

# TIMBER RANCH SUBDIVISION PLAT "A"

SW 1/4 AND SE 1/4 OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

## SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A FOUND REBAR AND CAP MARKED L-1 ON THE EASTERLY BOUNDARY LINE OF THE GREEN MEADOWS PLAT "B" AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE AS MAP NO. 5242-64, SAID REBAR LIES 418.89 FEET S 00° 32' 40" E ALONG THE SECTION LINE AND 2145.43 FEET EAST FROM THE FOUND WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING; RUNNING THENCE S 89° 06' 54" E 105.34 FEET ALONG AN OLD ESTABLISHED FENCE LINE TO A SET REBAR AND CAP; THENCE S 89° 06' 56" E 147.51 FEET ALONG THE SAID OLD ESTABLISHED FENCE LINE; THENCE S 89° 51' 26" E 81.31 FEET TO A SET REBAR AND CAP; THENCE S 89° 51' 40" E 178.36 FEET TO A SET REBAR AND CAP MARKED D-COLE; THENCE S 88° 10' 24" E 165.50 FEET TO A FOUND REBAR AND CAP MARKED D-COLE; THENCE S 87° 33' 03" E 14.12 FEET TO A FOUND REBAR AND CAP MARKED PLS 10719099 AND TO A BOUNDARY LINE AGREEMENT AS FOUND IN SAID RECORDER'S OFFICE AS ENTRY NO. 65379-2022; THENCE S 00° 30' 37" E 715.80 FEET; THENCE N 82° 37' 29" W 192.51 FEET TO THE SOUTHEAST CORNER OF THE SALEM CITY PROPERTY AS FOUND IN THE SAID RECORDER'S OFFICE AS ENTRY NO. 99194-2015 AND TO THE EXTENSION LINE OF A BOUNDARY LINE AGREEMENT AS FOUND IN SAID RECORDER'S OFFICE AS ENTRY NO. 80485-2014; THENCE N 00° 24' 49" E 169.20 FEET ALONG SAID BOUNDARY LINE AGREEMENT TO A SET REBAR AND CAP; THENCE WEST 108.13 FEET TO A SET REBAR AND CAP ON THE BOUNDARY LINE AGREEMENT AS FOUND IN SAID RECORDER'S OFFICE AS ENTRY NO. 65379-2022; THENCE S 00° 30' 37" E 715.80 FEET; THENCE N 00° 08' 29" E 81.18 FEET TO THE SOUTHEAST CORNER OF THE SAID GREEN MOUNTAIN MEADOWS SUBDIVISION PLAT "B" AND TO A SET REBAR AND CAP; THENCE ALONG THE EASTERLY LINE OF SAID GREEN MOUNTAIN MEADOWS SUBDIVISION PLAT "B" THE FOLLOWING (2) COURSES: (1) N 00° 17' 52" E 157.44 FEET TO A SET REBAR AND CAP; (2) N 00° 31' 35" E 13.66 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 344,194 SQUARE FEET OR 7.902 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 TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC.

TIMBER RANCH VENTURES, LLC  
 Michael Cooper (Manager)  
 Kevin Woods  
 Susan Woods

DATE 9/17/24  
 DATE 9/18/24  
 DATE 9/18/24

## ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF September, A.D. 2024, BY MICHAEL COOPER, MANAGER OF THE TIMBER RANCH VENTURES, LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: 117980 MY COMMISSION EXPIRES: 4/29/2025

Andrew Rock  
 NOTARY PUBLIC STATE OF UTAH  
 My Commission Expires on 04/29/2025

## ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF September, A.D. 2024, BY KEVIN WOODS AND SUSAN WOODS THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: 117980 MY COMMISSION EXPIRES: 04/29/2025

Andrew Rock  
 NOTARY PUBLIC STATE OF UTAH  
 My Commission Expires on 04/29/2025

## 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.

APPROVED: Kurt Christensen, Mayor, 9-30-24  
 Brad Fisher, Attorney, 9-30-24  
 ATTEST: [Signature], City Recorder's Signature, 9-30-24

## PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF N/A, A.D. 2024 BY THE SALEM CITY PLANNING COMMISSION.  
 DIRECTOR-SECRETARY: N/A

