APPLE VALLEY WASATCH

SCOTTSBRIAR 2ND

SCOTTS-BRIAR 1ST

N89°47'44"E 1274.47

779.14

495.33

Drainage and Utility Easement

N Line SE 1/4, Sec 26, T 115, R 20

Center of Sec 26, T 115, R 20

50 50

EAGLE RIDGE BUSINESS PARK

OUTLOT A

Outlot A

Drainage and Utility Easement

Lot 1

Block 1

W Line of Outlot A

NORTH 637.63

380.37

S0°12'16"E 159.98

102.09

154.37

347.13

20 30

S73°01'52"W 120.65

S16°58'08"E 50.00

S16°58'08"E 80.00

N73°01'52"E 450.85

380.34

Pipeline easement granted per Doc. 239327, B.64 of Misc Records P. 552. Partially Released per Doc. 340748 and Doc 637707.

LS 26724

L=151.39 Δ=48°11'23" R=180.00

L=210.84 Δ=67°08'33"

N73°01'52"E 160.59

LS 44900

VACATED EVENDALE WAY

N16°58'08"W 60.00

S73°01'52"W 332.83

160.59

L=143.76 Δ=54°18'53" R=120.00

68.36 N73°01'52"E

70.51 N73°01'52"E

L=124.45 Δ=39°36'45" R=180.00

L=20.19 Δ=19°16'56"

S73°01'52"W 40.02

R=60.00

L=35.07 Δ=33°50'24" CB=N73°45'54"E Chord=34.57

EVENDALE WAY

Outlot B

PARK

172.24

S89°47'45"W 351.67

Pipeline easement granted per Doc. 239327, B.64 of Misc Records P. 552. Partially Released per Doc. 340748 and Doc 637707.

252.26

Outlot C

BUSINESS

S0°14'30"E 306.61

LOT 1 BLOCK 1

OUTLOT A

515.28

E. line of OUTLOT A, also E. line of the NW 1/4 of the SE 1/4

S0°00'42"W 669.65

60

EVENDALE WAY

S0°14'30"E 237.90

214.00

Drainage and Utility Easement

130.10

1.0 Access Restriction Easement Area per Doc. 2838732

1.0 Access Restriction Easement Area per Doc. 2838732

Drainage and Utility Easement

1.0 Access Restriction Easement Area per Doc. 2838732

LS 44900

364.00

93.00

N89°45'30"E 517.71

S89°45'30"W 182.53

L=209.10 Δ=18°09'11" R=660.00

L=42.47 Δ=69°31'26" R=35.00

W Line SE 1/4, Sec 26, T 115, R 20

JOHNNY CAKE RIDGE ROAD

2643.37 NORTH

SW Cor of SE 1/4 Sec 26, T 11S, R 20 (Found Cast Iron Monument)

UPPER 147TH STREET WEST

WIRSBO THIRD ADDITION

100

NW 1/4 NE 1/4 SW 1/4 SE 1/4

JOHNNY CAKE RIDGE ROAD

SITE

VICINITY MAP

SEC. 26, T. 11SN., R. 20W.

N

0 50

SCALE IN FEET

NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5 5 10 10

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 17255"

● DENOTES 1/2" IRON PIPE MONUMENT FOUND UNLESS OTHERWISE NOTED

THE WEST LINE OF OUTLOT A, EAGLE RIDGE BUSINESS PARK, IS ASSUMED TO HAVE A BEARING OF NORTH

LOUCKS