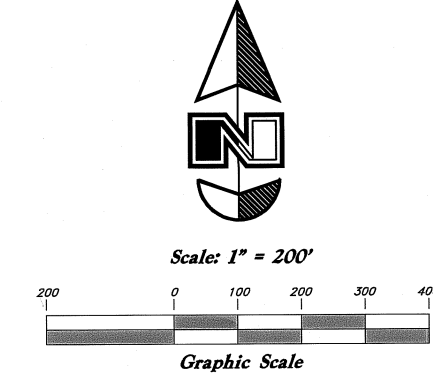


VICINITY MAP
Not to Scale



NARRATIVE

This Subdivision plat was requested by Mr. Mark L. Pace of Gardner Company for purposes of Amending three (3) lots, and creating a parcel.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17, T2S, R1W, SLB&M, U.S. Survey with a bearing of N 89°57'49" W was used as the basis of bearings.

Lot corners were monumented as depicted on this plat.

NOTE:

- 1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
- 2. Lots 202-204 are subject to a blanket Public Utility Easement in open areas not required for the development of future buildings on the parcels.
- 3. No city maintenance will be provided for private roadways.

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	8°35'05"	257.53'	38.44'	38.40'	S 23°29'59" W
C2	29°58'48"	293.92'	153.79'	152.04'	S 3°55'58" W
C3	7°17'18"	337.46'	42.93'	42.90'	S 13°56'32" E
C4	30°10'45"	137.63'	72.49'	71.66'	S 28°49'31" E
C5	23°40'53"	192.75'	79.67'	79.10'	S 47°32'19" E
C6	7°52'45"	413.56'	57.47'	57.43'	S 73°48'50" E
C7	23°17'59"	113.97'	48.34'	48.03'	S 89°41'23" E
C8	3°01'22"	116.73'	6.16'	6.16'	N 77°11'22" E
C9	20°47'57"	127.77'	46.37'	46.12'	N 64°58'41" E
C10	35°26'36"	185.43'	114.70'	112.88'	N 35°29'42" E
C11	38°26'50"	232.58'	147.95'	145.47'	N 1°17'31" E
C12	6°17'56"	444.78'	48.85'	48.83'	N 20°10'04" W
C13	89°54'32"	265.00'	415.78'	374.41'	S 44°56'43" W
C14	89°15'00"	170.00'	264.81'	238.84'	S 44°37'30" W
C15	4°57'40"	835.00'	72.30'	72.28'	S 86°46'10" W
C16	3°42'40"	365.00'	36.38'	36.37'	S 87°08'40" W
C17	4°17'18"	235.00'	17.59'	17.59'	S 2°08'39" E
C18	14°44'34"	200.00'	51.46'	51.32'	S 11°59'35" E
C19	89°59'37"	15.00'	23.58'	21.21'	S 25°58'06" W
C20	21°54'32"	170.00'	65.01'	64.61'	S 81°55'24" W
C21	20°00'20"	170.00'	59.36'	59.06'	N 77°07'10" W
C22	20°28'22"	200.00'	71.35'	70.97'	N 77°20'11" W

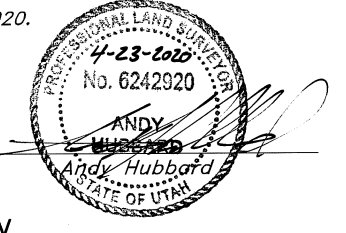
LINE DATA

Line	Bearing	Length
L1	N 89°57'49" W	110.00'
L2	N 0°16'50" E	363.00'
L3	N 89°57'49" W	321.00'
L4	S 0°16'50" W	363.00'
L5	N 89°57'49" W	247.33'
L6	N 14°07'22" W	84.43'
L7	N 89°56'25" E	297.76'
L8	N 0°36'40" E	36.55'
L9	N 67°26'32" E	65.34'
L10	N 77°22'52" E	46.93'
L11	S 89°54'31" E	167.26'
L12	S 80°06'00" E	60.03'
L13	S 89°56'51" E	343.32'
L14	S 0°01'20" E	101.33'
L15	S 0°06'33" E	330.85'
L16	S 89°15'00" W	48.73'
L17	S 84°17'20" W	207.36'
L18	N 80°00'00" W	107.29'
L19	S 0°00'00" E	390.55'
L20	S 4°17'18" E	35.96'
L21	S 19°01'52" E	85.59'
L22	S 70°58'08" W	95.83'
L23	N 87°07'20" W	178.82'
L24	N 87°07'00" W	62.92'

