JUL 23 2015

Application for Subdivision & Planned Unit Development

Application Date 7/20/15

Name of Subdivision/Planned Unit Development:
ELK RIDGE ESTATES, UNIT 4, PHASE IV

Location (Legal Description) SEE MAP.

Owner MARK JACOBS Ph ( ) 435-559-1111
Address PO BOX 723 Fax:
City CEDAR CITY State UTAH Zip 84720
E-Mail MARKJACOBS706@HMAIL.COM

Applicant SAME Ph ( )
Address Fax
City State Zip E-Mail

Registered Engineer or Surveyor NEWELL BRENT CARTER
Address 4103 N. MORGAN DR Fax
City ENOCH State UTAH Zip 84721
Email bcarter@mail2engineer.com.

Existing Zone R-1
Number of Lots 9
Minimum Lot Size 2.01 (SMALLEST LOT)
Overall Density 9/LOTS ON 36.53 AC

Zone Change Require Y (N)
Total Acreage 36.53
Open Space Acres N/A
% Open Space 0

Additional Comments: 9 RESIDENTIAL LOTS.

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Printed Name: MARK JACOBS

Signature: [signature]

*It is highly recommended that the applicant or their authorized agent be present at the Land Use meeting that the Subdivision & Planned Unit is an Agenda Item. Electronic appearance is acceptable if prior arrangements are made.

ELK RIDGE ESTATES, UNIT 4, PHASE IV

PRELIMINARY PLAT

WITHIN NW 1/4 OF SECTION 16, T38S-R6W S.L.B.&M.

SURVEYOR'S CERTIFICATE

I, NEWELL BRENT CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE No. 354372 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS' LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND THAT I HAVE VERIFIED ALL FOUND MONUMENTS AND HAVE OR WILL SET THE MONUMENTS AS SHOWN.

REGISTERED LAND SURVEYOR NO. 354372 NEWELL BRENT CARTER STATE OF UTAH

7/24/15 DATE

NEWELL BRENT CARTER

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF MARK JACOBS TO ESTABLISH THE BOUNDARY AND MONUMENT THE CORNERS OF THE PARCELS SHOWN HEREON, AND TO PROVIDE A RECORD OF SAID SURVEY.

