

RIDGE AVENUE SUBDIVISION AMENDING LOT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

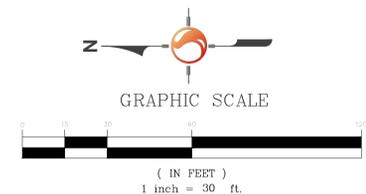
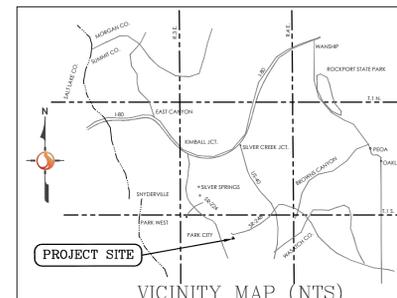
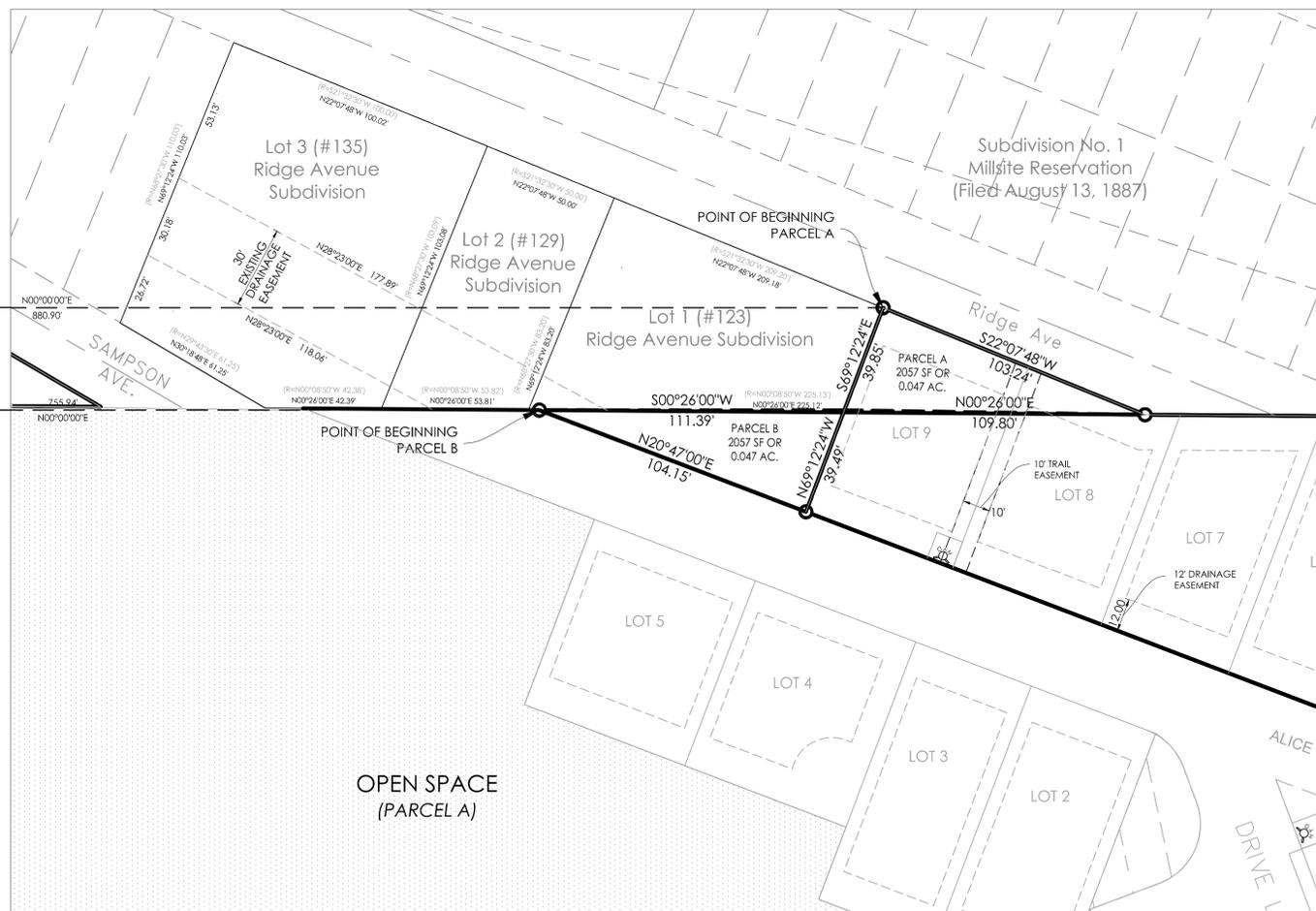
NORTHEAST CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND 2-3/8" DIAMETER
IRON PIPE W/ WELDED TOP
THIS MONUMENT APPEARS TO
HAVE BEEN EXISTENT AT THIS
LOCATION SINCE AT LEAST 1907
(SEE MS-5665 & 5763)

