

Midway City Council
8 August 2018
Work Meeting

Saddle Creek PUD /
Concept Plan

Memo

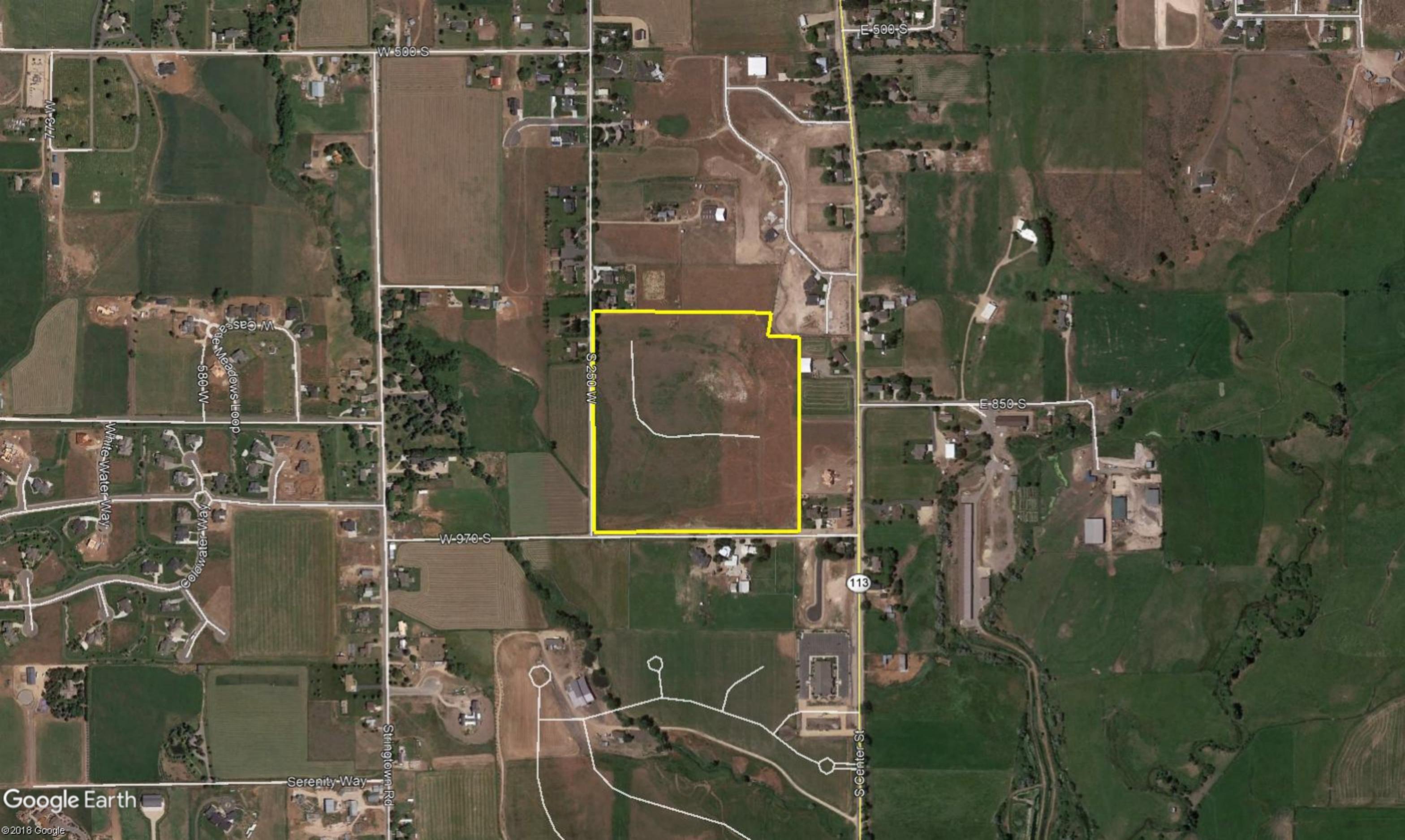


Date: August 8, 2018
To: Midway City Council
From: Michael Henke
Re: Concept Plan Review of Saddle Creek Ranch PUD

