

Summit Vista Subdivision

A part of the Northeast Quarter, Southeast Quarter, and Southwest Quarter of Section 17,
T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
September 2017



VICINITY MAP
Not to Scale



Scale: 1" = 200'
Graphic Scale

NARRATIVE

This Subdivision plan was requested by Mr. Ryan Bevan of Gardner Company for purposes of subdividing this site into (8) eight Parcels.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17, T2S, R1W, SLB&M, U.S. Survey with a bearing of N 89°57'49" W was used as the basis of bearings.

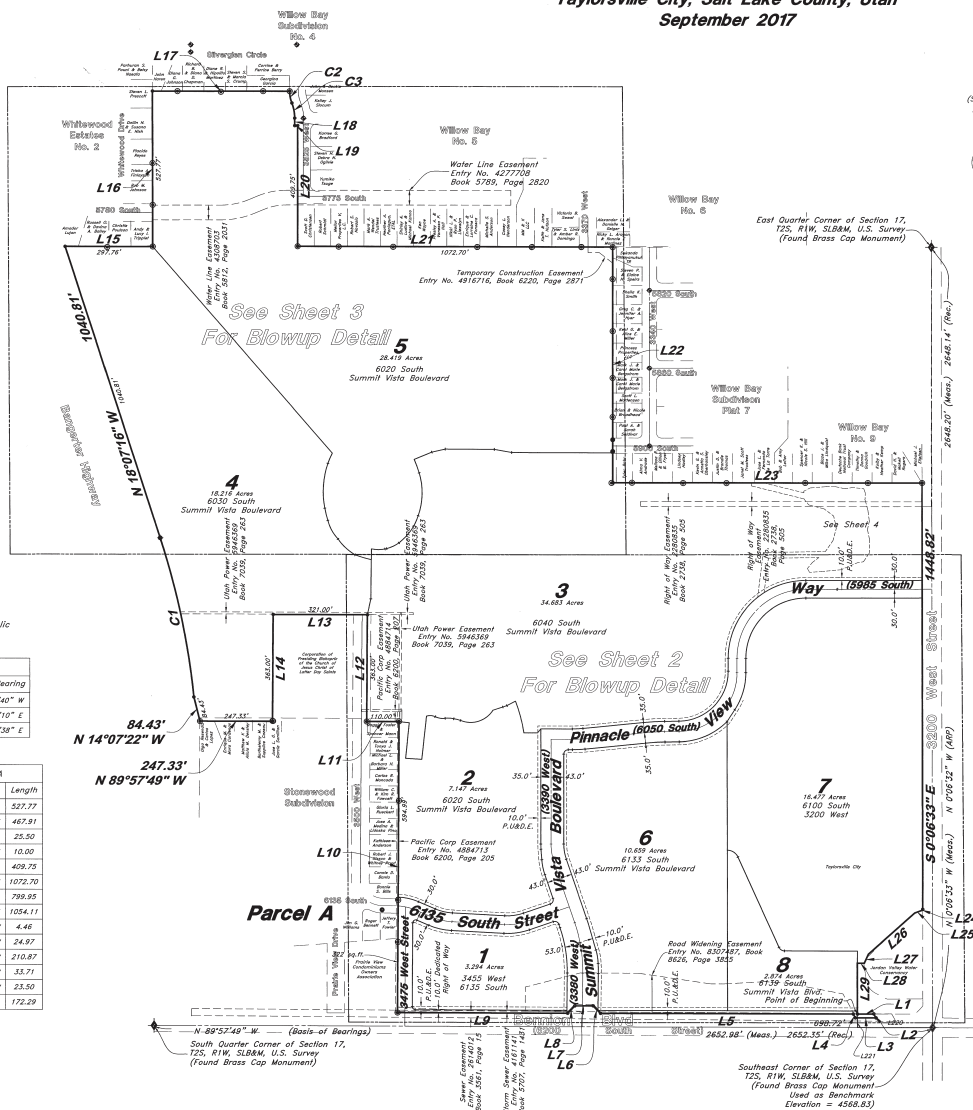
Lot corners were monumented as depicted on this plot.

NOTE:

- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
- Lots 2-5 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.
- No city maintenance will be provided for private roadways.
- City will pay for and install 3475 West Street public improvements.