BOUNDARY DESCRIPTION

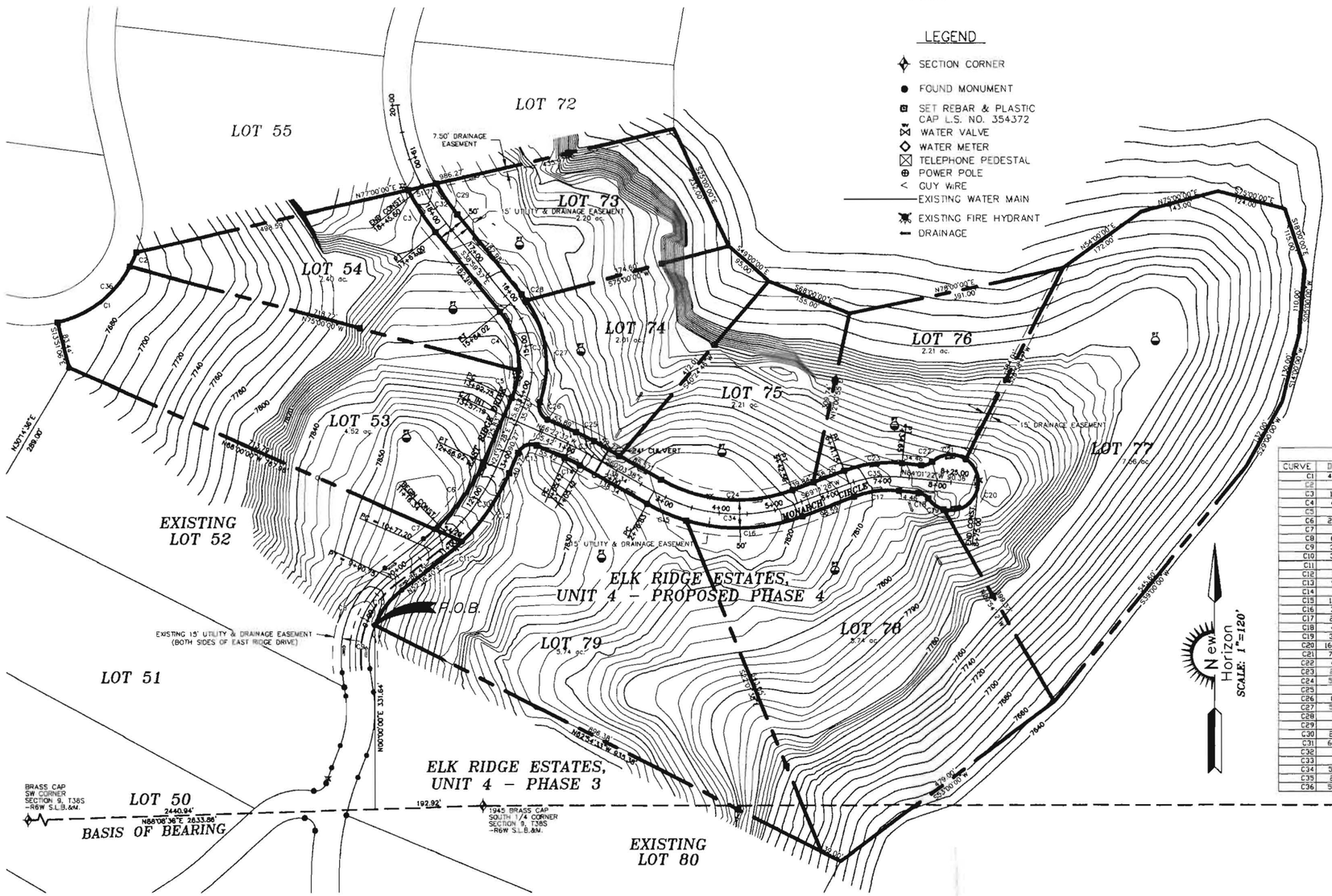
BEGINNING AT A POINT S88°08'36"W 192.92 FEET AND N00°00'00"E 331.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 9, T38S-R6W, S.L.B.&M. SAID POINT BEING THE NORTHERLY CORNER OF LOT 80, ELK RIDGE ESTATES, UNIT 4, PHASE III; SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, NORTHEASTERLY, CURVE DATA: DELTA= 30°36'17", RADIUS= 150.00', CHORD BEARING= N37°18'32"E 79.17', THENCE ALONG THE ARC OF SAID CURVE 80.12 FEET TO THE PT; THENCE N52°36'40"E 86.45 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: DELTA= 07°27'53", RADIUS= 400.00', CHORD BEARING= N48°52'44"E 52.08', THENCE ALONG THE ARC OF SAID CURVE 52.11 FEET TO AN ANGLE POINT OF ELK RIDGE ESTATES, UNIT 4, PHASE III; THENCE N68°00'00"W 787.98 FEET TO THE NW CORNER OF LOT 52, ELK RIDGE ESTATES, UNIT 4 PHASE III; THENCE N13°51'06"W 83.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, NORTHEASTERLY, CURVE DATA: DELTA= 55°58'43", RADIUS= 200.00', CHORD BEARING= N48°09'32"E 187.72', THENCE ALONG THE ARC OF SAID CURVE 195.40 FEET; THENCE DEPARTING SAID CURVE AND RUNNING N77°00'00"E 986.27 FEET; THENCE S25°00'00"E 232.00 FEET; THENCE S49°00'00"E 95.00 FEET; THENCE S68°00'00"E 155.00 FEET; THENCE N78°00'00"E 391.00 FEET; THENCE N54°00'00"E 172.00 FEET; THENCE N75°00'00"E 143.00 FEET; THENCE S75°00'00"E 124.00 FEET; THENCE S18°00'00"E 115.00 FEET; THENCE S05°00'00"W 110.00 FEET; THENCE S14°00'00"W 130.00 FEET; THENCE S29°00'00"W 132.00 FEET; THENCE S39°00'00"W 545.60 FEET; THENCE S53°00'00"W 479.00 FEET; THENCE N62°54'33"W 935.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.53 ACRES.

