

STERLING RIDGE SUBDIVISION PHASE 1
 A PART OF THE NE 1/4 OF SECTION 15, T. 10 N., R. 1 E., S.L.B.&M.
 WELLSVILLE CITY, CACHE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167819 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: STERLING RIDGE SUBDIVISION PHASE 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



SIGNATURE _____

DATE _____

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, SAID POINT BEING NORTH 89°37'46" WEST 346.94 FEET AND SOUTH 00°22'14" WEST 657.74 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES (1) SOUTH 18°35'44" EAST 560.71 FEET; (2) SOUTH 12°58'47" EAST 118.79 FEET; THENCE SOUTH 77°01'02" WEST 185.29 FEET; THENCE SOUTH 84°38'09" WEST 99.53 FEET; THENCE NORTH 89°42'41" WEST 439.62 FEET; THENCE NORTH 00°06'11" EAST 407.83 FEET; THENCE NORTH 15°23'49" WEST 102.74 FEET; THENCE NORTH 00°24'28" EAST 190.00 FEET; THENCE SOUTH 89°53'38" EAST 538.97 FEET TO THE POINT OF BEGINNING. CONTAINING 10.07 ACRES AND 9 LOTS.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF CACHE
 ON THIS _____ DAY OF _____, 2009, PERSONALLY APPEARED BEFORE ME, _____ THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT _____ OF SAID CORPORATION AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 RESIDING IN _____ COUNTY, UTAH.

ACKNOWLEDGEMENT

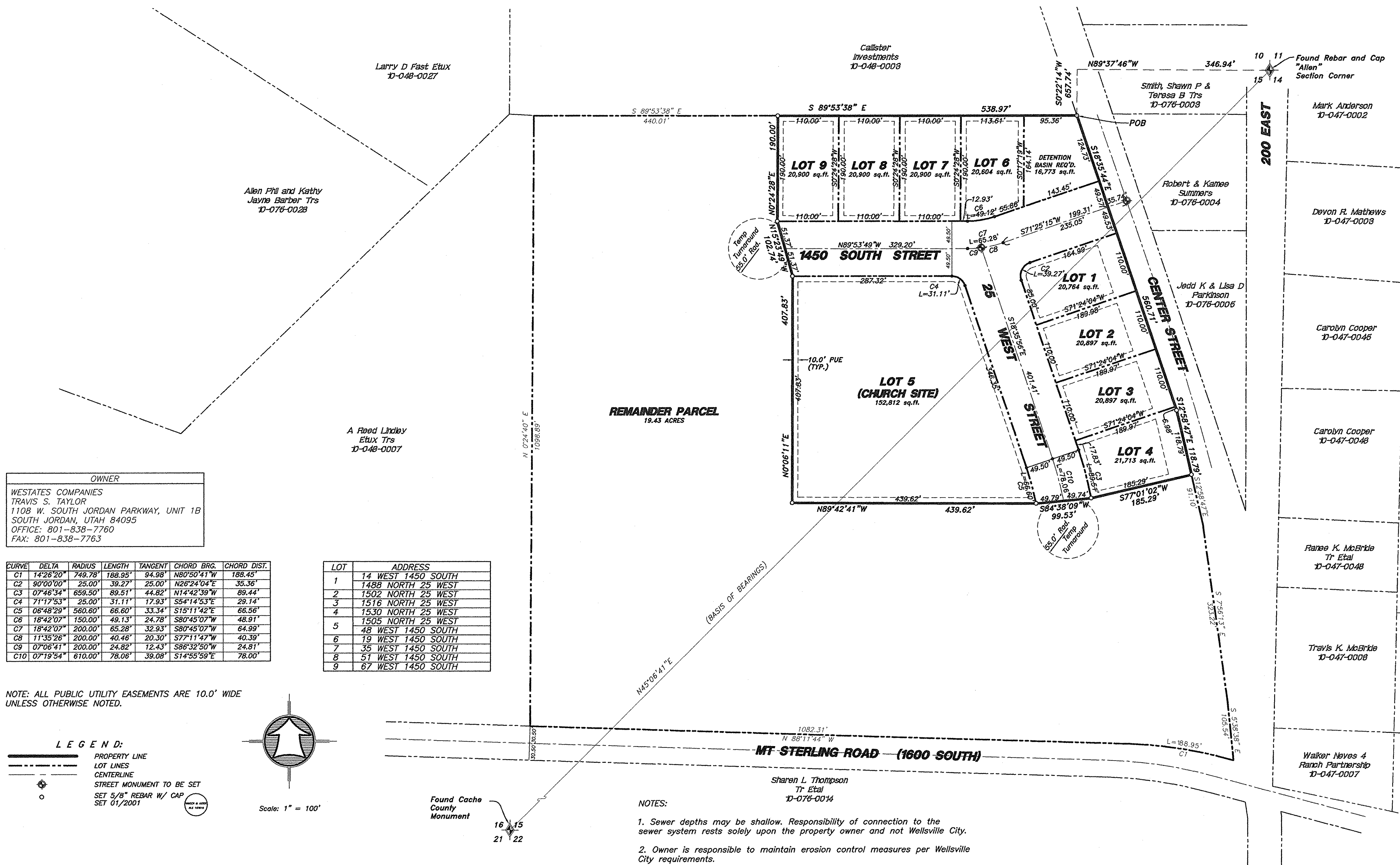
STATE OF UTAH
 COUNTY OF CACHE
 ON THIS _____ DAY OF _____, 2009, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, PARKS AND/OR STREETS OR OTHER PARCELS INTENDED FOR PUBLIC USE, TO BE HEREAFTER KNOWN AS "STERLING RIDGE SUBDIVISION PHASE 1: DO HEREBY WARRANT AND SAVE THE CITY OF WELLSVILLE, UTAH HARMLESS FROM ANY EASEMENTS AND ENCUMBRANCES THEREON AND ANY OTHER FEE SIMPLE TITLE FLAWS OR CLAIMS, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WELLSVILLE CITY, FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. WHETHER THE PARCEL(S) ARE INTENDED TO BE USED FOR EASEMENTS, STREETS, PARKS OR OTHER PUBLIC USE.
 IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2009.

