

LOT INFORMATION		
LOT #	AREA SQ. FT.	ADDRESS
1	748	4501 SOUTH 1200 EAST
2	748	4503 SOUTH 1200 EAST
3	748	4505 SOUTH 1200 EAST
4	748	4509 SOUTH 1200 EAST
5	748	4511 SOUTH 1200 EAST
6	748	1202 EAST NIXON LANE
7	748	1204 EAST NIXON LANE
8	748	1206 EAST NIXON LANE
9	748	1208 EAST NIXON LANE
10	748	1210 EAST NIXON LANE
11	748	1214 EAST NIXON LANE
12	748	1240 EAST NIXON LANE
13	748	1238 EAST NIXON LANE
14	748	1234 EAST NIXON LANE
15	748	1232 EAST NIXON LANE
16	748	1230 EAST NIXON LANE
17	748	1228 EAST NIXON LANE
18	748	1226 EAST NIXON LANE
19	748	1222 EAST NIXON LANE
20	748	1220 EAST NIXON LANE
21	748	1218 EAST NIXON LANE
22	748	1216 EAST NIXON LANE
COMMON AREA	40,139	4517 SOUTH 1200 EAST

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 90°00'00" W	20.01'
L2	N 90°00'00" E	15.57'
L3	N 90°00'00" E	21.77'
L4	N 90°00'00" E	21.77'
L5	N 90°00'15" W	11.74'
L6	N 90°00'00" E	21.77'
L7	N 90°00'00" E	18.06'
L8	S 00°00'00" E	20.08'
L9	S 00°00'00" E	20.08'
L10	S 00°00'00" E	21.00'
L11	S 00°00'00" E	21.00'
L12	N 90°00'00" W	15.06'
L13	N 90°00'00" E	32.06'
L14	N 00°00'00" E	152.73'
L15	N 90°00'00" E	36.25'
L16	N 90°00'00" E	9.99'
L17	N 90°00'00" W	10.47'
L18	N 90°00'00" W	10.47'
L19	N 90°00'00" E	84.00'
L20	S 00°00'00" E	25.00'
L21	N 90°00'00" E	84.00'
L22	N 00°00'00" E	25.00'
L23	N 90°00'00" W	19.96'
L24	S 00°00'00" E	84.00'
L25	N 90°00'00" E	19.96'
L26	S 00°00'00" E	84.00'
L27	S 00°00'00" E	10.00'
L28	N 90°00'00" E	26.25'
L29	N 00°00'00" E	132.73'
L30	N 90°00'00" E	22.08'

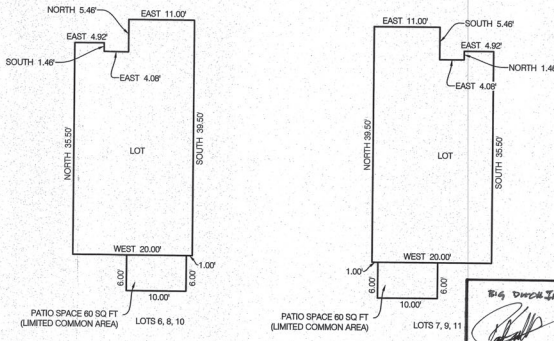
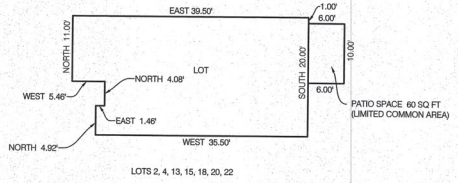
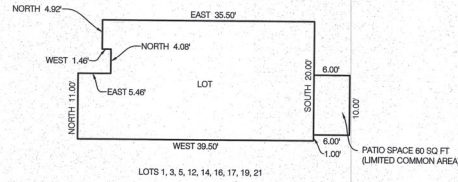
LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N 90°00'00" W	20.00'
L32	N 90°00'00" E	20.00'
L33	N 90°00'00" E	20.00'
L34	N 90°00'00" W	20.01'
L35	N 90°00'00" E	20.01'
L36	S 00°00'00" E	0.92'
L37	S 00°00'00" E	24.41'
L38	S 00°00'00" E	21.24'
L39	S 00°00'00" E	21.24'
L40	S 00°00'00" E	21.24'
L41	S 00°00'00" E	21.24'
L42	S 00°00'00" E	21.24'
L43	N 90°00'00" W	18.22'
L44	N 90°00'00" E	20.00'
L45	N 90°00'00" E	20.00'
L46	N 90°00'00" E	20.00'
L47	N 90°00'00" E	20.00'
L48	N 90°00'00" E	20.00'
L49	N 90°00'00" E	20.00'
L50	N 90°00'00" E	20.00'
L51	N 90°00'00" E	20.00'
L52	N 00°00'21" E	0.92'
L53	N 90°00'00" W	24.00'
L54	N 90°00'00" E	20.00'
L55	N 90°00'00" E	20.00'
L56	N 90°00'00" E	20.00'
L57	N 90°00'00" E	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	32.91'	22.00'	85°42'27"	S 47°08'37" E	29.93'
C2	32.91'	22.00'	85°43'20"	S 47°08'20" E	29.93'
C3	43.99'	28.00'	90°00'00"	N 45°00'00" W	39.60'
C4	34.56'	22.00'	90°00'00"	N 45°00'00" E	31.11'
C5	15.18'	36.00'	24°09'33"	N 77°52'18" W	15.07'
C6	13.13'	28.00'	28°51'40"	S 78°34'01" E	13.01'
C7	31.44'	20.00'	90°04'50"	S 45°02'50" W	28.30'