PROPERTY LINE CURVE DATA				
Curve	Delta	Radius	Length	Chord Bearing
C1	12°11'12"	2600.47'	553.16'	S 12°01'50" W
C2	21°24'06"	1100.00'	41.09'	S 10°45'10" E
C3	21°27'13"	140.84'	52.74'	S 10°43'50" E

LINE DATA			LINE DATA		
Line	Bearing	Length	Line	Bearing	Length
L1	S 89°57'49" E	55.87	L16	N 0°06'28" W	527.77
L2	S 29°21'10" E	14.98	L17	N 89°57'17" E	467.91
L3	N 89°57'49" W	69.89	L18	S 0°00'00" E	25.50
L4	N 29°21'10" W	14.98	L19	N 80°00'00" E	10.00
L5	N 89°57'49" W	661.60	L20	S 0°00'00" E	409.79
L6	N 45°15'21" W	35.14	L21	N 89°57'36" E	1072.70
L7	S 89°44'39" W	63.00	L22	S 0°01'20" E	799.95
L8	S 44°44'39" W	34.53	L23	N 89°57'26" E	1054.11
L9	N 89°57'49" W	578.90	L24	S 83°00'07" W	4.46
L10	N 0°16'28" E	369.24	L25	S 89°57'27" W	24.97
L11	N 89°57'49" W	110.00	L26	S 89°52'54" W	710.87
L12	N 0°16'50" E	363.00	L27	S 24°14'20" W	53.71
L13	N 89°57'49" W	321.00	L28	N 80°00'00" W	23.50
L14	S 0°16'50" W	363.00	L29	S 0°00'00" E	172.29
L15	N 89°58'52" E	297.76			



Legend

- Set Nail & Washer
- Set Nail & Flag
- Monument to be set
- Road Right of Way
- Non-Building Line
- Public Utility & Drainage Easement
- Area Reference Plot
- Set/Found 5/8" x 24" Long Rebar & CBE Cap
- Lathe

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Summit Vista in Taylorsville City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing. Signed this 17th day of September, 2017.



6242920
License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Common Areas, and streets as shown on this plat, and name said tract Summit Vista Subdivision, and hereby dedicate, grant and convey to Taylorsville City, Salt Lake County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate and grant to Taylorsville City those certain strips or easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Taylorsville City. We also dedicate and grant to Taylorsville City a blanket public utility easement over and across the portions of the lots 2 through 5, not encumbered with buildings, the same to be used for the installation, maintenance and operation of public utility service lines located on the these parcels as authorized by Taylorsville City. Signed this 20th day of September, 2017.

Taylorsville City
Larry Johnson - Mayor
Summit Life Plan Communities, LLC
Christian Gardner - Partner

ACKNOWLEDGMENTS

State of Utah
County of Davis

The foregoing instrument was acknowledged before me this 26 day of September, 2017, by Larry Johnson, Mayor of Taylorsville City, Utah, and Christian Gardner, Partner of Summit Life Plan Communities, LLC, residing at Salt Lake County, Utah. I am a Notary Public commissioned in Utah. Commission Number: 681069, Commission Expires: 9/20/2019.



State of Utah
County of Davis

The foregoing instrument was acknowledged before me this 19 day of September, 2017, by Christian Gardner, Partner of Summit Life Plan Communities, LLC, residing at Salt Lake County, Utah. I am a Notary Public commissioned in Utah. Commission Number: 671230, Commission Expires: 10/14/20.