Summit Vista Subdivision No. 2

Amending Lots 2, 3 & 4 of Summit Vista Subdivision
A part of the Southwest Quarter and the Southeast Quarter of Section 17, T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
March 2020

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 48, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Summit Vista Subdivision No. 2 in Taylorsville City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this 23rd day of April, 2020.



6242920
License No.

ACKNOWLEDGMENT

State of Utah
County of **SALT LAKE** ss
The foregoing instrument was acknowledged before me this 23rd day of **APRIL** 2020 by **ASSET PLAN COMMUNITIES, LLC**
Residing At: **DAVIS COUNTY**
Commission Number: **841218**
Commission Expires: **10-16-30**
A Notary Public commissioned in Utah
SEMIA C. PEREZ
Print Name



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Common Areas, and streets as shown on this plat, and name said tract Summit Vista Subdivision No. 2, and hereby dedicate, grant and convey to Taylorsville City, Salt Lake County, Utah, those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate and grant to Taylorsville City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Taylorsville City. We also dedicate and grant to Taylorsville City a blanket public utility easement over and across the portions of the lots 202 through 204, not encumbered with buildings, the same to be used for the installation, maintenance and operation and service of future buildings located on these parcels as authorized by Taylorsville City.
Signed this 23rd day of April, 2020.

Summit Life Plan Communities, LLC
Chris Gardner

DESCRIPTION

All of Lots 2, 3 & 4 Summit Vista Subdivision according to the Official Plat thereof on File in the Salt Lake County Recorder's Office. (Entry #12624730 in Book 2017p at Page 263).

More Particularly Described as Follows:
A tract of land, situate in the Southeast Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake County, Utah, and containing 5.4389 acres, more or less, divided into 24 lots, to-wit:

