

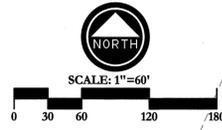
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	22.63	15.00	S22°26'08"E	20.54
C2	46.94	210.00	S14°22'44"W	46.84
C3	29.23	210.00	S3°59'16"W	29.21
C4	52.53	160.00	N9°24'19"E	52.29
C5	23.28	15.00	S21°10'36"E	21.02
C6	23.84	15.00	S68°49'17"W	21.41
C7	25.01	15.00	N66°34'43"E	22.21
C8	5.88	50.00	N21°27'35"E	5.88
C9	61.62	50.00	N17°12'52"W	57.79
C10	9.15	50.00	N85°14'16"W	9.14
C11	6.50	15.00	N78°04'04"W	6.45
C12	23.84	15.00	S68°49'58"E	21.41
C13	6.50	15.00	N12°24'51"E	6.45
C14	45.83	40.00	N32°49'36"W	43.37
C15	17.19	15.00	S32°49'36"E	16.26
C16	23.29	15.00	N21°10'43"W	21.02
C17	75.22	185.00	S11°38'53"W	74.70
C18	23.98	50.00	N66°15'26"W	23.75

C.W. FARMS - PHASE 1

PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH
MAY 2019

ADDRESSES - PHASE 1	
LOT 101 - 8057 W 2700 S	
LOT 101 - 2828 S TANGENT PEAK RD	
LOT 102 - 2836 S TANGENT PEAK RD	
LOT 103 - 2844 S TANGENT PEAK RD	
LOT 104 - 2852 S TANGENT PEAK RD	
LOT 105 - 2864 S TANGENT PEAK RD	
LOT 106 - 2876 S TANGENT PEAK RD	
LOT 107 - 2888 S TANGENT PEAK RD	
LOT 108 - 2902 S TANGENT PEAK RD	
LOT 109 - 2916 S TANGENT PEAK RD	
LOT 109 - 8082 W MARY LUCILLE RD	
LOT 110 - 8089 W MARY LUCILLE RD	
LOT 110 - 2928 S TANGENT PEAK RD	
LOT 111 - 2950 S TANGENT PEAK RD	
LOT 112 - 2966 S TANGENT PEAK RD	
LOT 113 - 2965 S TANGENT PEAK RD	
LOT 114 - 2941 S TANGENT PEAK RD	
LOT 115 - 8067 W MARY LUCILLE RD	
LOT 115 - 2942 S SLATE ROCK RD	
LOT 116 - 2956 S SLATE ROCK RD	
LOT 117 - 2961 S SLATE ROCK RD	
LOT 118 - 2949 S SLATE ROCK RD	
LOT 119 - 2933 S SLATE ROCK RD	
LOT 120 - 8062 W MARY LUCILLE RD	
LOT 121 - 8074 W MARY LUCILLE RD	
LOT 121 - 2921 S TANGENT PEAK RD	
LOT 122 - 2907 S TANGENT PEAK RD	
LOT 123 - 2893 S TANGENT PEAK RD	
LOT 124 - 2879 S TANGENT PEAK RD	
LOT 125 - 2867 S TANGENT PEAK RD	
LOT 126 - 2855 S TANGENT PEAK RD	
LOT 127 - 2847 S TANGENT PEAK RD	
LOT 128 - 2839 S TANGENT PEAK RD	
LOT 129 - 8049 W 2700 S	
LOT 129 - 2831 S TANGENT PEAK RD	
PARCEL A - 8035 W 2700 S	
PARCEL A - 8056 W MARY LUCILLE RD	
PARCEL A - 2850 S 8000 W	

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.75	N00°00'00"E
L2	11.72	S00°00'00"E
L3	7.34	N23°18'03"E
L4	8.40	S89°55'52"E
L5	30.00	S37°28'47"W



LEGEND	
	BOUNDARY LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	EXISTING ADJACENT PROPERTY LINE
	PROPOSED ADJACENT PROPERTY LINE
	TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	EXISTING EASEMENTS TO REMAIN AS NOTED
	SECTION CORNER
	STREET MONUMENT
	FIRE HYDRANT
	EXISTING FIRE HYDRANT

3/4" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NUMBER 14-29-276-034 INTO LOTS AND STREETS AS SHOWN HEREON.

