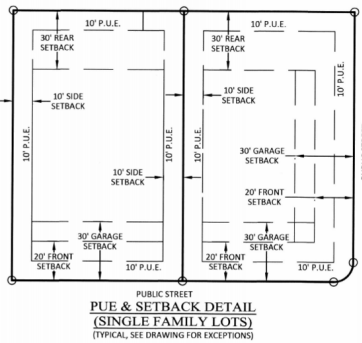
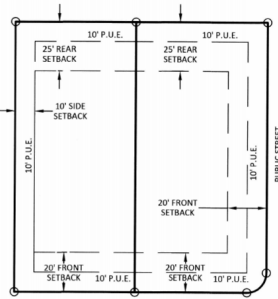
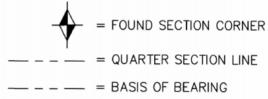
[Signature] FULL NAME SIGNATURE
COMMISSION NO. 109462
EXPIRATION DATE Jan 11, 2024

WASATCH COUNTY SOLID WASTE APPROVED THIS <u>1st</u> DAY OF <u>October</u> , 2022. <i>[Signature]</i> WASATCH COUNTY SOLID WASTE	WASATCH COUNTY PUBLIC WORKS DEPT. APPROVED THIS <u>3rd</u> DAY OF <u>October</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> DIRECTOR, WASATCH COUNTY PUBLIC WORKS	WASATCH COUNTY PLANNING COMMISSION APPROVED THIS <u>3</u> DAY OF <u>October</u> , 2022, BY THE WASATCH COUNTY PLANNING COMMISSION. <i>[Signature]</i> WASATCH COUNTY PLANNING COMMISSION	WASATCH COUNTY SHERIFF APPROVED THIS <u>11th</u> DAY OF <u>October</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> WASATCH COUNTY SHERIFF	JORDANVILLE SPECIAL SERVICE DISTRICT & JORDANVILLE SPECIAL IMPROVEMENT DISTRICT APPROVED THIS <u>19th</u> DAY OF <u>October</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> JORDANVILLE SPECIAL SERVICE DISTRICT & JORDANVILLE SPECIAL IMP. DISTRICT REPRESENTATIVE
WASATCH COUNTY MANAGER THE COUNTY OF WASATCH 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 <u>4</u> DAY OF <u>December</u> , 2022. <i>[Signature]</i> MANAGER, COUNTY COMMISSIONER	WASATCH COUNTY HEALTH DEPARTMENT APPROVED THIS <u>21</u> DAY OF <u>Oct</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> DIRECTOR, COUNTY HEALTH DEPARTMENT	WASATCH COUNTY ENGINEERING DEPT. APPROVED THIS <u>20</u> DAY OF <u>November</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> DIRECTOR, WASATCH COUNTY ENGINEERING DEPT.	WASATCH COUNTY PLANNING DEPARTMENT APPROVED THIS <u>30th</u> DAY OF <u>November</u> , 2022. <i>[Signature]</i> WASATCH COUNTY PLANNING DEPARTMENT	WASATCH COUNTY FIRE CHIEF APPROVED THIS <u>3</u> DAY OF <u>October</u> , 2022, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> WASATCH COUNTY FIRE CHIEF
WASATCH COUNTY WATER BOARD APPROVED THIS <u>5</u> DAY OF <u>October</u> , 2022. <i>[Signature]</i> WASATCH COUNTY WATER BOARD REPRESENTATIVE	COUNTY SURVEYOR APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>September</u> , 2022, ROS <u>9-14-3</u> <i>[Signature]</i> COUNTY SURVEYOR		COUNTY ATTORNEY APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>September</u> , 2022, ROS <u>9-14-3</u> <i>[Signature]</i> COUNTY ATTORNEY	
WASATCH COUNTY RECORDER BY NO. <u>599468</u> BOOK: <u>1460</u> PAGE: <u>949-975</u> DATE: <u>12-05-23</u> STATE OF UTAH, COUNTY OF WASATCH, TIME: <u>8:54 AM</u> , FEE: <u>\$12.00</u> RECORDED AND FILED AT THE REQUEST OF <u>R & D BENLOCH RANCH LLC</u> BY <u>HP</u> MARCY M. MURRAY COUNTY RECORDER				

BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION

FINAL PLAT OF
PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH

LEGEND



FOUND BRASS CAP MONUMENT AT
THE SOUTHWEST CORNER OF SECTION
34, TOWNSHIP 2 SOUTH, RANGE 5
EAST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY



150 0 150 300
scale feet
SCALE: 1"=150'



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS



PROJECT NAME

BENLOCH RANCH
PHASE 1C

SHEET TITLE

FINAL
PLAT

REVISIONS:

DATE	5/29/2022
DESIGN	PCW
DRAWN	PCW
CHECKED	PCW
SUB.	
21033PL02.DWG	

PL02

SHEET NO.
2/7

ENT# 539468 BX 1460 PG 970

FINAL PLAT OF BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION

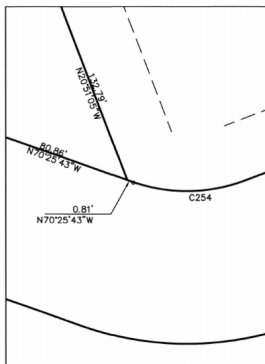
PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH



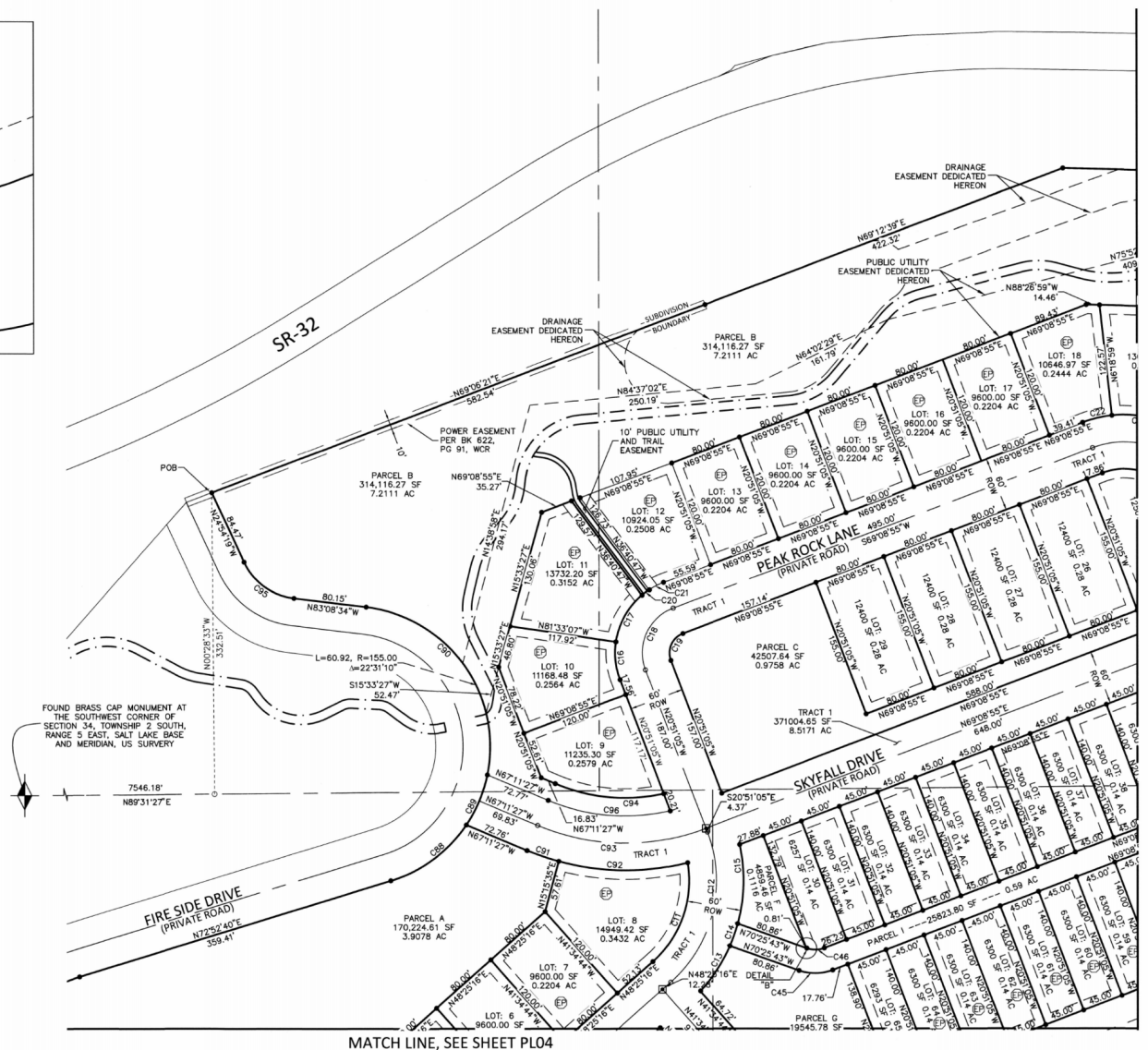
SCALE: 1"=60'

LEGEND

- BRASS CAP
- SET 5/8" REBAR AND PLASTIC CAP
- STAMPED "R.B. WILLIAMS & ASSOCIATES"
- SET BRASSCAP PER WASATCH COUNTY DETAIL
- EJECTOR SEWER PUMP REQUIRED FOR LOT
- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- - - - - ADJOINING PROPERTY



DETAILS "B"
SCALE 1"=10'



MATCH LINE, SEE SHEET PLO4

MATCH LINE, SEE SHEET PLO6

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
SALT LAKE CITY, UTAH 84119
PHONE: (435) 770-2382
FAX: (435) 770-2382

BENLOCH RANCH
PHASE 1C
WASATCH COUNTY
UTAH

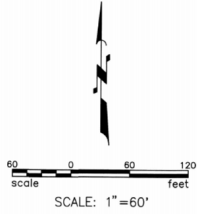
FINAL
PLAT

REVISIONS:	DATE	DESCRIPTION
	6/29/2022	DESIGN
		DRAWN PCW
		CHK'D PCW
		SUB.
		21033PLO3.DWG
		PL03
		SHEET NO.
		3/7

ENT # 539468 BK 146D PG 971

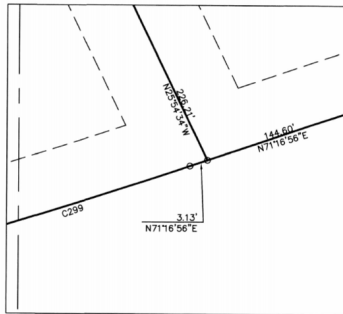
BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION

FINAL PLAT OF
PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH

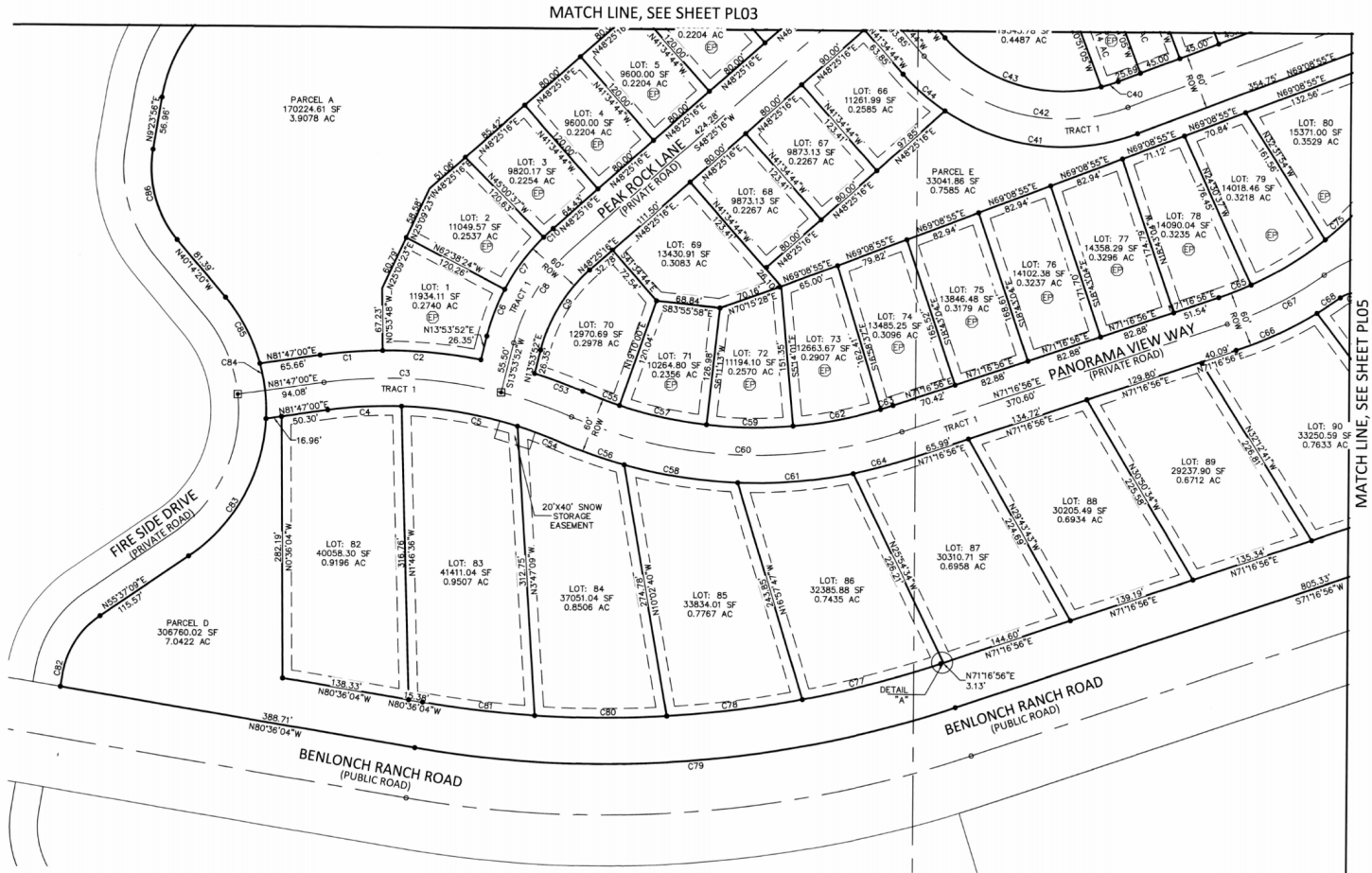


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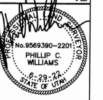
- BRASS CAP
- SET 5/8" REBAR AND PLASTIC CAP
STAMPED "R.B. WILLIAMS & ASSOCIATES"
- SET BRASSCAP PER WASATCH COUNTY DETAIL
- ⊕ EJECTOR SEWER PUMP REQUIRED FOR LOT
- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- - - ADJOINING PROPERTY



DETAILS "A"
SCALE 1"=10'



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
ASST. CLERK OF COURT
PROVIDENCE, UTAH 84332
JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2362



BENLOCH RANCH
PHASE 1C
WASATCH COUNTY
UTAH

FINAL
PLAT

REVISIONS:	
DATE	5/29/2022
DESIGN	PCW
DRAWN	PCW
CHECKED	PCW
SUB.	21033PL04.DWG

PL04

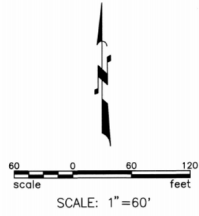
SHEET NO.

