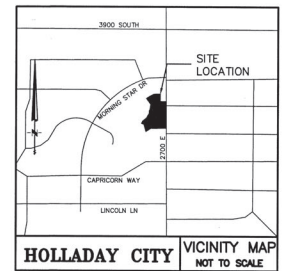


LINE TABLE
NOT TO SCALE

LINE NO.	BEARING	LENGTH
L1	S 89°57'30" E	4.17'
L2	S 0°02'30" W	14.00'
L3	N 89°57'30" W	4.17'
L4	N 0°02'30" E	14.00'

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

- LEGEND**
- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
 - SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS I, RING & LID).
 - SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALLUM. CAP).
 - SPECIFICS FOUND SURVEY CONTROL MONUMENT (RIVET).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED "B&G", UNLESS OTHERWISE SPECIFIED ON THE PLAT (UNLESS OTHERWISE NOTED).
 - CROSS ACCESS EASEMENT (SEE EASEMENT NOTE)
 - PUBLIC SIDEWALK AND INCIDENTAL PURPOSES EASEMENT (SEE DETAIL "A")



**SUNNYSIDE HEIGHTS NO. 4
AMENDING A PORTION OF
LOT 159 SUNNYSIDE HEIGHTS**

LOCATED IN
A PORTION OF THE SOUTHWEST CORNER OF SECTION
34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN
PREPARED FOR:
LINDA L CHANNELL PROPERTIES, LLC

CROSS ACCESS EASEMENT

CROSS ACCESS AND PARKING EGRESS, INGRESS EGRESS FOR PEDESTRIAN AND VEHICLE ACCESS AND PARKING OVER LOT 1 BENEFITING LOT 2, AND FROM 2700 EAST.

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 643857 AS ISSUED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND AUTHORIZED HEREON TO BE SUBDIVIDED INTO TWO (2) LOTS AND SHEETS, TOGETHER WITH EXAMINATIONS HEREUPON TO BE KNOWN AS SUNNYSIDE HEIGHTS NO. 4 AMENDING A PORTION OF LOT 159 SUNNYSIDE HEIGHTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 5-8-17

BUSH AND GUDGELL, INC.
DAVID T. MORTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 643857

BOUNDARY DESCRIPTION

A PORTION OF LOT 159, SUNNYSIDE HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE AND A PORTION OF VACATED 2965 EAST STREET TAKEN AS A WHOLE, BEING LOCATED IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTH 0°02'30" EAST 1136.70 FEET (RECORD=1136.67 FEET) AND NORTH 89°57'30" WEST 133.00 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 89°57'30" WEST 105.18 FEET (RECORD=105.21) FEET, TO THE SOUTHWEST CORNER OF LOT 106, SUNNYSIDE HEIGHTS, RECORDED AUGUST 25, 1951, IN BOOK "M" PLATS, AT PAGE 34, OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SUNNYSIDE HEIGHTS THE FOLLOWING 2 COURSES: (1) SOUTH 62°54' WEST 77.12 FEET, AND (2) SOUTH 57°42' WEST 69.78 FEET; THENCE SOUTH 30°14'04" EAST 123.06 FEET; THENCE SOUTH 93°30'4" WEST 92.15 FEET; THENCE SOUTH 33°03'00" WEST 18.88 FEET; THENCE SOUTH 89°57'30" WEST 41.68 FEET; THENCE SOUTH 29°14'56" WEST 88.52 FEET; THENCE SOUTH 49°28'00" WEST 91.85 FEET; THENCE SOUTH 21°56' 39.32 (RECORD=39.34) FEET TO THE NORTH LINE OF LOT 206, SUNNYSIDE HEIGHTS NO. 2 SUBDIVISION, RECORDED SEPTEMBER 21, 1962, IN PAGE 99, OFFICIAL RECORDS; THENCE SOUTH 71°47' EAST 41.02 (RECORD=41.95) FEET, ALONG THE NORTH LINE OF SAID LOT 206, TO THE NORTHEAST CORNER OF SAID LOT 206; THENCE SOUTH 15° EAST 124.33 (RECORD=124.5) FEET, ALONG THE EAST LINE OF SAID SUNNYSIDE HEIGHTS NO. 2 SUBDIVISION, TO THE NORTH LINE OF LOT 124 OF SAID SUNNYSIDE HEIGHTS, THENCE NORTH 30° EAST 89.07 FEET, ALONG THE NORTH LINE OF SAID SUNNYSIDE HEIGHTS, TO THE NORTH ANGLE POINT OF LOT 3, OF CARPWOOD WAY SUBDIVISION, RECORDED JULY 13, 1993, IN BOOK 55-7 OF PLATS, AT PAGE 175, OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID CARPWOOD WAY SUBDIVISION THE FOLLOWING 3 COURSES: (1) SOUTH 89°42'30" EAST 108.78 (RECORD=108.78) FEET, (2) NORTH 03°07'00" EAST 2.38 (RECORD=2.38) FEET, AND (3) SOUTH 89°57'30" WEST (RECORD=150.267) FEET, TO THE WEST LINE OF 2700 EAST; THENCE NORTH 0°02'30" WEST 448.99 (RECORD=448.99) FEET, ALONG SAID WEST LINE; THENCE NORTH 89°57'30" WEST (RECORD=WEST) 100 FEET; THENCE NORTH 0°02'30" EAST (RECORD=NORTH) 125.63 (RECORD=125) FEET, TO THE POINT OF BEGINNING, CONTAINS 170.810 SQ FT OR 3.92 ACRES, MORE OR LESS, AND 2 LOTS.

