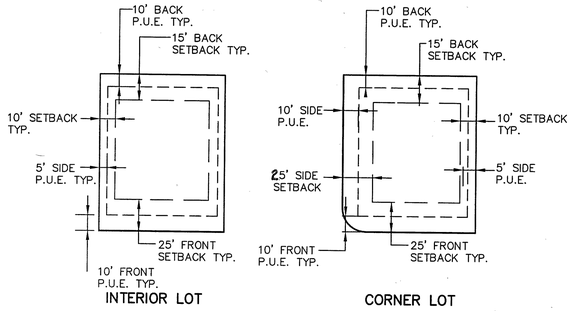


(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET SURVEY MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT

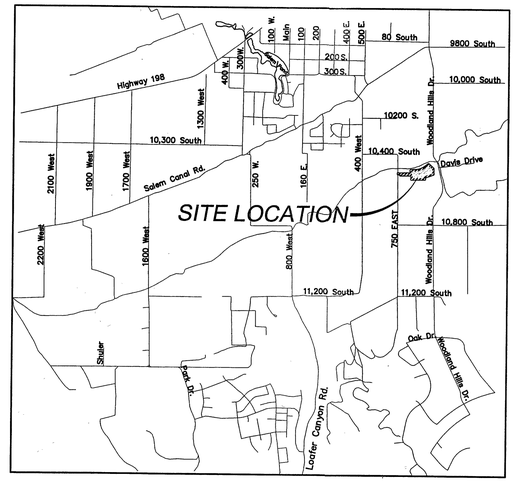


DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK–25'
REAR SETBACK–15'
SIDE SETBACK–10'
CORNER LOTS:
FRONT SETBACK–25'
REAR SETBACK–15'
INTERIOR SIDE–10'
ROAD SIDE–15'

NOTE:
1. ALL PUBLIC UTILITY EASEMENTS DEDICATED TO SALEM CITY.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	577.52	384.04	377.00	N 71°36'00" E	38°06'02"
C2	20.00	29.87	27.17	S 47°59'14" E	85°34'16"
C3	250.00	26.94	26.93	N 86°07'28" E	6°10'29"
C4	250.00	84.56	84.16	N 73°20'49" E	19°22'48"
C5	217.00	65.67	65.42	N 80°32'31" E	17°20'22"
C6	217.00	31.11	31.09	N 67°45'53" E	8°12'55"
C7	15.00	21.17	19.45	N 50°21'46" W	80°51'05"
C8	200.00	31.93	31.90	N 05°21'45" W	9°08'55"
C9	233.00	37.20	37.16	N 05°21'46" W	9°08'55"
C10	266.00	42.47	42.43	N 05°21'46" W	9°08'55"
C11	15.00	21.79	19.93	S 31°41'16" W	83°14'58"
C12	283.00	45.48	45.43	N 68°42'30" E	9°12'30"
C13	283.00	2.21	2.21	N 63°52'50" E	0°26'49"
C14	12.00	10.88	10.51	S 89°37'43" W	51°56'35"
C15	61.00	1.18	1.18	S 64°57'18" E	1°06'37"
C16	61.00	88.47	80.92	N 72°56'23" E	83°06'02"
C17	61.00	80.92	75.12	N 06°36'51" W	76°00'26"
C18	61.00	64.22	61.29	N 74°46'39" W	60°19'10"
C19	61.00	67.44	64.06	S 43°23'18" W	63°20'55"
C20	12.00	10.88	10.51	N 37°41'08" E	51°56'35"
C21	577.52	86.33	86.25	N 86°21'59" E	8°34'13"
C22	577.52	90.01	89.92	N 77°37'12" E	8°56'26"
C23	577.52	99.22	99.10	N 68°14'01" E	9°52'31"
C24	577.52	100.51	100.38	N 58°19'34" E	9°59'13"
C25	577.52	7.97	7.97	N 52°58'15" E	0°53'15"

