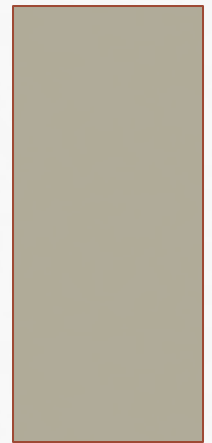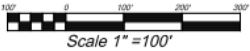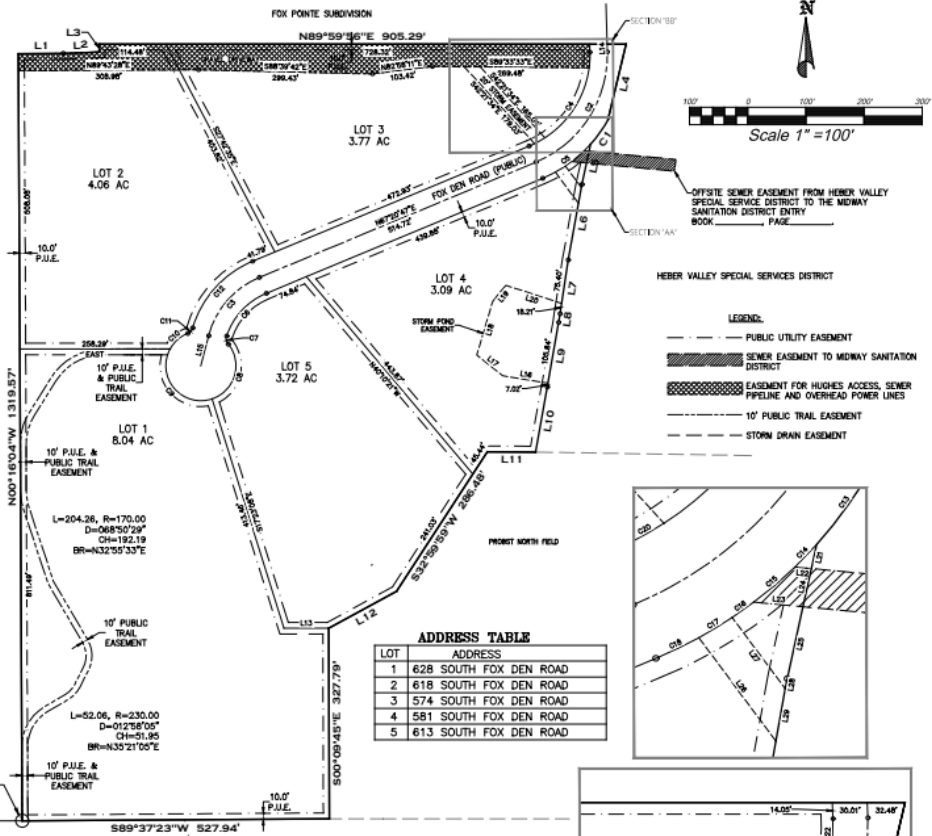# DEPARTMENT REPORTS

MIDWAY CREST SUBDIVISION

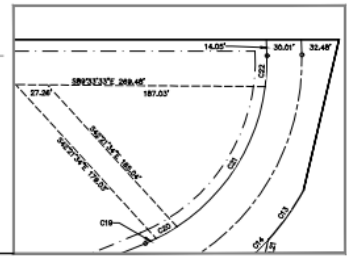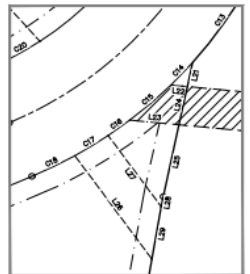### LOCATED IN THE NW 1/4 OF SECTION 2, T4S, R4E, SLB&M

VICINITY MAP

PROJECT LOCATION

FOX POINTE SUBDIVISION

N89°59'56"E 905.29'

LOT 3 3.77 AC

LOT 2 4.06 AC

LOT 4 3.09 AC

LOT 5 3.72 AC

LOT 1 8.04 AC

FOX DEN ROAD (PUBLIC)

Scale 1"=100'

OFFSITE SEWER EASEMENT FROM HEBER VALLEY SPECIAL SERVICE DISTRICT TO THE MIDWAY SANITATION DISTRICT ENTRY BOOK _____ PAGE _____

HEBER VALLEY SPECIAL SERVICES DISTRICT

STORM POND EASEMENT

10' P.U.E. & PUBLIC TRAIL EASEMENT

10' PUBLIC TRAIL EASEMENT

P.O.B.