OWNER'S DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE HEREIN DESCRIBED AND LOTS AND SHEETS TO BE HEREAFTER KNOWN AS SUNNYSIDE HEIGHTS NO. 4 AMENDING A PORTION OF LOT 159 SUNNYSIDE HEIGHTS, TO BE HEREBY DEDICATED TO THE PUBLIC USE OF ALL THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND, THIS 19th DAY OF May, A.D. 2017.

Linda L. Channel
BY: LINDA CHANNELL

LINDA L. CHANNELL PROPERTIES, LLC
3127 EAST GRANITE WOODS LANE
SANDY, UT 84082

**LIMITED LIABILITY CORPORATION
ACKNOWLEDGEMENT**

STATE OF UTAH COUNTY OF SALT LAKE) S.S.
ON THIS 19th DAY OF May, 2017, I PERSONALLY APPEARED BEFORE ME, LINDA CHANNELL, WHO BEING BY ME DULY SWORN, DO SAY THAT SHE IS THE MANAGER OF LINDA L. CHANNELL PROPERTIES LLC, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC *Christie Stauderhoff*
MY COMMISSION EXPIRES 7-6-19
RESIDING IN Salt Lake County, UT

EXISTING EASEMENT NOTES

- [62] EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUNNYSIDE HEIGHTS SUBDIVISION PLAT RECORDED AUGUST 25, 1951 AS ENTRY NO. 256481 IN BOOK "M" OF PLATS AT PAGE 34 (AS SHOWN SEE SUNNYSIDE HEIGHTS SUBDIVISION PLAT)
- [63] RESTRICTIVE COVENANTS FOR SUNNYSIDE HEIGHTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE SECTION 660(2) OF ACT (42 U.S.C. 3604(C)) RECORDED AUGUST 31, 1951 AS ENTRY NO. 1256975 IN BOOK 877 AT PAGE 643 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- [64] AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED AUGUST 15, 1958 AS ENTRY NO. 1606234 IN BOOK 1532 AT PAGE 245 OF OFFICIAL RECORDS. (AS SHOWN)
- [65] AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED AUGUST 15, 1958 AS ENTRY NO. 1606234 IN BOOK 1532 AT PAGE 245 OF OFFICIAL RECORDS. (AS SHOWN)
- [66] ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED THROUGH, OVER OR UNDER THAT PORTION OF THE HEREIN DESCRIBED LAND BEING A PORTION OF A VACATED STREET AS DISCLOSED BY AN ORDINANCE NO. 1232 VACATING THAT PORTION OF 2965 EAST STREET NORTH FROM CARPWOOD WAY (460 SQ. FT.), SALT LAKE COUNTY, UTAH, RECORDED MAY 11, 1993 AS ENTRY NO. 5508008 IN BOOK 6661 AT PAGE 76 OF OFFICIAL RECORDS. (AS SHOWN)
- [67] AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES, AS GRANTED TO U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION BY INSTRUMENT RECORDED JUNE 31, 1994 AS ENTRY NO. 5665333 IN BOOK 6965 AT PAGE 2851 OF OFFICIAL RECORDS. (AS SHOWN)
