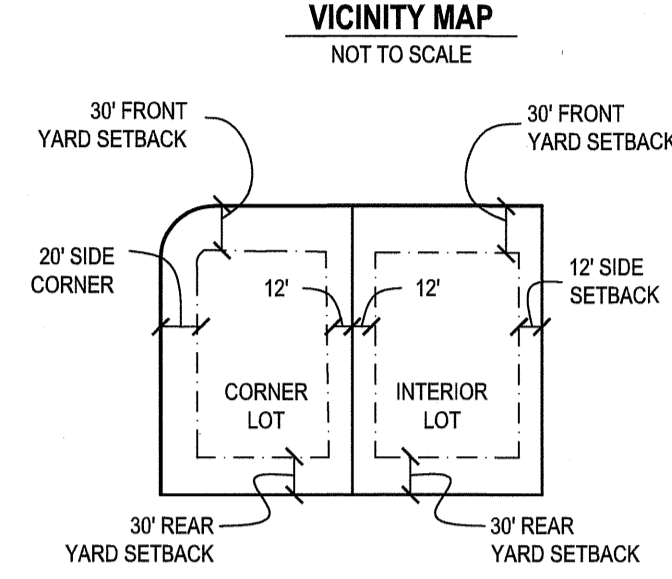
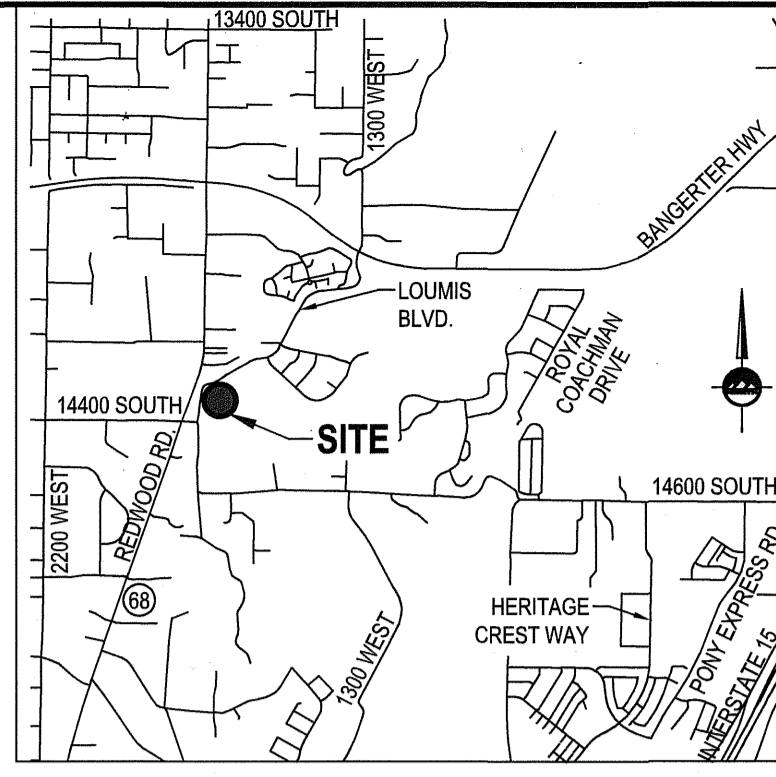


# LOUMIS PLACE SUBDIVISION

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

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.



**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PARCEL LINE
- ADJACENT RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	276.00'	122.58'	25°28'51"	S59°19'59"W	121.58'
C2	276.00'	133.42'	27°41'48"	S32°49'37"W	132.12'
C3	276.00'	75.86'	15°44'49"	S11°02'18"W	75.62'

- Drinking water easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain drinking water lines; and pressurized irrigation easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain pressurized irrigation lines. Easement extends along the entire frontage of Loumis Parkway.
- Drainage Easements (DE) are to allow lots within subdivision and adjacent properties to allow drainage to cross boundary lines and drain into easements as shown on this plat. Drainage Easements are in favor of lot they exist on and lots and properties adjacent to the lot with said easement.
- Storm Drain easement in favor of the City of Bluffdale, for the right to construct, operate, access, and maintain storm drain lines.

**ROCKY MOUNTAIN POWER NOTES:**

- 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.
- 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 APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE 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:
  - A RECORDED EASEMENT OR RIGHT OF WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note: Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. 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 in 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 800-368-8532.

