

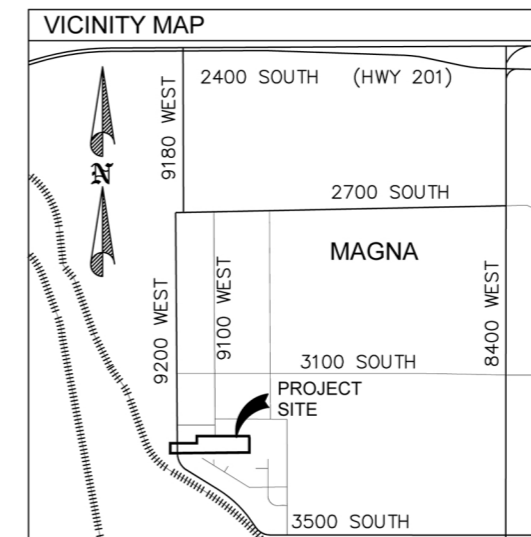
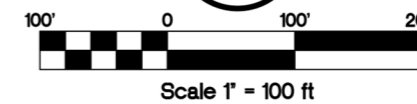
# OQUIRRH MEADOWS PHASE 4 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

MAGNA, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT

SEPTEMBER 2015



NORTH QUARTER SECTION 30,  
(HARDY CORNER)  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT  
LAKE BASE AND MERIDIAN  
(FOUND MONUMENT)

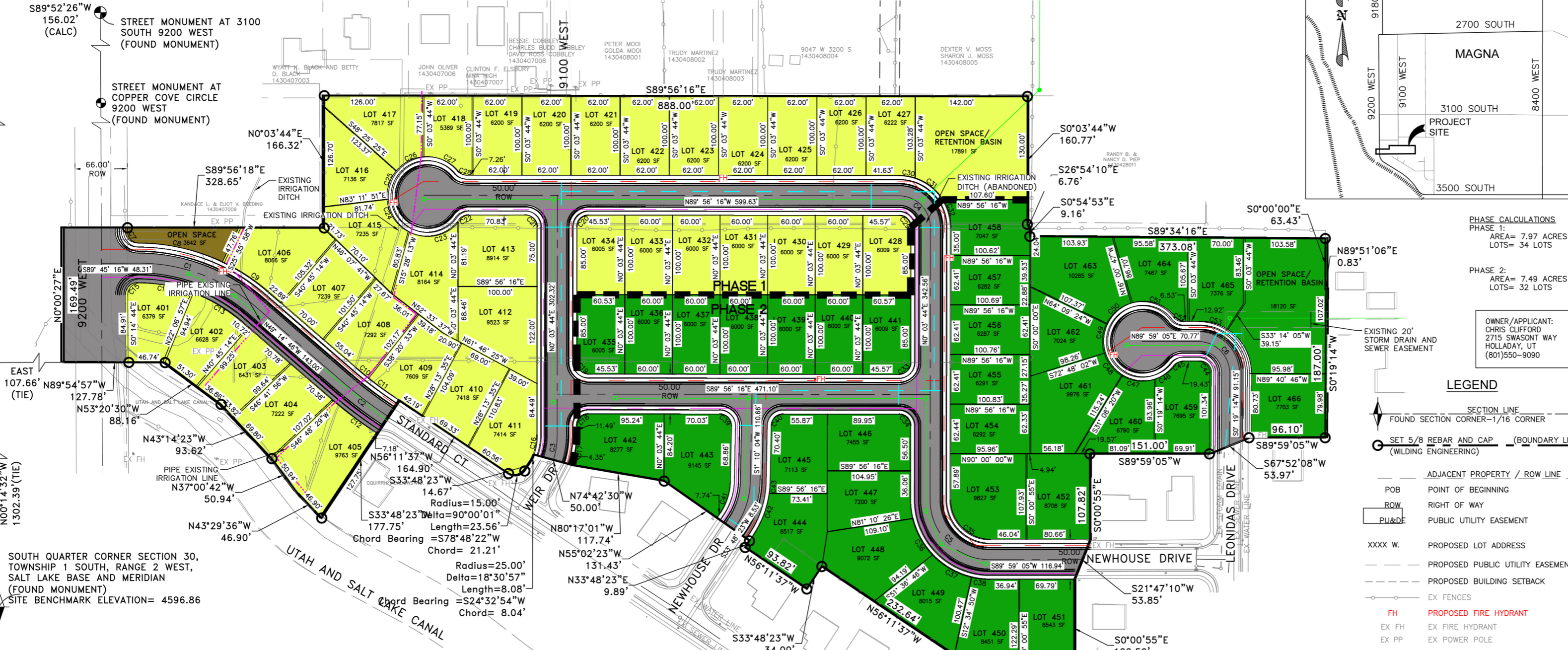
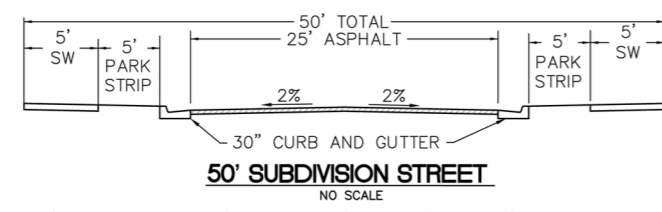
CENTER SECTION 30, TOWNSHIP 1 SOUTH,  
RANGE 2 WEST, SALT LAKE BASE AND  
MERIDIAN  
(MONUMENT NOT FOUND)