Beginning at the Southwest Corner of Lot 2 of Summit Vista Subdivision (Book 2017p, Page 263) said point being 1821.19 feet North 89°57'49" West along the Section line and 432.94 feet North 0°02'11" East from the Southeast corner of said Section 17, and running thence six (6) courses along the Westerly and Southerly Boundaries of said subdivision as follows: (1) North 0°16'50" East 595.14 feet; (2) North 89°57'49" West 110.00 feet; (3) North 0°16'50" East 363.00 feet; (4) North 89°57'49" West 321.00 feet; (5) South 0°16'50" West 363.00 feet; and (6) North 89°57'49" West 247.33 feet to the Existing East right of Way line of Baninger Highway; thence three (3) courses along said Existing East Right of way line as follows: (1) North 14°07'22" West 84.43 feet to the point of curve of a non-tangent curve whose center point bears South 64°03'56" West; (2) Northerly along the arc of a 2,600.67 foot radius curve to the left a distance of 553.16 feet (Central Angle equals 12°11'12", and Long Chord bears North 12°01'40" West 552.12 feet); and (3) North 18°07'18" West 1,040.81 feet to the Northerly Boundary of said Subdivision; thence North 89°56'25" East 297.76 feet along said Northerly Boundary line to the Northeast corner of Lot 4 of said Subdivision; thence seven (7) courses along the Northeast Boundary of said Lot 4 as follows: (1) South 41°09'42" East 930.67 feet to the point of curve of a non-tangent curve, of which the radius point lies South 62°14'29" East; (2) Southwesterly along the arc of a 257.53 foot radius curve to the left a distance of 38.44 feet (Central Angle equals 08°35'05" and Long Chord bears South 23°28'59" West 38.40 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 71°04'58" East; (3) Southerly along the arc of a 293.92 foot radius curve, of which the radius point lies North 12°11'12" West 552.12 feet; (4) Southwesterly along the arc of a 157.63 foot radius curve to the left a distance of 72.49 feet (Central Angle equals 30°10'45" and Long Chord bears South 28°49'31" West 71.66 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 76°15'31" East; (5) Southwesterly along the arc of a 137.63 foot radius curve to the left a distance of 79.67 feet (Central Angle equals 23°40'53" and Long Chord bears South 47°32'19" East 79.10 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 20°10'04" East; and (7) Easterly along the arc of a 413.56 foot radius curve to the left a distance of 57.47 feet (Central Angle equals 07°52'45" and Long Chord bears South 73°48'50" East 57.43 feet) to the West Boundary line of said Lot 3; thence fourteen (14) courses along the West and Northerly Boundaries of said Lot 3 as follows: (1) North 0°36'40" East 36.55 feet to the point of curve of a non-tangent curve, of which the radius point lies North 20°10'04" East; and (2) Easterly along the arc of a 113.97 foot radius curve to the left a distance of 46.34 feet (Central Angle equals 23°17'59" and Long Chord bears South 89°41'23" East 46.03 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 11°57'36" East; (3) Easterly along the arc of a 116.73 foot radius curve to the left a distance of 6.16 feet (Central Angle equals 03°01'22" and Long Chord bears North 77°11'22" East 6.16 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 14°37'30" West; (4) Northerly along the arc of a 127.77 foot radius curve to the left a distance of 46.37 feet (Central Angle equals 20°47'57" and Long Chord bears North 64°58'41" East 46.12 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 35°29'42" East 112.88 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 1°17'31" East 145.47 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 72°58'44" West; (7) Northerly along the arc of a 444.78 foot radius curve to the left a distance of 48.85 feet (Central Angle equals 06°17'56" and Long Chord bears North 20°10'04" West 48.83 feet); (8) North 67°26'32" East 65.34 feet; (9) North 77°22'52" East 46.93 feet; (10) South 89°54'31" East 167.26 feet; (11) South 80°06'00" East 60.03 feet; (12) South 89°56'51" East 343.32 feet to a point of curvature; (2) Southerly along the arc of a 265.00 foot radius curve to the left a distance of 415.75 feet (Central Angle equals 89°54'32" and Long Chord bears South 44°56'43" West 374.41 feet); (3) South 43.62 feet to a point of curvature; (4) Southwesterly along the arc of a 170.00 foot radius curve to the right a distance of 264.81 feet (Central Angle equals 89°15'00" and Long Chord bears South 44°37'30" West 238.84 feet); (5) South 89°15'00" West 48.73 feet to a point of curvature; (6) Westerly along the arc of a 835.00 foot radius curve to the left a distance of 72.30 feet (Central Angle equals 04°57'40" and Long Chord bears South 86°46'10" West 72.28 feet); (7) South 84°17'20" West 207.36 feet to a point of curvature; (8) Westerly along the arc of a 365.00 foot radius curve to the right a distance of 36.38 feet (Central Angle equals 05°42'40" and Long Chord bears South 87°08'40" West 36.37 feet); and (9) West 107.29 feet to the West right of way line of Summit Vista Boulevard; thence six (6) courses along said West right of way line as follows: (1) South 390.55 feet to a point of curvature; (2) Southerly along the arc of a 250.00 foot radius curve to the left a distance of 17.59 feet (Central Angle equals 04°17'18" and Long Chord bears South 02°08'39" East 17.59 feet); (3) South 04°17'18" East 35.96 feet to a point of curvature; (4) Southerly along the arc of a 200.00 foot radius curve to the left a distance of 51.46 feet (Central Angle equals 14°44'34" and Long Chord bears South 11°59'35" East 51.32 feet); (5) South 19°01'52" East 85.59 feet to a point of curvature; and (6) Southwesterly along the arc of a 150.00 foot radius curve to the right a distance of 23.56 feet (Central Angle equals 89°59'37" and Long Chord bears South 25°58'06" West 21.21 feet) to the Northerly right of way line of 61.35 South Street; thence six (6) courses along said Northerly right of way line as follows: (1) South 70°58'08" West 95.83 feet to a point of curvature; (2) Westerly along the arc of a 170.00 foot radius curve to the right a distance of 65.01 feet (Central Angle equals 21°54'32" and Long Chord bears South 81°55'24" West 64.61 feet); (3) North 87°07'20" West 178.82 feet to a point of curvature; (4) Westerly along the arc of a 170.00 foot radius curve to the right a distance of 59.36 feet (Central Angle equals 20°00'20" and Long Chord bears North 77°07'10" West 59.06 feet); (5) North 87°07'10" West 62.92 feet to a point of curvature; and (6) Westerly along the arc of a 200.00 foot radius curve to the left a distance of 71.35 feet (Central Angle equals 20°28'22" and Long Chord bears North 77°20'11" West 70.97 feet) to the POINT OF BEGINNING.

