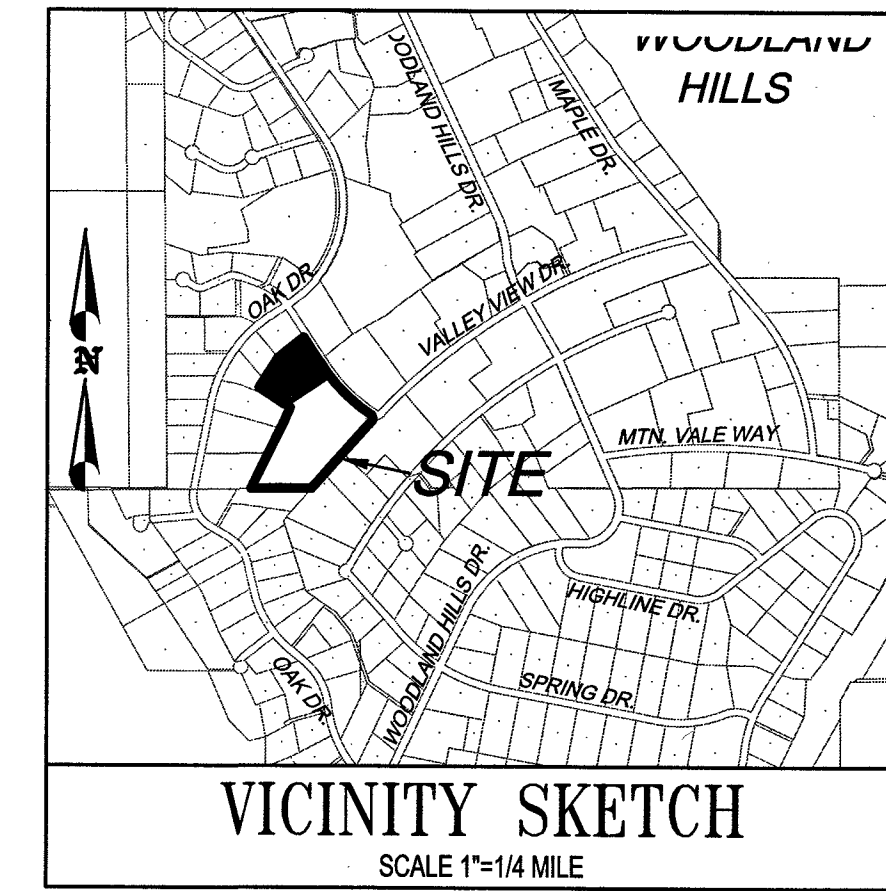


BELL VIEW PLAT "A"

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
 LOCATED IN THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
 AND THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 9 SOUTH, RANGE 3 EAST,
 SALT LAKE BASE AND MERIDIAN.
 UTAH COUNTY, UTAH



VICINITY SKETCH
SCALE 1"=1/4 MILE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1150.00	48.16	02°23'57"	48.15	S34°58'29"E

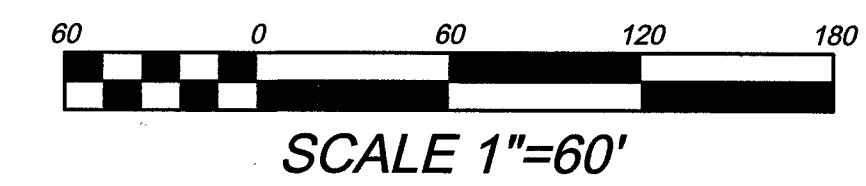
LEGEND	
	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT

TABULATIONS

ZONING	R-1-1
TOTAL AREA	2.50 AC
ROADWAYS	0.00 AC
NET PROJECT AREA	2.50 AC
# OF LOTS ALLOWED	2 LOTS
# OF LOTS PROPOSED	2 LOTS
DENSITY	0.80 DU/AC
POPULATION	6 RESIDENTS

NOTES:

- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF WOODLAND HILLS DEVELOPMENT AND CONSTRUCTION STANDARDS AND APPROPRIATE ORDINANCES.
- ALL STORM WATER RUNOFF FROM PLAT A TO BE ROUTED TO THE 35' DRAINAGE EASEMENT LOCATED WITHIN THE PLAT.
- ANY BUILDINGS CONSTRUCTED BEHIND THE 150' SETBACK LINE SHALL BE SUBJECT TO ADDITIONAL FIRE PROTECTION REQUIREMENTS PER WOODLAND HILLS CITY'S CONSTRUCTION STANDARDS. REQUIREMENTS TO BE ADDRESSED AT THE TIME OF SITE PLAN REVIEW.
- ELECTRICAL SYSTEM TO BE DESIGNED BY SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT (SESD).
- ALL ELECTRICAL IMPROVEMENTS TO BE INSTALLED TO SESD CONSTRUCTION STANDARDS.
- ALL ELECTRIC METERS, SERVICE LINES UP TO THE SERVICE WEATHERHEAD ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SESD.



