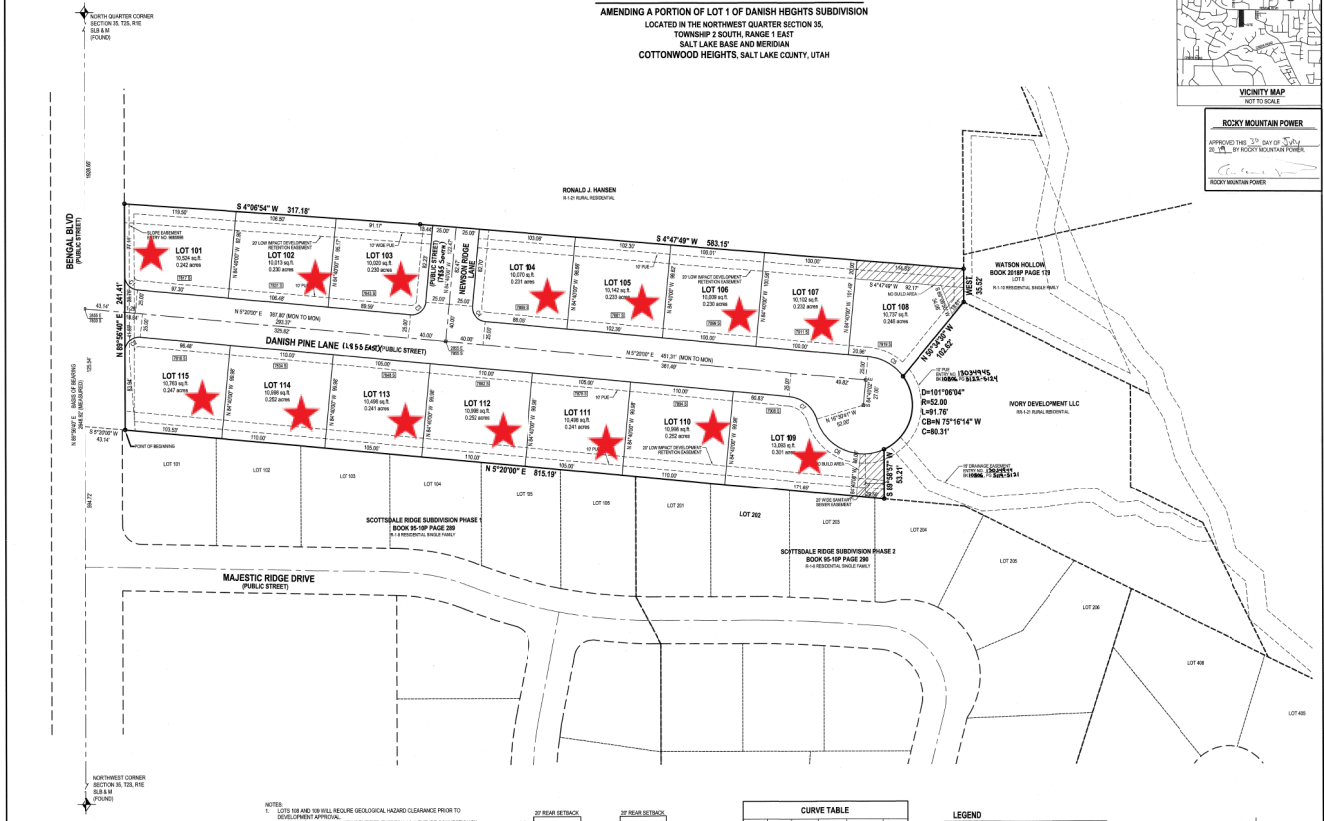
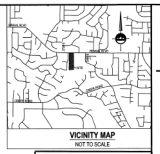
DANISH PINES SUBDIVISION

AMENDING A PORTION OF LOT 1 OF DANISH HEIGHTS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH





ROCKY MOUNTAIN POWER

APPROVED THIS 3rd DAY OF July, 20 19 BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 266892 as prescribed under 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 DANISH PINES SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 1 of Danish Heights Subdivision, recorded July 30, 2007 as Entry No. 10177992 in Book 2007P at Page 212 in the Office of the Salt Lake County Recorder, said point being North 89°56'40" East 894.72 feet along the section line and South 05°20'00" West 43.14 feet from the Northwest Corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°56'40" East 241.41 feet along the north line of said Lot 1 to the Northeast Corner of said Lot 1;
thence South 04°06'54" West 317.18 feet along the east line of said Lot 1;
thence South 04°47'49" West 583.15 feet along the east line of said Lot 1 to the extension of the south line of said Lot 1;
thence West 35.52 feet;
thence North 05°34'30" West 102.62 feet;
thence Northwesterly 91.76 feet along the arc of a 52.00 foot radius curve to the right (center bears North 35°45'11" West and the chord bears North 75°16'14" West 80.31 feet with a central angle of 101°06'04");
thence South 89°56'51" West 53.21 feet to the Easterly Boundary Line of Scottsdale Ridge Subdivision Phase 2, recorded October 25, 1995 as Entry No. 6197371 in Book 95-10P at Page 290 in the Office of the Salt Lake County Recorder;
thence North 05°20'00" East 815.19 feet along said Easterly Boundary Line of Scottsdale Ridge Subdivision Phase 2 and the Easterly Boundary Line of Scottsdale Ridge Subdivision Phase 1, recorded October 25, 1995 as Entry No. 6197370 in Book 95-10P at Page 289 in the Office of the Salt Lake County Recorder, said line also being along the west line of said Lot 1 to the point of beginning.