EAST 1717.61'

S89°37'23"W 527.94'

MEADOW HILL SUBDIVISION

HEBER VALLEY SPECIAL SERVICES DISTRICT

PROBST NORTH FIELD

FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP IN RING AND LID MARKING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LEGENDS
- PUBLIC UTILITY EASEMENT
- SEWER EASEMENT TO MIDWAY SANITATION DISTRICT
- EASEMENT FOR HUGHES ACCESS, SEWER PIPELINE AND OVERHEAD POWER LINES
- 10' PUBLIC TRAIL EASEMENT
- STORM DRAIN EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	77.03'	N89°39'04"E
L2	61.58'	N87°29'17"E
L3	13.36'	N00°57'02"E
L4	133.10'	N13°15'41"E
L5	70.96'	S12°21'04"W
L6	132.26'	S10°11'01"W
L7	93.61'	S08°38'41"W
L8	15.16'	S08°38'14"W
L9	112.86'	S10°05'17"W
L10	113.63'	S10°13'53"W
L11	82.78'	N89°33'08"W
L12	132.64'	S61°27'59"W
L13	74.74'	N90°00'00"W
L14	13.27'	N01°29'42"W
L15	53.29'	N14°33'59"E

LINE TABLE

LINE	LENGTH	BEARING
L16	78.57'	S80°40'38"E
L17	57.03'	S51°22'45"E
L18	96.63'	S16°21'28"W
L19	35.58'	S39°34'17"W
L20	100.74'	N71°58'18"W
L21	12.77'	S12°21'04"W
L22	8.53'	S84°36'50"E
L23	25.38'	S84°36'50"E
L24	20.15'	N12°21'04"E
L25	38.03'	S12°21'04"W
L26	66.48'	S36°34'28"E
L27	45.83'	S36°34'28"E
L28	5.30'	S10°11'01"W
L29	27.44'	S10°11'01"W
L30	99.52'	S10°11'01"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	52.06'	230.00'	012.97'	51.95'	S35°21'05"W	26.14'
C2	240.30'	200.00'	068.84'	226.11'	N32°55'32"E	137.05'
C3	138.15'	150.00'	052.78'	133.34'	S40°57'23"W	74.43'
C4	204.26'	170.00'	068.84'	192.19'	N32°55'33"E	116.46'
C5	102.41'	230.00'	025.51'	101.56'	N54°35'27"E	52.07'
C6	103.04'	120.00'	049.20'	99.90'	S42°44'01"W	54.94'
C7	14.80'	15.00'	056.52'	14.20'	S10°56'35"E	8.06'
C8	114.36'	60.00'	109.23'	97.83'	N16°14'40"E	84.47'
C9	144.51'	60.00'	138.00'	112.03'	S40°08'24"E	156.31'
C10	40.79'	60.00'	038.96'	40.01'	S48°20'06"W	21.22'
C11	13.42'	15.00'	051.24'	12.97'	N42°11'16"E	7.19'
C12	159.53'	180.00'	050.78'	154.36'	S47°57'23"W	85.43'
C13	52.06'	230.00'	012.97'	51.95'	N35°21'05"E	26.14'
C14	16.20'	230.00'	004.04'	16.20'	N43°58'47"E	8.11'
C15	27.81'	230.00'	006.93'	27.80'	N49°20'17"E	13.92'
C16	13.68'	230.00'	003.41'	13.68'	N53°07'17"E	6.84'
C17	20.09'	230.00'	005.01'	20.09'	N58°42'42"E	10.05'
C18	24.62'	230.00'	006.13'	24.60'	N64°16'49"E	12.32'
C19	10.37'	170.00'	003.49'	10.36'	N65°35'59"E	5.18'
C20	20.53'	170.00'	006.92'	20.51'	N60°23'43"E	10.27'
C21	146.91'	170.00'	049.51'	142.36'	N32°10'45"E	78.40'
C22	36.46'	170.00'	008.92'	36.43'	N02°57'50"E	18.26'

ADDRESS TABLE

LOT	ADDRESS
1	628 SOUTH FOX DEN ROAD
2	618 SOUTH FOX DEN ROAD
3	574 SOUTH FOX DEN ROAD
4	581 SOUTH FOX DEN ROAD
5	613 SOUTH FOX DEN ROAD