Don and Peggy Watkins Star Valley Properties LLC, owners of Saddle Creek Ranch PUD, are considering petitioning the City to amend the development plans for Saddle Creek. They are considering amending the plans from a PUD that contains 57 building pads to a standard subdivision that would contain 36 half-acre lots and open space. The plat for Saddle Creek Ranch PUD was recorded on September 5, 2007. A development agreement was also recorded that same day which contains obligations such as the following:

- Affordable housing - \$2,800 per unit
- Off-site improvements – construction of improvements to 970 South and Center Street along with the City reimbursing the developer up to \$156,750 that would be collected from transportation impact fees from the 57 building permits in the development.
- Water line extension payments – a payment for the water line in 250 West for \$5,776.38 and a payment for the water line in Center Street for \$40,943.39. Both payments would be a pass through to the holders of the extension line agreements.
- Other requirements listed in the agreement.

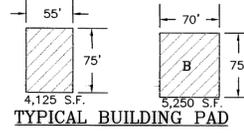
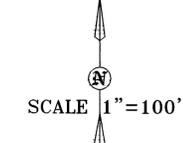
According to the development agreement under Section 5, the agreement may only be amended by mutual consent. Therefore, the City has no obligation to allow the developer to change the approved and recorded plat or development agreement. The owners would like to present the concept plan to the City Council to understand if the Council has any interest in amending the plan and, if so, any suggestions the Council has regarding the plan. If there is interest then the developer will need to follow the complete land use approval process which will require multiple steps that may include vacating the existing plat, master plan approval, and preliminary and final approvals for each phase. This item is on the agenda for discussion only.



SADDLE CREEK RANCH PUD

PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASELINE AND MERIDIAN MIDWAY, UTAH