S89°52'26"W  
156.02'  
(CALC)  
STREET MONUMENT AT 3100  
SOUTH 9200 WEST  
(FOUND MONUMENT)

STREET MONUMENT AT  
COPPER COVE CIRCLE  
9200 WEST  
(FOUND MONUMENT)

BASIS OF BEARING N00°14'32"W 5209.73' (MEASURED) (5199.17' ARP)

SOUTH QUARTER CORNER SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND MONUMENT)  
SITE BENCHMARK ELEVATION= 4596.86



PHASE CALCULATIONS  
PHASE 1:  
AREA= 7.97 ACRES  
LOTS= 34 LOTS  
PHASE 2:  
AREA= 7.49 ACRES  
LOTS= 32 LOTS

OWNER/APPLICANT:  
CHRIS CLIFFORD  
2715 SWASONT WAY  
HOLLADAY, UT  
(801)550-9090

- LEGEND**
- SECTION LINE
  - FOUND SECTION CORNER-1/16 CORNER
  - SET 5/8" REBAR AND CAP (BOUNDARY LINE)
  - ADJACENT PROPERTY / ROW LINE
  - POB POINT OF BEGINNING
  - ROW RIGHT OF WAY
  - PU/E PUBLIC UTILITY EASEMENT
  - XXXX W. PROPOSED LOT ADDRESS
  - PROPOSED PUBLIC UTILITY EASEMENT
  - PROPOSED BUILDING SETBACK
  - EX FENCES
  - EX FH PROPOSED FIRE HYDRANT
  - EX PP EX POWER POLE

- NOTES:
- SETBACKS FOR ALL LOTS AS SHOWN.
  - PUBLIC UTILITY EASEMENTS (PUE) FOR ALL LOTS ARE 10' FRONT, AND 7' REAR AND SIDES OF ALL LOTS AS SHOWN.
  - A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT THE LOT CORNERS AND THE OVERALL BOUNDARY CORNERS.



QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT- OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

QUESTAR GAS COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	159.27	225.00	040°33'24"	N69° 31' 28"W	155.96
C2	75.98	600.00	007°15'21"	N52° 52' 26"W	75.93
C3	27.37	100.00	015°40'46"	N07° 54' 07"E	27.28
C4	62.83	40.00	090°00'00"	N44° 56' 16"W	56.57
C5	117.91	75.00	090°04'39"	N44° 58' 36"W	106.14
C6	63.07	40.00	090°20'09"	S44° 50' 51"E	56.73
C7	23.56	15.00	090°00'00"	S45° 14' 44"E	21.21
C8	110.32	250.00	025°16'59"	S77° 09' 41"E	109.42
C9	66.64	250.00	015°16'26"	S56° 52' 59"E	66.45
C10	19.27	500.00	002°12'30"	S50° 21' 00"E	19.27
C11	41.36	500.00	004°44'22"	S53° 49' 26"E	41.35
C12	62.75	550.00	006°32'11"	S52° 55' 32"E	62.71
C13	72.36	200.00	020°43'48"	N59° 36' 40"W	71.97
C14	69.21	200.00	019°49'36"	N79° 53' 22"W	68.86
C15	23.68	15.00	090°26'34"	S44° 58' 33"W	21.30
C16	20.52	75.00	015°40'46"	N07° 54' 07"E	20.46
C17	34.21	125.00	015°40'46"	N07° 54' 07"E	34.10
C18	23.56	15.00	090°00'00"	S45° 03' 44"W	21.21
C19	23.56	15.00	090°00'00"	S44° 56' 16"W	21.21
C20	23.56	15.00	090°00'00"	S45° 03' 44"W	21.21

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	23.56	15.00	090°00'00"	N44° 56' 16"W	21.21
C22	14.17	15.00	054°06'30"	S63° 00' 28"W	13.65
C23	68.19	50.00	078°08'31"	N78° 47' 59"E	63.03
C24	50.81	50.00	058°13'40"	S33° 00' 56"E	48.65
C25	37.80	50.00	043°19'06"	S17° 45' 27"W	36.91
C26	39.15	50.00	044°51'49"	S61° 50' 55"W	38.16
C27	48.57	50.00	055°39'09"	N67° 53' 36"W	46.68
C28	13.06	15.00	049°52'14"	S65° 00' 09"E	12.65
C29	23.56	15.00	090°00'00"	N44° 56' 16"W	21.21
C30	20.72	65.00	018°16'03"	N80° 48' 15"W	20.64
C31	44.42	65.00	039°09'13"	N52° 05' 37"W	43.56
C32	36.96	65.00	032°34'44"	N16° 13' 39"W	36.46
C33	23.56	15.00	090°00'00"	N45° 03' 44"E	21.21
C34	23.56	15.00	090°00'00"	N44° 56' 16"W	21.21
C35	78.61	50.00	090°04'39"	S44° 58' 36"E	70.76
C36	52.62	100.00	030°08'50"	N28° 42' 24"W	52.01
C37	57.38	100.00	032°52'40"	N60° 13' 08"W	56.60
C38	23.31	100.00	013°21'27"	S83° 20' 12"E	23.26
C39	23.85	15.00	091°06'21"	N44° 23' 06"W	21.42
C40	23.27	15.00	088°53'39"	S45° 36' 54"W	21.01