DESCRIPTION

A tract of land, situate in the Northeast Quarter, the Southeast Quarter and the Southwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Meridian; Beginning at the Southwest corner of the Jordan Valley Water Conservancy District Property (Quill Claim Deed Recorded April 26 2012 as Entry # 11378441) said point being 256.02 feet North 89°57'49" West along the section line and 45.96 feet North 0°02'11" East from the Southwest corner of the Jordan Valley Water Conservancy District Property; thence South 89°57'49" East 557.67 feet along the South line of said Parcel, to the North Right of way line of 6200 South Street; thence the following eight (8) courses along said North Right of way line: (1) South 29°27'10" East 14.98 feet; (2) North 89°57'49" West 69.89 feet; (3) North 29°27'10" West 14.98 feet; (4) North 89°57'49" West 861.60 feet; (5) North 45°15'21" West 35.14 feet; (6) South 89°44'39" West 63.00 feet; (7) South 44°44'39" West 34.53 feet; (8) North 89°57'49" West 578.90 feet; thence North 89°57'49" West 110.00 feet along the North Boundary line of said subdivision to the East right of way line of 3500 West Street; thence North 0°16'50" East 363.00 feet; thence North 89°57'49" West 321.00 feet; thence South 0°16'50" West 363.00 feet to said North Boundary line of said Storewood Subdivision; thence North 89°57'49" West 242.53 feet along said North Boundary line to the East right of way line of Bangster Highway; thence three (3) courses along said East right of way line as follows: (1) North 14°02'22" West 84.43 feet to the point of curve of a non-circular curve whose center point bears South 84°03'56" West; (2) Northerly along the arc of a 2,600.07 foot radius curve to the left a distance of 533.16 feet (Central angle equals 121°11'12"); and Long Chord bears North 12°01'40" West 552.12 feet; and (3) North 18°07'16" West 1,040.81 feet to the South Boundary line of Willow Estates No. 2, a residential development in Taylorsville City, Salt Lake County Utah; thence North 89°58'25" East 297.76 feet along said South Boundary line to the Southeast corner of said subdivision; thence North 0°06'28" West 527.77 feet along the East Boundary line of said Willow Estates No. 2, to the South line of Willow Bay No. 4, a residential development in Taylorsville City, Salt Lake County Utah; thence North 89°57'17" East 467.91 feet along said South Boundary line to the point of curve of a non-circular curve whose center point bears North 89°56'53" East; thence Southerly along the arc a 110.00 foot radius curve to the left a distance of 41.09 feet (Central angle equals 21°24'06"); and Long Chord bears South 10°45'10" East 40.85 feet; to the point of curve of a non-circular curve whose center point bears South 68°12'45" West; thence Southerly along the arc of a 2,600.07 foot radius curve to the left a distance of 532.74 feet (Central angle equals 121°11'12"); and Long Chord bears South 21°27'13" West 52.74 feet; thence due South 25.50 feet; thence due East 10.00 feet to the West Boundary line of Willow Bay No. 5, a residential development in Taylorsville City, Salt Lake County Utah; thence due South 409.79 feet along said West Boundary line of Willow Bay No. 5, thence North 89°57'49" East 1,072.70 feet along the South Boundary line of said Willow Bay No. 5, and the South Boundary line of Willow Bay No. 6, a residential development in Taylorsville City, Salt Lake County Utah to the West Boundary line of Willow Bay Subdivision Plot C, a residential development in Taylorsville City, Salt Lake County Utah; thence South 0°01'20" East 799.95 feet along said West Boundary line to the Southeast corner of said Willow Subdivision Plot 7, thence North 89°57'26" East 1,054.11 feet along the South Boundary line of said Willow Subdivision Plot 7, and the South Boundary line of Willow Bay No. 9, a residential development in Taylorsville City, Salt Lake County Utah to the West Boundary line of 3200 West Street; thence South 0°06'53" East 1,448.82 feet along said West right of way line to the North Boundary line of the Jordan Valley Water Conservancy District Property (Quill Claim Deed Recorded June 27, 2012 as Entry # 11418313 and Quill Claim Deed Recorded April 26, 2012 as Entry # 11378441); thence the following six (6) courses along said North and West Boundaries of said Parcel: (1) South 53°00'07" West 4.46 feet; (2) South 69°59'27" West 24.97 feet; (3) South 48°52'40" West 210.87 feet; (4) South 24°16'20" West 53.71 feet; (5) due West 23.50 feet; and (6) due South 172.29 feet to the POINT OF BEGINNING. Containing 121,276 acres, more or less.

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

SECTION TIE INFORMATION

L220 N 89°57'49" W 256.02'
L221 N 0°02'11" E 45.96'

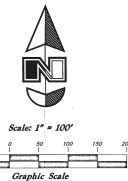
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 B.L.C. (801)521-0222 FAX (801)392-7544
WWW.GRETBASINENGINEERING.COM

Sheet 1 of 4
SALT LAKE COUNTY RECORDER
ENTRY NO. 12624730 FEE PAID \$128.00 FILED FOR RECORD AND RECORDING 09-21-2017 AT 10:18 AM IN BOOK 2617 P. OF OFFICIAL RECORDS. PAGE 268. RECORDED FOR TAYLORSVILLE CITY
SALT LAKE COUNTY RECORDER
BY: [Signature] DEPUTY

21-17-41-42-32 21-17-400-010-020-025-027-028-030
21-17-261-002-21-17-322-004-21-17-442-018-21-17-442-024-021

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Taylorsville City, Salt Lake County, Utah
September 2017