- [68] A RIGHT OF INGRESS AND EGRESS AS EVIDENCED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 08, 1998 AS ENTRY NO. 6253421 IN BOOK 7308 AT PAGE 1217 OF OFFICIAL RECORDS. (AS SHOWN)
- [69] AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC SIDEWALK AND INCIDENTAL PURPOSES, AS GRANTED TO THE CITY OF HOLLADAY, A POLITICAL SUBDIVISION OF THE STATE OF UTAH BY INSTRUMENT RECORDED JANUARY 08, 2008 AS ENTRY NO. 1037825 IN BOOK 8568 AT PAGE 704 OF OFFICIAL RECORDS. (AS SHOWN)
- [70] AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND ROAD PURPOSES AS EVIDENCED BY THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 26, 2008 AS ENTRY NO. 1037325 IN BOOK 8574 AT PAGE 520 OF OFFICIAL RECORDS. (AS SHOWN)
- [71] THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "WIRELESS COMMUNICATION FACILITY AND ASSIGNMENT AGREEMENT" RECORDED AUGUST 08, 2008 AS ENTRY NO. 10495808 IN BOOK 9633 AT PAGE 5792 OF OFFICIAL RECORDS.
- THE TERMS AND CONDITIONS OF THAT CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED SEPTEMBER 22, 2016 AS ENTRY NO. 12379911 IN BOOK 10475 AT PAGE 8142 OF OFFICIAL RECORDS. (AS SHOWN)

**SUNNYSIDE HEIGHTS NO. 4
AMENDING A PORTION OF
LOT 159 SUNNYSIDE HEIGHTS**

LOCATED IN
SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
LINDA L. CHANNELL PROPERTIES, LLC

SHEET 1 OF 1 HOLLADAY, UTAH

RECORDED# 12545335

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF *Bush & Gudgeall*

DATE 5/31/2017 TIME 10:25:00 AM PAGE 128

\$ 39.00 *Christie Stauderhoff*
FEE \$ 39.00 CHIEF CLERK, SALT LAKE COUNTY RECORDER

16-34-479-017 16-34-472 532.00

BUSH & GUDGELL, INC
ENGINEERS - PLANNERS - SURVEYORS
855 East 4500 South, Ste 100
Salt Lake City, Utah 84107
Phone: (801) 685-6184
FAX: (801) 685-6165
www.bushandgudgell.com

DATE: 5-8-2017
FILE: 172043FP

PLANNING COMMISSION
APPROVED THIS 25 DAY
OF MAY, A.D. 2017

Matthew K. Snow
PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT
APPROVED THIS 26th DAY
OF May, A.D. 2017

E. Paul Allred
COMMUNITY DEVELOPMENT DIRECTOR

HEALTH DEPARTMENT
APPROVED THIS 26 DAY
OF May, A.D. 2017

Christina Chan
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER
APPROVED THIS 25 DAY OF May
A.D. 2017

Debra A. ...
CITY OF HOLLADAY ENGINEER

CITY ATTORNEY
APPROVED THIS 30 DAY OF May
A.D. 2017

Christina Chan
CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY
APPROVED AND ACCEPTED THIS 31st DAY OF May
A.D. 2017

ATTEST:
Christina Chan CITY MANAGER
Stephanie Carlson RECORDER