4/7

ENT # 539468 BK 1460 Pg 912

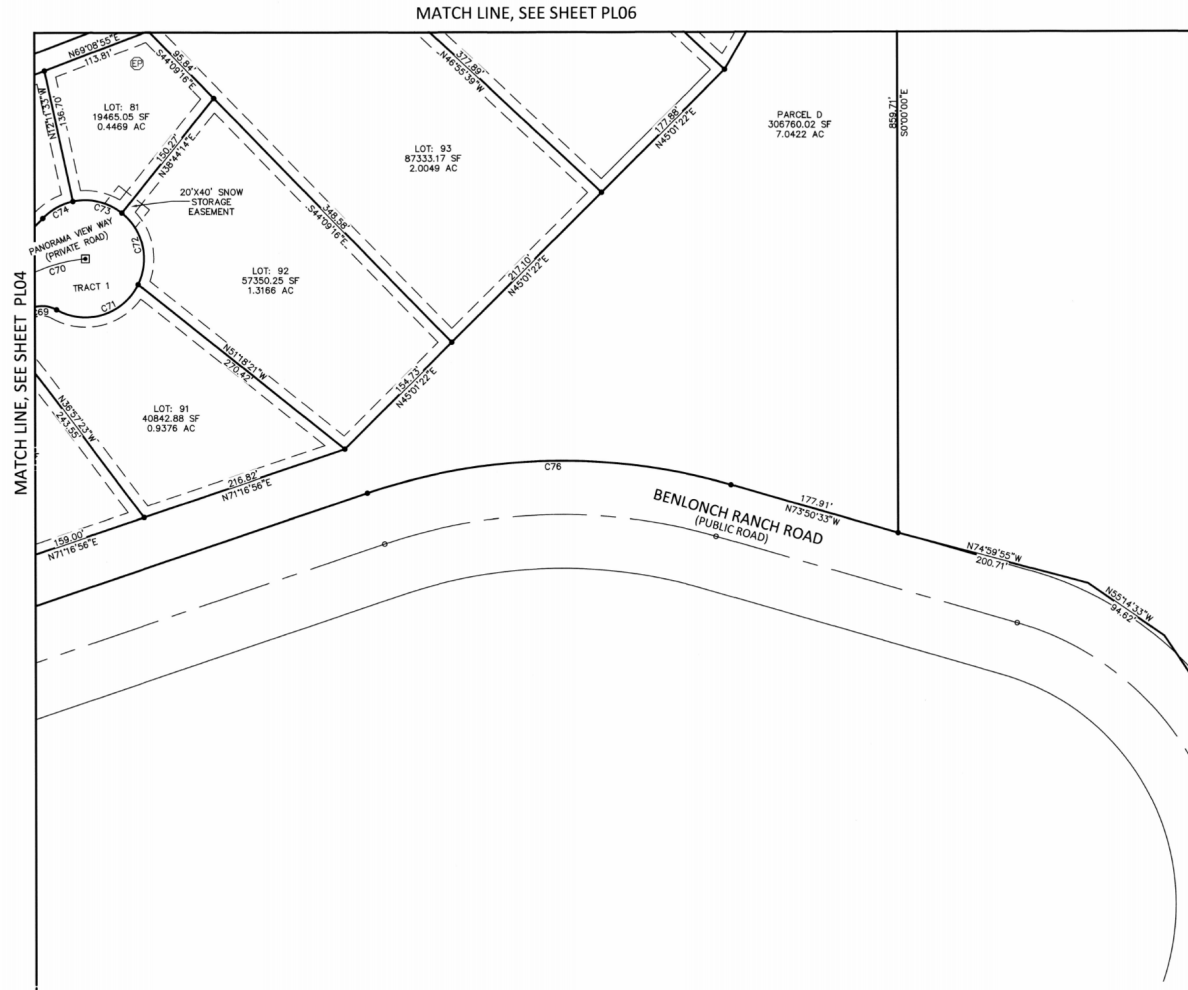
FINAL PLAT OF BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH



LEGEND

- BRASS CAP
-
-
-
-
- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- ADJOINING PROPERTY



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

465 SLEWINGWOOD CIRCLE
PROVIDENCE, UTAH 84302
PHONE: (435) 770-2382

JUSTIN L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.

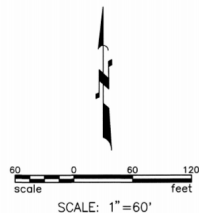
BENLOCH RANCH
PHASE 1C
WASATCH COUNTY
UTAH