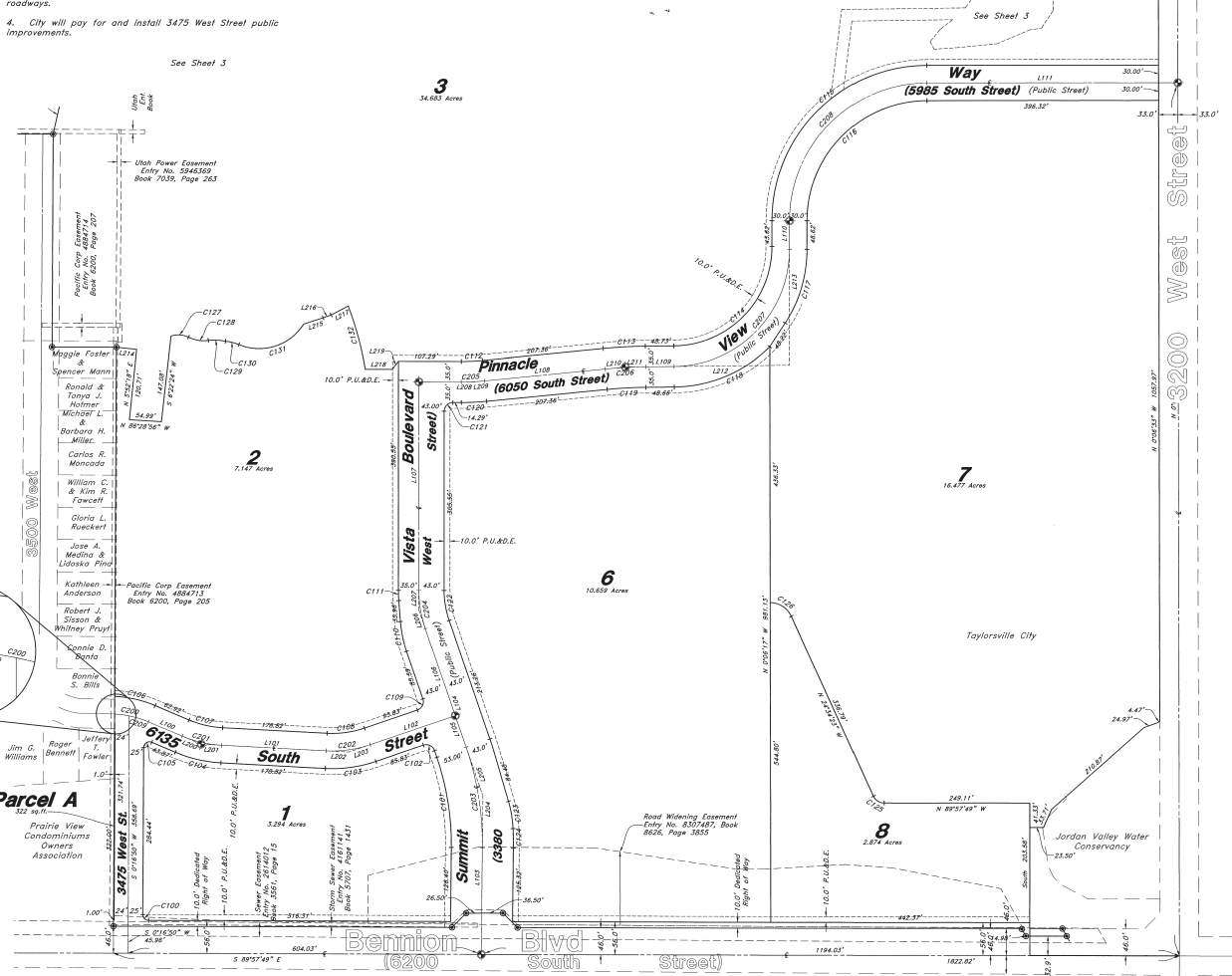


- NOTE:**
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
 - Lots 2-5 are subject to a blanket Public Utility Easement in open areas not required for the development of future buildings on the parcels.
 - No city maintenance will be provided for private roadways.
 - City will pay for and install 3475 West Street public improvements.

LINE DATA			LINE DATA		
Line	Bearing	Length	Line	Bearing	Length
L100	S 87°07'00" E	62.92	L204	N 0°37'16" E	88.13
L101	S 87°07'00" E	138.82	L205	W 1°01'50" W	88.13
L102	N 70°58'00" E	158.83	L206	S 1°01'50" E	33.52
L103	N 0°57'16" E	111.28	L207	S 0°00'00" E	33.52
L104	N 1°01'50" W	213.26	L208	N 80°00'00" E	18.95
L105	N 1°01'52" W	56.79	L209	N 84°17'00" E	18.95
L106	N 1°01'52" W	156.47	L210	S 84°17'00" W	34.66
L107	N 0°00'00" E	355.53	L211	S 89°15'00" W	34.66
L108	N 84°17'00" E	207.36	L212	N 89°15'00" E	187.40
L109	N 89°15'00" E	48.66	L213	N 0°00'00" E	187.40
L110	N 0°00'00" E	48.62	L214	N 84°07'42" W	34.88
L111	N 89°53'26" E	396.52	L215	S 71°47'38" W	35.07
L200	N 87°07'00" W	35.28	L216	S 71°02'33" W	14.54
L201	N 87°07'00" W	35.28	L217	S 62°10'48" W	32.97
L202	S 87°07'20" E	38.71	L218	S 89°58'35" W	45.82
L203	N 70°58'06" E	38.71	L219	S 38°56'59" W	17.82