L=204.26, R=170.00, D=068°50'29", CH=192.19, BR=N32°55'33"E

L=52.06, R=230.00, D=012°58'05", CH=51.95, BR=N35°21'05"E

10.0' P.U.E.
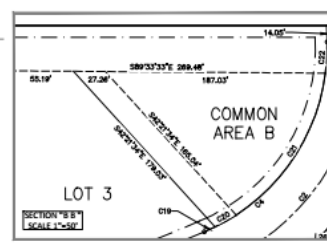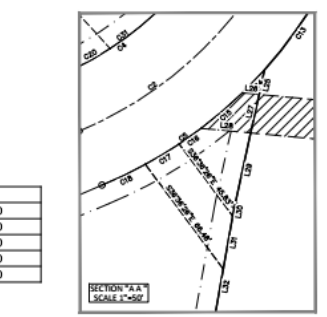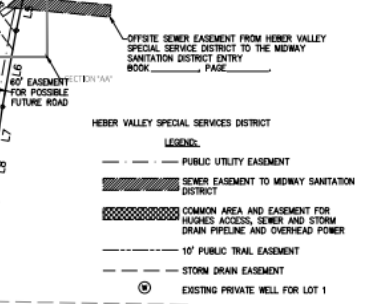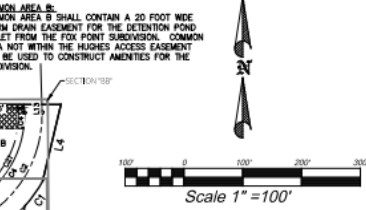
SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 657-6748

DATE OF SURVEY: 14 JUNE 2019

MIDWAY CREST SUBDIVISION PLAT — 23 SEPTEMBER 2019

PUBLIC UTILITY EASEMENT NOTES:
1. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PROPERTY LINES.

DATE: _____
MIDWAY CITY (CULINARY WATER PROVIDER)

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 11.54 FEET AND EAST 1717.61 FEET FROM THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THENCE NORTH 00°16'04" WEST 1319.57 FEET; THENCE NORTH 89°39'04" EAST 77.03 FEET; THENCE NORTH 87°29'17" EAST 61.58 FEET; THENCE NORTH 00°57'02" EAST 13.36 FEET; THENCE NORTH 89°59'56" EAST 905.29 FEET; THENCE SOUTH 13°15'41" WEST 133.10 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 52.06 FEET (CENTRAL ANGLE OF 12°58'05" AND A CHORD BEARING SOUTH 35°21'05" WEST 51.95 FEET); THENCE SOUTH 12°21'04" WEST 70.96 FEET; THENCE SOUTH 10°11'01" WEST 132.26 FEET; THENCE SOUTH 08°38'41" WEST 93.61 FEET; THENCE SOUTH 08°38'14" WEST 15.16 FEET; THENCE SOUTH 10°05'17" WEST 112.86 FEET; THENCE SOUTH 10°13'53" WEST 113.63 FEET; THENCE NORTH 89°33'08" WEST 82.78 FEET; THENCE SOUTH 32°59'59" WEST 286.48 FEET; THENCE SOUTH 61°27'59" WEST 132.64 FEET; THENCE SOUTH 00°09'45" EAST 327.79 FEET; THENCE SOUTH 89°37'23" WEST 527.94 FEET TO THE POINT OF BEGINNING.

AREA = 24.16 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN PRESENTS THAT I THE UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC UTILITIES FOR THE PERPETUAL USE OF PUBLIC UTILITIES AND HEREBY CONSENT TO THE RECORDING OF THIS PLAT IN THE OFFICIAL RECORDS OF WASATCH COUNTY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2019.

BRAD PELO, MANAGER
BENEVOLENCE LLC

ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20 _____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE ABOVE OWNER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR _____ DATE

MIDWAY CREST SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 2, T4S, R4E, SLB&M

VICINITY MAP

Scale 1" =100'

LINE TABLE

LINE	LENGTH	BEARING
L1	77.03'	N89°39'04"E
L2	61.58'	N67°29'17"E
L3	13.36'	N00°57'02"E
L4	133.10'	N13°18'41"E
L5	70.96'	S12°21'04"W
L6	93.61'	S08°38'41"W
L7	15.16'	S08°38'14"W
L8	112.86'	S10°05'17"W
L9	113.63'	S10°13'53"W
L10	82.78'	N89°33'08"W
L11	132.64'	S61°27'59"W
L12	13.27'	N01°29'42"W
L13	53.39'	N14°13'59"E
L14	33.36'	S65°43'65"W
L15	90.76'	N56°28'41"W
L16	25.04'	S46°36'39"W
L17		

