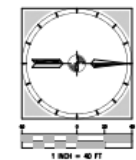
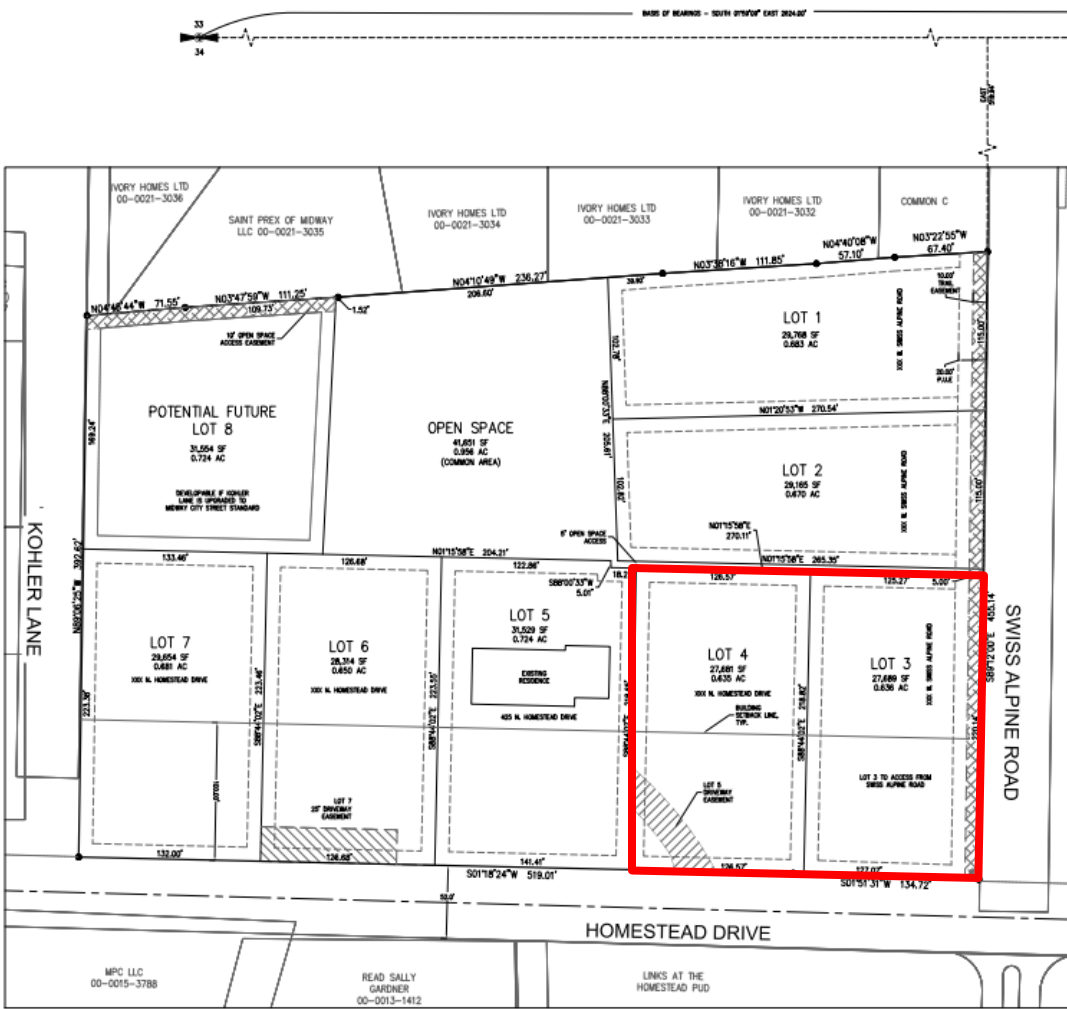


# RISING RANCH

PROPOSED LOT REDUCTION





**BOUNDARY DESCRIPTION**

BEING AT THE 1986 WASATCH COUNTY MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°00'00" EAST 482.80 FEET AND EAST 37.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING AN EXISTING FENCE CORNER AND A 100' ROUND IRON CAP REPRESENTING THE NORTHWEST CORNER OF THE UNDEVELOPED SAINT PEXIS SUBDIVISION RECORDED AS EVERY NUMBER HERETO OF THE OFFICIAL RECORDS OF WASATCH COUNTY.