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	90°14'39"	10.00	15.75	14.17	S 44°50'30" E
C101	19°39'08"	458.82	136.35	155.58	N 91°21'18" W
C102	90°00'00"	15.00	23.56	21.21	N 64°01'52" W
C103	21°54'32"	230.00	87.95	87.41	S 81°55'24" W
C104	20°00'00"	230.00	80.31	79.90	N 77°07'10" W
C105	112°56'10"	10.00	18.65	16.64	S 58°34'55" W
C106	20°26'22"	200.00	71.35	70.67	S 77°20'11" E
C107	20°00'00"	170.00	59.38	59.06	S 77°07'10" E
C108	21°54'32"	170.00	65.07	64.61	N 81°52'24" E
C109	89°59'37"	15.00	23.56	21.21	N 25°08'00" E
C110	14°44'34"	200.00	51.46	51.32	N 11°58'25" W
C111	47°17'18"	235.00	175.59	175.59	N 2°08'59" W
C112	57°42'40"	385.00	36.89	36.37	N 87°08'40" E
C113	45°7'40"	835.00	72.30	72.28	N 86°46'10" E
C114	89°15'00"	170.00	264.81	258.84	N 44°37'30" E
C115	89°53'26"	265.00	415.75	374.41	N 44°56'43" E
C116	89°53'26"	205.00	321.62	289.84	N 44°56'43" E
C117	33°05'30"	230.00	132.84	131.00	N 16°52'45" E
C118	44°18'45"	235.00	181.75	177.25	N 87°05'37" E
C119	45°7'40"	765.00	66.24	66.22	N 86°46'10" E
C120	57°42'40"	435.00	43.36	43.34	N 87°08'40" E
C121	90°00'00"	15.00	23.56	21.21	N 45°00'00" W
C122	19°01'52"	157.00	52.15	51.91	N 93°06'56" W
C123	13°30'00"	200.00	47.13	47.02	N 93°32'37" W
C124	37°24'50"	581.82	33.47	33.47	N 1°05'08" W
C125	80°24'11"	20.00	32.83	21.61	N 37°13'47" W
C126	84°55'10"	40.00	45.32	42.84	N 27°01'58" W
C127	42°52'44"	40.99	30.65	29.94	N 86°17'23" W
C128	35°05'47"	57.02	34.93	34.38	N 81°00'55" W
C129	17°49'01"	94.51	28.39	29.27	N 87°03'20" W
C130	17°47'01"	76.16	25.64	25.54	N 76°19'55" W
C131	80°04'00"	90.49	126.45	116.41	S 72°21'47" W
C132	12°00'40"	533.24	111.79	111.58	N 15°03'18" W
C145	0°24'36"	140.00	1.00	1.00	N 89°25'23" W

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C200	20°00'00"	200.00	69.51	59.21	S 77°08'43" E
C201	20°00'00"	200.00	69.51	59.21	S 77°08'43" E
C202	21°54'32"	200.00	76.48	76.01	N 81°55'24" E
C203	18°59'39"	308.82	174.52	173.67	N 91°21'18" W
C204	19°01'52"	200.00	66.43	66.13	N 93°06'56" W
C205	57°42'40"	400.00	39.87	39.86	N 87°08'40" E
C206	45°7'40"	800.00	69.27	69.25	N 86°46'10" E
C207	89°15'00"	200.00	311.54	280.99	N 44°37'30" E
C208	89°53'26"	235.00	368.69	332.02	N 44°56'43" E
C209	12°30'27"	157.00	34.29	34.23	N 75°03'23" W
C210	10°19'58"	139.88	25.22	25.19	N 62°42'19" W



- Legend**
- Set Nail & Washer
 - Set Hub & Tack
 - Monument to be set
 - (Rad.) Radial Line
 - (N/A) Non-Radial Line
 - (S.L.C.C.) Salt Lake County Surveyor
 - P.U.&D.E. Public Utility & Drainage Easement
 - ADP Area Reference Point
 - Salt Found 5/24", 24" Long Rebar & GBE Cap
 - Lathe



TAYLORSVILLE CITY APPROVAL
Presented to the Taylorsville City Mayor this 26 day of September, 2017.