LINE TABLE

LINE	LENGTH	BEARING
L18	64.64'	S05°17'35"E
L19	81.91'	S63°44'41"W
L20	57.03'	S01°22'48"E
L21	96.63'	S16°21'28"W
L22	35.56'	S39°34'17"W
L23	100.74'	N71°59'18"W
L24	12.77'	S12°21'04"W
L25	8.53'	S48°36'50"E
L26	20.15'	M12°21'04"E
L27	25.38'	S48°36'50"E
L28	38.03'	S12°21'04"W
L29	5.30'	S10°11'01"W
L30	27.44'	S10°11'01"W
L31	99.52'	S10°11'01"W
L32		

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	52.06'	230.00'	012.97'	51.95'	S35°21'05"W	26.14'
C2	240.30'	200.00'	068.84'	226.11'	N32°56'32"E	137.05'
C3	138.15'	150.00'	052.78'	133.34'	S40°57'23"W	74.43'
C4	204.26'	170.00'	068.84'	192.19'	N32°55'33"E	116.49'
C5	102.41'	230.00'	025.51'	101.56'	N54°36'27"E	52.07'
C6	103.04'	120.00'	049.20'	99.90'	S42°44'51"W	54.94'
C7	14.80'	15.00'	056.52'	14.20'	S10°06'35"E	8.06'
C8	113.18'	60.00'	108.08'	97.13'	N15°40'22"E	82.71'
C9	157.22'	60.00'	150.14'	115.96'	S35°12'57"E	225.00'
C10	29.25'	60.00'	027.96'	28.99'	S63°49'52"W	14.94'
C11	13.42'	15.00'	051.24'	12.97'	N42°11'14"E	7.19'
C12	159.53'	180.00'	050.75'	154.36'	S41°57'22"N	85.43'
C13	52.06'	230.00'	012.97'	51.95'	N35°21'05"E	26.14'
C14	16.20'	230.00'	004.04'	16.20'	N43°51'14"E	8.11'
C15	27.81'	230.00'	006.83'	27.80'	N49°20'11"E	13.92'
C16	13.68'	230.00'	003.41'	13.68'	N54°30'17"E	6.84'
C17	20.09'	230.00'	005.00'	20.08'	N58°42'42"E	10.05'
C18	24.62'	230.00'	006.13'	24.60'	N64°14'49"E	12.32'
C19	10.37'	170.00'	003.49'	10.36'	N65°36'56"E	5.18'
C20	20.52'	170.00'	006.92'	20.51'	N60°23'43"E	10.27'
C21	146.91'	170.00'	049.51'	142.38'	N32°10'04"E	78.40'
C22	26.46'	170.00'	008.92'	26.43'	N02°57'50"E	13.24'

ADDRESS TABLE

LOT	ADDRESS
1	628 SOUTH FOX DEN ROAD
2	618 SOUTH FOX DEN ROAD
3	574 SOUTH FOX DEN ROAD
4	581 SOUTH FOX DEN ROAD
5	613 SOUTH FOX DEN ROAD

LEGEND:

- PUBLIC UTILITY EASEMENT
- SEWER EASEMENT TO MIDWAY SANITATION DISTRICT
- COMMON AREA AND EASEMENT FOR HUGHES ACCESS, SEWER AND STORM DRAIN PIPELINE AND OVERHEAD POWER
- 10' PUBLIC TRAIL EASEMENT
- STORM DRAIN EASEMENT
- ⊗ EXISTING PRIVATE WELL FOR LOT 1

Map labels:

Fox Pointe Subdivision
N89°59'56"E 905.29'
COMMON AREA B 0.60 AC
COMMON AREA B: COMMON AREA B SHALL CONTAIN A 20 FOOT WIDE STORM DRAIN EASEMENT FOR THE DETENTION POND OUTLET FROM THE FOX POINT SUBDIVISION. COMMON AREA NOT WITHIN THE HUGHES ACCESS EASEMENT MAY BE USED TO CONSTRUCT AMENITIES FOR THE SUBDIVISION.
LOT 2 4.00 AC
LOT 3 3.17 AC
LOT 4 3.06 AC
LOT 5 3.00 AC
LOT 1 4.00 AC
COMMON AREA A 4.85 AC
FOX DEN ROAD (PUBLIC)
OFFSITE SEWER EASEMENT FROM HEBER VALLEY SPECIAL SERVICE DISTRICT TO THE MIDWAY SANITATION DISTRICT ENTRY BOOK_____ PAGE_____
HEBER VALLEY SPECIAL SERVICES DISTRICT
PROBST NORTH FIELD
MEADOW HILL SUBDIVISION
S89°37'23"W 527.94'
P.O.B.
SECTION "AA" Scale 1"=50'
SECTION "B B" Scale 1"=50'
COMMON AREA B LOT 3
60' EASEMENT FOR POSSIBLE FUTURE ROAD
FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
FOUND WASATCH COUNTY BRASS CAP IN RING AND LID MARKING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

COUNTY EXECUTIVE

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC, THIS_____ DAY OF _____ 2019, SUBJECT TO THE FOLLOWING CONDITIONS:

COUNTY EXECUTIVE

ATTEST: _____ COUNTY CLERK

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS_____ DAY OF _____, 20____, SUBJECT TO THE FOLLOWING CONDITIONS:

WASATCH COUNTY SHERIFF

WASATCH COUNTY WATER RESOURCES

APPROVED THIS_____ DAY OF_____ 20____

DIRECTOR

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS_____ DAY OF _____, 20____
ROS#_____

COUNTY SURVEYOR

WASATCH COUNTY FIRE CHIEF

APPROVED THIS_____ DAY OF _____, 20____, WITH THE FOLLOWING CONDITIONS:

FIRE CHIEF

COUNTY PLANNING OFFICE

APPROVED THIS_____ DAY OF _____, 20____ BY THE WASATCH COUNTY PLANNING DIRECTOR.

PLANNING DIRECTOR

COUNTY ENGINEERING DEPARTMENT

APPROVED THIS_____ DAY OF _____, 20____, SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, ENGINEERING DEPARTMENT

HEALTH DEPARTMENT

APPROVED THIS_____ DAY OF _____, 20____, SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, COUNTY HEALTH DEPARTMENT

PUBLIC WORKS DEPARTMENT

APPROVED THIS_____ DAY OF _____, 20____, SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, PUBLIC WORKS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 11.54 FEET AND EAST 1717.61 FEET FROM THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THENCE NORTH 00°16'04" WEST 1319.57 FEET; THENCE NORTH 89°39'04" EAST 77.03 FEET; THENCE NORTH 67°29'17" EAST 61.58 FEET; THENCE NORTH 00°57'02" EAST 13.36 FEET; THENCE NORTH 89°59'56" EAST 905.29 FEET; THENCE SOUTH 13°18'41" WEST 133.10 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 52.06 FEET (CENTRAL ANGLE OF 12°58'00") AND A CHORD BEARING SOUTH 35°21'05" WEST 51.95 FEET; THENCE SOUTH 12°21'04" WEST 70.96 FEET; THENCE SOUTH 10°11'01" WEST 132.26 FEET; THENCE SOUTH 08°38'41" WEST 93.61 FEET; THENCE SOUTH 08°38'14" WEST 15.16 FEET; THENCE SOUTH 10°05'17" WEST 112.86 FEET; THENCE SOUTH 10°13'53" WEST 113.63 FEET; THENCE NORTH 89°33'08" WEST 82.78 FEET; THENCE SOUTH 32°59'59" WEST 286.48 FEET; THENCE SOUTH 61°27'59" WEST 132.64 FEET; THENCE SOUTH 00°09'45" EAST 327.79 FEET; THENCE SOUTH 89°37'23" WEST 527.94 FEET TO THE POINT OF BEGINNING.

AREA = 24.16 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN PRESENTS THAT I THE UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC UTILITIES FOR THE PERPETUAL USE OF PUBLIC UTILITIES AND HEREBY CONSENT TO THE RECORDING OF THIS PLAT IN THE OFFICIAL RECORDS OF WASATCH COUNTY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2019.

