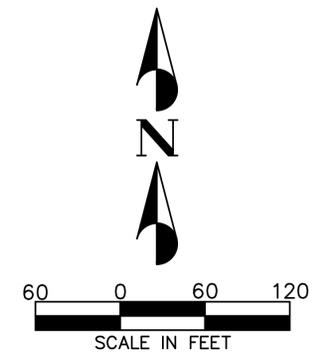
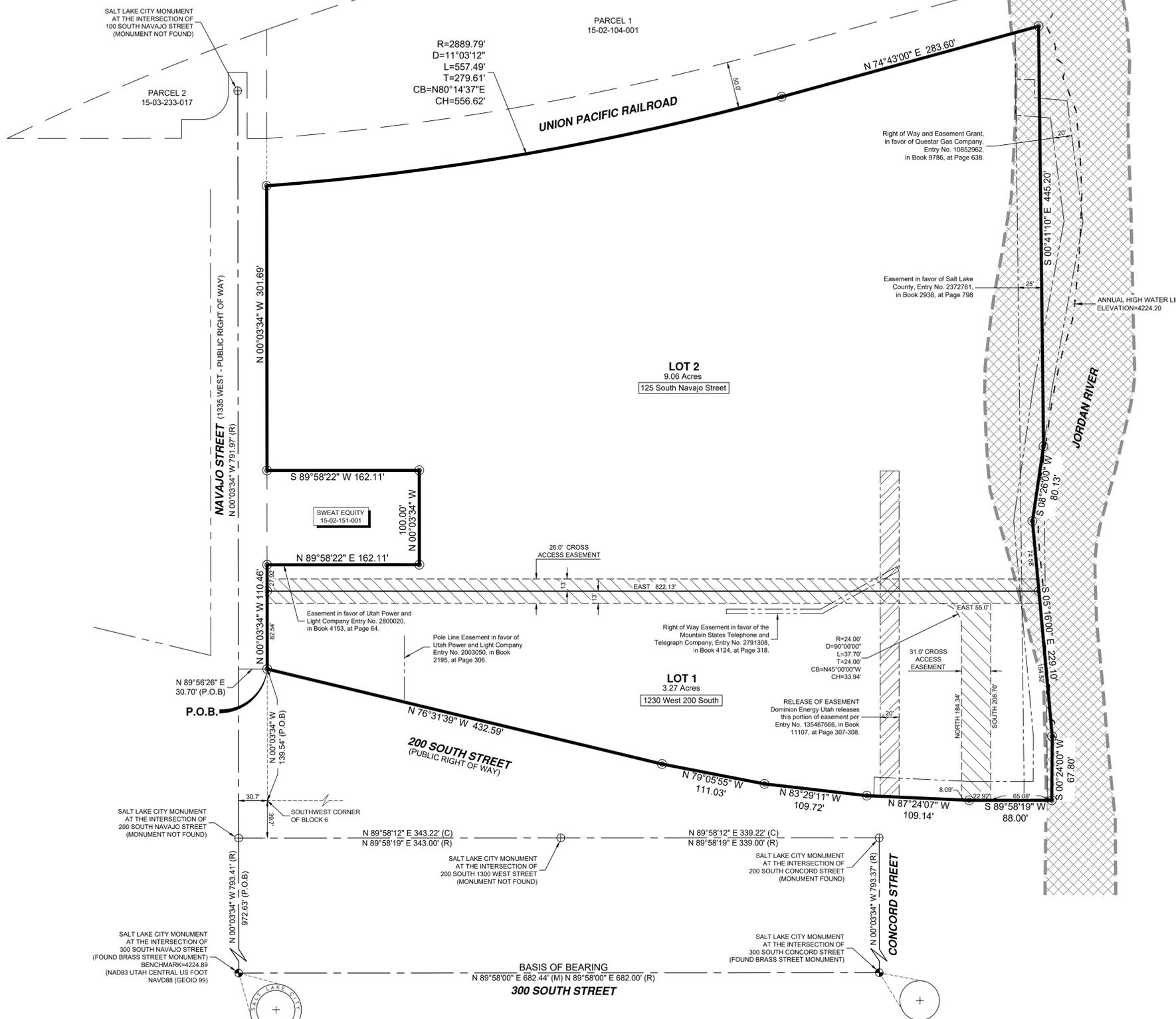


THE YARD SUBDIVISION

LOCATED IN BLOCK 4, 5, & 6 OF HIGHLAND PARK ADDITION,
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
SALT LAKE CITY, UTAH

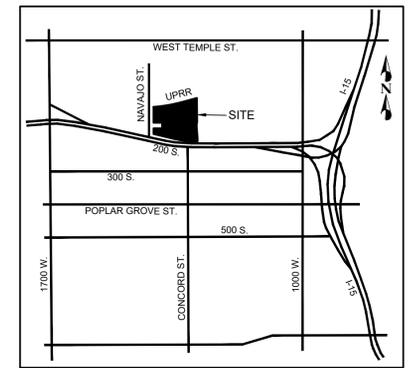


STATEMENT OF ACCURACY
MEETS THE MINIMUM ALLOWABLE ERROR OF 1:15,000

PARCEL
CURRENT TAX PARCEL:
15-02-103-001

- LEGEND**
- BOUNDARY LINE
 - ADJOINING PARCELS
 - MONUMENT LINE
 - BLOCK LINE
 - ANNUAL HIGH WATER LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - CROSS ACCESS EASEMENT
 - FLOOD ZONE AE, MAP NUMBER 49035C0143 E, EFFECTIVE DATE: SEPT. 21, 2001
 - FLOOD ZONE X, MAP NUMBER 49035C0143 E, EFFECTIVE DATE: SEPT. 21, 2001
 - SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