THENCE ALONG AN EXISTING FENCE AND THE SOUTH LINE OF SWISS ALPINE ROAD SOUTH 87°00'00" EAST 484.14 FEET TO THE WEST 88°12'00" BEARING LINE OF HOMESTEAD DRIVE (ON 2005); THENCE ALONG SAID WEST 88°12'00" BEARING LINE SOUTH 07°00'00" WEST 10.45 FEET AND SOUTH 87°00'00" WEST 11.84 FEET TO THE NORTH BOUNDARY LINE OF THE UNDEVELOPED PROPERTY AS RECORDED IN A BUREAU DEED AS ENTRY NUMBER 29833 OF SAID OFFICIAL RECORDS; THENCE ALONG AN EXISTING FENCE AND SAID UNDEVELOPED PROPERTY NORTH BOUNDARY SOUTH 87°00'00" WEST 11.84 FEET TO A 100' ROUND IRON CAP REPRESENTING THE SOUTHWEST CORNER OF SAID UNDEVELOPED SAINT PEXIS SUBDIVISION; THENCE ALONG AN EXISTING FENCE AND ALONG THE EASTERN BOUNDARY OF SAID UNDEVELOPED SAINT PEXIS SUBDIVISION THE FOLLOWING 8 COURSES NORTH 04°00'00" WEST 71.00 FEET, NORTH 87°00'00" WEST 111.20 FEET, NORTH 04°00'00" WEST 23.67 FEET, NORTH 87°00'00" WEST 11.84 FEET, NORTH 04°00'00" WEST 23.54 FEET AND NORTH 02°00'00" WEST 61.40 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.38 ACRES.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 87°00'00" EAST 360.00 FEET BETWEEN COUNTY MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE WEST 100' QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH OTHER GEOGRAPHIC SYSTEM DATA GENERAL SURVEILLANCE.

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTIONS 10-80-403 OF THE UTAH CODE, I, BRENN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 354033-2301 IN ACCORDANCE WITH TITLE 84, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRENN BALLS  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_ SURVEYOR'S SEAL \_\_\_\_\_



**NOTES**

**PUBLIC UTILITY EASEMENTS:**

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:

- FRONT 10 FEET
- REAR 10 FEET
- SIDE 5 FEET

**ZONING INFORMATION**

APPROVED MINIMUM SETBACKS ARE AS FOLLOWS:

- FRONT 20 FEET
- REAR 20 FEET
- SIDE 10 FEET (MINIMUM 20 FEET CORNER)
- THE 100 FOOT SETBACK ALONG HOMESTEAD DRIVE

**OWNER'S DEDICATION**

I KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CHASED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, AND EASEMENTS, INCLUDING PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS THE RISING RANCH SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INDICATED BY THESE PRESENTS.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FILE OWNER (OR AGENT) \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**ACKNOWLEDGEMENT**

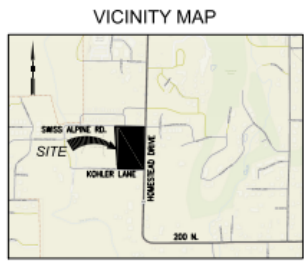
ALL APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, IN SAID STATE OF \_\_\_\_\_, THE SIGNED / SIGNED, ACKNOWLEDGED TO ME THAT HE SIGNED THE BOUNDARY OF SAID CORPORATION FOR THE PURPOSES HEREIN.

MIDWAY CITY  
CITY, STATE OF UTAH, HEREBY APPROVES THIS PLAT, EASEMENTS, STREETS AND PUBLIC

ATTEST: CITY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_  
(USE SEAL BELOW)

APPROVED: CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_  
(USE SEAL BELOW)

Proposed Adjustment:  
Combine lots 3 and 4  
into one 1.271 ac. lot  
\*No plat has been recorded



MIDWAY SANITATION DISTRICT

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

MIDWAY IRRIGATION COMPANY

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM \_\_\_\_\_

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_ ROD # \_\_\_\_\_

WASATCH COUNTY RECORDER

**PROJECT**  
C20-020

**SHEET**  
1

**ISSUE DATE**  
4/8/2021

**Developer**  
Sunny Canyon  
170-800-0000

Summit Engineering Group Inc.  
Suzanne - Civil & Surveying  
88 WEST 2000 - P.O. BOX 174  
MIDWAY, UTAH 84042  
PH: 435-262-5000 FAX: 435-262-5000

**RIISING RANCH SUBDIVISION PLAT**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLMBA,  
MIDWAY, WASATCH COUNTY, UTAH

CITY ENGINEER SEAL \_\_\_\_\_ SURVEYOR SEAL \_\_\_\_\_

THIS PROJECT/PLAT HAS BEEN REVIEWED BY THE UTILITY ENGINEER FOR THE PURPOSES OF THE UTILITY EASEMENTS.