BRAD PELO, MANAGER
BENEVOLENCE LLC

ACKNOWLEDGMENT

STATE OF UTAH)
)S.S.
COUNTY OF _____)

ON THE_____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE ABOVE OWNER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR   DATE

WASATCH COUNTY WEED BOARD

APPROVED THIS_____ DAY OF _____ 20____

DIRECTOR

WASATCH COUNTY RECORDER   FEE:_____

ENTRY NO._____ BOOK_____, PAGE_____
STATE OF UTAH, COUNTY OF WASATCH
DATE _____, TIME _____
RECORDED AND FILED AT THE REQUEST OF:

WASATCH COUNTY SOLID WASTE
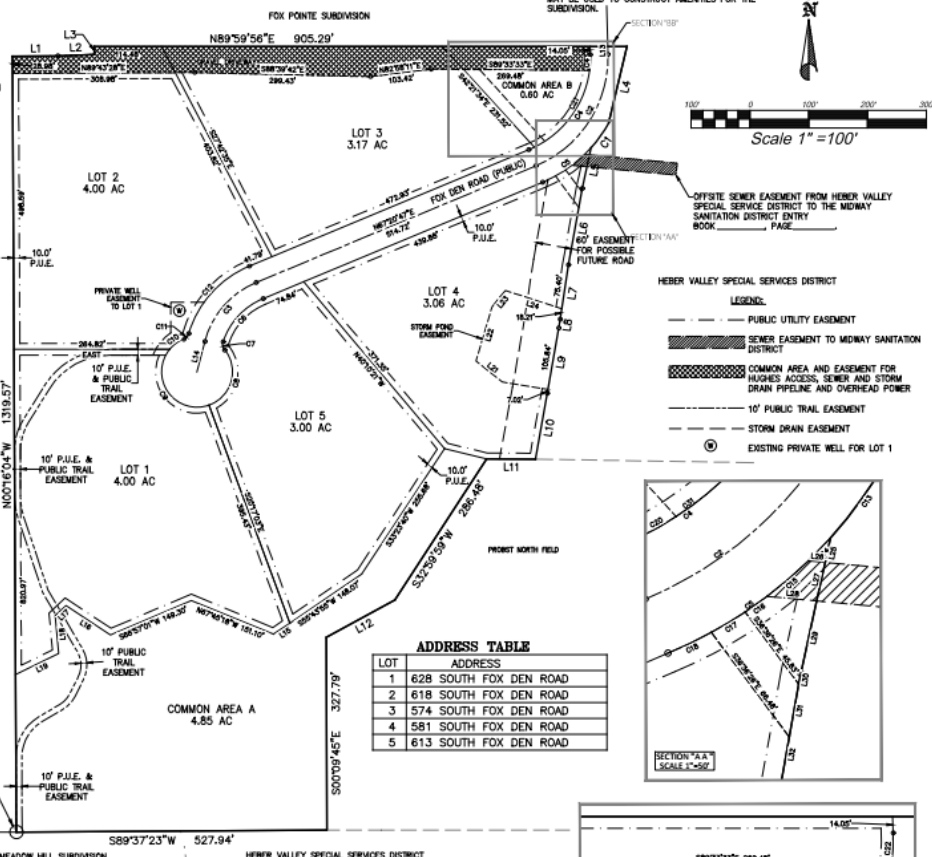
APPROVED THIS_____ DAY OF _____ 20____

DIRECTOR

WASATCH COUNTY RECREATION DEPARTMENT

APPROVED THIS_____ DAY OF _____, 20____

DIRECTOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____ DAY OF _____, 20____

COUNTY ATTORNEY

MIDWAY CITY (CULINARY WATER PROVIDER)
DATE:
MIDWAY IRRIGATION COMPANY
DATE:
MIDWAY SANITATION DISTRICT
DATE:

MIDWAY CREST SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 2, T4S, R4E, SLB&M

FOX POINTE SUBDIVISION

N89°59'56"E 905.29'

LOT 3
3.77 AC

LOT 2
4.06 AC

FOX DEN ROAD (PUBLIC)

10.0'
P.U.E.

LOT 4
3.09 AC

STORM POND
EASEMENT

LOT 5
3.72 AC

10.0'
P.U.E.

10' P.U.E.
& PUBLIC
TRAIL
EASEMENT

LOT 1
8.04 AC

10' P.U.E. &
PUBLIC TRAIL
EASEMENT

N00°16'04"W 1319.57'

L=204.28, R=170.00
D=068°50'29"
CH=192.19
BR=N32°55'33"E

PROBST NORTH FIELD

10' PUBLIC
TRAIL
EASEMENT

L=52.06, R=230.00
D=012°58'05"
CH=51.95
BR=N35°21'05"E

10' P.U.E. &
PUBLIC TRAIL
EASEMENT

S00°09'45"E 327.79'

10.0'
P.U.E.

