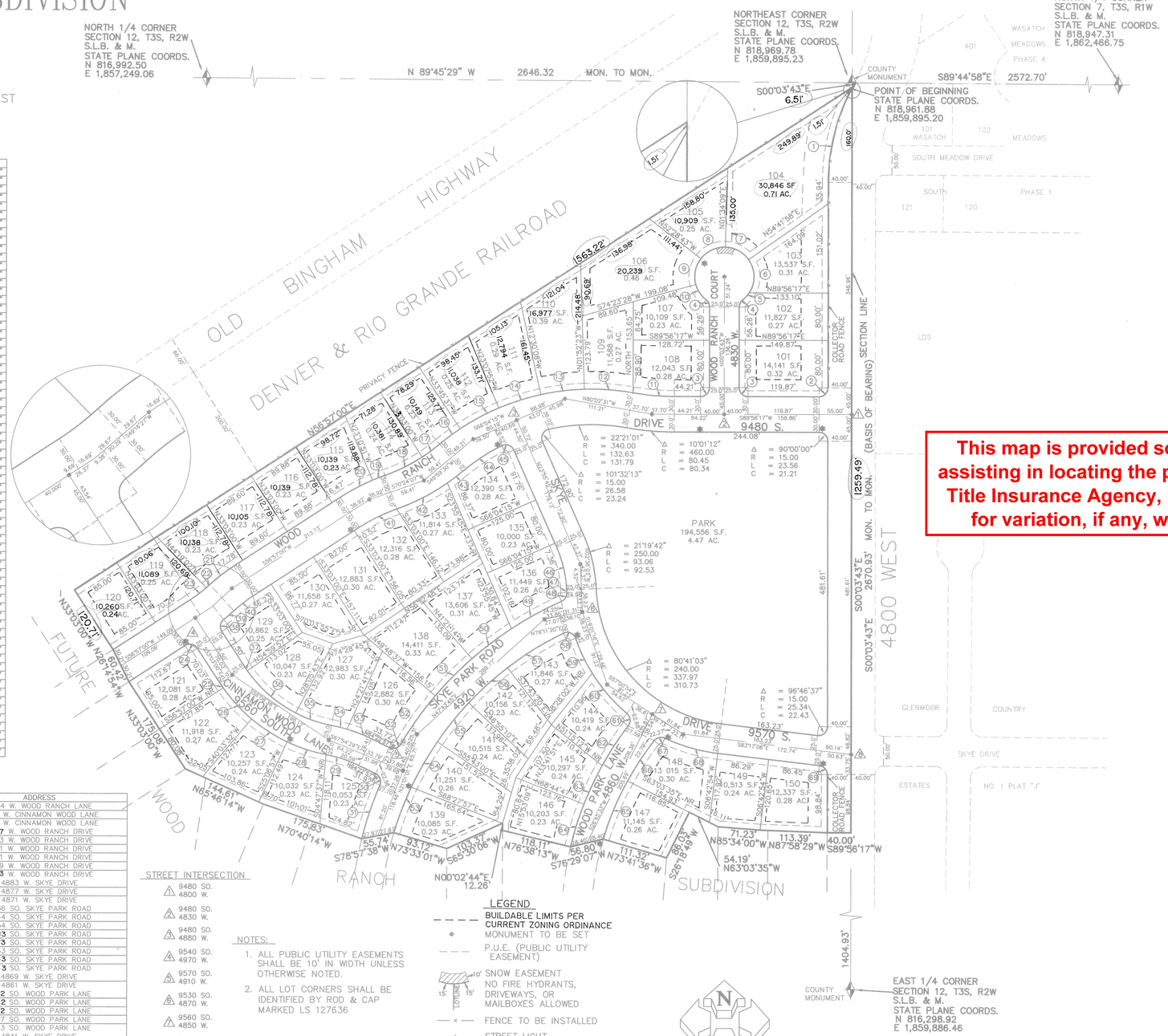
# WOOD RANCH SUBDIVISION

# PHASE 1

A SUBDIVISION LOCATED IN
SECTION 12
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN




## CURVE TABLE

| CURVE | LOT | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| 1 | 104 | 340.00' | 166.59' | 164.93' | N13°58'28"E | 28°04'22" |
| 2 | 101 | 15.00' | 23.56' | 21.21' | S44°56'17"W | 90°00'00" |
| 3 | 101/108 | 15.00' | 23.56' | 21.21' | N45°03'43"W | 90°00'00" |
| 4 | 102/107 | 15.00' | 13.62' | 13.16' | N25°56'58"E | 52°01'21" |
| 5 | 102 | 50.00' | 16.29' | 16.22' | N42°37'38"W | 18°40'00" |
| 6 | 103 | 50.00' | 59.86' | 56.35' | N01°00'12"W | 68°35'40" |
| 7 | 104 | 50.00' | 46.36' | 44.72' | N61°51'57"W | 53°07'49" |
| 8 | 105 | 50.00' | 47.17' | 45.44' | N64°32'43"E | 54°02'52" |
| 9 | 106 | 50.00' | 46.36' | 44.72' | N10°57'23"E | 53°07'49" |
| 10 | 107 | 50.00' | 31.83' | 31.29' | S33°50'39"E | 36°28'14" |
| 11 | 108 | 400.00' | 69.95' | 69.86' | N85°03'07"W | 10°01'12" |
| 12 | 109 | 400.00' | 82.60' | 82.45' | S85°57'27"E | 11°49'52" |
| 13 | 110 | 400.00' | 74.21' | 74.10' | N82°48'45"E | 10°37'45" |
| 14 | 111 | 400.00' | 74.20' | 74.10' | N72°11'00"E | 10°37'44" |
| 15 | 112 | 400.00' | 74.21' | 74.10' | S61°33'15"W | 10°37'45" |
| 16 | 113 | 400.00' | 43.62' | 43.60' | N53°06'56"E | 06°14'53" |
| 17 | 113 | 300.00' | 36.43' | 36.41' | S53°28'15"W | 06°57'30" |
| 18 | 114 | 300.00' | 70.43' | 70.27' | S63°40'33"W | 13°27'07" |
| 19 | 114 | 360.00' | 22.51' | 22.51' | N68°36'38"E | 03°34'58" |
| 20 | 115 | 360.00' | 62.01' | 61.93' | S61°53'05"W | 9°52'09" |
| 21 | 118 | 300.00' | 51.47' | 51.40' | S52°02'07"W | 09°49'46" |
| 22 | 118 | 240.00' | 7.62' | 7.62' | S48°01'48"W | 01°49'08" |
| 23 | 119 | 240.00' | 33.55' | 33.53' | S52°56'41"W | 08°00'38" |
| 24 | 121 | 15.00' | 23.56' | 21.21' | N78°03'00"W | 90°00'00" |
| 25 | 121 | 275.00' | 9.97' | 9.97' | N34°05'18"W | 02°04'36" |
| 26 | 122 | 275.00' | 71.10' | 70.91' | S42°32'02"E | 14°48'52" |
| 27 | 123 | 275.00' | 71.72' | 71.52' | N57°24'46"W | 14°56'35" |
| 28 | 124 | 275.00' | 68.89' | 68.71' | S72°03'40"W | 14°21'33" |
| 29 | 125 | 225.00' | 58.34' | 58.17' | N71°48'37"W | 14°51'19" |
| 30 | 125 | 15.00' | 22.92' | 20.76' | N20°36'11"W | 87°33'33" |
| 31 | 125 | 600.00' | 96.18' | 96.08' | N18°35'04"E | 09°11'05" |
| 32 | 126 | 15.00' | 22.25' | 20.28' | S73°07'38"W | 84°58'50" |
| 33 | 126 | 275.00' | 44.15' | 44.10' | N68°58'56"W | 09°11'57" |
| 34 | 127 | 275.00' | 27.15' | 27.14' | N76°24'35"W | 05°39'22" |
| 35 | 127 | 225.00' | 64.24' | 64.03' | S71°03'28"E | 16°21'35" |
| 36 | 128 | 225.00' | 109.47' | 108.40' | N48°56'22"W | 27°52'37" |
| 37 | 129 | 225.00' | 7.66' | 7.66' | S34°01'32"E | 01°57'03" |
| 38 | 129 | 15.00' | 22.12' | 20.17' | S09°11'14"W | 84°28'40" |
| 39 | 129 | 300.00' | 22.54' | 22.53' | S49°16'21"W | 04°18'14" |
| 40 | 129 | 240.00' | 41.17' | 41.12' | S52°02'07"W | 09°49'46" |
| 41 | 132 | 300.00' | 70.43' | 70.27' | S63°40'33"W | 13°27'07" |
| 42 | 133 | 360.00' | 96.52' | 96.23' | S62°43'17"W | 15°21'40" |
| 43 | 134 | 360.00' | 31.72' | 31.72' | S52°30'59"W | 05°02'57" |
| 44 | 134 | 340.00' | 79.72' | 79.54' | S56°42'31"W | 13°26'02" |
| 45 | 134 | 15.00' | 24.25' | 21.70' | S70°15'07"E | 92°38'43" |
| 46 | 136 | 200.00' | 74.45' | 74.02' | S13°15'54"E | 21°19'42" |
| 47 | 136 | 290.00' | 4.52' | 4.52' | S03°02'51"E | 0°53'37" |
| 48 | 136 | 15.00' | 18.15' | 17.06' | N31°10'05"E | 69°19'30" |
| 49 | 136 | 600.00' | 96.14' | 96.04' | S61°14'25"W | 09°10'51" |
| 50 | 137 | 600.00' | 83.81' | 83.75' | S52°38'53"W | 08°00'13" |
| 51 | 138 | 600.00' | 88.56' | 88.47' | S44°25'05"W | 08°27'23" |
| 52 | 126 | 600.00' | 100.04' | 82.32' | S35°24'28"W | 09°33'10" |
| 53 | 139 | 550.00' | 82.74' | 82.66' | N20°45'34"E | 08°37'09" |
| 54 | 140 | 550.00' | 88.45' | 88.36' | S29°40'34"W | 09°12'51" |
| 55 | 141 | 550.00' | 84.45' | 84.37' | S38°40'55"W | 08°47'51" |
| 56 | 142 | 550.00' | 88.29' | 88.19' | S47°40'45"W | 09°11'49" |
| 57 | 143 | 550.00' | 111.17' | 110.98' | S58°04'05"W | 11°34'51" |
| 58 | 143 | 15.00' | 25.43' | 22.49' | N67°34'53"W | 97°07'14" |
| 59 | 143 | 290.00' | 65.56' | 65.42' | N25°29'50"W | 12°57'07" |
| 60 | 144 | 290.00' | 90.04' | 89.68' | N40°52'05"W | 17°47'24" |
| 61 | 144 | 15.00' | 22.76' | 20.64' | N06°18'06"W | 86°55'22" |
| 62 | 144 | 550.00' | 80.70' | 80.63' | N32°57'23"E | 08°24'25" |
| 63 | 145 | 550.00' | 71.99' | 71.94' | S25°00'11"W | 07°29'57" |
| 64 | 146 | 550.00' | 75.74' | 75.68' | S17°18'30"W | 07°53'25" |
| 65 | 147 | 500.00' | 107.10' | 106.89' | S22°26'35"W | 12°16'20" |
| 66 | 148 | 500.00' | 81.35' | 81.26' | S33°14'25"W | 09°19'21" |
| 67 | 148 | 15.00' | 20.21' | 18.72' | N76°30'22"E | 77°12'33" |
| 68 | 148 | 290.00' | 93.11' | 92.71' | N74°05'14"W | 18°23'45" |
| 69 | 150 | 15.00' | 21.79' | 19.92' | S41°40'25"E | 83°13'23" |