FINAL PLAT

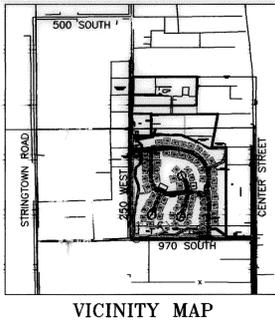


BUILDING PAD COORDINATES

| PT | NORTHING | EASTING | PT | NORTHING | EASTING | PT | NORTHING | EASTING | PT | NORTHING | EASTING |
|----|----------|----------|-----|----------|----------|-----|----------|----------|------|----------|----------|
| 1A | 15917.69 | 15279.95 | 1Q | 15026.04 | 15690.34 | 1GG | 15095.85 | 15149.57 | 1WW | 15744.79 | 15767.89 |
| 2A | 15925.1 | 15354.59 | 2Q | 15100.35 | 15670.5 | 2GG | 15159.79 | 15188.76 | 2WW | 15688.77 | 15818.85 |
| 1B | 15929.3 | 15375.74 | 1R | 15122.64 | 15672.93 | 1HH | 15174.19 | 15215.98 | 1XX | 15653.21 | 15841.55 |
| 2B | 15929.85 | 15450.74 | 2R | 15197.57 | 15676.26 | 2HH | 15243.17 | 15245.43 | 2XX | 15682.25 | 15866.84 |
| 1C | 15924.47 | 15470.72 | 1S | 15220.61 | 15674.15 | 1I | 15261.54 | 15285.4 | 1YY | 15460.47 | 15870.02 |
| 2C | 15911.4 | 15454.57 | 2S | 15295.14 | 15685.82 | 2I | 15329.87 | 15286.31 | 2YY | 15471.63 | 15865.19 |
| 1D | 15907.12 | 15454.85 | 1T | 15311.88 | 15707.65 | 1J | 15392.93 | 15215.65 | 1ZZ | 15389.32 | 15701.16 |
| 2D | 15893.51 | 15638.61 | 2T | 15236.83 | 15690.66 | 2J | 15461.12 | 15184.42 | 2ZZ | 15451.82 | 15696.74 |
| 1E | 15891.35 | 15658.82 | 1U | 15222.96 | 15698.11 | 1KK | 15475.52 | 15179.29 | 1AAA | 15479.78 | 15694.2 |
| 2E | 15870.11 | 15730.76 | 2U | 15151.68 | 15664.79 | 2KK | 15550.27 | 15172.85 | 2AAA | 15551.54 | 15672.4 |
| 1F | 15863.48 | 15751.16 | 1V | 15127.21 | 15665.39 | 1LL | 15568.53 | 15176.17 | 1BBB | 15573.46 | 15673.1 |
| 2F | 15824.23 | 15815.07 | 2V | 15053.1 | 15653.85 | 2LL | 15643.53 | 15176.17 | 2BBB | 15626.49 | 15626.06 |
| 1G | 15807.01 | 15831.39 | 1W | 15033.59 | 15600.71 | 1MM | 15675.52 | 15174.12 | 1CCC | 15627.47 | 15669.93 |
| 2G | 15753.17 | 15883.61 | 2W | 14970.39 | 15613.76 | 2MM | 15736.47 | 15174.03 | 2CCC | 15675.29 | 15613.06 |
| 1H | 15736.43 | 15897.83 | 1X | 14971.94 | 15663.38 | 1NN | 15750.23 | 15175.1 | 1DDD | 15655.87 | 15613.41 |
| 2H | 15670.84 | 15934.2 | 2X | 15019.45 | 15605.35 | 2NN | 15825.23 | 15175.1 | 2DDD | 15482.7 | 15629.91 |
| 1I | 15624.34 | 15949.83 | 1Y | 15022.96 | 15600.71 | 1OO | 15475.52 | 15174.12 | 1EEE | 15468.3 | 15697.68 |
| 2I | 15560.51 | 15963.12 | 2Y | 15108.2 | 15608.3 | 2OO | 15490.81 | 15263.81 | 2EEE | 15396.6 | 15694.39 |
| 1J | 15529.53 | 15961.3 | 1Z | 15117.8 | 15625.76 | 1PP | 15671.85 | 15265.75 | 1FFF | 15374.93 | 15401.91 |
| 2J | 15454.7 | 15956.25 | 2Z | 15172.88 | 15676.67 | 2PP | 15646.85 | 15265.75 | 2FFF | 15416.41 | 15311.86 |
| 1K | 15430.78 | 15949.83 | 1AA | 15202.51 | 15659.61 | 1QQ | 15665.53 | 15265.24 | | | |
| 2K | 15355.78 | 15947.59 | 2AA | 15293.99 | 15610.83 | 1QQ | 15740.53 | 15265.24 | | | |
| 1L | 15328.46 | 15951.81 | 1BB | 15299.01 | 15371.1 | 1RR | 15759.28 | 15262.87 | | | |
| 2L | 15253.93 | 15960.22 | 2BB | 15231.12 | 15393.73 | 2RR | 15834.28 | 15262.87 | | | |
| 1M | 15232.2 | 15961.12 | 1CC | 15307.18 | 15326.83 | 1SS | 15836.42 | 15363.87 | | | |
| 2M | 15167.54 | 15968.27 | 2CC | 15137.56 | 15288.94 | 2SS | 15838.19 | 15438.86 | | | |
| 1N | 15134.44 | 15962.77 | 1DD | 15103.35 | 15307.9 | 1TT | 15835.31 | 15468.51 | | | |
| 2N | 15060.06 | 15953.15 | 2DD | 15029 | 15298.01 | 2TT | 15822.79 | 15452.46 | | | |
| 1O | 15029.48 | 15953.72 | 1EE | 15089.05 | 15252.96 | 1UU | 15819.96 | 15462.57 | | | |
| 2O | 14954.89 | 15959.29 | 2EE | 15000.14 | 15177.06 | 2UU | 15805.13 | 15365.27 | | | |
| 1P | 14930.66 | 15963.05 | 1FF | 15002.93 | 15157.09 | 1VV | 15798.28 | 15666.39 | | | |
| 2P | 15006.66 | 15862.55 | 2FF | 15077.93 | 15156.67 | 2VV | 15768.07 | 15735.03 | | | |