S89°37'23"W 527.94'
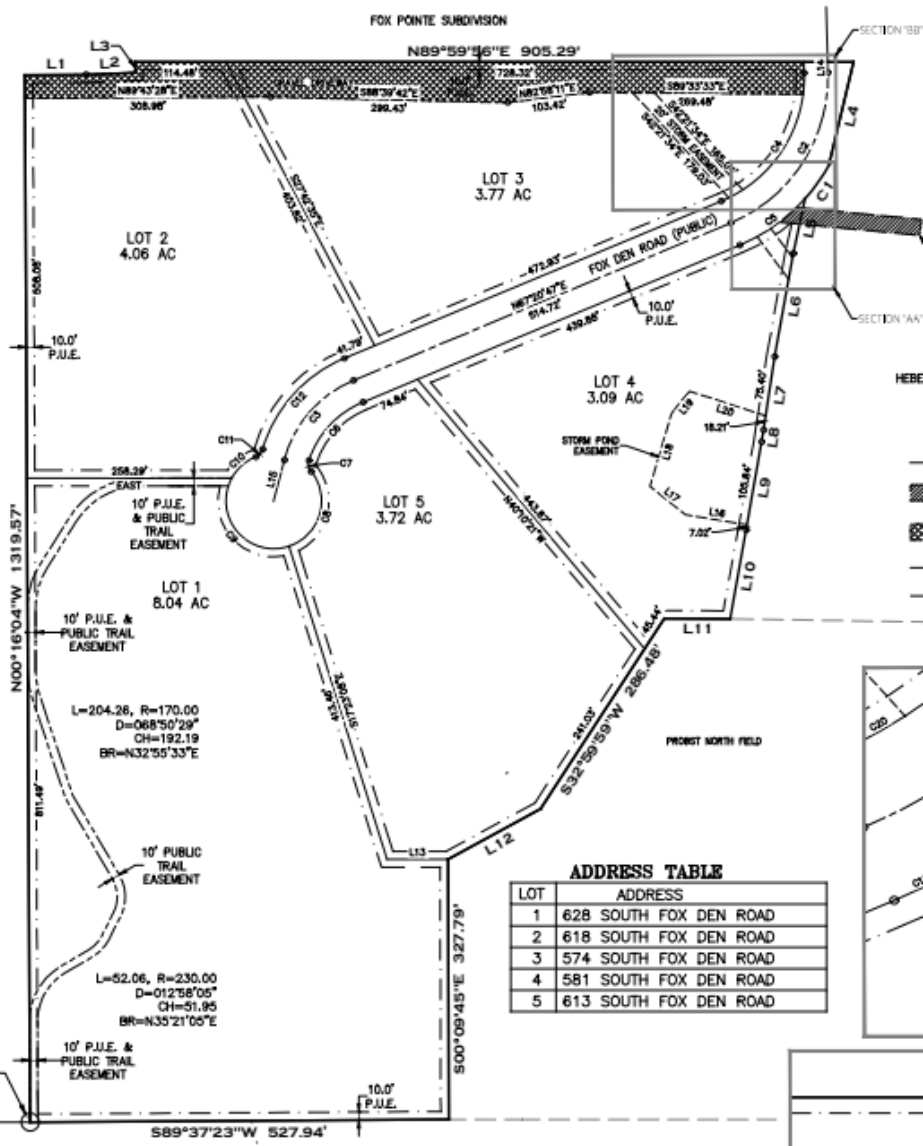
ADDRESS TABLE

LOT	ADDRESS
1	628 SOUTH FOX DEN ROAD
2	618 SOUTH FOX DEN ROAD
3	574 SOUTH FOX DEN ROAD
4	581 SOUTH FOX DEN ROAD
5	613 SOUTH FOX DEN ROAD

COMMON AREA B:
COMMON AREA B SHALL CONTAIN
STORM DRAIN EASEMENT FOR
OUTLET FROM THE FOX POINT
AREA NOT WITHIN THE HUGHES
MAY BE USED TO CONSTRUCT
SUBDIVISION.

COMMON AREA B
0.60 AC

LOT 3
3.17 AC

LOT 2
4.00 AC

FOX DEN ROAD (PUBLIC)

60' EASEMENT
FOR POSSIBLE
FUTURE ROAD

10.0'
P.U.E.