45 TWELVE TOWNHOMES
 A PLANNED UNIT DEVELOPMENT
 ALSO AMENDING LOT 1, RILEY SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 MILLCREEK, 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.

TYPICAL TOWNHOUSE LOTS



NOTE: SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED ON APRIL 10, 2018, SEE ENTRY NO. 12795642 AT THE SALT LAKE COUNTY RECORDERS OFFICE.

SALT LAKE COUNTY HEALTH DEPARTMENT
 APPROVED AS TO FORM THIS 27 DAY OF November A.D. 2018

Big Duncen Insurance
 Paul Southern 450-0000
 SIGNED 11/27/2018
 DATE

R.O.S. NO: S2018-04-0314

MILLCREEK MAYOR
 PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 31st DAY OF May A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240251 AS PRESCRIBED UNDER THE 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, A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND SURVEYING, L.L.C. HAS BEEN FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AND HAVE COMBINED SAID TRACT OF LAND INTO ONE LOT HEREAFTER TO BE KNOWN AS:

45 TWELVE TOWNHOMES
 A PLANNED UNIT DEVELOPMENT
 DESCRIPTION

AN ENTIRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CONTAINING FOUR (4) PARCELS DESCRIBED AS PARCEL 1, 2, AND 4 PER THAT WARRANTY DEED RECORDED DECEMBER 29, 2017 AS ENTRY NO. 1268869 IN BOOK 10634, AT PAGE 5703 ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE AND PARCEL 3 PER THAT WARRANTY DEED RECORDED DECEMBER 29, 2017 AS ENTRY NO. 1268868 IN BOOK 10634, AT PAGE 5706 ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF ALBURN COURT SUBDIVISION RECORDED NOVEMBER 2, 2011 AS ENTRY NO. 1127049, IN BOOK 20119, AT PAGE 141 ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 89°54'48" WEST 458.94 FEET ALONG THE MONUMENT LINE OF 4500 SOUTH STREET AND SOUTH 00°00'55" WEST 33.00 FEET FROM THE SALT LAKE COUNTY MONUMENT NO. 2516566, SAID MONUMENT BEING LOCATED AT THE INTERSECTION OF 4500 SOUTH STREET AND 1300 EAST STREET, AND RUNNING THENCE SOUTH 241.79 FEET ALONG THE WEST LINE OF SAID ALBURN COURT SUBDIVISION, THENCE WEST 6.71 FEET, THENCE SOUTH 55.00 FEET, THENCE WEST 246.00 FEET TO THE SOUTHWEST CORNER OF RILEY SUBDIVISION RECORDED DECEMBER 9, 2004, AS ENTRY NO. 9040308, IN BOOK 2004P, AT PAGE 385, ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, THENCE NORTH 120.17 FEET ALONG THE WEST LINE OF SAID RILEY SUBDIVISION, THENCE NORTH 89°54'48" WEST 75.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1300 EAST STREET (A 60 FOOT WIDE ROAD), THENCE NORTH 00°00'29" EAST 177.00 FEET ALONG SAID RIGHT OF WAY LINE, THENCE SOUTH 89°54'48" WEST 76.00 FEET TO THE WESTERLY LINE OF SAID RILEY SUBDIVISION, THENCE ALONG THE BOUNDARY OF LOT 2, RILEY SUBDIVISION THE FOLLOWING THREE (3) COURSES: 1) SOUTH 144.44 FEET; 2) EAST 113.00 FEET; 3) NORTH 144.27 FEET; THENCE SOUTH 89°54'48" EAST 137.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 71,117 SQUARE FEET OR 1.633 ACRES, MORE OR LESS
 22 LOTS