FINAL
PLAT

REVISIONS:	
DATE	6-29-2022
DESIGN	
DRAWN	PCW
CHECKED	PCW
SUB	
21033PLOS.DWG	
PL05	
SHEET NO.	5/7

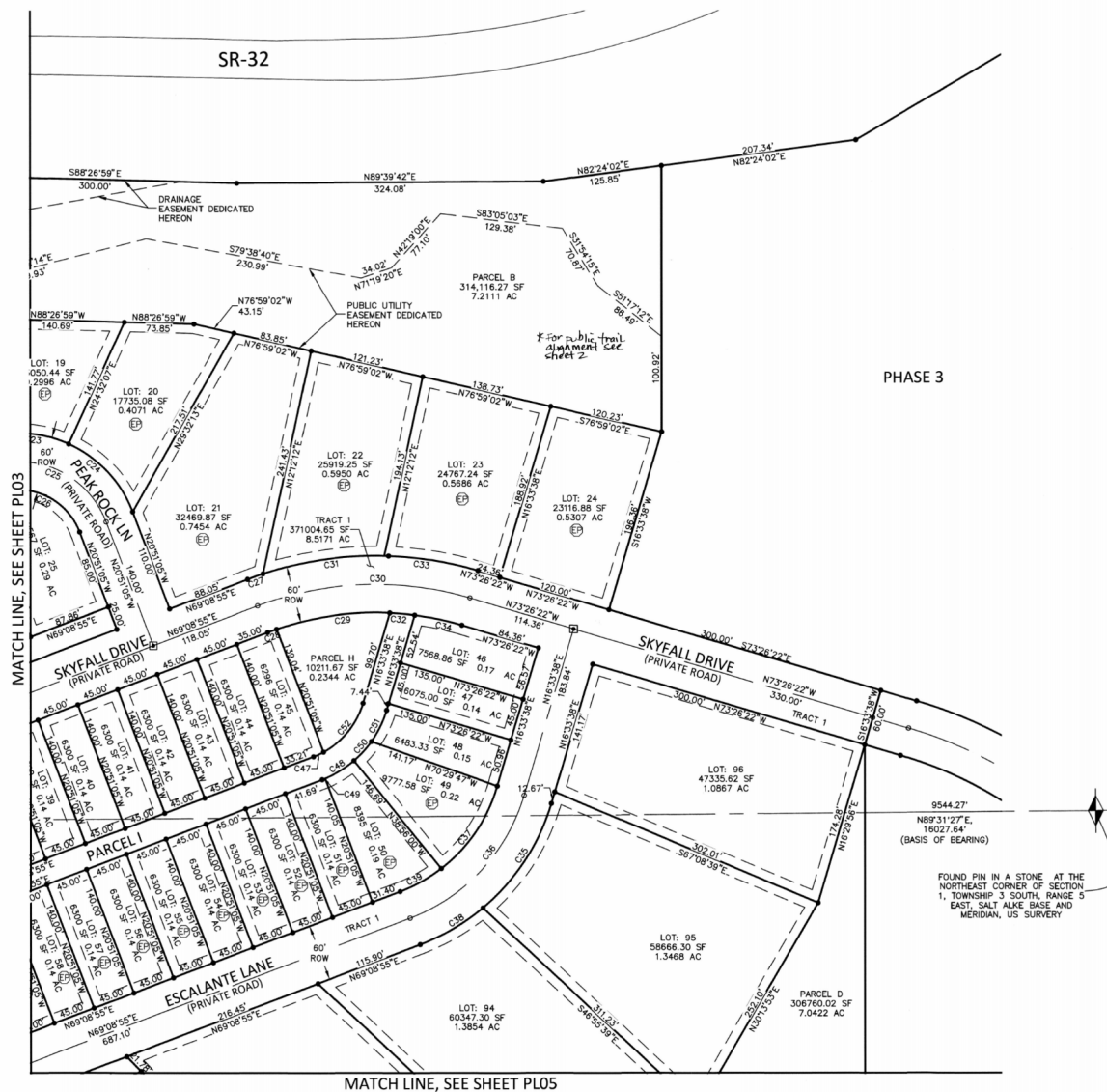
ENT# 539468 BK 1460 PG 973

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH



 BRASS CAP
 SET 5/8" REBAR AND PLASTIC CAP
 STAMPED "R.B. WILLIAMS & ASSOCIATES."
 SET BRASSCAP PER WASATCH COUNTY DETAIL
 EJECTOR SEWER PUMP REQUIRED FOR LOT

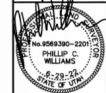
 BOUNDARY LINE
 LOT LINE
 ROAD CENTERLINE
 ADJOINING PROPERTY



ENT # 539468 BK 1460 PG 974

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

455 GLENWOOD CIRCLE
PRINCEDOME, UTAH 84132
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382



**BENLOCH RANCH
PHASE 1C**
WASATCH COUNTY
UTAH

FINAL
PLAT

REVISIONS:							
DATE	6/29/2022						
DESIGN							
DRAWN	PCW						
CHK'D	PCW						
SUB.							
21033PLO6.DWG							
PL06							
SHEET NO.							
6/7							

BENLOCH RANCH PHASE 1C PUD AND SUBDIVISION

FINAL PLAT OF
PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WASATCH COUNTY, UTAH