Title: City Recorder
Attest: Cheryl Parker
Cheryl Parker, Mayor



TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
Approved by Taylorsville-Bennion Improvement District, this 19 day of September, 2017.

Keith Ford, General Manager

TAYLORSVILLE CITY COMMUNITY DEVELOPMENT
I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office. Signed this 26 day of September, 2017.

Director

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

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)394-2922 FAX (801)392-795444
WWW.GREATBASINENGINEERING.COM

TAYLORSVILLE CITY PLANNING COMMISSION
Approved by the Taylorsville City Planning Commission this 26 day of September, 2017.
Curt Cochran, Chairman

TAYLORSVILLE CITY ATTORNEY
Approved by the Taylorsville City Attorney this 26 day of September, 2017.
Signature

TAYLORSVILLE CITY ENGINEER
I hereby certify that this office has examined this plat and it is correct in accordance with the provisions of Utah City Code.
D.R.S. J. 9-26-17
Signature

ROCKY MOUNTAIN POWER
Approved by Rocky Mountain Power on the 26 day of September, 2017.
Signature
Rocky Mountain Power

BOARD OF HEALTH
Approved this 19 day of September, 2017.
Signature
Salt Lake County Board of Health

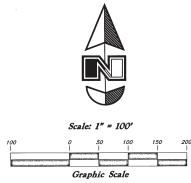
DOMINION ENERGY
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Dominion Energy may require other easements in order to serve this development. This Approval does not constitute approval or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Declaration, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right of Way department at 1-800-368-8555.
Approved this 20 day of September, 2017.
Signature
Dominion Energy
Title: pre-construction RFP

Sheet 2 of 4
SALT LAKE COUNTY RECORDER
0797-NO-126247-00 FEE PAID \$19.00 FILED FOR RECORD AND RECORDING: 09-27-2017 11:04 AM IN BOOK 2017 OF OFFICIAL RECORDS, PAGE 265 RECORDED FOR TAYLORSVILLE CITY
SALT LAKE COUNTY RECORDER
BY: Signature
DEPUTY