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 134.58 | S89°44'56"E |
| L2 | 21.93 | N84°25'05"E |
| L3 | 144.48 | N84°25'05"E |
| L4 | 152.00 | S79°28'08"E |
| L5 | 26.87 | S06°15'36"E |
| L6 | 52.31 | S05°34'55"E |
| L7 | 263.69 | S00°05'21"E |
| L8 | 15.79 | S26°12'15"W |
| L9 | 57.17 | S21°11'55"W |
| L10 | 133.85 | N84°25'31"E |
| L11 | 47.00 | N88°54'58"E |
| L12 | 123.93 | S22°06'14"W |
| L13 | 40.29 | S40°36'24"E |
| L14 | 57.65 | S03°19'01"E |
| L15 | 33.87 | N88°54'58"E |
| L16 | 117.04 | S84°03'33"E |
| L17 | 3.40 | N83°44'24"E |
| L18 | 136.48 | S06°15'36"E |
| L19 | 73.61 | S07°32'37"W |
| L20 | 76.24 | S04°52'58"E |
| L21 | 83.66 | S00°00'00"E |
| L22 | 24.86 | S89°34'27"E |



- ### NOTES
- ALL STREETS, DRIVES, AND COMMON AREAS ARE PUBLIC AND PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF SAID UTILITIES.
 - A 50'x100' AREA HAS BEEN RESERVED FOR THE CLUBHOUSE AND POOL. THE TIMING AND SIZE FOR THE CLUBHOUSE AND POOL WILL BE DETERMINED BY THE DEVELOPER.
 - TOTAL AREA: 34.35 ACRES
ROW DEDICATED TO MIDWAY CITY: 1.69 ACRES
 - SETBACK: 20 FEET FROM SIDEWALK
 - THE STORM DRAINAGE COLLECTION SYSTEM WITHIN SADDLE CREEK RANCH PUD IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
 - MIDWAY SEWER DISTRICT (MSD) SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE SEWER EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SEWER SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREE AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO SUCH TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MSD.

LEGEND

| | |
|-----|------------------------------|
| --- | BOUNDARY LINE |
| --- | ROAD |
| --- | MSD SEWER EASEMENT |
| --- | SEE NOTE#6 |
| --- | PUBLIC TRAIL EASEMENT |
| --- | COMMON AREA |
| --- | PRIVATE AREA |
| --- | ROW DEDICATED TO MIDWAY CITY |
| --- | LIMITED COMMON |
| --- | CL MONUMENT AND LOCATION |

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as SADDLE CREEK RANCH, PUD.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
7/27/07
STATE OF UTAH

LEGAL DESCRIPTION

Part of the Southeast Quarter and Northeast Quarter of Section 3, Township 4 South, Range 4 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Baseline and Meridian monumented with a Wasatch County Surveyor Brass Cap (East Quarter Corner monumented in 2000 bears N 00°05'19" W 2664.26 feet - Basis of Bearing) thence N 00°28'40" W 1333.50 along the east line of the Southeast Quarter of said Section 3 to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence S 89°30'01" W 350.05 feet along the south line of the North Half of the Southeast Quarter of said Section 3 to the point of beginning and running thence S 89°30'01" W 1134.95 feet (West 1134.95 feet, By Record) along said south line of the north half of the Southeast Quarter of said Section 3; thence N 00°28'40" W 1253.76 feet (North 1084.38 feet, By Record); thence along an existing fence line the next four courses: 1) thence S 89°34'27" E 175.19; 2) thence N 88°36'34" E 67.76 feet; 3) thence N 00°05'54" E 119.00 feet; 4) thence N 01°22'37" W 129.54 feet; thence N 89°51'33" E 407.26 feet; thence S 00°05'19" E 258.21 feet; thence S 89°11'03" E 344.66 feet; thence S 10°43'24" W 133.26 feet; thence S 89°59'25" E 176.15 feet (East 160.05', By Record); thence S 00°05'19" E 1099.23 feet to the point of beginning, containing 34.35 acres.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF SADDLE CREEK RANCH PUD RECORDED BEGINNING AT PAGE _____ AS ENTRY NO. _____ IN BOOK _____

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATIONS HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, PRIVATE STREETS, SEWER EASEMENTS, PUBLIC TRAIL EASEMENTS, AND COMMON AREAS, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS 20th DAY OF August, 2007.
Snake Creek Ranch, LLC