AREA AND ADDRESS TABLE

Lot Area Table			
Lot #	Area	Area	ADDRESS
LOT: 1	11934.11 SF	0.2740 AC	4111 E PEAK ROCK LN OR 4077 E PANORAMA VIEW WAY
LOT: 2	11049.57 SF	0.2537 AC	4119 E PEAK ROCK LN
LOT: 3	9820.17 SF	0.2254 AC	4127 E PEAK ROCK LN
LOT: 4	9600.00 SF	0.2204 AC	4137 E PEAK ROCK LN
LOT: 5	9600.00 SF	0.2204 AC	4147 E PEAK ROCK LN
LOT: 6	9600.00 SF	0.2204 AC	4157 E PEAK ROCK LN
LOT: 7	9600.00 SF	0.2204 AC	4169 E PEAK ROCK LN
LOT: 8	14949.42 SF	0.3432 AC	7193 N SKYFALL DR OR 4187 E PEAK ROCK LN
LOT: 9	11235.30 SF	0.2579 AC	4217 E PEAK ROCK LN
LOT: 10	11168.48 SF	0.2564 AC	4225 E PEAK ROCK LN
LOT: 11	13732.20 SF	0.3152 AC	4229 E PEAK ROCK LN
LOT: 12	10924.05 SF	0.2508 AC	4237 E PEAK ROCK LN
LOT: 13	9600.00 SF	0.2204 AC	4245 E PEAK ROCK LN
LOT: 14	9600.00 SF	0.2204 AC	4255 E PEAK ROCK LN
LOT: 15	9600.00 SF	0.2204 AC	4265 E PEAK ROCK LN
LOT: 16	9600.00 SF	0.2204 AC	4275 E PEAK ROCK LN
LOT: 17	9600.00 SF	0.2204 AC	4285 E PEAK ROCK LN
LOT: 18	10646.97 SF	0.2444 AC	4293 E PEAK ROCK LN
LOT: 19	13050.44 SF	0.2996 AC	4299 E PEAK ROCK LN
LOT: 20	17735.08 SF	0.4071 AC	4305 E PEAK ROCK LN
LOT: 21	32469.87 SF	0.7454 AC	7134 N SKYFALL DR OR 4319 E PEAK ROCK LN
LOT: 22	25919.25 SF	0.5950 AC	7130 N SKYFALL DR
LOT: 23	24767.24 SF	0.5686 AC	7126 N SKYFALL DR
LOT: 24	23116.88 SF	0.5307 AC	7122 N SKYFALL DR
LOT: 25	12567.29 SF	0.2885 AC	4312 E PEAK ROCK LN
LOT: 26	12400.00 SF	0.2847 AC	4286 E PEAK ROCK LN
LOT: 27	12400.00 SF	0.2847 AC	4276 E PEAK ROCK LN
LOT: 28	12400.00 SF	0.2847 AC	4266 E PEAK ROCK LN
LOT: 29	12400.00 SF	0.2847 AC	4256 E PEAK ROCK LN
LOT: 30	6257.31 SF	0.1436 AC	7185 N SKYFALL DR
LOT: 31	6299.87 SF	0.1446 AC	7181 N SKYFALL DR
LOT: 32	6299.87 SF	0.1446 AC	7177 N SKYFALL DR
LOT: 33	6299.87 SF	0.1446 AC	7175 N SKYFALL DR
LOT: 34	6299.87 SF	0.1446 AC	7171 N SKYFALL DR
LOT: 35	6299.87 SF	0.1446 AC	7167 N SKYFALL DR
LOT: 36	6299.87 SF	0.1446 AC	7165 N SKYFALL DR
LOT: 37	6299.87 SF	0.1446 AC	7161 N SKYFALL DR
LOT: 38	6299.87 SF	0.1446 AC	7157 N SKYFALL DR
LOT: 39	6299.87 SF	0.1446 AC	7155 N SKYFALL DR
LOT: 40	6299.87 SF	0.1446 AC	7151 N SKYFALL DR
LOT: 41	6299.87 SF	0.1446 AC	7147 N SKYFALL DR
LOT: 42	6299.87 SF	0.1446 AC	7145 N SKYFALL DR
LOT: 43	6299.87 SF	0.1446 AC	7141 N SKYFALL DR
LOT: 44	6299.87 SF	0.1446 AC	7137 N SKYFALL DR
LOT: 45	6296.20 SF	0.1445 AC	7135 N SKYFALL DR
LOT: 46	7568.86 SF	0.1738 AC	7125 N SKYFALL DR OR 4419 E ESCALANTE LN
LOT: 47	6075.00 SF	0.1395 AC	4411 E ESCALANTE LN
LOT: 48	6483.33 SF	0.1488 AC	4401 E ESCALANTE LN
LOT: 49	9777.58 SF	0.2245 AC	4387 E ESCALANTE LN
LOT: 50	8394.89 SF	0.1927 AC	4365 E ESCALANTE LN
LOT: 51	6299.92 SF	0.1446 AC	4355 E ESCALANTE LN
LOT: 52	6299.87 SF	0.1446 AC	4347 E ESCALANTE LN
LOT: 53	6299.87 SF	0.1446 AC	4339 E ESCALANTE LN