EXISTING MONUMENTS SHOWN ON THIS PLAT WERE OBSERVED IN THEIR RECORD LOCATIONS.

BASIS OF BEARING:

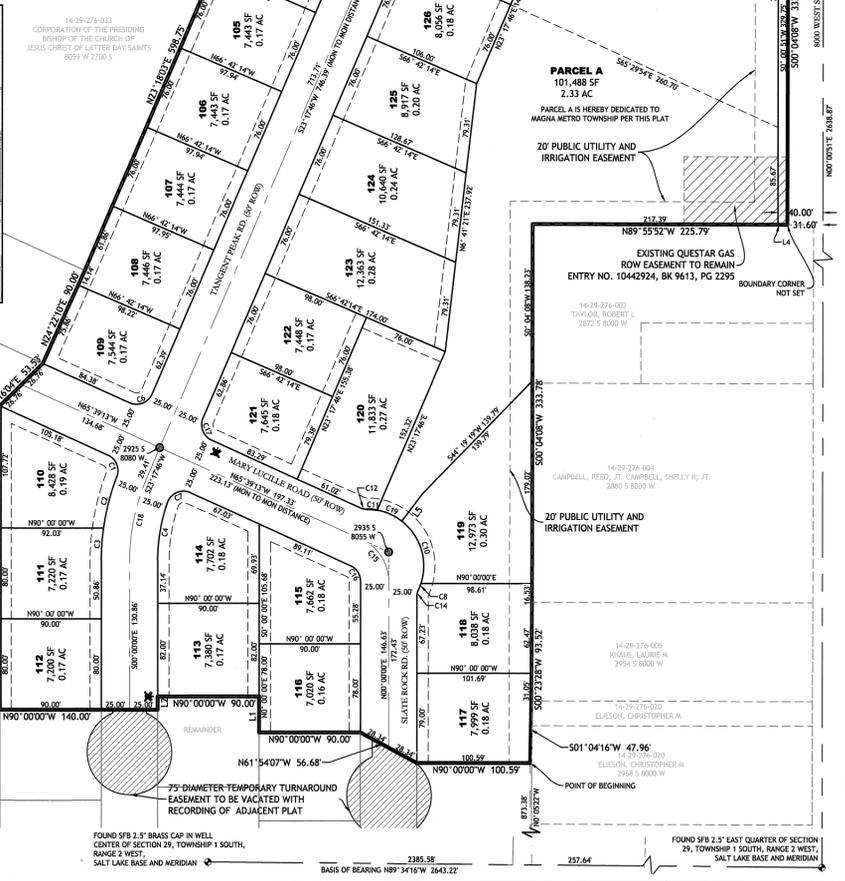
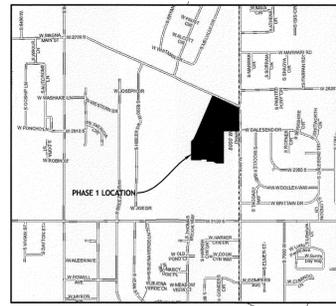
NORTH 89°34'16" WEST 2643.22 FEET MEASURED, BEING THE SECTION LINE BETWEEN THE EAST QUARTER AND THE CENTER QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

NOTES:

- A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED MAY 11, 2018, AND WAS PREPARED BY JUSTIN WHITMER, PE, AND WAS GIVEN THE IGES PROJECT NUMBER 02058-044. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.
- PUBLIC UTILITY EASEMENTS WILL BE 10 FEET IN THE FRONT AND REAR OF EACH LOT UNLESS SHOWN AND LABELED DIFFERENTLY ON THIS MAP.
- THE RIGHT OF WAY FOR 2700 WEST WAS NOT CLEARLY DEFINED, SO I MEASURED 3 MONUMENTS TO THE NORTHWEST OF THE SUBJECT PROPERTY ALONG THE CENTERLINE OF 2700 WEST. I THEN PROJECTED THE CENTERLINE TO THE SUBJECT PROPERTY TO ESTABLISH THE CENTERLINE OF 2700 WEST.