NOTES

1 – BASIS OF BEARING N88°08'36"E BETWEEN THE NW CORNER (BRASS CAP) AND THE NORTH 1/4 CORNER (BRASS CAP) SECTION 16, T38S-R6W, S.L.B&M.
2 – ALL LOTS ARE WOODED.
3 – NATURAL VEGITATION WILL BE PRESERVED WHEREVER POSSIBLE.
4 – THE WATER MAINS ARE EXISTING, AS PART OF THE ELK RIDGE WATER COMPANY, IN EAST RIDGE DRIVE TO THE NORTH LINE OF UNIT 4, PHASE III. NEW WATER MAINS WILL BE CONSTRUCTED IN EAST RIDGE DRIVE AND MONARCH CIRCLE IN THIS PHASE, AS PER KANE COUNTY SPEC'S. AND AS PER APPROVED ELK RIDGE WATER COMPANY SYSTEM. (THIS PHASE (PHASE IV) IS PART OF THE APPROVED 102 LOT SYSTEM). WATER LINES WILL BE MAINTAINED BY SAID COMPANY.
5 – SEWER WILL BE HANDLED BY AN ONSITE WASTEWATER SYSTEM ON EACH LOT.
6 – THERE IS UNDERGROUND POWER EXISTING IN EAST RIDGE DRIVE AS PART OF ELK RIDGE ESTATES, UNIT 4, PHASE III. NEW POWER WILL BE CONSTRUCTED IN THIS PHASE.
7 – THERE WILL BE A 15.00' P.U.E. ALONG ALL LOT FRONTAGES.
8 – ALL UTILITIES AND UTILITY MAINS WILL BE PLACED IN THE ROADWAY.
9 – THERE ARE NO AREAS SUBJECT TO FLOODING IN THIS AREA.
10– THERE ARE NO FENCES ON ADJACENT LOTS OR PARCELS.
11– 9 LOTS TOTAL (THIS PHASE).
12– STREET AND RIGHT-OF-WAYS NOT INTENDED FOR DEDICATION, ROADS TO BE FOR PUBLIC USE. ROAD SURFACES WILL BE 28' IN WIDTH AND MAINTAINED BY THE ELK RIDGE HOMEOWNERS ASSOCIATION FOR YEAR AROUND USE.
13– UTILITY AND DRAINAGE EASEMENTS SHALL BE ALONG ALL STREET FRONTAGES AND WHERE OTHERWISE NOTED.

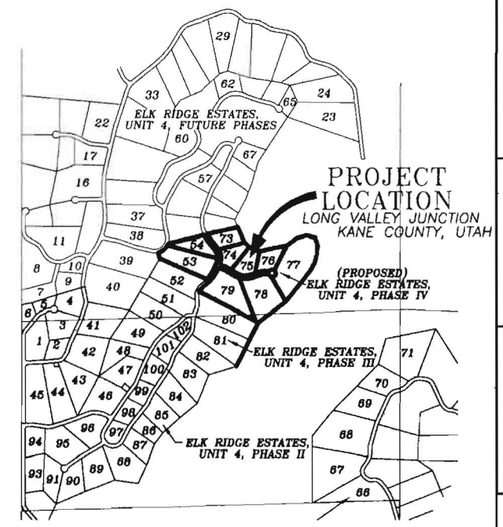
LEGEND

- SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP L.S. NO. 354372
- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- DRAINAGE