AREA AND ADDRESS TABLE

Lot Area Table			
Lot #	Area	Area	ADDRESS
LOT: 54	6299.87 SF	0.1446 AC	4331 E ESCALANTE LN
LOT: 55	6299.87 SF	0.1446 AC	4323 E ESCALANTE LN
LOT: 56	6299.87 SF	0.1446 AC	4315 E ESCALANTE LN
LOT: 57	6299.87 SF	0.1446 AC	4307 E ESCALANTE LN
LOT: 58	6299.87 SF	0.1446 AC	4299 E ESCALANTE LN
LOT: 59	6299.87 SF	0.1446 AC	4289 E ESCALANTE LN
LOT: 60	6299.87 SF	0.1446 AC	4281 E ESCALANTE LN
LOT: 61	6299.87 SF	0.1446 AC	4273 E ESCALANTE LN
LOT: 62	6299.87 SF	0.1446 AC	4267 E ESCALANTE LN
LOT: 63	6299.87 SF	0.1446 AC	4259 E ESCALANTE LN
LOT: 64	6299.87 SF	0.1446 AC	4251 E ESCALANTE LN
LOT: 65	6292.80 SF	0.1445 AC	4243 E ESCALANTE LN
LOT: 66	11261.99 SF	0.2585 AC	4196 E ESCALANTE LN OR 4188 E PEAK ROCK LN
LOT: 67	9873.13 SF	0.2267 AC	4156 E PEAK ROCK LN
LOT: 68	9873.13 SF	0.2267 AC	4146 E PEAK ROCK LN
LOT: 69	13430.91 SF	0.3083 AC	4136 E PEAK ROCK LN
LOT: 70	12970.69 SF	0.2978 AC	4116 E PEAK ROCK LN OR 4117 E PANORAMA VIEW WAY
LOT: 71	10264.80 SF	0.2356 AC	4139 E PANORAMA VIEW WAY
LOT: 72	11194.10 SF	0.2570 AC	4159 E PANORAMA VIEW WAY
LOT: 73	12663.67 SF	0.2907 AC	4181 E PANORAMA VIEW WAY
LOT: 74	13485.25 SF	0.3096 AC	4203 E PANORAMA VIEW WAY
LOT: 75	13846.48 SF	0.3179 AC	4219 E PANORAMA VIEW WAY
LOT: 76	14102.38 SF	0.3237 AC	4237 E PANORAMA VIEW WAY
LOT: 77	14358.29 SF	0.3296 AC	4255 E PANORAMA VIEW WAY
LOT: 78	14090.04 SF	0.3235 AC	4277 E PANORAMA VIEW WAY
LOT: 79	14018.46 SF	0.3218 AC	4297 E PANORAMA VIEW WAY
LOT: 80	15371.00 SF	0.3529 AC	4311 E PANORAMA VIEW WAY
LOT: 81	19465.05 SF	0.4469 AC	4315 E PANORAMA VIEW WAY
LOT: 82	40058.30 SF	0.9196 AC	4056 E PANORAMA VIEW WAY
LOT: 83	41411.04 SF	0.9507 AC	4088 E PANORAMA VIEW WAY
LOT: 84	37051.04 SF	0.8506 AC	4124 E PANORAMA VIEW WAY
LOT: 85	33834.01 SF	0.7767 AC	4146 E PANORAMA VIEW WAY
LOT: 86	32385.88 SF	0.7435 AC	4168 E PANORAMA VIEW WAY
LOT: 87	30310.71 SF	0.6958 AC	4198 E PANORAMA VIEW WAY
LOT: 88	30205.49 SF	0.6934 AC	4226 E PANORAMA VIEW WAY
LOT: 89	29237.90 SF	0.6712 AC	4254 E PANORAMA VIEW WAY
LOT: 90	33250.59 SF	0.7633 AC	4282 E PANORAMA VIEW WAY
LOT: 91	40842.88 SF	0.9376 AC	4312 E PANORAMA VIEW WAY
LOT: 92	57350.25 SF	1.3166 AC	4318 E PANORAMA VIEW WAY
LOT: 93	87333.17 SF	2.0049 AC	4322 E ESCALANTE LN
LOT: 94	60347.30 SF	1.3854 AC	4356 E ESCALANTE LN
LOT: 95	58666.30 SF	1.3468 AC	4386 E ESCALANTE LN
LOT: 96	47335.62 SF	1.0867 AC	4412 E ESCALANTE LN OR 7107 N SKYFALL DR
PARCEL A	170224.61 SF	3.9078 AC	NOT A PART
PARCEL B	685120.92 SF	15.7282 AC	
PARCEL C	42507.64 SF	0.9758 AC	
PARCEL D	306760.02 SF	7.0422 AC	
PARCEL E	33041.86 SF	0.7585 AC	
PARCEL F	4859.46 SF	0.1116 AC	
PARCEL G	19545.78 SF	0.4487 AC	
PARCEL H	10211.67 SF	0.2344 AC	
PARCEL I	25823.80 SF	0.5928 AC	
TRACT 1	371004.65 SF	8.5171 AC	LOCAL ROADS WITHIN THIS PHASE LESS PARCEL I

CURVE TABLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	67.71'	530.00	71°9'12"	S85°28'36"W	67.67'
C2	106.84'	530.00	11°32'58"	N85°07'19"W	106.66'
C3	273.56'	500.00	31°20'53"	S82°32'34"E	270.16'
C4	80.06'	470.00	9°45'34"	S86°39'47"W	79.96'
C5	127.54'	470.00	15°32'54"	N80°40'59"W	127.15'
C6	54.04'	230.00	132°7'44"	S20°37'44"W	53.92'
C7	70.77'	230.00	17°37'46"	S36°10'29"W	70.49'
C8	120.51'	200.00	34°31'24"	S31°09'34"W	118.69'
C9	102.43'	170.00	34°31'24"	S31°09'34"W	100.89'
C10	131.77'	230.00	32°5'53"	S46°42'19"W	13.77'
C11	121.17'	120.00	57°51'22"	N19°29'35"E	116.09'
C12	181.35'	150.00	69°16'21"	N13°47'05"E	170.51'
C13	59.87'	180.00	19°03'27"	N33°14'30"E	59.60'
C14	26.02'	180.00	81°7'00"	N19°34'17"E	26.00'
C15	88.26'	180.00	28°05'39"	N12°22'58"E	87.38'
C16	42.44'	83.00	291°75'37"	S61°2'06"E	41.98'
C17	60.00'	83.00	41°25'07"	S29°09'26"W	58.70'
C18	83.25'	53.00	90°00'00"	S24°08'55"W	74.95'
C19	36.13'	23.00	90°00'00"	S24°08'55"W	32.53'
C20	10.01'	83.00	6°54'26"	S53°19'13"W	10.00'
C21	17.93'	130.00	12°22'29"	S62°57'41"W	17.89'
C22	32.98'	130.00	14°32'06"	S76°24'58"W	32.89'
C23	70.00'	130.00	30°51'06"	N80°53'28"E	69.16'
C24	101.22'	130.00	44°36'48"	N43°09'29"W	98.69'
C25	157.08'	100.00	90°00'00"	N65°51'05"W	141.42'
C26	109.96'	70.00	90°00'00"	N65°51'05"W	98.99'
C27	17.46'	380.00	23°75'7"	S70°27'54"W	17.46'
C28	10.00'	320.00	1°47'27"	S70°02'39"W	10.00'
C29	121.56'	320.00	21°45'54"	S81°46'19"W	120.83'
C30	228.54'	350.00	37°24'43"	N87°51'17"E	224.50'
C31	130.15'	380.00	19°37'24"	S81°35'35"W	129.51'
C32	26.54'	320.00	4°45'06"	N84°55'11"W	26.53'
C33	96.01'	380.00	14°28'34"	N80°40'39"W	95.75'
C34	50.85'	320.00	9°06'17"	N77°59'30"W	50.80'
C35	133.91'	230.00	33°21'33"	N33°14'25"E	132.03'
C36	183.57'	200.00	52°35'17"	N42°51'17"E	177.19'
C37	106.03'	170.00	35°44'14"	N34°25'45"E	104.32'
C38	77.19'	230.00	19°13'43"	S59°32'04"E	76.83'
C39	50.00'	170.00	16°51'03"	N60°43'24"E	49.82'
C40	19.35'	170.00	6°31'15"	N72°24'33"E	19.34'
C41	217.83'	230.00	54°15'48"	S83°43'11"E	209.78'
C42	241.81'	200.00	69°16'21"	S76°12'54"E	227.35'
C43	186.19'	170.00	62°45'06"	S72°57'17"E	177.02'
C44	60.25'	230.00	15°00'33"	S49°05'01"E	60.08'
C45	38.10'	54.00	40°25'22"	N89°21'36"E	37.31'
C46	19.75'	28.00	40°25'22"	N89°21'36"E	19.35'
C47	11.82'	87.00	7°47'15"	N65°15'18"E	11.82'
C48	35.94'	113.00	18°13'20"	N61°21'28"E	35.79'
C49	3.31'	113.00	1°45'48"	N68°18'30"E	3.31'