SESD APPROVAL

APPROVED THIS 18th DAY OF MAY, A.D. 20 21,
 BY THE SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT APPROVAL
Ryan Bagley

WATER AUTHORITY APPROVAL

APPROVED THIS ___ DAY OF ___, A.D. 20 ___,
 BY THE WATER AUTHORITY.
 WATER AUTHORITY

17693

 CIVIL ENGINEERING
 11038 N Highland Blvd Suite 400
 Highland UT 84003
 office (801) 462-1277
 cell (801) 616-1677

SURVEYOR'S CERTIFICATE
 I, Adam Thomas DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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. CA18780. 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. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, 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. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
 DATE MAY 12, 2021
Adam Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 4538.211 FEET AND WEST 203.319 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 9 S, RANGE 2 E, SALT LAKE BASE & MERIDIAN; THENCE
 S 56°30'42" W 364.930' FEET TO A POINT ALONG THE NORTHEAST LINE OF LOT 11, PLAT "A" OAKRIDGE SUBDIVISION AMENDED; THENCE
 N 57°16'07" W 200.63 FEET ALONG SAID LOT 11 TO THE SE CORNER OF LOT 10, PLAT "A" OAKRIDGE SUBDIVISION AMENDED; THENCE
 N 32°48'44" E 239.830' ALONG SAID LOT 10 TO THE SE CORNER OF LOT 9, PLAT "A" OAKRIDGE SUBDIVISION AMENDED; THENCE
 N 51°25'55" E 225.865' ALONG SAID LOT 9 TO VALLEY VIEW WAY; THENCE
 S 33°29'18" E 225.865' ALONG SAID STREET LINE; THENCE
 ALONG SAID STREET LINE ALONG THE ARC OF A 1150.00 FOOT RADIUS CURVE TO THE LEFT 48.16 FEET (CURVE HAS A CENTRAL ANGLE OF 02°23'57" AND A CHORD BEARING S34°58'29"E 48.15 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 2.50 ACRES.

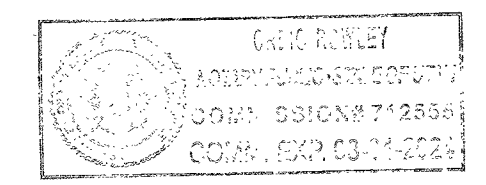
ENT 991482021 M & S 17693
 CAROL L. BELL
 UTAH COUNTY RECORDER
 218 WEST 22100 SOUTH, SUITE 200, WOODLAND HILLS

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF May, A.D. 2021
Carol L. Bell
 NAME: CAROL L. BELL
 TITLE: MANAGER OF WOODLAND HILLS / 248 CHOKECHERRY, LLC, A UTAH LIMITED LIABILITY COMPANY

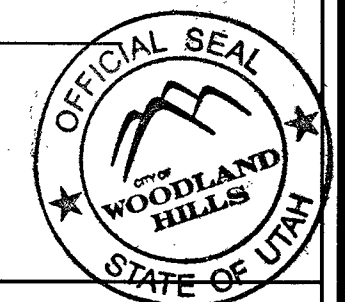
ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 5th DAY OF May, A.D. 2021 PERSONALLY APPEARED BEFORE ME
CAROL L. BELL, MANAGER
 WHICH PERSON ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING DEDICATION IN HER RESPECTIVE CAPACITIES ON BEHALF OF WOODLAND HILLS / 248 CHOKECHERRY, LLC, A UTAH LIMITED LIABILITY COMPANY, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.
 MY COMMISSION EXPIRES 8-4-2024
C. C. Rowley
 NOTARY PUBLIC



ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF WOODLAND HILLS COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
10th DAY OF May, 2021
Walter Ray CITY COUNCIL MEMBER
Judy Slone CITY COUNCIL MEMBER
 ATTEST *Judy Slone* CLERK-RECORDER (SEE SEAL BELOW)



BELL VIEW PLAT "A"