30793

* Subject to zoning conditions of # 30632



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, HEREFTER TO BE KNOWN AS:

C.W. FARMS PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 18, 2018 AS ENTRY NO. 12870290 IN BOOK 10722, AT PAGE 8008 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE LINE AND EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING N89°34'16"W 257.64 FEET AND N00°05'22"W 873.38 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N90°00'00"W 100.59 FEET; THENCE N61°54'07"W 56.68 FEET; THENCE N90°00'00"W 90.00 FEET; THENCE N00°00'00"E 31.75 FEET; THENCE N90°00'00"W 90.00 FEET; THENCE S00°00'00"E 11.72 FEET; THENCE N90°00'00"W 140.00 FEET; THENCE N00°00'00"W 267.72 FEET; THENCE N45°16'04"E 53.53 FEET; THENCE N24°22'10"E 90.00 FEET TO THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED JANUARY 29, 1998 AS ENTRY NO. 6449399 IN BOOK 7808, AT PAGE 0732 IN THE OFFICE OF SAID RECORDER; THENCE N23°18'03"E 598.75 FEET ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHERLY RIGHT OF WAY LINE OF 2700 SOUTH STREET; THENCE S65°37'33"E 424.55 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY LINE OF 8000 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°04'08"W 333.83 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE ALONG SAID SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT THE FOLLOWING TWO (2) COURSES: 1) N89°55'52"W 225.79 FEET; 2) S00°04'08"W 333.78 FEET (RECORD = 537.84 FEET) TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE AND EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT THE FOLLOWING TWO COURSES: 1) S00°23'28"W 93.52 FEET; 2) S01°04'16"W 47.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 419,247 SQUARE FEET OR 9.625 ACRES IN AREA. 29 LOTS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

C.W. FARMS PHASE 1

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL, NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

Christopher P. Ganvroulas
NAME: CHRISTOPHER P. GANVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT, LLC

ACKNOWLEDGEMENT

ON THE 7TH DAY OF OCTOBER, A.D., 2019, CHRISTOPHER P. GANVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

PETER STEVEN GANVROULAS # 698412
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 01-10-2022

C.W. FARMS PHASE 1

PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER
RECORDED # 13162997
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Ivory Development
DATE: 01/18/2020 TIME: 2:58 PM BOOK: 2019 PAGE: 280
8110-00
FEE
SALT LAKE COUNTY RECORDER

C:\Users\lshapiro\Documents\EDM (D)\Projects\CW Farms\Drawings\CW Farms Phase 1.dwg

MAGNA WATER DISTRICT DATE: 10/16/2019 DATE: 10/16/2019	HEALTH DEPARTMENT DATE: 10/16/19	UNIFIED FIRE AUTHORITY APPROVAL DATE: 10/16/2019	ADDRESSING APPROVAL DATE: 10-17-19	SALT LAKE COUNTY ENGINEERING DATE: 10/17/2019	RECORD OF SURVEY RECORD OF SURVEY NUMBER: 52019050272 DATE: 10-17-19	MAGNA METRO TOWNSHIP MAYOR DATE: 10-17-19	REVISIONS	BY
	PUBLIC UTILITY APPROVAL DATE: 10/16/19	CHECKED FOR ZONING COMPLIANCE DATE: 10/16/19	PLANNING COMMISSION DATE: 10/16/19	PLAN CHECK DATE: 10-17-2019	APPROVAL AS TO FORM DATE: 10-17-19	OWNER / DEVELOPER DATE: 10-17-19		



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8110 14-29-12 14-29-276-034