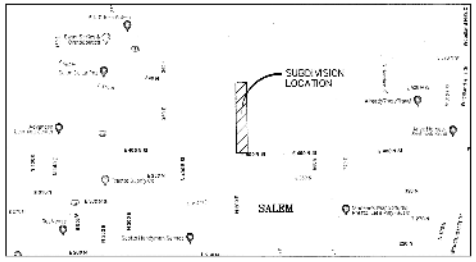
RUSTY RANCH SUBDIVISION



VICINITY MAP
NTS

N

Z

0 30' 60' 90'

SCALE
1"=30'

#19356

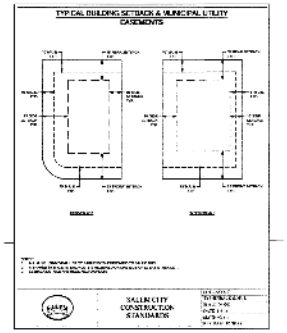
LEGEND

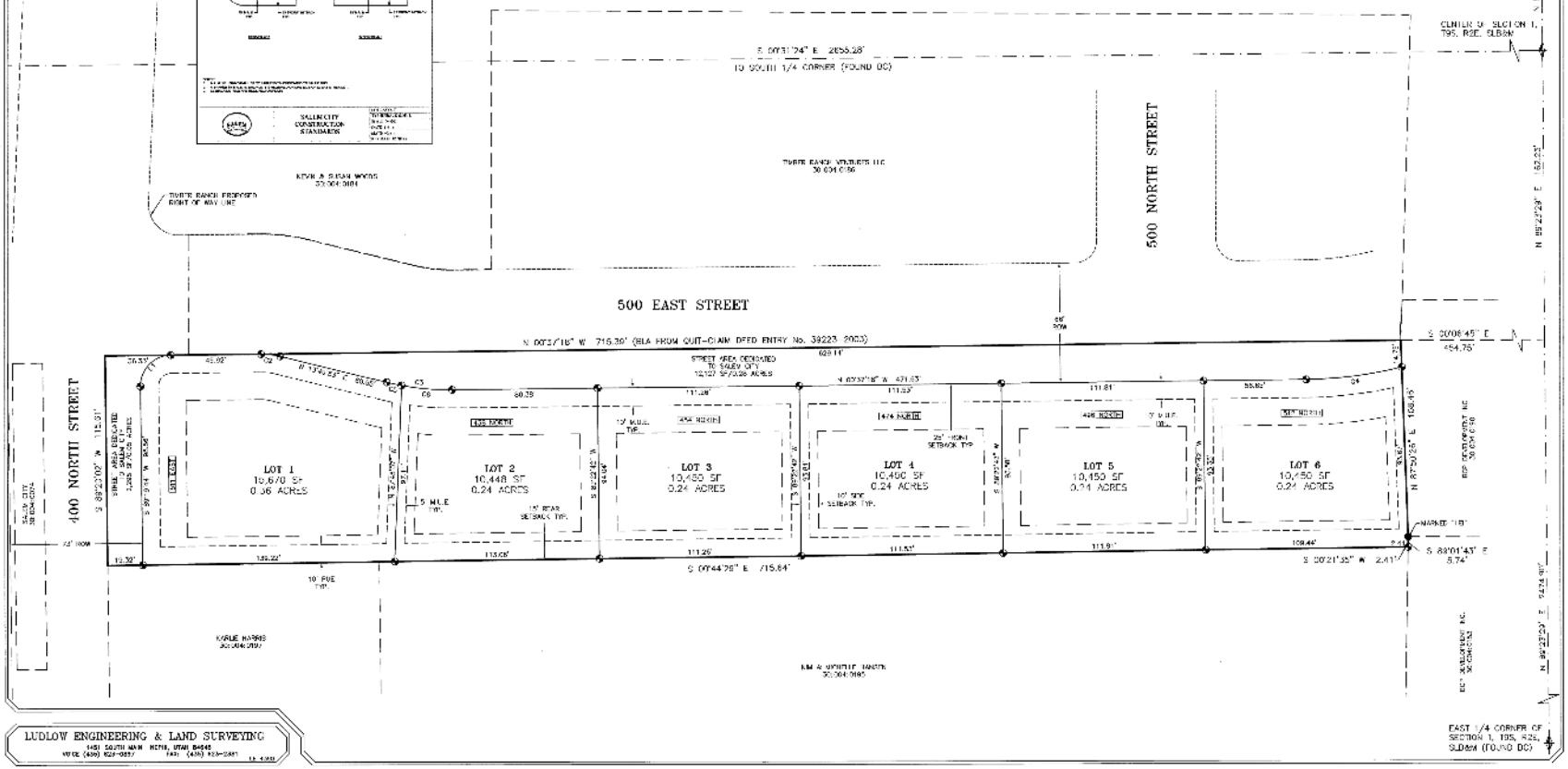
- = SET 5/8" REBAR WITH CAP
- = FOUND REBAR WITH CAP
- = STREET INTERSECTION MONUMENT
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION LINE
- = STREET CENTERLINE
- = MUNICIPAL UTILITY EASEMENT
- = BUILDING SETBACK
- = DEVELOPED BOUNDARY
- = LOT LINE
- = TIMBER RANCH PROPOSED RIGHT OF WAY LINE
- [123 NORTH] = ADDRESS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.00'	26.72'	24.05	S 45°30'42" E	90°00'58"
C2	52.00'	113.52'	90.27'	N 30°26'12" E	124°77'11"
C3	144.00'	35.26'	35.20'	S 00°35'27" W	14°09'11"
C4	244.00'	53.22'	53.11'	N 00°12'52" W	12°06'19"
C5	144.00'	8.53'	8.53'	S 12°10'24" W	3°23'55"
C6	144.00'	27.65'	27.65	S 04°56'48" W	11°00'13"