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
 LOCATED IN THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
 AND THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 9 SOUTH, RANGE 3 EAST,
 SALT LAKE BASE AND MERIDIAN.
 UTAH COUNTY, UTAH
 SCALE: 1"=60 FEET

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DOMINION ENERGY ACCEPTANCE

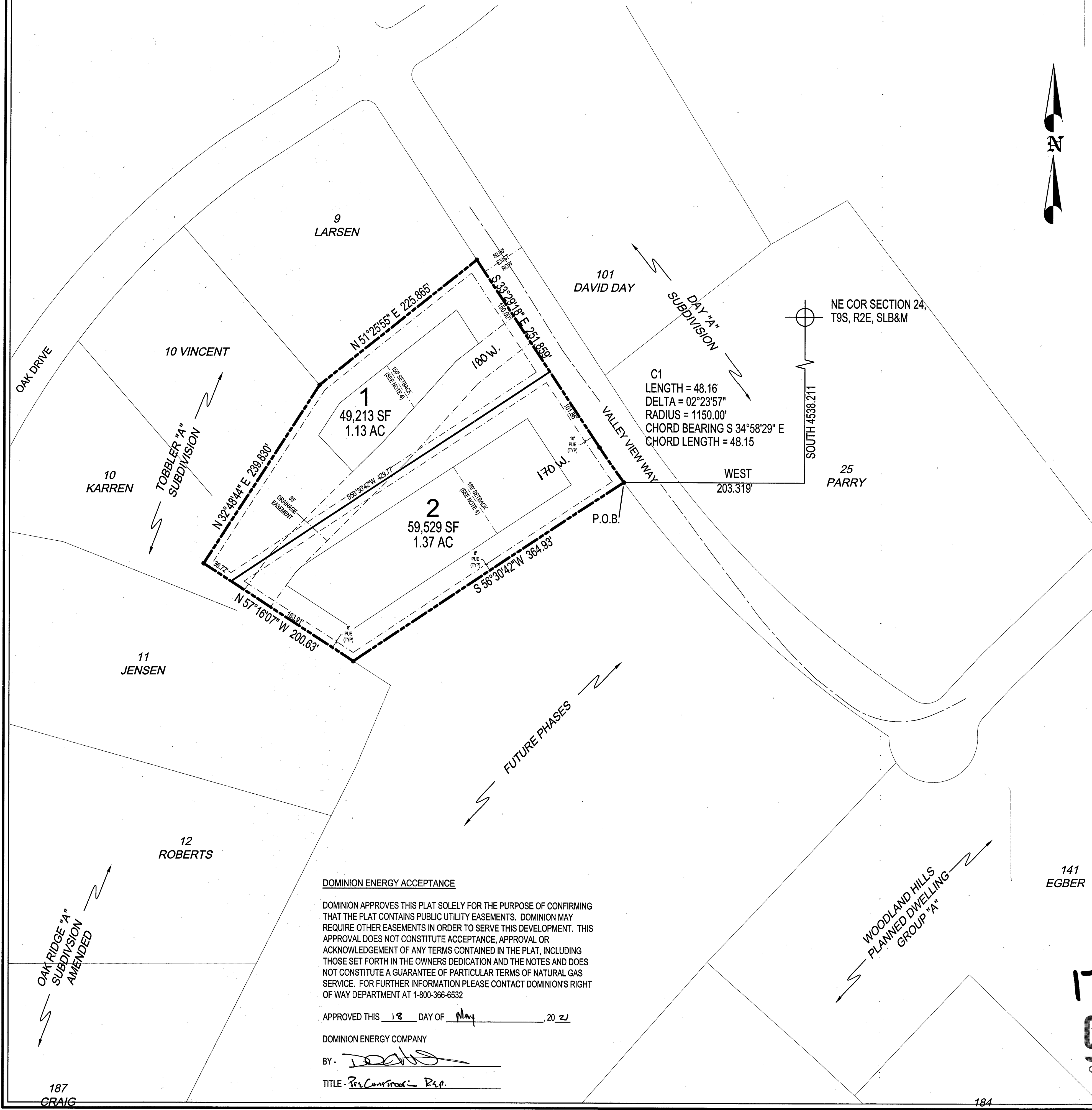
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING 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 DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-6532

APPROVED THIS 18 DAY OF May, 20 21

DOMINION ENERGY COMPANY

BY: *[Signature]*

TITLE: Per. Construction Rep.



8/27/2019 I:\M\Draw\Berg\Chil\2015\Bell - Woodland Hills\Bell Bell View Final Plat A.dwg

SEC 24 T9S R2E 1/4 253