- NOTES:**
- A SALT LAKE CITY FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED FOR DEVELOPMENT OF THIS PLAT.
 - A SALT LAKE CITY RIPARIAN PROTECTION PERMIT IS REQUIRED FOR ANY WORK WITHIN 100 FEET OF THE JORDAN RIVER.
 - THE MINIMUM FINISH FLOOR ELEVATION=4226.20



PREPARED BY:
PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: AUGUST 13, 2021 | FILE: p:\1257_2013\dwg\fp1at-01

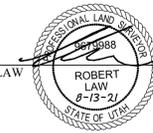
SURVEYOR'S CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat is THE YARD SUBDIVISION in Salt Lake City, Salt Lake County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Salt Lake County Recorder's Office and from said survey made by me on the ground.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of Block 6 of Highland Park Addition, recorded April 17, 1888 as Entry No: 2906, Book: A, Page: 94 in the Office of the Salt Lake County Recorder; said point being North 00°03'34" West, along said west line, 139.54 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line of Navajo Street, 972.63 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1469.74 feet and North 89°56'26" East, 28.66 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said west line of said Block 6, 110.46 feet to the southwest corner of Lot 18 of said Block 6; thence North 89°58'22" East, 162.11 feet; thence North 00°03'34" West, 100.00 feet; thence South 89°58'22" West, 162.11 feet to the northwest corner of Lot 15 of said Block 6; thence North 00°03'34" West, along said west line of Block 6, 301.69 feet to a point on the southerly right of way of the Western Pacific Rail Road; said point also being on a 2889.79 foot radius non-tangent curve to the left; thence along said southerly right of way line the following two (2) courses: 1) Easterly, 557.49 feet along said curve through a central angle of 11°03'12" (chord bears North 80°14'37" East, 556.62 feet); 2) North 74°43'00" East, 283.60 feet to a point on the westerly line of a parcel of land described in that Warranty Deed, Entry No.: 237262, in Book 2938 at Page 799, as recorded in the office of the Salt Lake County Recorder's Office; thence South 00°41'10" East, along said westerly line, 445.20 feet to a point on the West line of the Jordan River right of way; thence along said west line of the Jordan River right of way the following three (3) courses: 1) South 08°26'00" West, 80.13 feet; 2) South 05°16'00" East, 229.10 feet; 3) South 00°24'00" West, 67.80 feet to a point on the northerly right of way line of 200 South Street; thence along said northerly right of way line of 200 South Street the following five (5) courses: 1) South 89°58'19" West, 88.00 feet; 2) North 87°24'07" West, 109.14 feet; 3) North 83°29'11" West, 109.72 feet; 4) North 79°05'55" West, 111.03 feet; 5) North 76°31'59" West, 432.59 feet to the point of beginning.

Contains: 12.33 Acres (or 537,151 Sq. Ft.)



ROBERT LAW

8-13-2021
DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

CW Urban LLC, a Utah limited liability company, the owner of the described tract of land to be hereafter known as THE YARD SUBDIVISION, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

CW Urban, LLC,
a Utah limited liability company

By: CW Development Group, LLC
a Utah limited liability company
Its: Manager

By: _____
Print Name: Colin H. Wright
Its: Manager

NOTARY ACKNOWLEDGEMENT

State of Utah }
County of Salt Lake } S.S.

On this _____ day of _____, in the year 20____, before me _____ a notary public, personally appeared Colin H. Wright, manager of CW Urban, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and the foregoing Dedication and Consent regarding THE YARD SUBDIVISION, and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____
Print Name: _____
A Notary Public Commissioned in Utah

OWNER'S DEDICATION AND CONSENT TO RECORD

Scandia Residential Real Property II, LLC, a Utah limited liability company, the owner of the described tract of land to be hereafter known as THE YARD SUBDIVISION, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

Scandia Residential Real Property II, LLC,
a Utah limited liability company

By: _____
Its: Manager

NOTARY ACKNOWLEDGEMENT

State of Utah }
County of Salt Lake } S.S.

On this _____ day of _____, in the year 20____, before me _____ a notary public, personally appeared Colin H. Wright, manager of CW Urban, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and the foregoing Dedication and Consent regarding THE YARD SUBDIVISION, and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____
Print Name: _____
A Notary Public Commissioned in Utah

THE YARD SUBDIVISION

LOCATED IN BLOCK 4, 5, & 6 OF HIGHLAND PARK ADDITION,
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
SALT LAKE CITY, UTAH

NUMBER _____	CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ 20____.	SALT LAKE COUNTY HEALTH DEPT. APPROVED THIS _____ DAY OF _____ 20____.	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE PLANNING COMMISSION.	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ 20____.	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20____, AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	RECORDER # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE \$ _____ SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET 1 OF 1 SHEETS
_____	SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING DIRECTOR	SALT LAKE CITY ATTORNEY			SALT LAKE COUNTY RECORDER	OF 1 SHEETS