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C41	42.72	75.00	032°38'18"	N17° 29' 13"E	42.15
C42	56.25	125.00	025°46'57"	N20° 54' 54"E	55.78
C43	14.96	125.00	006°51'21"	N04° 35' 45"E	14.95
C44	23.65	15.00	090°20'09"	N44° 50' 51"W	21.28
C45	13.62	15.00	052°02'01"	S63° 58' 04"W	13.16
C46	29.41	50.00	033°42'12"	N54° 48' 10"E	28.99
C47	43.18	50.00	049°29'04"	S83° 36' 12"E	41.85
C48	36.36	50.00	041°39'42"	S38° 01' 49"E	35.56
C49	37.56	50.00	043°02'34"	S04° 19' 19"W	36.68
C50	42.01	50.00	048°08'37"	S49° 54' 54"W	40.79
C51	59.35	50.00	068°00'16"	N72° 00' 39"W	55.92
C52	13.62	15.00	052°00'24"	S64° 00' 43"E	13.15
C53	102.48	65.00	090°20'09"	N44° 50' 51"W	92.19

**UTAH AND SALT LAKE CANAL COMPANY**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

UTAH AND SALT LAKE CANAL COMPANY

**QUESTAR**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

QUESTAR

**UTILITY**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

MAGNA WATER

**MAGNA WATER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

MAGNA WATER

**PLANNING COMMISSION**

PRESENTED TO THE CITY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

BY THE SALT LAKE COUNTY PLANNING COMMISSION.

CHAIRMAN

**HEALTH**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

SALT LAKE VALLEY HEALTH DEPARTMENT

**PLANNING AND DEVELOPMENT SERVICES DIVISION**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION OF FILE IN THIS OFFICE

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_

S.L. COUNTY DISTRICT ATTORNEY

**MAYOR**

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR OR DESIGNEE

**SURVEYOR'S CERTIFICATE:**

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**OQUIRRH MEADOWS PHASE 4 SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT NORTH 00°14'32" WEST ALONG THE SECTION LINE, 1302.39 FEET AND EAST 107.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 WEST, RANGE 1 SOUTH, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°02'27" EAST ALONG THE WESTERLY BOUNDARY LINE OF AN ENSION RECORD OF SURVEY, RECORDED AS S98-03-0259, 169.49 FEET; THENCE SOUTH 89°56'18" EAST ALONG SAID RECORD OF SURVEY, 328.65 FEET; THENCE NORTH 00°03'44" EAST 166.32 FEET; THENCE SOUTH 89°56'16" EAST 888.00 FEET TO THE 1/16TH SECTION LINE; THENCE SOUTH 00°03'44" WEST ALONG SAID 1/16TH LINE, 160.77 FEET; THENCE SOUTH 26°54'10" EAST TO THE WESTERLY BOUNDARY LINE OF C & E DEVELOPMENT LLC, ENTRY NO. 8297791, 6.76 FEET; THENCE ALONG SAID C & E DEVELOPMENT PROPERTY THE FOLLOWING SIX (6) CALLS: (1) SOUTH 00°54'53" EAST 165.62 FEET; (2) SOUTH 89°54'50" WEST 454.50 FEET; (3) SOUTH 88°56'24" WEST 107.78 FEET; (4) SOUTH 89°48'04" WEST 68.21 FEET; (5) NORTH 89°29'42" WEST 70.03 FEET; (6) SOUTH 89°56'00" WEST 394.01 FEET; THENCE NORTH 89°44'29" WEST 46.81 FEET; THENCE SOUTH 89°59'02" WEST ALONG THE NORTH BOUNDARY LINE OF OQUIRRH MEADOWS PHASE 1 SUBDIVISION PLAT, RECORDED AS 97-11P-348 AND A WESTERLY EXTENSION THEREOF, 81.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.10 ACRES

**BASIS OF BEARING:**

THE BEARING NORTH 00°14'32" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 30 TO THE NORTH QUARTER CORNER OF SECTION 30 (HARDY CORNER), TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**GENERAL NOTES:**

(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:

**OQUIRRH MEADOWS PHASE 4 SUBDIVISION**

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HERETO UNTO SET OUR HANDS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

G:\DATA\15129 Oquirrh Meadows\dwg\15129 Preliminary Plat.dwg  
PLOT DATE: Feb 07, 2017

**OQUIRRH MEADOWS PHASE 4 SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

**SALT LAKE COUNTY RECORDER**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ ENTRY \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER \_\_\_\_\_