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Brigham City, Utah 84302
 Brigham City Ogden Logan
 723-3491 399-4905 752-8272

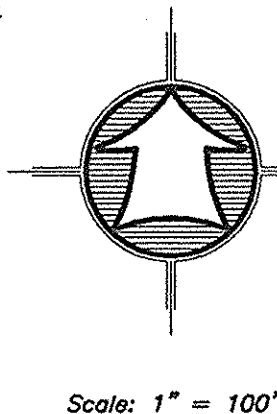
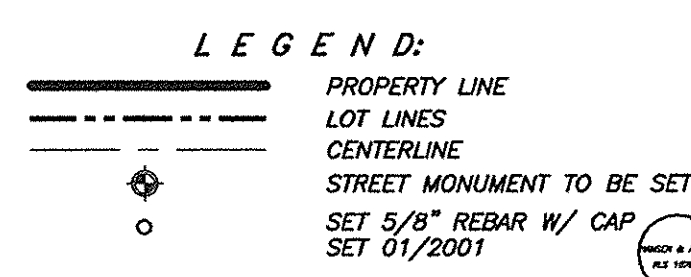


OWNER
 WESTATES COMPANIES
 TRAVIS S. TAYLOR
 1108 W. SOUTH JORDAN PARKWAY, UNIT 1B
 SOUTH JORDAN, UTAH 84095
 OFFICE: 801-838-7760
 FAX: 801-838-7763

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°26'20"	749.78'	188.95'	94.98'	N89°50'41"W	188.45'
C2	90°00'00"	25.00'	39.27'	25.00'	N26°24'04"E	35.36'
C3	07°46'34"	659.50'	89.51'	44.82'	N14°42'38"W	89.44'
C4	71°17'53"	25.00'	31.11'	17.93'	S54°14'53"E	29.14'
C5	06°48'29"	560.60'	66.60'	33.34'	S15°11'42"E	66.56'
C6	18°42'07"	150.00'	48.13'	24.78'	S80°45'07"W	48.91'
C7	18°42'07"	200.00'	65.28'	32.93'	S80°45'07"W	64.99'
C8	11°35'26"	200.00'	40.46'	20.30'	S71°11'41"W	40.39'
C9	07°08'41"	200.00'	24.82'	12.43'	S56°32'50"W	24.81'
C10	07°18'54"	610.00'	78.06'	39.08'	S14°55'58"E	78.00'

LOT	ADDRESS
1	14 WEST 1450 SOUTH
2	1488 NORTH 25 WEST
3	1502 NORTH 25 WEST
4	1516 NORTH 25 WEST
5	1530 NORTH 25 WEST
6	1505 NORTH 25 WEST
7	19 WEST 1450 SOUTH
8	35 WEST 1450 SOUTH
9	51 WEST 1450 SOUTH
9	67 WEST 1450 SOUTH

NOTE: ALL PUBLIC UTILITY EASEMENTS ARE 10.0' WIDE UNLESS OTHERWISE NOTED.



NOTES:

- Sewer depths may be shallow. Responsibility of connection to the sewer system rests solely upon the property owner and not Wellsville City.
- Owner is responsible to maintain erosion control measures per Wellsville City requirements.

COUNTY SURVEYOR'S CERTIFICATE
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 DATE _____ COUNTY SURVEYOR _____

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 2009.
 BY THE WELLSVILLE CITY PLANNING AND ZONING COMMISSION.
 _____ CHAIRPERSON

COUNTY ATTORNEY APPROVAL OF FORM
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2009.
 _____ ATTORNEY

UTILITIES APPROVAL
 ROCKY MOUNTAIN POWER REPRESENTATIVE _____
 ROCKY MOUNTAIN POWER HAS REVIEWED THE STERLING RIDGE SUBDIVISION PHASE 1 AND AGREES TO PROVIDE THE ELECTRICAL SERVICE NEEDED WITHIN THE RIGHT-OF-WAYS SHOWN.
 QUESTAR GAS REPRESENTATIVE _____
 QUESTAR GAS HAS REVIEWED THE STERLING RIDGE SUBDIVISION PHASE 1 AND AGREES TO PROVIDE THE NATURAL GAS SERVICE NEEDED WITHIN THE RIGHT-OF-WAYS SHOWN.
 QUEST COMMUNICATIONS REPRESENTATIVE _____
 QUEST COMMUNICATIONS HAS REVIEWED THE STERLING RIDGE SUBDIVISION PHASE 1 AND AGREES TO PROVIDE THE TELEPHONE SERVICE NEEDED WITHIN THE RIGHT-OF-WAYS SHOWN.
 COMCAST CABLE REPRESENTATIVE _____
 COMCAST CABLE HAS REVIEWED THE STERLING RIDGE SUBDIVISION PHASE 1 AND AGREES TO PROVIDE THE CABLE SERVICE NEEDED WITHIN THE RIGHT-OF-WAYS SHOWN.

COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ FEE _____
 ABSTRACTED _____
 INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE WELLSVILLE CITY COUNCIL THIS _____ DAY OF _____ A.D. 2009, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 _____ MAYOR _____ ATTEST

ENGINEER'S CERTIFICATE
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 DATE _____ ENGINEER _____