(Basis of Bearings)
S 89°06'26" E 2,402.79' Rec. 2005
N 89°57' E 2,434.06' Rec. 1897
East 2,456.5 Rec. 1876

1321.49'
(PARCEL A)

1284.27'
(PARCEL B)

NORTH 1/4 CORNER SECTIONS 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
(3 1/4 INS. DIA. ALUMINUM CAP ON 2 1/2 INS. ALUMINUM
PIPE RESET AUGUST 2002 BASED ON TIES BY O.C. TURNER IN
1925 AND 1926 FROM CORNERS 1 OF MS NO. 6856 AND 1 OF
MS NO. 6900.)



- NOTES:**
- The Basis of Bearings of this Plat is between two existing Section Corner Monuments. The Bearing between the Northeast Corner and the North Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N89°06'26" W, as measured in the field.
 - The purpose of this plat is to amend Lot 1 to include Parcel B, and to remove Parcel A shown on the original plat of Ridge Avenue Subdivision as recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office.
 - This amended plat is subject to all of the matters pertaining to the original recorded plat, other than any differences shown hereon. They include, but not limited to, easements, rights-of-way, covenants, conditions, restrictions, and other matters of record.
 - The dimensions shown as record on this plat are taken from said recorded Ridge Avenue Subdivision plat, which shows the distances to be calculated, rather than measured or record.

SURVEYOR'S CERTIFICATE

I, Greg Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

**RIDGE AVENUE SUBDIVISION
AMENDING LOT 1**

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

PARCEL A
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Southeastery Line of Lot 1, Ridge Avenue Subdivision as shown on the plat recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office, said point being also S89°06'26" E 1321.49 feet, along the Section Line, and South 880.70 feet from the North Quarter Corner of said Section 21, and running thence, along said Southeastery Line, S22°07'48" W 103.24 feet to the Southwestery Corner of said Lot 1; thence, along the West Line of said Lot 1, N00°26'00" E 110.09 feet; thence S69°12'24" E 40.71 feet to the Point of Beginning.

Contains: 2101 Square Feet or 0.048 Acres.

PARCEL B
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Line of Lot 1, Ridge Avenue Subdivision as shown on the plat recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office, said point being also S89°06'26" E 1284.27 feet, along the Section Line, and South 755.94 feet from the North Quarter Corner of said Section 21, and running thence, along said West Line, S00°26'00" W 111.09 feet; thence, N69°12'24" W 38.63 feet; thence N20°47'00" E 104.15 feet to the Point of Beginning.

Contains: 2012 Square Feet or 0.046 Acres.



Date _____ GREGORY A. CATES
P.L.S. No. 161226

OWNER'S DEDICATION

Know all men by these presents that _____ the _____ undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

**RIDGE AVENUE SUBDIVISION
AMENDING LOT 1**

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20 _____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the _____ day of _____ A.D., 20 _____ personally appeared before me, _____, who being duly sworn or affirmed, did say that he/she is the _____ of _____ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____
My commission expires: _____ Name Notary Public commissioned in Utah

EASEMENT APPROVAL	
QUESTAR	DATE
ROCKY MOUNTAIN POWER	DATE
CENTURY LINK (QWEST)	DATE
COMCAST	DATE

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532

Stantec Consulting Services Inc.
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Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revisions	By	Date

Project Number: 205303057
File Name: 03057v.tb.dwg
Date: 02/08/16
Designed By: GAC
Checked By: GAC
Scale: 1" = 30'

OWNER/SUBDIVIDER:
123-129 Ridge, LLC
P.O. BOX 244
PARK CITY, UTAH
84060

SNYDERVILLE BASIN SEWER DISTRICT
REVIEW FOR CONFORMANCE ON THIS _____ DAY OF _____ A.D., 20 _____.

MAYOR
APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20 _____.

PARK CITY ENGINEER
I, _____ PARK CITY ENGINEER
HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20 _____.

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20 _____.

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, BEING RECORDED AND FILED FOR PUBLIC RECORDS IN THE OFFICE OF THE COUNTY CLERK, SUMMIT COUNTY, UTAH, ON _____ DATE _____ TIME _____ BOOK: _____ PAGE: _____

PRELIMINARY