NOTE:
See Sheets 2 & 3 for Lot, Easement and Parcel Line Details

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 • FAX (801) 394-2222 • (801) 394-7844
WWW.GREATBASINENGINEERING.COM

SALT LAKE COUNTY RECORDER
ENTRY NO. 13264352 - FEE PAID
FILED FOR RECORD AND
RECORDED 05/03/2020 AT
10:28 AM IN BOOK 2018 OF OFFICIAL
RECORDS, PAGE 10
FOR Summit Life Plan Communities
SALT LAKE COUNTY RECORDER
By: **Donna J. Deputy**
DEPUTY

Summit Vista Subdivision No. 2

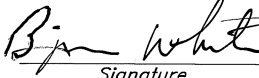
Amending Lots 2, 3 & 4 of Summit Vista Subdivision
 A part of the Southwest Quarter and the Southeast Quarter of Section 17, T2S, R1W, SLB&M, U.S. Survey
 Taylorsville City, Salt Lake County, Utah
 March 2020

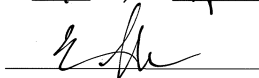
TAYLORSVILLE CITY PLANNING COMMISSION
 Approved by the Taylorsville City Planning Commission
 this 30th day of May, 2020.

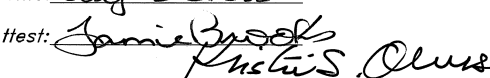
 Chairman


TAYLORSVILLE CITY ATTORNEY
 Approved by the Taylorsville City Attorney
 this 30th day of May, 2020.


 Signature

TAYLORSVILLE CITY ENGINEER
 I hereby certify that this office has
 examined this plan and it is correct in
 accordance with the provisions of Taylorsville
 City Code.

 Signature
 DATED: 24TH OF APRIL 2020

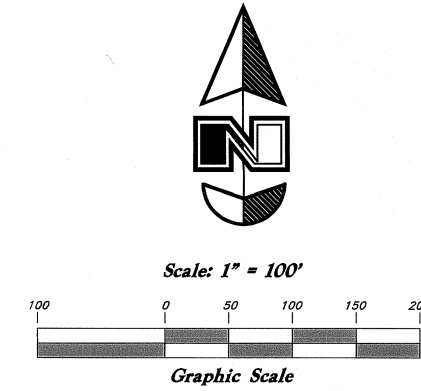
BOARD OF HEALTH
 Approved this 21st day of April, 2020.