## ADDRESS TABLE

| LOT | ADDRESS |
|---|---|
| 101 | 9473 SO. WOOD RANCH COURT |
| | 4818 W. WOOD RANCH DRIVE |
| 102 | 9461 SO. WOOD RANCH COURT |
| 103 | 9449 SO. WOOD RANCH COURT |
| 104 | 9443 SO. WOOD RANCH COURT |
| 105 | 9442 SO. WOOD RANCH COURT |
| 106 | 9448 SO. WOOD RANCH COURT |
| 107 | 9458 SO. WOOD RANCH COURT |
| 108 | 9472 SO. WOOD RANCH COURT |
| | 4846 W. WOOD RANCH DRIVE |
| 109 | 4862 W. WOOD RANCH DRIVE |
| 110 | 4874 W. WOOD RANCH DRIVE |
| 111 | 4884 W. WOOD RANCH DRIVE |
| 112 | 4896 W. WOOD RANCH DRIVE |
| 113 | 4904 W. WOOD RANCH DRIVE |
| 114 | 4914 W. WOOD RANCH DRIVE |
| 115 | 4928 W. WOOD RANCH DRIVE |
| 116 | 4938 W. WOOD RANCH DRIVE |
| 117 | 4952 W. WOOD RANCH DRIVE |
| 118 | 4962 W. WOOD RANCH DRIVE |
| 119 | 4972 W. WOOD RANCH DRIVE |
| 120 | 4982 W. WOOD RANCH DRIVE |
| 121 | 4977 W. WOOD RANCH DRIVE |
| | 4963 W. CINNAMON WOOD LANE |
| 122 | 4953 W. CINNAMON WOOD LANE |
| 123 | 4947 W. CINNAMON WOOD LANE |
| 124 | 4939 W. CINNAMON WOOD LANE |
| 125 | 4927 W. CINNAMON WOOD LANE |
| | 9586 SO. SKYE PARK ROAD |
| 126 | 4922 W. CINNAMON WOOD LANE |
| | 9566 SO. SKYE PARK ROAD |