CURVE TABLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C50	27.54'	113.00	13°57'49"	N42°15'51"E	27.47'
C51	36.92'	113.00	18°43'18"	N25°55'17"E	36.76'
C52	68.03'	87.00	44°48'02"	N36°57'39"E	66.31'
C53	55.40'	530.00	5°59'19"	N69°51'47"W	55.37'
C54	49.55'	470.00	6°02'24"	N69°53'20"W	49.52'
C55	42.52'	470.00	5°11'01"	S69°27'38"E	42.51'
C56	73.05'	530.00	7°53'51"	S70°49'03"E	73.00'
C57	96.47'	470.00	11°45'38"	S77°55'58"E	96.30'
C58	124.57'	530.00	13°28'00"	S81°29'59"E	124.28'
C59	93.68'	470.00	11°25'14"	S89°31'24"E	93.53'
C60	365.20'	500.00	41°50'56"	S87°47'36"E	357.14'
C61	125.32'	530.00	13°32'50"	N84°59'37"E	125.02'
C62	96.33'	470.00	11°44'36"	N78°53'41"E	96.16'
C63	14.28'	470.00	1°44'27"	N72°09'09"E	14.28'
C64	64.17'	530.00	6°56'15"	N74°45'04"E	64.14'
C65	37.41'	370.00	5°47'33"	N68°23'09"E	37.39'
C66	96.42'	430.00	12°50'51"	N64°51'31"E	96.22'
C67	117.54'	400.00	16°50'12"	N62°51'50"E	117.12'
C68	29.94'	430.00	3°59'22"	N56°28'25"E	29.93'
C69	34.11'	30.00	65°08'50"	S87°01'09"W	32.30'
C70	85.62'	161.47	30°22'54"	N69°38'11"E	84.62'
C71	97.91'	60.00	93°30'04"	N72°50'31"E	87.41'
C72	81.01'	60.00	77°21'15"	N12°35'09"W	74.99'
C73	53.33'	60.00	50°55'46"	N76°43'40"W	51.59'
C74	35.93'	60.00	34°18'36"	S60°39'09"W	35.40'
C75	47.76'	370.00	7°23'45"	N47°11'43"E	47.73'
C76	377.39'	620.00	34°52'31"	S86°43'11"W	371.59'
C77	154.58'	1155.00	7°40'05"	N75°06'58"E	154.46'
C78	147.46'	1155.00	7°18'54"	N82°36'28"E	147.36'
C79	591.33'	1205.00	28°07'00"	S85°20'26"W	585.41'
C80	142.81'	1155.00	7°05'05"	N89°48'28"E	142.72'
C81	121.94'	1155.00	6°02'56"	S83°37'32"E	121.88'
C82	76.64'	95.00	46°13'13"	N32°30'33"E	74.57'
C83	176.49'	190.00	53°13'23"	N29°00'28"E	170.22'
C84	60.27'	190.00	18°10'33"	N6°41'30"W	60.02'
C85	81.11'	190.00	24°27'33"	N28°00'34"W	80.50'
C86	103.96'	120.00	49°36'16"	N15°25'12"E	100.74'
C87	188.66'	170.00	63°35'09"	N41°11'37"E	179.13'
C88	105.66'	155.00	39°03'21"	N53°29'41"E	103.62'
C89	316.81'	155.00	11°06'31"	N24°35'15"W	264.47'
C90	316.81'	155.00	11°06'31"	N24°35'15"W	264.47'
C91	36.85'	279.64	73°24'58"	S70°57'56"E	36.84'
C92	143.80'	279.64	29°27'46"	S89°28'16"E	142.22'
C93	190.23'	249.64	43°39'33"	S89°01'16"E	185.66'
C94	122.01'	198.64	35°01'03"	S84°41'59"E	120.12'
C95	71.15'	70.00	58°14'16"	N54°01'26"W	68.13'
C96	137.27'	219.64	35°48'35"	S85°05'45"E	135.05'