

## SURVEYOR NOTES

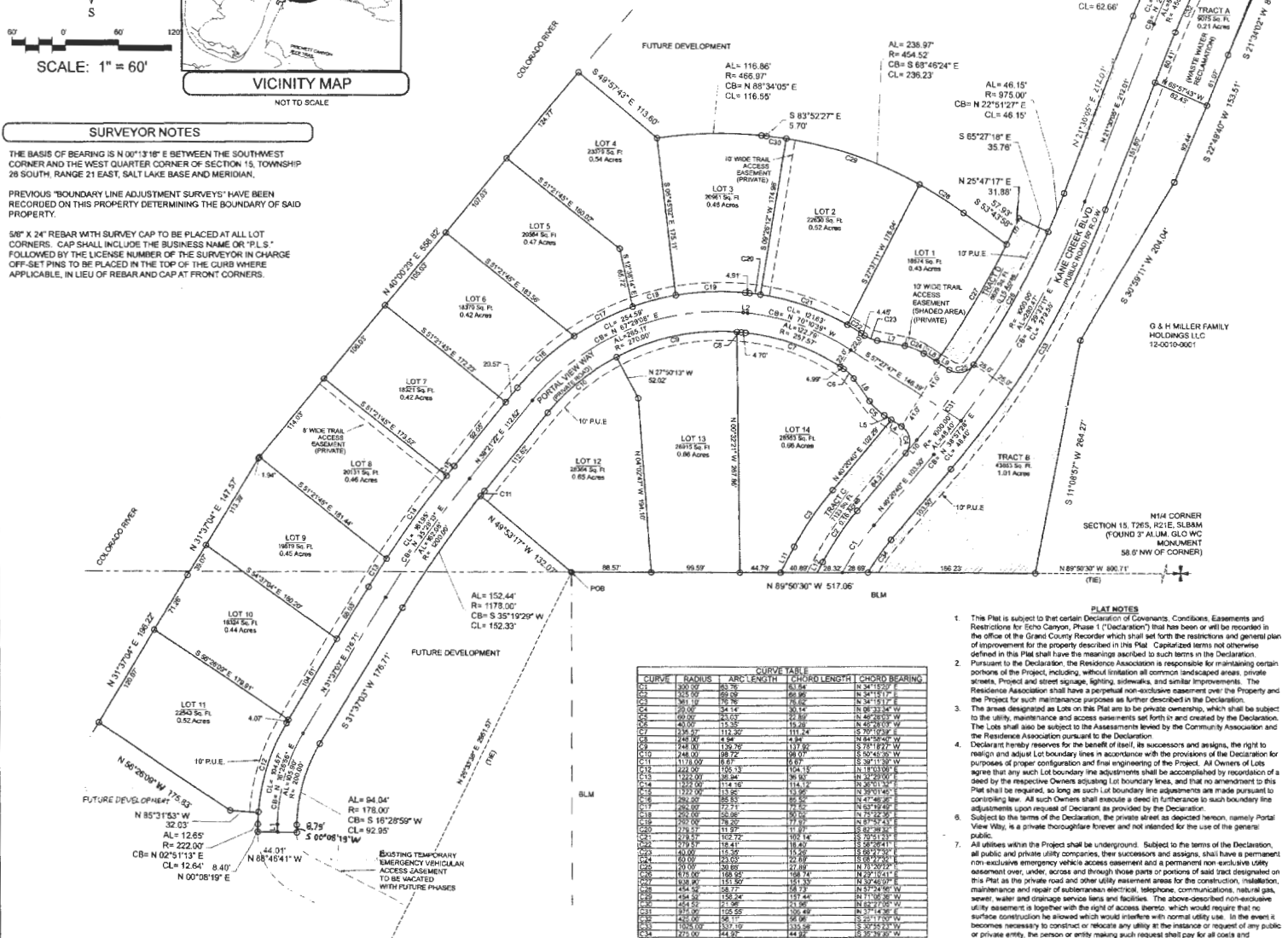
THE BASIS OF BEARING IS N 00°13'16" E BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.

PREVIOUS "BOUNDARY LINE ADJUSTMENT SURVEYS" HAVE BEEN  
RECORDED ON THIS PROPERTY DETERMINING THE BOUNDARY OF SAID  
PROPERTY.

5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

FINAL PLAT OF  
ECHO CANYON, PHASE I

A SUBDIVISION LOCATED WITHIN THE SW 1/4 OF SECTION 10 &  
NW 1/4 OF SECTION 15, T26S, R21E, S18&M  
ECHO CANYON PRELIMINARY MUNICIPALITY, GRAND COUNTY, UTAH