 Salt Lake County Board of Health

TAYLORSVILLE CITY APPROVAL
 Presented to the Taylorsville City Mayor this 29th
 day of April, 2020, and was approved and accepted by the PLANNING
 Commission of Taylorsville City, Utah this 14th day
 of APRIL, 2020.
 Title: City Recorder
 Attest: 
 Mayor

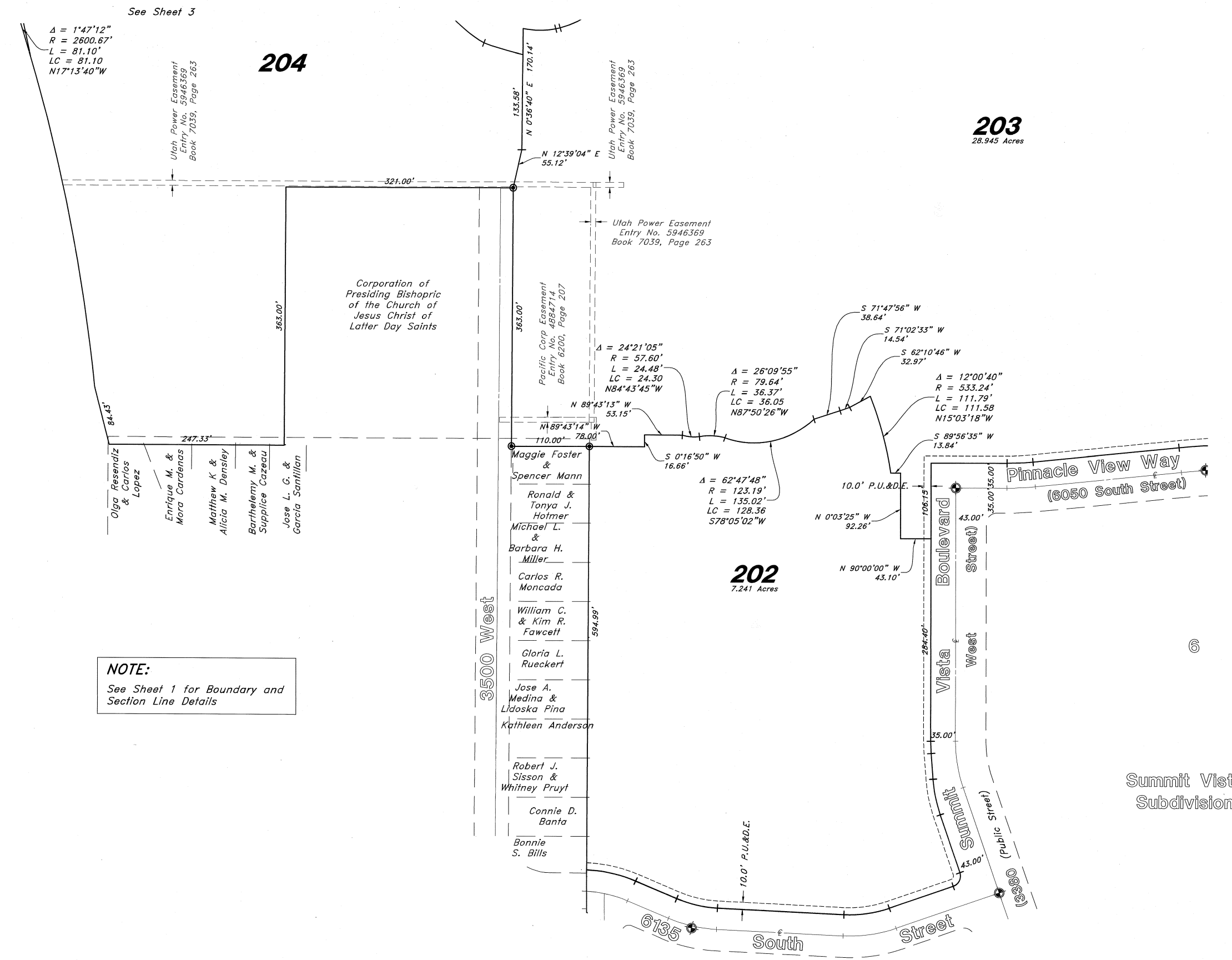
TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
 Approved by Taylorsville-Bennion Improvement
 District, this 24th day of April, 2020.