Contains 210,637 Square Feet or 4.842 Acres and 15 Lots

JUNE 6, 2019 Date

PATRICK M. HARRIS P.L.S. 266892

PROFESSIONAL LAND SURVEYOR 6-6-19 No. 266892 PATRICK M. HARRIS STATE OF UTAH

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DANISH PINES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this 25th day of June, A.D., 20 19

By: Ryan Peterson, Manager

By:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the ____ day of ____, A.D., 20____ personally appeared before me ____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is the ____ of ____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: ____

RESIDING IN ____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the 25th day of June, A.D., 19 personally appeared before me Ryan Peterson, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Bengal Blvd. Holdings, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in the behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 12/22/2021

RESIDING IN Salt Lake County

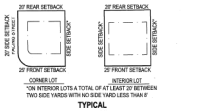
NOTARY PUBLIC

John Alexander Dahlstrom NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 12/22/2021 COMMISSION # 698148

NOTES:
1. LOTS 108 AND 109 WILL REQUIRE GEOLOGICAL HAZARD CLEARANCE PRIOR TO DEVELOPMENT APPROVAL.
2. DANISH PINE LANE HAS BEEN IDENTIFIED THEREON AS A FUTURE CONNECTION BY THE SAME OR OTHER DEVELOPERS AND WILL BE EXTENDED AND OPENED AS A PUBLIC STREET IN FUTURE DEVELOPMENT.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the final locations of facilities will be established when set by Dominion Energy Utah or its agents. Additional easements in order to serve this development, may be required. This approval does not constitute abrogation 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 plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND DOES NOT CONSENT TO THE VACATION OR ALTERATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PROPER LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.



TYPICAL BUILDING SETBACKS
NOT TO SCALE
(SETBACK REQUIREMENTS FOR ZONE R-1-10 PER COTTONWOOD HEIGHTS ZONING REGULATIONS CODE CHAPTER 19.25 OR CURRENT APPLICABLE ORDINANCE CHAPTER)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	22.15'	84°36'42"	S47°36'20"W	20.19'
C2	15.00'	24.97'	95°23'05"	N42°21'40"W	22.19'
C3	15.00'	23.56'	90°00'00"	S35°40'00"E	21.21'
C4	15.00'	23.56'	90°00'00"	S50°20'00"W	21.21'
C5	52.00'	44.35'	48°52'43"	N23°46'22"E	43.00'
C6	52.00'	89.13'	98°12'37"	S24°23'37"W	78.61'
C7	34.00'	49.44'	66°58'18"	N18°34'39"E	46.18'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, 24" LONG, STAMPED "ENSIGN ENG & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

DANISH PINES SUBDIVISION

AMENDING A PORTION OF LOT 1 OF DANISH HEIGHTS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH
2658 EAST BENGAL BOULEVARD

DEVELOPER
CASTLEWOOD DEVELOPMENT INC.
6740 SOUTH 1300 EAST STE. 200
SALT LAKE CITY, UTAH 84121
801-208-4009

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LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: 7497
MANAGER: ROE
DRAWN BY: JNJ
CHECKED BY: KFW
DATE: 5/22/19

COMMUNITY DEVELOPMENT
APPROVED THIS 15 DAY OF AUGUST A.D., 2019
DIRECTOR, MICHAEL JOHNSON

CITY ENGINEER
APPROVED THIS 6th DAY OF August A.D., 2019
CITY ENGINEER/LUKE GILSON, P.E.

BOARD OF HEALTH
APPROVED THIS 18 DAY OF JUNE A.D., 2019
DIRECTOR

PLANNING COMMISSION
APPROVED THIS 19 DAY OF August A.D., 20 19 BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION.
CHAIRMAN

CITY ATTORNEY
APPROVAL AS TO FORM THIS 27th DAY OF August A.D. 20 19
WM. SHANE TOPHAM, CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 27th DAY OF August A.D. 20 19
MAYOR, MICHAEL PETERSON
ATTEST: PAULA MELGAR, CITY RECORDER

RECORDED # 13081187
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF Castlewood Development
DATE 9-24-2019 TIME 9:25 am BK 2019P PAGE 266
$80.00 FEES
Cary Johnson COUNTY RECORDER
DEPUTY SALT LAKE COUNTY RECORDER

22-35-11 22-35-102-074 $80.00 2019P-266

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.