**EASEMENT APPROVAL**

DATE	2-3-2021
DATE	1-29-21
DATE	2/01/2021
DATE	2-2-21

**APPROVAL AS TO FORM**

APPROVED THIS 14th DAY OF August 2021 BY THE BLUFFDALE CITY PLANNING COMMISSION

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 14th DAY OF August 2021 BY THE BLUFFDALE CITY PLANNING COMMISSION

**CITY COUNCIL APPROVAL**

PRESENTED TO THE MAYOR AND BLUFFDALE CITY COUNCIL THIS 14th DAY OF August A.D. 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**SURVEYOR'S CERTIFICATE**

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and 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 of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

A parcel of land, situate in the Northeast and Northwest Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and being a portion of those parcels described in a Quit Claim Deed recorded December 28, 2011 as Entry No. 11304507 in Book 8977 at Page 8429 and a Warranty Deed recorded September 15, 2015 as Entry No. 12132256 in Book 1036 at Page 5178, more particularly described as follows:

Beginning at the Northwest corner of Wood Duck Hollow Phase 3 Subdivision, recorded as Entry No. 12471629 in Book 2017P at Page 24 in the Office of the Salt Lake County Recorder, said point also being on the Westerly Right-of-Way Line of Widgeon Lane, said point also being South 0°03'49" East 710.57 feet along the quarter section line and North 89°59'11" East 143.28 feet from the North Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeastly 20.98 feet along the arc of a 150.00 foot radius curve to the right (center bears South 17°56'29" East and the chord bears South 07°52'40" East 19.31 feet with a central angle of 80°07'37") along said Westerly Right-of-Way Line of Widgeon Lane;

thence South 27°48'52" East 63.41 feet along said Westerly Right-of-Way Line of Widgeon Lane;

thence Southeastly 65.22 feet along the arc of a 162.50 foot radius curve to the left (center bears North 62°11'08" East and the chord bears South 38°18'44" East 64.78 feet with a central angle of 22°59'44") along said Westerly Right-of-Way Line of Widgeon Lane;

thence South 50°48'09" East 92.22 feet along said Westerly Right-of-Way Line of Widgeon Lane to the Northern Corner of Lot 309 of said Wood Duck Hollow Phase 3 Subdivision;

thence South 45°37'05" West 135.59 feet along the Northwestery Line of said Lot 309;

thence South 00°15'55" East 59.61 feet along the Westerly Line of said Lot 309 to the Northeast corner of the Debbie Holt property as established by vesting deed;

thence North 03°08'44" East 25.91 feet along said Easterly Right-of-Way Line of Loumis Parkway;

thence South 89°51'55" West 214.01 feet along the north line of said survey to the Easterly Right-of-Way Line of Loumis Parkway as established by vesting deed;

thence North 03°08'44" East 25.91 feet along said Easterly Right-of-Way Line of Loumis Parkway;

thence Northeastly 331.86 feet along the arc of a 276.00 foot radius curve to the right (center bears South 86°50'06" East and the chord bears North 37°38'38" East 312.22 feet with a central angle of 88°53'28") along said Easterly Right-of-Way Line of Loumis Parkway to the point of beginning.

Contains 54,049 Square Feet or 1.241 Acres and 3 Lots

JAN. 26, 2021  
DATE

PATRICK M. HARRIS  
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR  
No. 286882  
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 the same to be subdivided, hereafter known as the

## LOUMIS PLACE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.

In witness whereof I / we have hereunto set our hand (s) this 26th day of January A.D. 2021

*John Loumis Jr.*  
John Loumis Jr.  
Springview Farms II, LC

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Salt Lake ) ss

ON THE 26th DAY OF January A.D. 2021, *John Loumis Jr.* PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Owner of *Springview Farms II, LC*, A LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