TAYLORSVILLE CITY COMMUNITY DEVELOPMENT
 I hereby certify that this office has examined this plan
 and it is correct in accordance with the information on file
 in this office.
 Signed this 27th day of April, 2020.

 Director

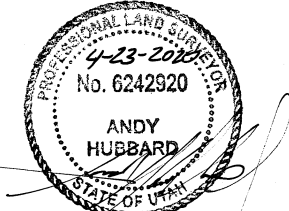
 **GREAT BASIN ENGINEERING**
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

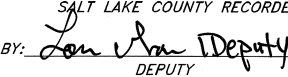


- Legend**
- ▲ Set Nail & Washer
 - Set Hub & Tack
 - ⊙ Monument to be set
 - ⊖ Rodial Line
 - (N/R) Non-Radial Line
 - (S.L.C.S.) Salt Lake County Surveyor
 - P.U.&D.E. Public Utility & Drainage Easement
 - ABP Area Reference Plot
 - Set/Found 5/8" x 24" Long Rebar & GBE Cap w/ Lathe



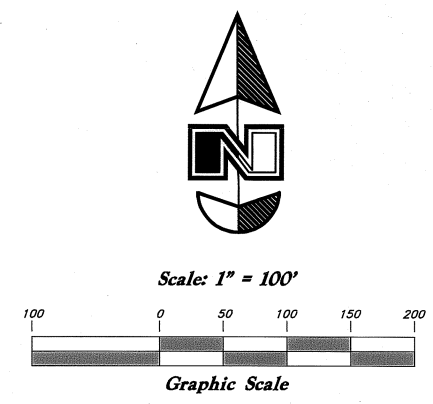
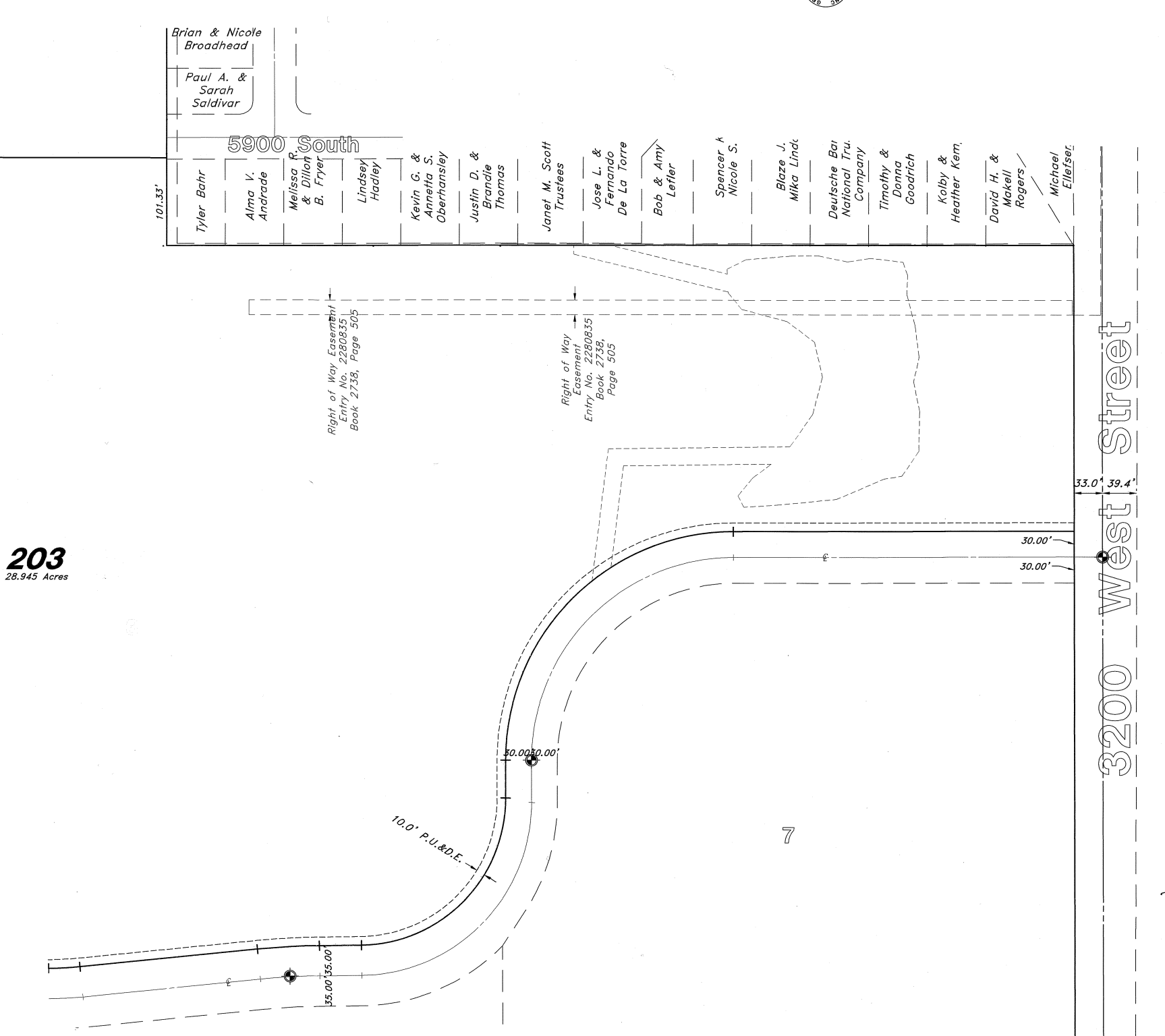
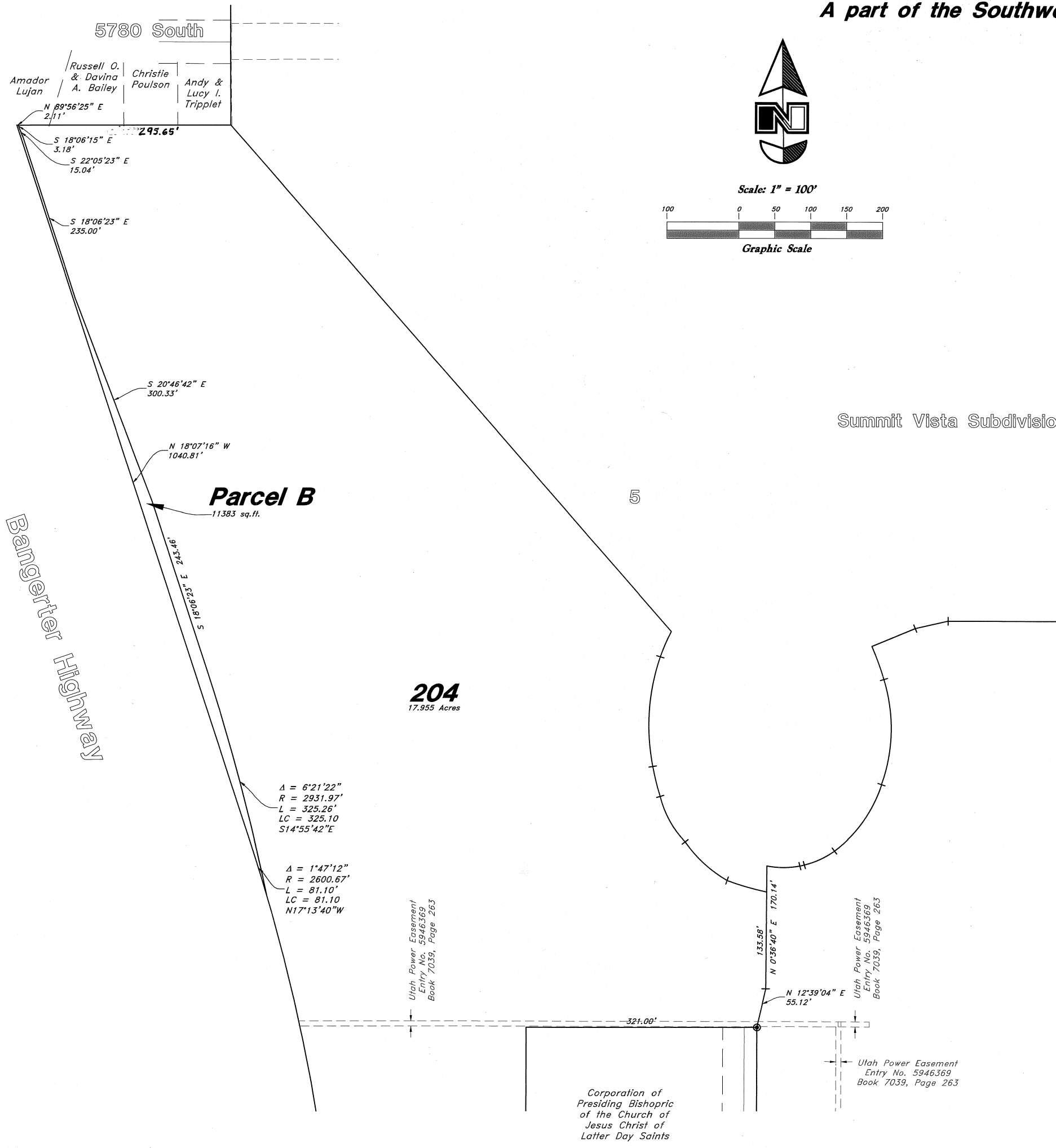
- NOTE:**
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
 - Lots 202-204 are subject to a blanket Public Utility Easement in open areas not required for the development of future buildings on the parcels.
 - No city maintenance will be provided for private roadways.