Summit Vista Subdivision

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 Taylorsville City, Salt Lake County, Utah
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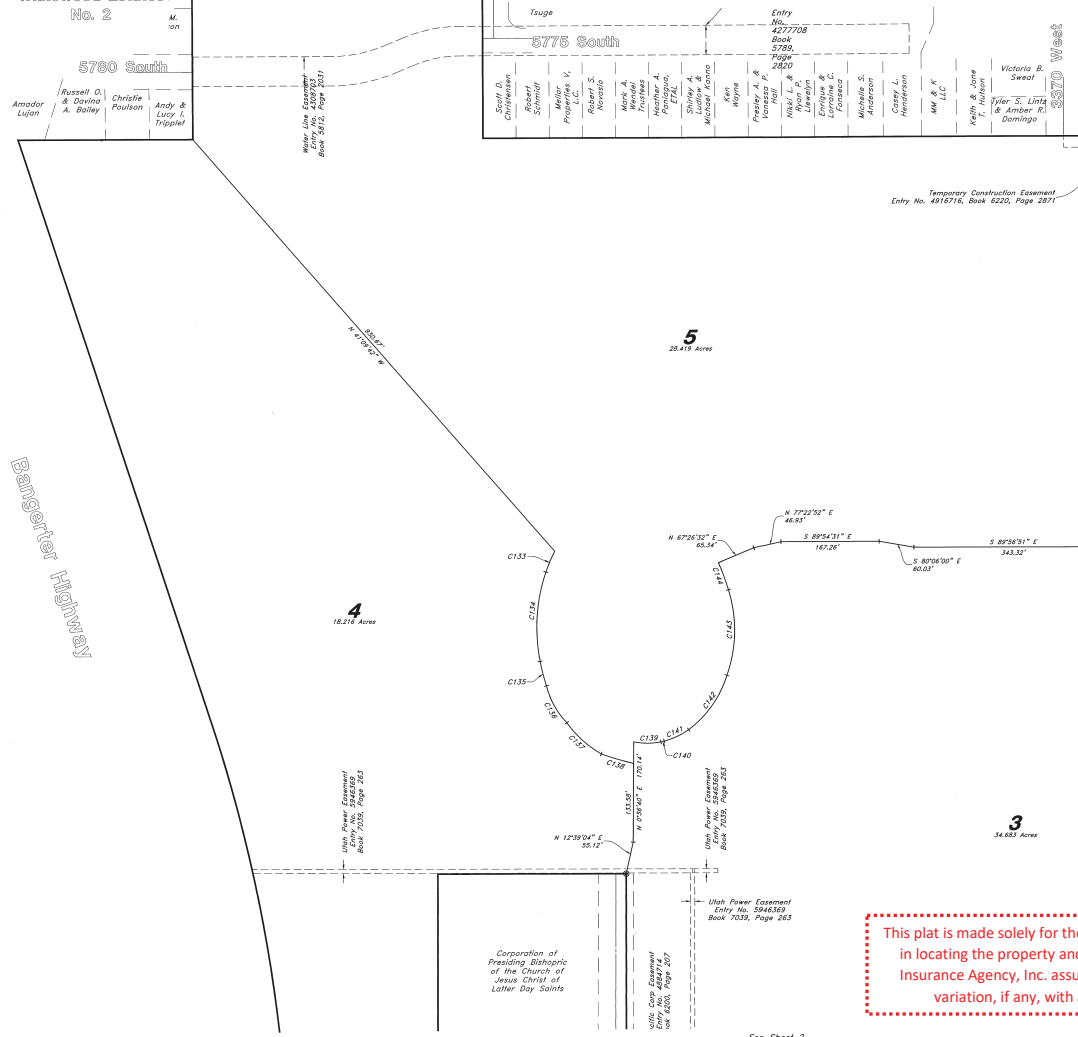
CURVE DATA				
Curve	Delta	Radius	Length	Chord Bearing
C133	8°33'05"	257.53	38.44	38.40° N 25°28'59" E
C134	29°58'48"	293.92	153.79	152.04° N 3°35'36" E
C135	7°17'16"	337.46	42.93	42.90° N 3°58'52" W
C136	30°10'45"	137.63	72.49	71.66° N 38°49'31" W
C137	32°40'35"	182.75	79.67	79.10° N 47°54'19" W
C138	7°37'45"	413.56	57.47	57.43° N 2°54'50" W
C139	23°17'59"	115.97	46.34	46.03° S 89°41'23" E
C140	3°01'22"	116.73	6.16	6.16° N 7°11'22" E
C141	30°47'37"	127.77	46.37	46.12° N 64°58'41" E
C142	35°26'56"	185.43	114.70	112.88° N 35°29'42" E
C143	35°26'50"	232.58	147.95	145.47° N 1°17'31" E
C144	6°17'56"	444.78	48.85	48.83° N 30°10'04" W



- Legend**
- ▲ Set Nail & Washer
 - Set Hub & Tack
 - ⊙ Monument to be set
 - (Red) Redial Line
 - (W/S) Non-Right Line
 - (S.L.C.S.) Salt Lake County Surveyor
 - P.UBS.E. Public Utility & Drainage Easement
 - ASP - Area Reference Point
 - ★ Self-Found 5/8" x 24" Long Rebar & GBE Cop Lathes

Whitewood Estates No. 2
 5780 South
 Amador Lujan
 Russell O. & Dorene A. Bailey
 Christie Paulson
 Andy & Lucy Tripplet