Richard R. Arnold, Jr.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF Wasatch,
ON THIS 20th DAY OF August, 2007,
Richard R. Arnold, Jr. who being by me duly sworn did say,
for him/herself, that he/she is the Manager/Member of SNAKE CREEK RANCH, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

NOTARY PUBLIC
HEIDI KEMMALL
77 South 1000 East
Heber City, Utah 84032
My Commission Expires
June 7, 2010
STATE OF UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF JULY, 2007 BY
THE MIDWAY CITY PLANNING COMMISSION

Robert A. Meeks *Agnes S. Long*
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

WASATCH COUNTY RECORDER

ENTRY NO. 325552 DATE: 9-05-07 TIME: 11:12 AM.
FEE PAID 81.25
RECORDED FOR SNAKE CREEK RANCH LLC
BOOK NO. 949 PAGE NO. 181-190
M. GILES Liz PALMIER
DEPUTY COUNTY RECORDER COUNTY RECORDER

ADDRESS TABLE

| LOT | ADDRESS | LOT | ADDRESS |
|-----|-------------------------|-----|-------------------------|
| 1 | 797 S. SADDLE CREEK DR. | 30 | 915 S. SCENIC VIEW CT. |
| 2 | 805 S. SADDLE CREEK DR. | 31 | 919 S. SCENIC VIEW CT. |
| 3 | 811 S. SADDLE CREEK DR. | 32 | 920 S. SCENIC VIEW CT. |
| 4 | 817 S. SADDLE CREEK DR. | 33 | 916 S. SCENIC VIEW CT. |
| 5 | 825 S. SADDLE CREEK DR. | 34 | 900 S. SCENIC VIEW CT. |
| 6 | 831 S. SADDLE CREEK DR. | 35 | 884 S. SCENIC VIEW CT. |
| 7 | 837 S. SADDLE CREEK DR. | 36 | 850 S. TIMBERLINE DR. |
| 8 | 843 S. SADDLE CREEK DR. | 37 | 840 S. TIMBERLINE DR. |
| 9 | 851 S. SADDLE CREEK DR. | 38 | 826 S. TIMBERLINE DR. |
| 10 | 857 S. SADDLE CREEK DR. | 39 | 816 S. TIMBERLINE DR. |
| 11 | 865 S. SADDLE CREEK DR. | 40 | 800 S. TIMBERLINE DR. |
| 12 | 881 S. SADDLE CREEK DR. | 41 | 787 S. SADDLE CREEK DR. |
| 13 | 895 S. SADDLE CREEK DR. | 42 | 841 S. TIMBERLINE DR. |
| 14 | 909 S. SADDLE CREEK DR. | 43 | 825 S. TIMBERLINE DR. |
| 15 | 933 S. SADDLE CREEK DR. | 44 | 815 S. TIMBERLINE DR. |
| 16 | 936 S. SADDLE CREEK DR. | 45 | 797 S. TIMBERLINE DR. |
| 17 | 920 S. SADDLE CREEK DR. | 46 | 794 S. SADDLE CREEK DR. |