| LOT | ADDRESS |
|---|---|
| 127 | 4934 W. WOOD RANCH LANE |
| 128 | 4948 W. CINNAMON WOOD LANE |
| 129 | 4958 W. CINNAMON WOOD LANE |
| | 4957 W. WOOD RANCH DRIVE |
| 130 | 4943 W. WOOD RANCH DRIVE |
| 131 | 4931 W. WOOD RANCH DRIVE |
| 132 | 4921 W. WOOD RANCH DRIVE |
| 133 | 4909 W. WOOD RANCH DRIVE |
| 134 | 4893 W. WOOD RANCH DRIVE |
| | 4883 W. SKYE DRIVE |
| 135 | 4877 W. SKYE DRIVE |
| 136 | 4871 W. SKYE DRIVE |
| | 9536 SO. SKYE PARK ROAD |
| 137 | 9544 SO. SKYE PARK ROAD |
| 138 | 9554 SO. SKYE PARK ROAD |
| 139 | 9583 SO. SKYE PARK ROAD |
| 140 | 9573 SO. SKYE PARK ROAD |
| 141 | 9563 SO. SKYE PARK ROAD |
| 142 | 9553 SO. SKYE PARK ROAD |
| 143 | 9543 SO. SKYE PARK ROAD |
| | 4869 W. SKYE DRIVE |
| 144 | 4861 W. SKYE DRIVE |
| | 9572 SO. WOOD PARK LANE |
| 145 | 9582 SO. WOOD PARK LANE |
| 146 | 9592 SO. WOOD PARK LANE |
| 147 | 9587 SO. WOOD PARK LANE |
| 148 | 9573 SO. WOOD PARK LANE |
| | 4841 W. SKYE DRIVE |
| 149 | 4827 W. SKYE DRIVE |
| 150 | 4813 W. SKYE DRIVE |

STREET INTERSECTION

- 9480 SO. 4800 W.
- 9480 SO. 4830 W.
- 9480 SO. 4880 W.
- 9540 SO. 4970 W.
- 9570 SO. 4910 W.
- 9530 SO. 4870 W.
- 9560 SO. 4850 W.
- 9570 SO. 4800 W.

NOTES:

1. ALL PUBLIC UTILITY EASEMENTS SHALL BE 10' IN WIDTH UNLESS OTHERWISE NOTED.
2. ALL LOT CORNERS SHALL BE IDENTIFIED BY ROD & CAP MARKED LS 127636

LEGEND

- BUILDABLE LIMITS PER CURRENT ZONING ORDINANCE
- MONUMENT TO BE SET
- P.U.E. (PUBLIC UTILITY EASEMENT)
- 10' SNOW EASEMENT NO FIRE HYDRANTS, DRIVEWAYS, OR MAILBOXES ALLOWED
- FENCE TO BE INSTALLED
- STREET LIGHT TO BE INSTALLED

GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

## SURVEYOR'S CERTIFICATE

I, ROBERT BYRON JONES, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold License No. 127636, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