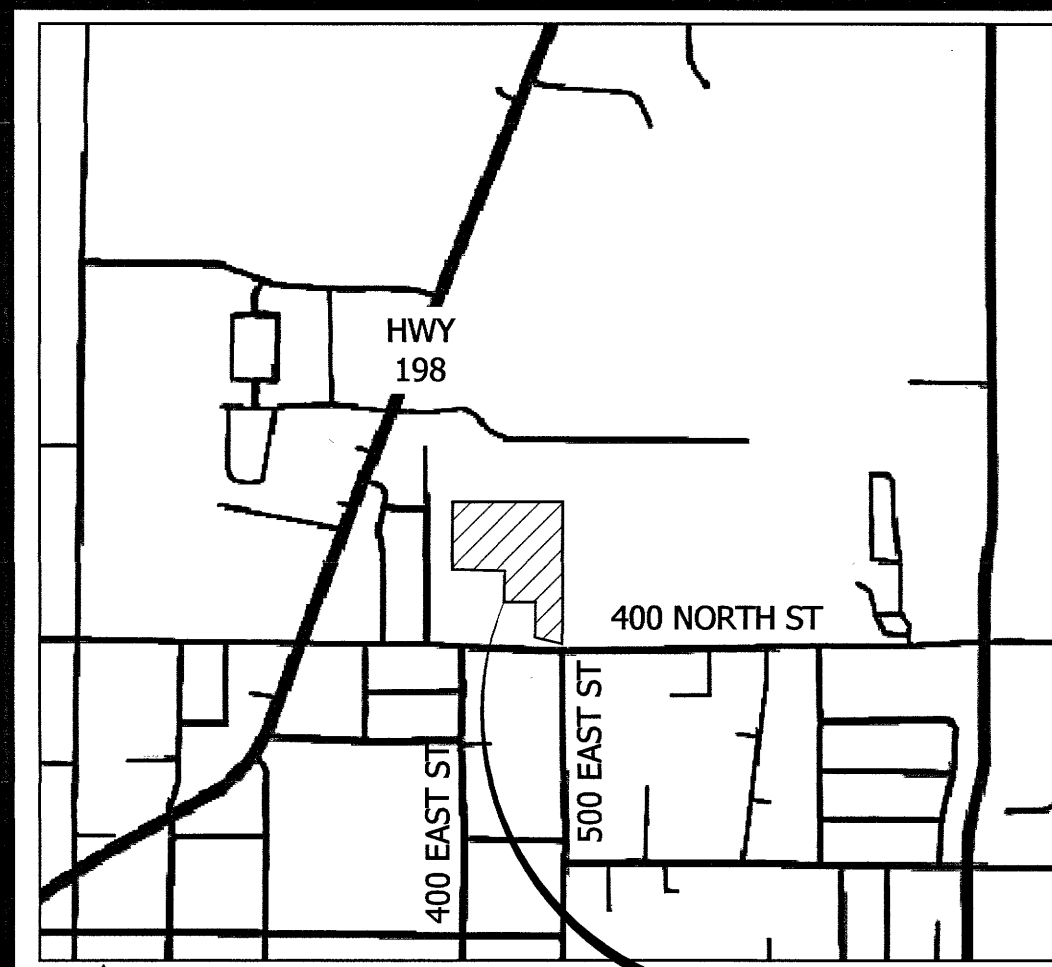
## TIMBER RANCH PLAT "A"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW 1/4 AND SE 1/4 OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL  
 SALEM CITY CORPORATION SEAL  
 PROFESSIONAL LAND SURVEYOR SEAL  
 No. 10719099  
 Spencer J. McCutcheon  
 10-2024  
 STATE OF UTAH

## UTAH COUNTY RECORDING CERTIFICATE

ENT 69863-2024 MAP 19448  
 ANDREA ALLEN  
 2024 OCT 9 09:14:44 PM FEE 100.00 BY LM  
 RECORDED FOR SALEM CITY



### VICINITY MAP

SCALE: N.T.S.