CURVE TABLE				
CURVE	BAGGIS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	125.00	66.19	66.86	S 84° 51' E
C-2	125.00	66.19	66.86	S 84° 51' E
C-3	20.00	34.24	35.14	N 86° 32' W
C-4	20.00	34.24	35.14	N 86° 32' W
C-5	40.00	11.32	11.49	N 84° 20' W
C-6	40.00	11.32	11.49	N 84° 20' W
C-7	248.00	112.92	111.24	
C-8	248.00	112.92	111.24	
C-9	248.00	129.36	127.02	S 87° 52' W
C-10	248.00	129.36	127.02	S 87° 52' W
C-11	111.60	65.13	65.67	S 86° 31' E
C-12	111.60	65.13	65.67	S 86° 31' E
C-13	159.00	38.94	39.18	N 83° 41' E
C-14	159.00	38.94	39.18	N 83° 41' E
C-15	177.00	13.36	13.56	S 89° 07' E
C-16	177.00	13.36	13.56	S 89° 07' E
C-17	286.00	55.21	55.32	N 83° 02' E
C-18	286.00	55.21	55.32	N 83° 02' E
C-19	177.00	13.36	13.56	S 89° 07' E
C-20	177.00	13.36	13.56	S 89° 07' E
C-21	278.10	11.72	11.90	S 82° 38' E
C-22	278.10	11.72	11.90	S 82° 38' E
C-23	177.00	13.36	13.56	S 89° 07' E
C-24	177.00	13.36	13.56	S 89° 07' E
C-25	44.00	22.92	22.69	N 83° 04' E
C-26	44.00	22.92	22.69	N 83° 04' E
C-27	177.00	13.36	13.56	S 89° 07' E
C-28	177.00	13.36	13.56	S 89° 07' E
C-29	177.00	13.36	13.56	S 89° 07' E
C-30	177.00	13.36	13.56	S 89° 07' E
C-31	44.00	22.92	22.69	N 83° 04' E
C-32	44.00	22.92	22.69	N 83° 04' E
C-33	177.00	13.36	13.56	S 89° 07' E
C-34	177.00	13.36	13.56	S 89° 07' E
C-35	177.00	13.36	13.56	S 89° 07' E
C-36	177.00	13.36	13.56	S 89° 07' E
C-37	177.00	13.36	13.56	S 89° 07' E
C-38	177.00	13.36	13.56	S 89° 07' E
C-39	177.00	13.36	13.56	S 89° 07' E
C-40	177.00	13.36	13.56	S 89° 07' E
C-41	177.00	13.36	13.56	S 89° 07' E
C-42	177.00	13.36	13.56	S 89° 07' E
C-43	177.00	13.36	13.56	S 89° 07' E
C-44	177.00	13.36	13.56	S 89° 07' E
C-45	177.00	13.36	13.56	S 89° 07' E
C-46	177.00	13.36	13.56	S 89° 07' E
C-47	177.00	13.36	13.56	S 89° 07' E
C-48	177.00	13.36	13.56	S 89° 07' E
C-49	177.00	13.36	13.56	S 89° 07' E
C-50	177.00	13.36	13.56	S 89° 07' E
C-51	177.00	13.36	13.56	S 89° 07' E
C-52	177.00	13.36	13.56	S 89° 07' E
C-53	177.00	13.36	13.56	S 89° 07' E
C-54	177.00	13.36	13.56	S 89° 07' E
C-55	177.00	13.36	13.56	S 89° 07' E
C-56	177.00	13.36	13.56	S 89° 07' E
C-57	177.00	13.36	13.56	S 89° 07' E
C-58	177.00	13.36	13.56	S 89° 07' E
C-59	177.00	13.36	13.56	S 89° 07' E
C-60	177.00	13.36	13.56	S 89° 07' E
C-61	177.00	13.36	13.56	S 89° 07' E
C-62	177.00	13.36	13.56	S 89° 07' E
C-63	177.00	13.36	13.56	S 89° 07' E
C-64	177.00	13.36	13.56	S 89° 07' E
C-65	177.00	13.36	13.56	S 89° 07' E
C-66	177.00	13.36	13.56	S 89° 07' E
C-67	177.00	13.36	13.56	S 89° 07' E
C-68	177.00	13.36	13.56	S 89° 07' E
C-69	177.00	13.36	13.56	S 89° 07' E
C-70	177.00	13.36	13.56	S 89° 07' E

LINE	BEARING	DISTANCE
1.1	N 00° 06' 19" E	9.18
1.2	S 53° 26' 28" E	4.81
1.3	N 26° 13' 55" E	30.24
1.4	N 51° 27' 47" W	13.51
1.5	N 51° 27' 47" W	9.17
1.6	N 25° 26' 18" W	31.31
1.7	S 79° 27' 36" E	31.31
1.8	S 79° 27' 36" E	16.82
1.9	S 31° 37' 44" E	16.82
1.10	N 40° 28' 40" E	19.29
1.11	N 28° 29' 54" E	32.40
1.12	N 28° 29' 54" E	32.40

ENBRIDGE GAS UTAH - NOTE:  
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive right, or any provisions of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's rights to require easements for gas services.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH

Approved this 2nd day of July, 2025 by Colbie Whitman

**BUILDING SETBACKS:**  
FRONT = 20'  
SIDE = 10' FROM LOT  
LINES OR TRAIL EASEMENT,  
20' FOR NORTHEAST SIDE  
OF LOT 4.  
REAR= 25' LOTS 1-3,  
20' LOTS 4-14

**CERTIFICATE OF APPROVAL**


This subdivision plat is hereby approved by Echo Canyon,  
A Utah Preliminary Municipality having land use jurisdiction

 Daniel Steato

SIGNED: For HORROCKS LLC, Municipal Engineer and Administrative

**CERTIFICATE OF ACCEPTANCE**

Echo Canyon, a Utah Preliminary Municipality, Herby accepts all public streets and other lands identified for public purposes as shown on this plat.