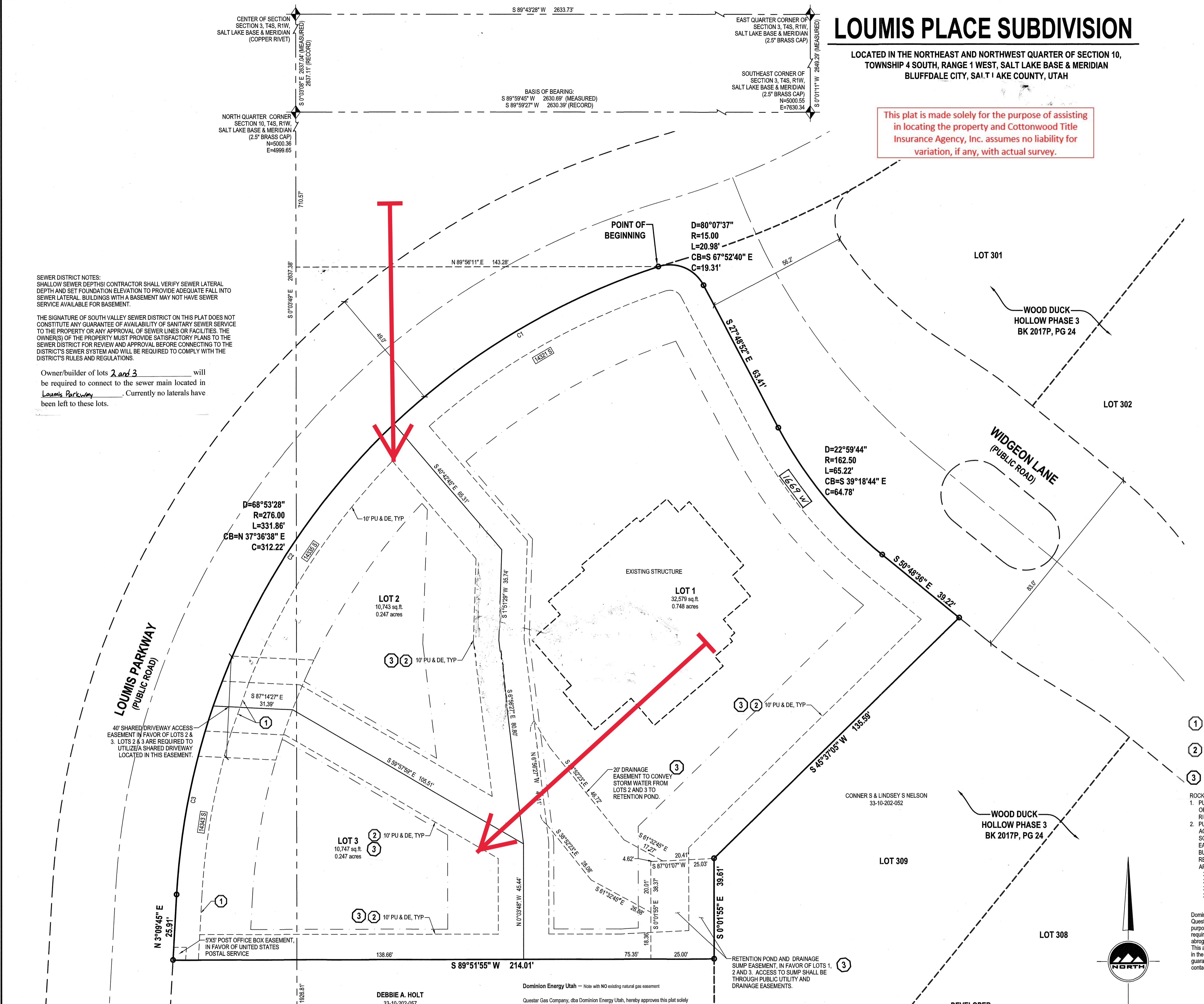
MY COMMISSION EXPIRES: October 5, 2023  
NAME: *Kendra Wilts*  
NO. 707792  
A NOTARY PUBLIC COMMISSION IN UTAH  
KENDRA WILTS  
Notary Public - State of Utah  
My Comm. Exp. 10/05/2023  
Commission # 707794

## LOUMIS PLACE SUBDIVISION

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13575715

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: *Cottonwood Title*  
DATE: 2/23/2021 TIME: 1:22 PM BOOK: 2021P PAGE: 51  
FEE: \$56.00  
REPLY SALT LAKE COUNTY RECORDER



**RECORD SURVEY DATA**

ROS NO. S 2021-01-004  
S 2021-01-0135

REVIEWER: *Steve V. Taylor* DATE: 2/23/21

**SHEET 1 OF 1**

PROJECT NUMBER: 2218TT  
MANAGER: BDM  
DRAWN BY: KPW  
CHECKED BY: PMH  
DATE: 1/21/21

**ENSIGN**

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.967.1100  
TOOELE  
Phone: 435.814.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.866.2863

**SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL**

APPROVED THIS 9 DAY OF February 2021 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT

*Christa O'Leary*  
SALT LAKE COUNTY HEALTH DEPARTMENT

**SOUTH VALLEY SEWER DISTRICT**

APPROVED THIS 9 DAY OF February 2021 BY THE SOUTH VALLEY SEWER DISTRICT

*Michael Garcia*  
SOUTH VALLEY SEWER DISTRICT, MANAGER

**CITY ENGINEER APPROVAL**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

*Michael Garcia* 18 Feb 2021  
BLUFFDALE CITY ENGINEER DATE

**APPROVAL AS TO FORM**

APPROVED THIS 22 DAY OF February 2021 BY THE BLUFFDALE CITY ATTORNEY

*Michael Garcia*  
FEDERAL ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 14th DAY OF August 2021 BY THE BLUFFDALE CITY PLANNING COMMISSION

*Debbie Loggans*  
CHAIR, BLUFFDALE CITY PLANNING COMMISSION

**CITY COUNCIL APPROVAL**

PRESENTED TO THE MAYOR AND BLUFFDALE CITY COUNCIL THIS 14th DAY OF August A.D. 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Debbie Loggans*  
MAYOR

**DEVELOPER**

*Johny Loumis*  
14315 S. Loumis Parkway  
Bluffdale, UT 840645  
801-599-6611

\$56.00 33-10-21 33-10-202-03610461047