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.61	17.00	93.07	24.68	N46° 01' 27"E
C2	27.24	108.00	14.45	27.17	N06° 42' 59"E
C3	20.94	83.00	14.45	20.88	N06° 42' 58"E
C4	18.69	12.00	89.25	16.86	N45° 08' 02"W
C5	19.01	12.00	90.75	17.08	S44° 51' 58"W
C6	15.44	108.00	8.19	15.43	S03° 35' 07"W
C7	10.00	12.00	47.73	9.71	S16° 11' 02"E
C8	41.52	61.00	39.00	40.72	S20° 33' 01"E
C9	57.94	61.00	54.42	55.79	S26° 09' 32"W
C10	51.98	61.00	48.82	50.42	S77° 46' 56"W
C11	93.40	61.00	87.73	84.54	N33° 56' 23"W
C12	56.58	61.00	53.15	54.58	N36° 29' 57"E
C13	13.32	12.00	63.58	12.64	N31° 10' 52"E
C14	19.13	12.00	91.36	17.17	N46° 11' 25"W
C15	10.88	12.00	51.94	10.51	S62° 09' 29"W
C16	45.11	61.00	42.37	44.09	S57° 22' 19"W
C17	60.15	61.00	56.50	57.74	N73° 11' 35"W
C18	60.30	61.00	56.64	57.87	N16° 37' 33"W
C19	40.70	61.00	38.23	39.95	N30° 48' 21"E
C20	40.34	61.00	37.89	39.61	N68° 52' 02"E
C21	55.64	61.00	52.26	53.73	S66° 03' 22"E
C22	10.88	12.00	51.94	10.51	S65° 53' 55"E
C23	38.09	103.00	2.11	38.09	N89° 11' 10"E
C24	19.01	12.00	90.75	17.08	N44° 51' 58"E
C25	54.43	167.00	19.34	54.14	N04° 11' 21"W
C26	54.61	200.00	15.65	54.44	N08° 19' 58"W
C27	24.83	1000.00	1.42	24.83	N89° 31' 52"E
C28	12.04	1000.00	0.69	12.04	N88° 28' 29"E
C29	16.74	75.00	12.79	16.71	N05° 53' 04"E
C30	301.42	61.00	283.12	75.85	N78° 29' 17"W
C31	302.24	61.00	283.89	75.21	N01° 52' 13"W
C32	29.26	116.00	14.45	29.18	N06° 42' 59"E
C33	18.92	75.00	14.45	18.87	N06° 42' 59"E

LINE #	LENGTH	DIRECTION
L1	20.99	N00° 30' 37"W
L2	82.10	N00° 30' 37"W
L3	59.97	N13° 56' 34"E
L4	48.16	N12° 16' 45"E
L5	20.81	S00° 23' 37"W
L6	3.56	S00° 30' 36"E
L7	6.50	S00° 54' 19"W
L8	26.38	N66° 41' 46"E
L9	27.84	N62° 21' 17"W
L10	32.21	S79° 27' 03"E
L11	7.13	N89° 06' 54"W
L12	25.01	N00° 30' 37"W
L13	16.54	N88° 07' 47"E
L14	13.66	N00° 31' 35"E
L15	19.46	N00° 30' 37"W
L16	35.06	S88° 10' 24"E
L17	5.30	S88° 10' 24"E
L18	14.12	S87° 33' 03"E
L19	5.04	N00° 24' 49"E
L20	159.20	N82° 37' 18"W
L21	33.31	S82° 37' 30"E
L22	2.64	S89° 45' 27"E