Signed: Charles Echo Canyon Preliminary Municipality Board

GRAND COUNTY RECORDER 55616  
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF  
KCPD PHASE 1 LLC  
DATE 7-3-2025 BOOK 9716 PAGE 603 FEI  
Gina Chapman  
COUNTY RECORDER

## SURVEYOR'S CERTIFICATE

I, Lucan Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License 7540064, in accordance with 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described in subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into numbered lots, lettered tracks, streets both public and private, common areas together with easements both public and private, hereafter to be known as

**ECHO CANYON, PHASE I**

and that the same has been correctly surveyed and monumented on the ground as shown on the



Lucas Blake  
License No. 7540504

PHASE I. SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 1, Section 15, Township 26 South, Range 21 E, Lake Base and meridian, said point being North 26°33'38" East 2951.57 feet from the V. Quarter corner of Section 15, T26S, R21E, SLB&M, and proceeding thence North 49°15' West 132.07 feet; thence with a curve having a radius of 1178.00 feet, to the left with an arc length of 152.44 feet, (a chord bearing of South 35°19'29" West 152.33 feet); thence 31°37'03" West 176.71 feet; thence with a curve having a radius of 1780.00 feet, to the left an arc length of 94.04 feet, (a chord bearing of South 16°28'59" West 92.95 feet); thence North 00°08'19" East 8.79 feet; thence North 85°45'41" East 44.41 feet; thence North 00°08'19" East 8.40 feet; thence with a curve having a radius of 222.00 feet, to the right an arc length of 12.65 feet, (a chord bearing of North 02°51'13" East 12.64 feet); thence 1°59'31" West 32.03 feet; thence North 88°26'59" West 175.83 feet to the meander of Colorado River, thence with said meander the following three corners of Section 15, T26S, R21E, SLB&M, to-wit: the corner of Section 15, T26S, R21E, SLB&M, 40°09'29" East 95.16 feet; thence North 49°57'43" East 113.80 feet; thence with a curve having a radius of 4 feet, to the right with an arc length of 116.86 feet, (a chord bearing of North 88°34'05" E 116.85 feet); thence South 83°52'27" East 530.70 feet; thence with a curve having a length 454.52 feet, to the right with an arc length of 238.57 feet, (a chord bearing of South 68° East 236.23 feet); thence South 53°43'58" East 57.93 feet; thence North 25°47'14" E 31.88 feet; thence South 55°27'18" East 35.76 feet; thence with a curve having a radius 975.00 feet, to the left with an arc length of 46.15 feet, (a chord bearing of North 22°55' 46.15 feet); thence North 21°30'05" East 212.01 feet; thence with a curve having a rad 475.00 feet, to the right with an arc length of 62.71 feet, (a chord bearing of North 25°1' East 62.66 feet); thence North 20°30'35" East 30.17 feet; thence South 61°05'04" E 30.17 feet; thence South 85°48'48" East 56.20 feet; thence South 21°34'02" West 85.46 feet; thence South 22°49'40" West 153.51 feet; thence South 30°59'11" West 204.04 feet; thence South 30°59'11" West 204.04 feet to the North line point of the Section 15, then said Section line North 59°50'30" East 517.06 feet to the point of beginning, having an area 258.61 acres less 10.75 acres.

## OWNER'S DEDICATION

Know all men by these presents that the undersigned is the owner of the above described tract of land, and hereby causes the same to be divided into numbered lots, lettered tract common areas and private and public streets, together with private and public easements set forth to be hereafter known as:

## ECHO CANYON, PHASE I

and do hereby dedicate for the perpetual use of the public all public roads and other are shown on this plat as intended for public use. The undersigned owner also hereby dedicates non-exclusive public utility easements (to be administered by the preliminary municipality shown on this plat, the same to be used for the installation, maintenance and operation utility lines and facilities. The undersigned owners also hereby declare other easements administered by a community association as shown on this plat for the purposes shown herein.

Date: 03-JUL-2011  
 Fee: \$86.00 Crd:  
 N  
 GINA K NELSON, J  
 GRAND COUNTY CO  
 For: KCPD PHASE

## ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Utah } ss.

ON THE 1 DAY OF July, 2025, PERSONALLY APPEAR  
BEFORE ME, CRAIG WESTON MANAGER, KCPD PHASE I, LLC, WHOM  
ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEICAT  
FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THERE


NOTARY PUBLIC (SIGN) \_\_\_\_\_

NOTARY PUBLIC FULL NAME: AMY LEE ADDAMS

COMMISSION NUMBER: 728059

MY COMMISSION EXPIRES: 11-16-16

A NOTARY PUBLIC COMMISSIONED IN UTAH

 ANY LEE A  
728059 PUBLIC OFF  
COMMISSION #  
COMES EXPI. 11-