| 18 | 900 S. SADDLE CREEK DR. | 47 | 804 S. SADDLE CREEK DR. |
| 19 | 884 S. SADDLE CREEK DR. | 48 | 812 S. SADDLE CREEK DR. |
| 20 | 105 W. WASATCH WAY | 49 | 820 S. SADDLE CREEK DR. |
| 21 | 881 S. BARBARO CT. | 50 | 828 S. SADDLE CREEK DR. |
| 22 | 911 S. BARBARO CT. | 51 | 838 S. SADDLE CREEK DR. |
| 23 | 917 S. BARBARO CT. | 52 | 846 S. SADDLE CREEK DR. |
| 24 | 920 S. BARBARO CT. | 53 | 854 S. SADDLE CREEK DR. |
| 25 | 918 S. BARBARO CT. | 54 | 855 S. BARBARO CT. |
| 26 | 910 S. BARBARO CT. | 55 | 124 W. WASATCH WAY |
| 27 | 888 S. BARBARO CT. | 56 | 841 S. BARBARO CT. |
| 28 | 151 W. WASATCH WAY | 57 | 833 S. BARBARO CT. |
| 29 | 885 S. SCENIC VIEW CT. | 58 | 830 S. BARBARO CT. |
| | 177 W. WASATCH WAY | 59 | 834 S. BARBARO CT. |
| | 901 S. SCENIC VIEW CT. | 60 | 850 S. BARBARO CT. |
| | | | 154 W. WASATCH WAY |
| | | | 865 S. TIMBERLINE DR. |
| | | | CLUB HOUSE |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|---------|-------------|---------------|--------------|
| C1 | 50.90 | 500.00 | 5°49'59" | N87°20'04"E | 50.88 |
| C2 | 140.61 | 500.00 | 16°06'47" | N87°31'31"W | 140.15 |
| C3 | 534.00 | 330.00 | 92°42'52" | N33°06'42"W | 477.61 |
| C4 | 85.11 | 250.00 | 19°30'20" | S03°29'34"W | 84.70 |
| C5 | 19.17 | 200.00 | 5°29'34" | N02°50'08"W | 19.17 |
| C6 | 236.53 | 200.00 | 67°45'38" | S33°58'10"E | 222.98 |
| C7 | 218.41 | 2500.00 | 5°00'20" | S23°42'05"W | 218.34 |
| C8 | 96.78 | 200.00 | 27°43'29" | S81°42'44"E | 95.84 |
| C9 | 39.19 | 500.00 | 4°29'27" | S86°40'15"W | 39.18 |
| C10 | 179.50 | 450.00 | 22°51'18" | N10°40'35"E | 178.31 |
| C11 | 97.62 | 150.00 | 37°17'23" | N21°57'43"W | 95.91 |
| C12 | 20.15 | 450.00 | 2°33'57" | N02°02'02"W | 20.15 |
| C13 | 61.30 | 500.00 | 7°01'29" | N87°34'18"W | 61.26 |
| C14 | 31.94 | 150.00 | 12°12'03" | N89°50'26"E | 31.88 |
| C15 | 62.64 | 260.00 | 13°48'13" | N00°38'31"E | 62.49 |
| C16 | 54.22 | 250.00 | 12°25'35" | S01°19'49"W | 54.11 |
| C17 | 21.30 | 250.00 | 4°52'58" | N02°26'29"W | 21.30 |
| C18 | 31.57 | 200.00 | 90°27'01" | S44°54'21"E | 28.40 |