WOOD RANCH SUBDIVISION, PHASE 1

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 0°03'43" EAST ALONG THE SECTION LINE 6.51 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°03'43" EAST ALONG SAID SECTION LINE 1259.49 FEET THENCE SOUTH 89°56'17" WEST 40.00 FEET; THENCE NORTH 87°58'29" WEST 113.39 FEET; THENCE NORTH 85°34'00" WEST 71.23 FEET; THENCE NORTH 63°03'35" WEST 54.19 FEET; THENCE SOUTH 26°18'49" WEST 86.03 FEET; THENCE NORTH 73°41'36" WEST 111.32 FEET; THENCE SOUTH 76°29'07" WEST 56.80 FEET; THENCE NORTH 76°38'13" WEST 118.11 FEET; THENCE NORTH 0°02'44" EAST 12.26 FEET; THENCE SOUTH 65°30'06"WEST 103.37 FEET; THENCE NORTH 73°33'01" WEST 93.12 FEET; THENCE SOUTH 78°57'38" WEST 55.74 FEET; THENCE NORTH 70°40'14" WEST 175.83 FEET; THENCE NORTH 65°45'14" WEST 144.61 FEET; THENCE NORTH 33°03'00" WEST 175.08 FEET; THENCE NORTH 28°14'54" WEST 60.42 FEET; THENCE NORTH 33°03'00" WEST 120.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE NORTH 56°57'00" EAST ALONG SAID SOUTHERLY LINE 1563.22 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1,038,183 SQUARE FEET OR 23.83 ACRES WITHIN 50 LOTS.

April 23, 1996
DATE

REGISTERED LAND SURVEYOR No. 127636 ROBERT BYRON JONES STATE OF UTAH
4-23-96

**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.**

## OWNER'S DEDICATION

Know all men by these presents that ___, the ___ undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

WOOD RANCH SUBDIVISION, PHASE 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof I have hereunto set my hand this 10th day of April A.D., 1996

Charles E. Coleman
General Partner

## ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } SS

ON THE 10th DAY OF April A.D. 1996, PERSONALLY APPEARED BEFORE ME, CHARLES COLEMAN, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE GENERAL PARTNER OF RYDER HOMES OF UTAH, LIMITED PARTNERSHIP, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID RYDER HOMES OF UTAH, LIMITED PARTNERSHIP, BY AUTHORITY OF A DULY PASSED RESOLUTION AND THE SAID CHARLES COLEMAN ACKNOWLEDGED TO ME THAT SAID RYDER HOMES OF UTAH, LIMITED PARTNERSHIP, EXECUTED THE SAME

Notary Public
CARRIE C. DEARDURFF
555 South 300 East
Salt Lake City, Utah 84111
My Commission Expires
April 5, 1998
State of Utah

Carrie C. Dearduff
NOTARY PUBLIC

# WOOD RANCH SUBDIVISION

# PHASE 1

A SUBDIVISION LOCATED IN
SECTION 12
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN

PREPARED BY
BUSH AND GUDGELL, INC.
ENGINEERS: PLANNERS: SURVEYORS
555 SOUTH 300 EAST
S.L.C. UTAH 84111
PHONE (801) 364-1212
REVISED: 6/10/96 BY: JJS B&G No 43724

DEVELOPER
RYDER HOMES OF UTAH
555 SOUTH 300 EAST
SALT LAKE CITY, UT 841111
(801) 363-5405
(801) 364-1225-FAX

SALT LAKE COUNTY
SEWER IMPROVEMENT DISTRICT NO. 1
APPROVED THIS 23rd DAY OF April A.D., 1996
William E. Kenworthy
DISTRICT MANAGER

| | |
|---|---|
| James T. Bradley — US WEST | 4/18/96 DATE |
| Scott T. Swendsen — MOUNTAIN FUEL | 4-18-96 DATE |
| Lance D. Walker — UP & L | 4/17/96 DATE |
| TCI CABLEVISION | 4-17-96 DATE |

PLANNING COMMISSION
APPROVED THIS 8TH DAY OF May A.D., 1996 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.
CHAIRMAN, SOUTH JORDAN CITY PLANNING COMMISSION

BOARD OF HEALTH
APPROVED THIS 10TH DAY OF April A.D., 1996
Rod Hansen
DIRECTOR, S.L. CO. BOARD OF HEALTH

FLOOD CONTROL COORDINATOR
APPROVED THIS 23RD DAY OF APRIL A.D., 1996
FLOOD CONTROL COORDINATOR

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4/25/96 DATE
Gordon M. Haight
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 30 DAY OF May A.D., 1996
SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY
PRESENTED TO THE CITY OF SOUTH JORDAN THIS 5TH DAY OF JUNE A.D., 1996 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
MAYOR, CITY OF SOUTH JORDAN — CITY RECORDER

RECORDED # 63894-96
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF SOUTH JORDAN
DATE 6-21-96 TIME 3:53pm BOOK 96-6P PAGE 227
FEE $ 81.00
Chief Deputy, SALT LAKE COUNTY RECORDER

26-12-200-010
26-F

96-6P-227