TYPICAL BUILDING SETBACK & MUNICIPAL UTILITY EASEMENTS





LUDLOW ENGINEERING & LAND SURVEYING
1451 SOUTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0857 FAX: (435) 623-0851

CERTIFICATION

I, Carl R. Pierrard, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5351577. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and streets, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

CARL R. PIERRARD — DATE 7-15-2024

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89°23'21"E 2641.54 FEET ALONG THE MID-SECTION LINE AND S0°08'45"E 454.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE N89°50'24"E 165.45 FEET ALONG THE SOUTHERLY BOUNDARY OF BOB DEVELOPMENT INC. PROPERTY AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY No. 181062022; THENCE S89°01'43"E 5.74 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF BOB PROPERTY AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY No. 138878-2007 TO AN OLD ESTABLISHED FENCE LINE; THENCE ALONG SAID OLD ESTABLISHED FENCE LINE THE FOLLOWING (2) TWO COURSES: (1) S00°21'35"W 2.41 FEET TO A FENCE CORNER MARKING AN AGREED UPON FENCE LINE, (2) S00°44'28"E 715.84 FEET ALONG SAID AGREED UPON FENCE LINE AS MARKED BETWEEN A FOUND REBAR AND CAP AND SAID FENCE CORNER TO THE NORTH SIDE OF 400 NORTH STREET; THENCE S89°22'00"W 1112.51 FEET ALONG SAID 400 NORTH STREET TO AN EXTENSION OF AN AGREED UPON FENCE LINE AS MARKED BY TWO REBAR AND CAP MARKED "APEX ENG 10718084"; THENCE N00°22'18"W 715.30 FEET ALONG SAID AGREED UPON BOUNDARY LINE AND THE EASTERLY LINE OF THE WOODS PROPERTY AS DESCRIBED IN THE QUIT-CLAIM DEED ENTRY No. 38223-2003 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE TO THE POINT OF BEGINNING. CONTAINING 1.99 ACRES OF LAND.

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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC.

Landowner Signature — TIMBER RANCH — ANDREW HANSEN

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

IN THE 5 DAY OF JULY A.D. 2024 PERSONALLY APPEARED BEFORE ME ANDREW HANSEN, THE SIGNERS OF THE FOREGOING OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 05-11-2026 — NOTARY PUBLIC (SEAL)

MY COMMISSION NUMBER 724706 — GARRETT SMALL — NOTARY PUBLIC (PRINT)

GARRETT SMALL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 724706
COMM. EXP. 05-11-2026

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 19 DAY OF July A.D. 2024

MAYOR — 7-19-24 DATE

CITY RECORDER (SEAL) — 08-14-2024 DATE

ATTEST: — 7-19-24 DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE PLANNING COMMISSION.

CHAIRMAN — DIRECTOR / SECRETARY

RUSTY RANCH

SUBDIVISION

SECTION 1, T 9 S, R 2 E, SLB&M
SALEM CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1" = 30 FEET

SURVEYOR	ENGINEER	RECORDER
PROFESSIONAL LAND SURVEYOR — 7-15-24 — CARL R. PIERRARD — No. 5351577 — STATE OF UTAH		SALEM CITY — CORPORATE SEAL — UTAH COUNTY, UTAH

UTAH COUNTY RECORDING CERTIFICATE

ENTRY NO. _____ FEE $_____ PAID
ANGELA ALLEN
UTAH COUNTY RECORDER
_____ DEPUTY

Sec. 1, T9S, R2E, SLB&M 74180 PC