DATE OF PREPARATION: NOVEMBER, 2018

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE DIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE:

45 TWELVE TOWNHOMES
 A PLANNED UNIT DEVELOPMENT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL AREAS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS AND OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON. IN WITNESS WHEREOF, I HAVE HEREUNTO SET
 NOVEMBER THIS 27 DAY OF Nov 2018

SIGNATURE
 PRINT NAME: Kasey Kershaw
 TITLE: owner
 45 TWELVE, LLC

LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 County of Salt Lake }
 ON THE 27 DAY OF Nov A.D., 2018, PERSONALLY APPEARED BEFORE ME Kasey Kershaw WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY INFORMED, DID SAY THAT HE/SHE IS A MANAGING MEMBER OF 45 TWELVE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER DEDICATION WAS SIGNED BY MEMBER ON BEHALF OF SAID LLC, AND SAID Kasey Kershaw ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: 3/13/2021 (DATE)
Janis Kershaw (SIGNATURE)
 PRINT NAME
 COMMISSION NUMBER: 693401
Janis Kershaw (SIGNATURE)
 NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

45 TWELVE TOWNHOMES
 A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 MILLCREEK, SALT LAKE COUNTY, UTAH

SHEET 1 OF 2

SALT LAKE COUNTY RECORDER
 RECORDED # 18020372
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF KASEY KERSHAW

DATE: 11/26/18 TIME: 10:02 AM PAGE: 172
 # 1146 00
 FEE \$ 146.00
Janis Kershaw
 DEPUTY, SALT LAKE COUNTY RECORDER



DEVELOPER:
 CONTACT: KASEY KERSHAW
 IDI REAL ESTATE
 PHONE: 801-953-6004
 EMAIL: IDIREALESTATE@GMAIL.COM

OWNER:
 NAME: 45 TWELVE, LLC
 ADDRESS: 2388 HAVEN LANE
 HOLLADAY, UT 84117



PUBLIC UTILITY APPROVAL
 DATE: 11-29-18
 COMCAST: [Signature] DATE: 11-28-18
 ROCKY MTN POWER: [Signature] DATE: 12/20/18
 DOMINION ENERGY: [Signature] DATE: 11-27-18

UNIFIED FIRE AUTHORITY APPROVAL
 SIGNED: [Signature] DATE: 11/29/18

SALT LAKE COUNTY ADDRESSING APPROVAL
 SIGNED: [Signature] DATE: 11/29/18

MILLCREEK ENGINEER
 SIGNED: [Signature] DATE: 5-23-19

RECORD OF SURVEY
 SIGNED: [Signature] DATE: 1-14-19

CHECK FOR ZONING COMPLIANCE
 ZONE: _____ LOT AREA: _____
 LOT WIDTH: _____ FRONT YARD: _____
 SIDE YARD: _____ REAR YARD: _____
 SIGNATURE: _____ DATE: _____

MILLCREEK PLANNING COMMISSION
 APPROVED THIS 16 DAY OF January A.D. 2019 BY THE MILLCREEK PLANNING COMMISSION.
 SIGNED: [Signature] DATE: 1/16/2019

MILLCREEK COMMUNITY DEVELOPMENT
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 SIGNED: [Signature] DATE: 16 JAN 2019

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 31 DAY OF May A.D. 2019.
 SIGNED: [Signature] DATE: 5/31/19

MILLCREEK MAYOR
 SIGNED: [Signature] DATE: _____

22-05-42 22-05-42B-003-004,-024
 -432-002

1802024ap, lots.dwg
 2019P-172