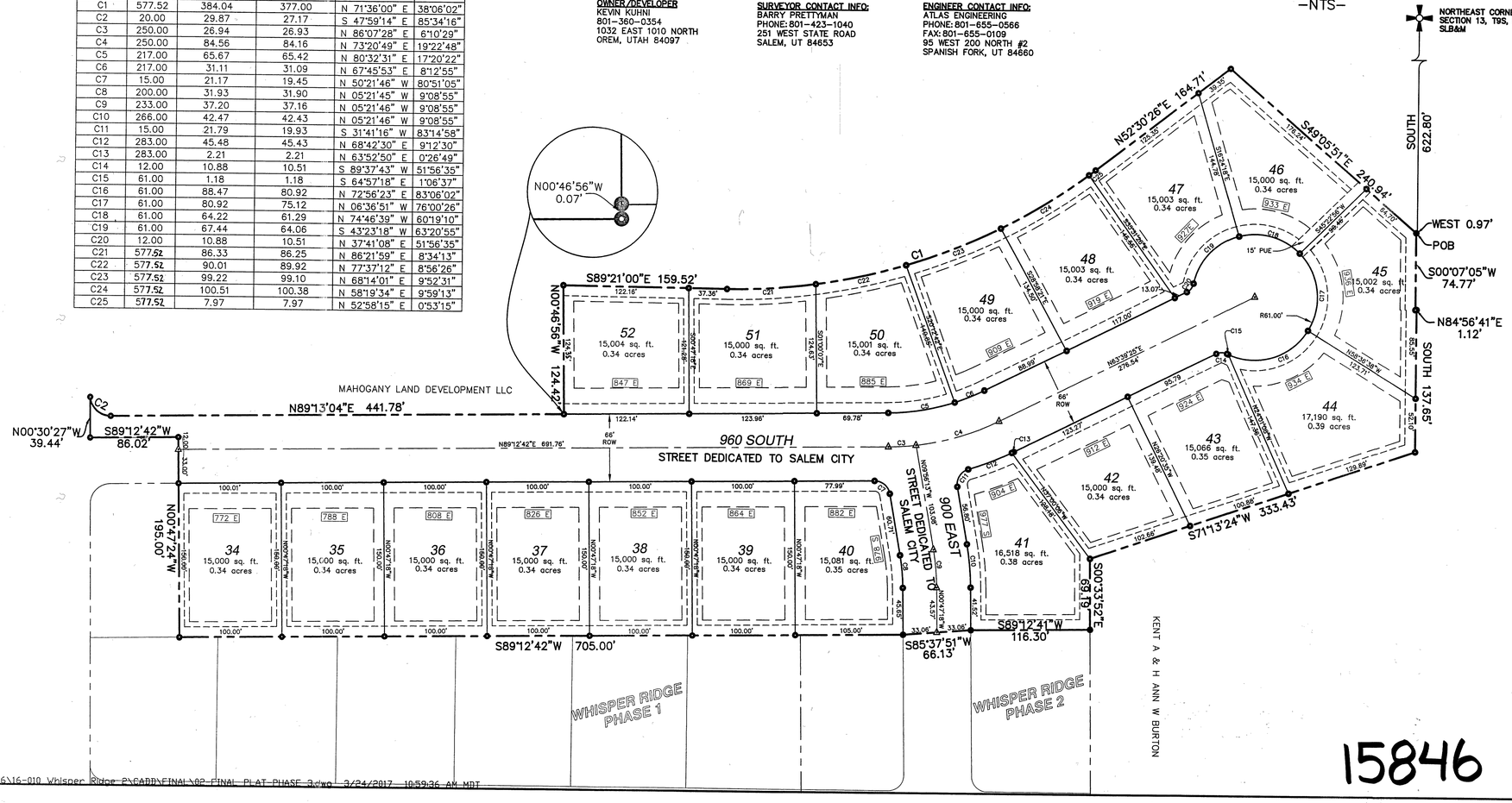


VICINITY MAP
-NTS-

OWNER/DEVELOPER
KEVIN KUHNI
801-360-0354
1032 EAST 1010 NORTH
OREM, UTAH 84097

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
251 WEST STATE ROAD
SALEM, UT 84653

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



15846

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Barry L Prettyman — April 3, 2017
SURVEYOR — DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES SOUTH 622.80 FEET AND WEST 0.97 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE S00°07'05"W 74.77 FEET; THENCE N84°56'41"E 1.12 FEET; THENCE SOUTH 137.65 FEET; THENCE S71°13'24"W 333.43 FEET; THENCE S00°33'52"E 69.19 FEET; THENCE S89°12'41"W 116.30 FEET; THENCE S85°37'51"W 66.13 FEET; THENCE S89°12'42"W 705.00 FEET; THENCE N00°47'24"W 195.00 FEET; THENCE S89°12'42"W 86.03 FEET TO THE EAST LINE OF 750 EAST STREET; THENCE N00°30'27"W 39.44 FEET ALONG SAID STREET; THENCE ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.87 FEET, (THE CHORD BEARS S47°59'14"E 27.17 FEET); THENCE N89°13'04"E 441.78 FEET; THENCE N00°46'56"W 124.42 FEET; THENCE S89°21'00"E 159.52; THENCE ALONG THE ARC OF A 577.52 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 384.04 FEET, (THE CHORD BEARS N71°36'00"E 377.00 FEET); THENCE N52°30'26"E 164.71 FEET; THENCE S49°05'51"E 240.94 FEET TO THE POINT OF BEGINNING. CONTAINING 8.72 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF April, A.D. 2017.

MANAGING MEMBER: Kevin Kuhni — Kevin Kuhni
MEMBER: Managing Member of Cobblestone Land, LLC
MEMBER:
MEMBER:

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 3rd DAY OF April, A.D. 2017 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. Notary Public State of Utah Commission No. 672797 Exp. 1/29/2018

MY COMMISSION EXPIRES — NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor OF Salem COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF January A.D. 2018.

APPROVED — CITY Mayor — APPROVED — CITY ATTORNEY
APPROVED — ENGINEER (SEE SEAL) — ATTEST — CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2017. BY THE SALEM CITY PLANNING COMMISSION.

DIRECTOR–SECRETARY — CHAIRMAN, PLANNING COMMISSION

WHISPER RIDGE PHASE 3

SALEM CITY, UTAH COUNTY, UTAH
CONTAINING 19 LOTS AND 8.72 ACRES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SEC. 13, T9S, R2E TU-160 B&M

SURVEYOR'S SEAL — REGISTERED LAND SURVEYOR — BARRY L PRETTYMAN #166406 — STATE OF UTAH
NOTARY PUBLIC — JEFFREY NIELSON NOTARY PUBLIC • STATE of UTAH COMMISSION # 672797 COMM. EXP. 01/29/2018
CITY SEAL — SALEM CITY CORPORATE SEAL UTAH COUNTY UTAH

ENT 4087:2018 Map # 15846
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jan 12 11:08 am FEE 49.00 BY VP
RECORDED FOR SALEM CITY

Z:\2016\16-010 Whisper Ridge P\CADD\FINAL\02-FINAL PLAT PHASE 3.dwg 3/24/2017 10:59:36 AM MDT