UTILITY APPROVAL

APPROVED BY THE FOLLOWING UTILITIES

Alan Farnell 8/6/2007
MIDWAY IRRIGATION COMPANY DATE

Alan Colwell 8/7/2007
MIDWAY SANITATION DISTRICT DATE

ACCEPTANCE BY MIDWAY CITY

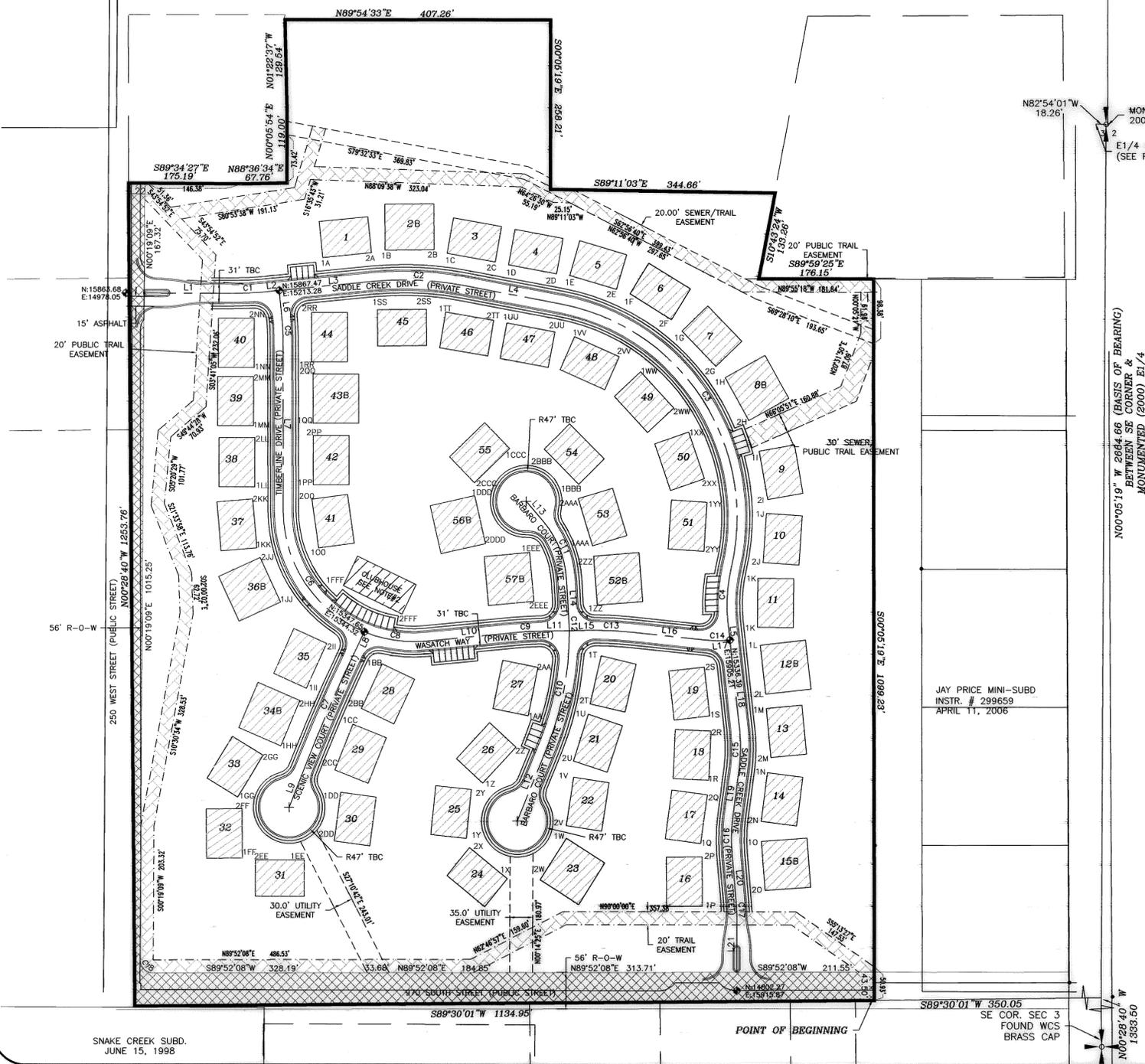
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 30th DAY OF JULY, 2007