Willow Bay Subdivision No. 6



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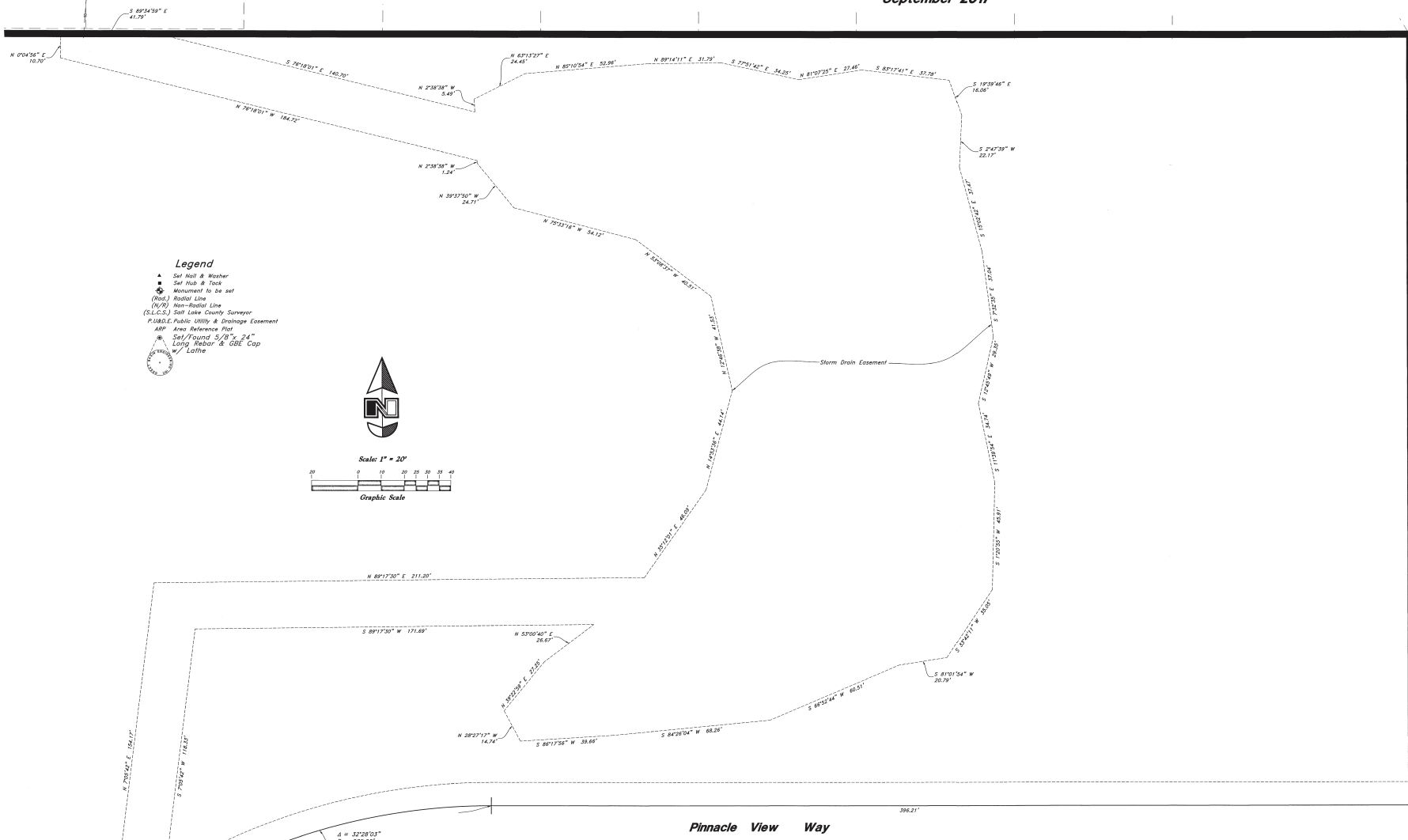
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Sheet 3 of 4
 SALT LAKE COUNTY RECORDER
 WITH NO FEE PAID FOR RECORD AND RECORDED 0-27-2017 AT 1:10 PM BY TALLEY RECORDS, INC. FOR TAYLORSVILLE CITY
 SALT LAKE COUNTY RECORDER
 BY: [Signature]

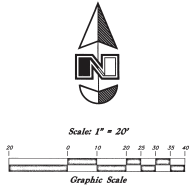
GREAT BASIN ENGINEERING INC.
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
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A part of the Northeast Quarter, Southeast Quarter, and Southwest Quarter
of Section 17, T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
September 2017



- Legend**
- ▲ Salt Hub & Washer
 - Salt Hub & Tack
 - Monument to be set
 - (---) Radial Line
 - (---) Non-Radial Line
 - (S.L.C.) Salt Lake County Surveyor
 - (P.U.&D.E.) Public Utility & Drainage Easement
 - (A.R.P.) Area Reference Plot
 - Set/Found 5/8" x 24" Long Rebar & GBE Cap w/ Latite



A = 5752.41"
R = 265.00"
L = 27.18"
55°29'53" W

A = 3220.03"
R = 265.00"
L = 150.17"
73°59'25" E

- NOTE:**
1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
 2. No city maintenance will be provided for private roadways.
 3. City will pay for and install 3475 West Street public improvements.

Pinnacle View Way



**GREAT BASIN
ENGINEERING INC**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

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



Sheet 4 of 4

**SALT LAKE COUNTY
RECORDER**

CLERK NO. 17624730 FEE PAID
 8/16/17 FIELD FOR RECORD AND
 RECORDED 9-27-2017 AT
 1:16 PM IN BOOK 2616 OF OFFICIAL
 RECORDS PAGE 263 RECORDED
 FOR TAYLORSVILLE CITY

SALT LAKE COUNTY RECORDER
 BY: *Andy Hubbard* DEPUTY

15N702 - Summit Vista Subdivision