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C1	47°58'52"	200.00	167.49	N52°09'28"E	162.63
C2	7°59'51"	200.00	27.92	N24°10'06"E	27.89
C3	12°08'37"	425.00	90.08	S12°55'39"E	89.91
C4	43°25'11"	150.00	113.67	N17°17'22"W	110.97
C5	19°12'15"	150.00	50.28	N14°01'21"E	50.04
C6	24°43'27"	350.00	151.03	N35°59'12"E	149.86
C7	4°15'45"	350.00	26.04	N50°28'48"E	26.03
C8	61°12'34"	200.00	213.66	S22°02'23"W	203.63
C9	30°36'17"	150.00	80.12	S06°42'14"W	79.17
C10	30°36'17"	150.00	80.12	S37°18'32"W	79.17
C11	7°27'53"	400.00	52.11	N48°52'44"E	52.08
C12	21°31'19"	400.00	150.25	N34°23'07"E	149.37
C13	90°00'00"	25.00	39.27	S68°37'28"W	35.36
C14	6°18'54"	275.00	30.31	N63°13'05"W	30.29
C15	13°25'42"	325.00	76.17	S66°46'29"E	76.00
C16	37°19'13"	325.00	211.69	N87°51'04"E	207.97
C17	26°47'10"	175.00	81.81	S82°35'03"W	81.07
C18	48°11'23"	25.00	21.03	N59°55'41"W	20.41
C19	38°29'15"	50.00	33.59	S55°04'37"E	32.96
C20	162°45'44"	50.00	142.04	N24°17'53"E	98.87
C21	75°07'46"	50.00	65.56	S85°21'08"W	60.97
C22	48°11'23"	25.00	21.03	N71°55'56"E	20.41
C23	26°47'10"	225.00	105.19	S82°35'03"W	104.23
C24	50°44'55"	275.00	243.58	S85°26'05"E	235.69
C25	6°18'54"	325.00	35.82	N63°13'05"W	35.80
C26	86°19'17"	25.00	37.66	S23°12'54"E	34.20
C27	54°53'17"	200.00	191.60	N07°29'34"W	184.35
C28	4°03'25"	200.00	14.16	N36°58'15"W	14.16
C29	10°15'05"	375.00	67.09	S33°52'25"E	67.00
C30	23°00'25"	375.00	150.58	N35°07'41"E	149.57
C31	62°37'25"	175.00	191.27	N07°41'15"W	181.89
C32	11°15'31"	400.00	78.60	S33°22'12"E	78.47
C33	6°18'54"	300.00	33.07	N63°13'05"W	33.05
C34	50°44'55"	300.00	265.72	S85°26'05"E	257.12
C35	26°47'10"	200.00	93.50	S82°35'03"W	92.65
C36	55°58'43"	200.00	195.40	N48°09'32"E	187.72



VICINITY MAP

SUMMARY STATEMENT

TOTAL DEVELOPED AREA IN THIS PHASE = 36.53 ACRES.
TOTAL NUMBER OF PROPOSED DWELLINGS = 9.
NON-RESIDENTIAL FLOOR SPACE = 0 S.F.
OFF STREET PARKING SPAGES = N/A
AMOUNT OF WATER PER LOT = 0.45 A.F OR (APPROVED WATER SYSTEM ALLOWS FOR UP TO 800 GALLONS/LOT/DAY).
ESTIMATED GALLONS OF SEWAGE PER DAY = 100 GAL/PERSON/DAY X 4 MEMBER FAMILY = 400 GALLONS.
PERIMETER BOUNDARY SURVEY NOTES: THE SOUTHERLY BOUNDARY OF THIS PHASE ADJOINS ELK RIDGE ESTATES, UNIT 4, PHASE III AND THE OTHER 3 SIDE JOIN RAW UNDEVELOPED GROUND PLANNED FOR FUTURE PHASES.

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NO.	MM/DD/YY	REVISION	BY	CHK
1			NBC	NBC
2				

FILE NAME: Elk Ridge 4.DWG

ENGINEERS SEAL:

NEW HORIZON
Engineering & Surveying LLC
4103 N. Morgan Dr.
Enoch, Utah 84721
(435) 586-8897
(435) 559-4104

PROJECT: ELK RIDGE SUBDIVISION, UNIT 4, PHASE IV — KANE COUNTY, UTAH

PREPARED FOR: MARK JACOBS, ELK RIDGE SUBDIVISION, UNIT 4, PHASE IV, CEDAR CITY, UTAH 84720

SHEET TITLE: PRELIMINARY PLAT UNIT 4, PHASE IV

DATE: JULY 2015

SCALE: 1"=100' — REV: 01

JOB NO.: HEWA

DRAWING NO.: C-01 — SHEET NO.: 02