Sheet 2 of 3
SALT LAKE COUNTY RECORDER
 ENTRY NO. 18264352 FEE PAID
 \$115.00 FILED FOR RECORD AND
 RECORDED 05/03/2020 AT
 4:02 PM IN BOOK 2000 OF OFFICIAL
 RECORDS, PAGE 104 RECORDED
 FOR Summit Life Plan Communities.
 SALT LAKE COUNTY RECORDER
 BY:  DEPUTY

Summit Vista Subdivision No. 2

Amending Lots 2, 3 & 4 of Summit Vista Subdivision
 A part of the Southwest Quarter and the Southeast Quarter of Section 17, T2S, R1W, SLB&M, U.S. Survey
 Taylorsville City, Salt Lake County, Utah
 March 2020



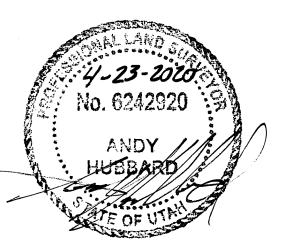
NOTE:
 See Sheet 1 for Boundary and Section Line Details

- Legend**
- ▲ Set Nail & Washer
 - Set Hub & Tack
 - Monument to be set
 - (Rad.) Radial Line
 - (N/P) Non-Radial Line
 - (S.L.C.S.) Salt Lake County Surveyor
 - P.U.D.E. Public Utility & Drainage Easement
 - ARP Area Reference Point
 - Self/Found 5/8" x 3/4" Long Rebar & CBE Cap w/ Lathe

- NOTE:**
1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
 2. Lots 202-204 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.
 3. No city maintenance will be provided for private roadways.

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
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Sheet 3 of 3

SALT LAKE COUNTY RECORDER

ENTRY NO. 13264352 - FEE PAID
 1530 FILED FOR RECORD AND
 RECORDED 05/16/2020 AT
 4:42 PM IN BOOK 2020 OF OFFICIAL
 RECORDS PAGE 101 RECORDED
 FOR Summit Lifeplan Communities

SALT LAKE COUNTY RECORDER
 BY: *Lois DeDeity* DEPUTY