APPROVED *Crista Patten* ATTEST *Bruce Wilson*
MAYOR CLERK-RECORDER

APPROVED *Krista Howell* ATTEST *Wendy Brown*
CITY ATTORNEY CITY ENGINEER

APPROVED BY: *Janet Keen* 9-05-07
WASATCH COUNTY SURVEYOR



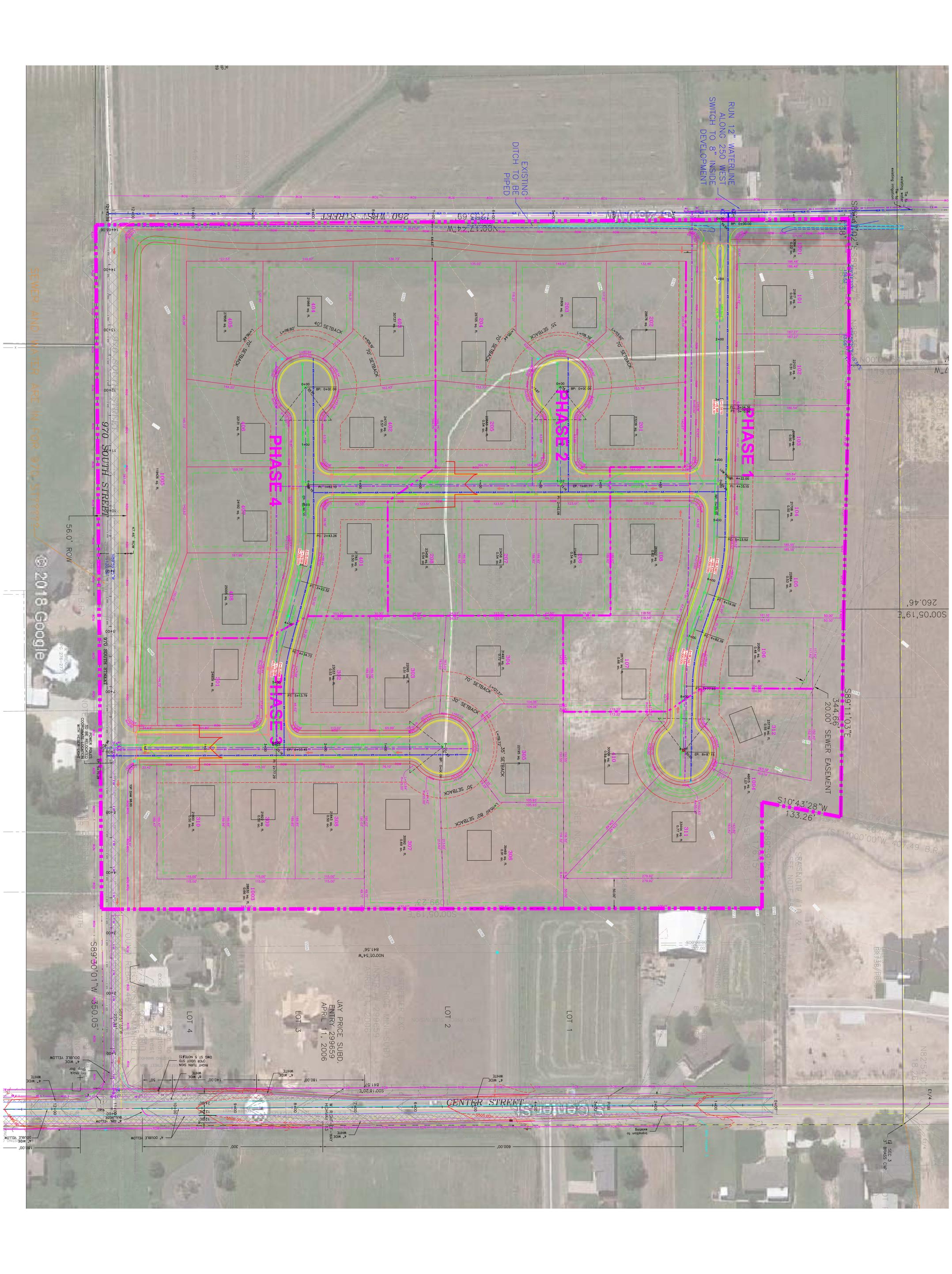
REVISION DATE SCALE AS NOTED DRAWING BY BGL

4-24-2007 5-01-2007 5-28-2007 6-18-2007 7-27-2007

SADDLE CREEK RANCH
PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASELINE AND MERIDIAN MIDWAY, UTAH
FINAL PLAT

PROJECT ALLIANCE CONSULTING ENGINEERS
760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435) 755-9121

SHEET 1 OF 1 SHEETS



RUN 12" WATERLINE
ALONG 250 WEST
SWITCH TO 8" INSIDE
DEVELOPMENT

EXISTING
DITCH TO BE
PIPED

SEWER AND WATER ARE IN FOR 970 STREET???

© 2018 Google

PHASE 4

HASE 1

FOUND
EXISTING WASHHOLE

CONNECTION TO
EXISTING 12" INDIAN
WATER MAIN

JAY PRICE SUBD.
ENTR# 299659
APRIL 11, 2006

JAY PRICE MINI-SUBD
ENTR# 299659
APRIL 11, 2006

CENTER STREET

970 SOUTH STREET

280 WEST STREET

20.00' SEWER EASEMENT

S10°43'28"W
133.26'

S89°39'25"E
176.15'

S89°30'01"W
350.05'

S89°11'03"E
344.66'

S11°00'00"W
407.49'

S89°39'25"E
176.15'

S82°54'0"
18.26'

E1/4
SEC 3
BRASS CAP

RASTRIOTE #0 & 11
SEE NOTE #18

RASTRIOTE #0 & 11
SEE NOTE #18