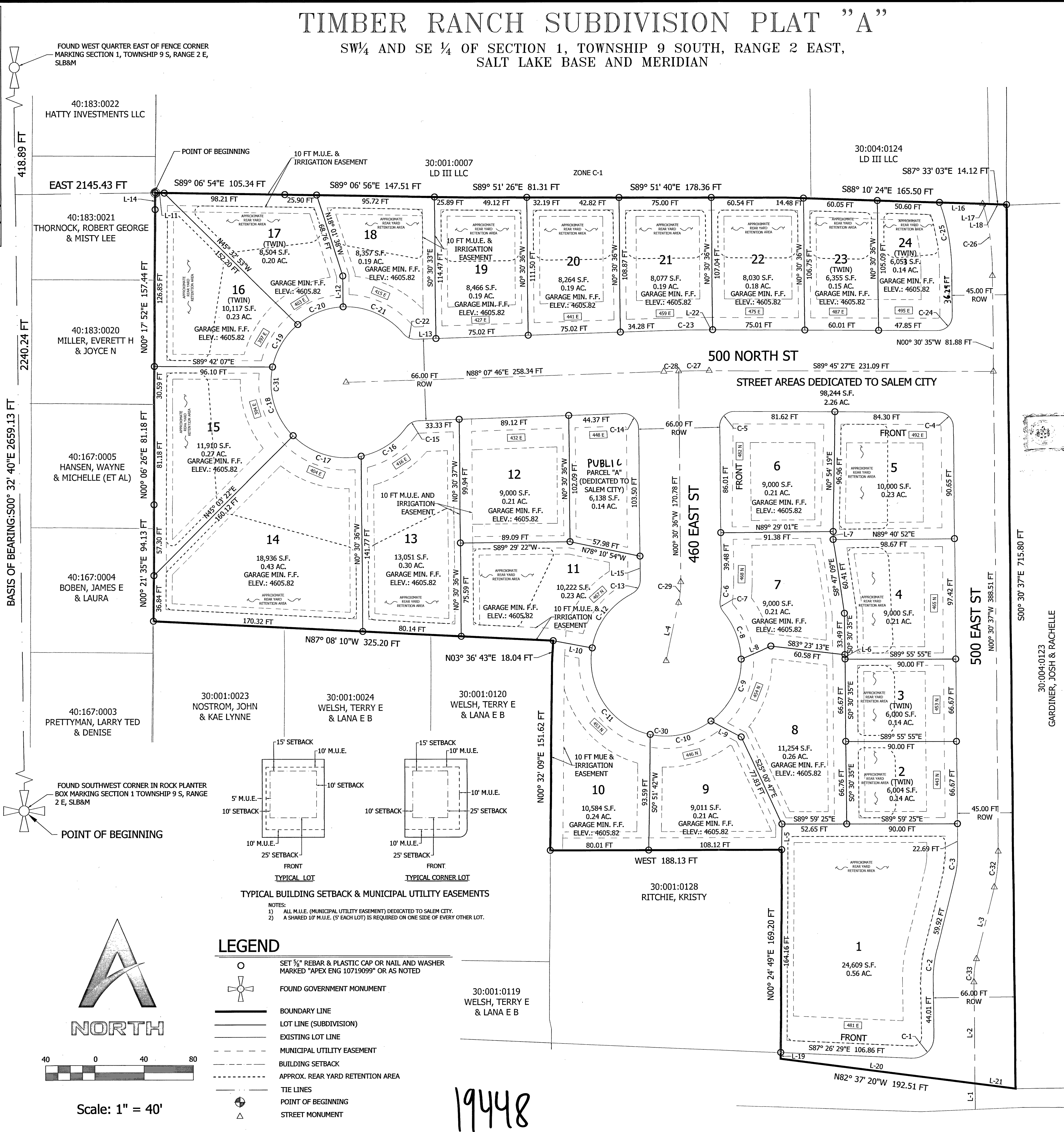
TABULATIONS	
TOTAL ACREAGE:	7.902 AC
ROW DEDICATION:	2.26 AC
OPEN SPACE AREA:	0.14 AC
NUMBER OF LOTS:	24
DENSITY:	3.04 LOTS/ACRE

GENERAL LOT NOTES:  
 1) ALL REAR LOT STORM WATER MUST BE RETAINED IN THE APPROXIMATE REAR YARD RETENTION AREA.  
 SALEM IRRIGATION AND CANAL COMPANY NOTES:  
 1) APPLICANT MUST NOTIFY SICC AT LEAST 24 HOURS BEFORE CONSTRUCTION ON SICC FACILITIES. CALL CODY ORTON WITH SICC AT 801-362-5548, OR SOREN CHRISTENSEN. FAILURE TO DO SO MAY RESULT IN A \$5,000 FINE.  
 2) ALL CONSTRUCTION MUST BE DONE TO SICC STANDARDS.  
 3) SICC CONTACT DURING CONSTRUCTION: CODY ORTON AT 801-362-5548.

**APEX Engineering, Inc.**  
 661 N. Main St., Spanish Fork, UT

SHEET 1 OF 1

DRAWN: ERH  
 SURVEYED: TOJH  
 CHECKED: SJM  
 DATE: 2-21-2024



**LEGEND**

- SET 5/8" REBAR & PLASTIC CAP OR NAIL AND WASHER MARKED "APEX ENG 10719099" OR AS NOTED
- ⊕ FOUND GOVERNMENT MONUMENT
- BOUNDARY LINE
- LOT LINE (SUBDIVISION)
- EXISTING LOT LINE
- - - MUNICIPAL UTILITY EASEMENT
- - - BUILDING SETBACK
- - - APPROX. REAR YARD RETENTION AREA
- TIE LINES
- ⊕ POINT OF BEGINNING
- △ STREET MONUMENT

Scale: 1" = 40'

19448

Sec. 1, T9S, R2E, S18M, T4180, R2