LOT 4
3.06 AC

STORM POND
EASEMENT

PRIVATE WELL
EASEMENT
TO LOT 1

10.0'
P.U.E.

10' P.U.E. &
PUBLIC TRAIL
EASEMENT

LOT 5
3.00 AC

LOT 1
4.00 AC

10.0'
P.U.E.

N00°16'04"W 1319.57'

PROBST NORTH FIELD

10' PUBLIC
TRAIL
EASEMENT

COMMON AREA A
4.85 AC

10' P.U.E. &
PUBLIC TRAIL
EASEMENT

S00°09'45"E 327.79'

S89°37'23"W 527.94'

MEADOW HILL SUBDIVISION   HEBER VALLEY SPECIAL SERVICES DISTRICT

ADDRESS TABLE

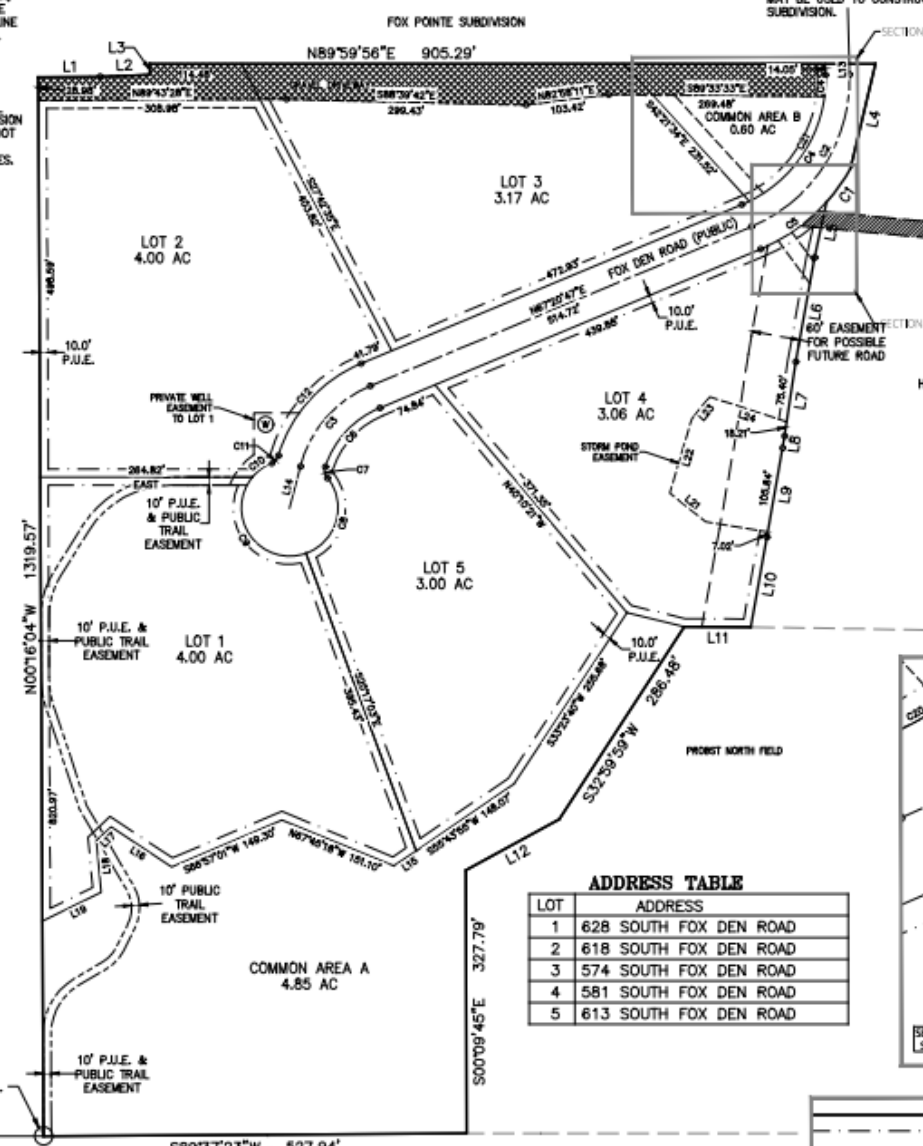| LOT	ADDRESS
1	628 SOUTH FOX DEN ROAD
2	618 SOUTH FOX DEN ROAD
3	574 SOUTH FOX DEN ROAD
4	581 SOUTH FOX DEN ROAD
5	613 SOUTH FOX DEN ROAD