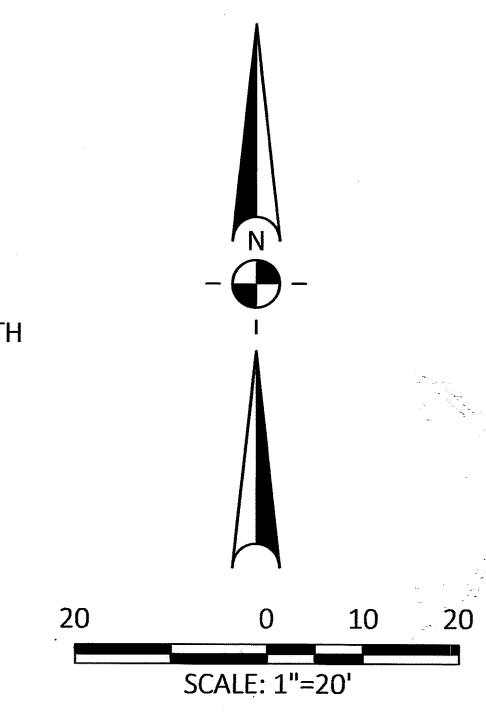


# HOYT PLACE SUBDIVISION - PHASE 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,  
TOWNSHIP 1N, RANGE 1W, SALT LAKE BASE & MERIDIAN  
854 WEST HOYT PLACE  
SALT LAKE CITY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, MICHAEL L. WANGEMANN, WITH UTAH LAND SURVEYING LLC, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS HOYT PLACE SUBDIVISION - PHASE 1, AND THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

MICHAEL L. WANGEMANN, PLS  
LICENSE #6431156

DATE

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT THAT IS SOUTH 00°00'55" EAST ALONG THE CENTERLINE OF 900 WEST STREET 365.06 FEET AND NORTH 89°59'04" EAST 280.63 FEET FROM THE INTERSECTION MONUMENT AT 900 WEST STREET AND 300 NORTH STREET, SAID POINT ALSO BEING EAST 3791.90 FEET AND NORTH 1933.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°00'56" WEST 148.56 FEET; THENCE NORTH 89°59'04" EAST 160.88 FEET; THENCE SOUTH 00°00'56" EAST 148.56 FEET; THENCE SOUTH 89°59'04" WEST 160.88 FEET TO THE POINT OF BEGINNING. CONTAINS 23,900.33 SQ/FT OR 0.55 ACRES

**LIEN HOLDER CONSENT**  
ON THE 11TH DAY OF OCTOBER 2018, THE HOYT PLACE DEVELOPMENT LLC ENTERED INTO A DEED OF TRUST WITH HOWARD KENT INC., WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE-IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON OCTOBER 12, 2018, ENTRY NO. 12866383 IN BOOK 10720 AT PAGE(S) 9575, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE. SUBSEQUENTLY, AN ASSIGNMENT WAS RECORDED OCTOBER 12, 2018, AS ENTRY NO. 12866425 IN BOOK 10720 AT PAGE 9714 OF OFFICIAL RECORDS, WITH THE BENEFICIAL INTEREST OF SAID DEED OF TRUST BEING ASSIGNED TO MOUNTAIN AMERICA FEDERAL CREDIT UNION. MOUNTAIN AMERICA FEDERAL CREDIT UNION IS FULLY AWARE HOYT PLACE DEVELOPMENT, LLC, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS HOYT PLACE SUBDIVISION - PHASE 1, AND MOUNTAIN AMERICA FEDERAL CREDIT UNION HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON. DATED THIS 5 DAY OF October, 2020

MOUNTAIN AMERICA FEDERAL CREDIT UNION  
BY: *Michael Griffiths*  
PRINT NAME: Michael Griffiths  
TITLE: VP Business Lending

**NOTARY ACKNOWLEDGEMENT**  
STATE OF UTAH )  
COUNTY OF SALT LAKE ) :SS

ON THIS 5 DAY OF Oct, 2020 BEFORE ME *David Hilliard* NOTARY PUBLIC, PERSONALLY APPEARED *David Hilliard* OF MOUNTAIN AMERICA FEDERAL CREDIT UNION PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND THE FOREGOING LIEN HOLDER CONSENT REGARDING THE HOYT PLACE SUBDIVISION - PHASE 1 WAS SIGNED BY THEM ON BEHALF OF SAID MOUNTAIN AMERICA FEDERAL CREDIT UNION AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

COMMISSION NUMBER 699907  
April 11, 2022  
MY COMMISSION EXPIRES

PRINT NAME: *David Hilliard*  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**OWNER'S DEDICATION**  
HOYT PLACE DEVELOPMENT LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS HOYT PLACE SUBDIVISION - PHASE 1, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PROPERTY AS SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 30 DAY OF September, 2020

HOYT PLACE DEVELOPMENT LLC  
BY: *David Robinson*  
PRINT NAME: DAVID ROBINSON  
TITLE: MANAGER

**NOTARY ACKNOWLEDGEMENT**  
STATE OF UTAH )  
COUNTY OF SALT LAKE ) :SS

ON THIS 30 DAY OF Sept, 2020 BEFORE ME *Patricia Demming* NOTARY PUBLIC, PERSONALLY APPEARED DAVID ROBINSON, THE MANAGER OF HOYT PLACE DEVELOPMENT LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND THE FOREGOING OWNER'S DEDICATION REGARDING THE HOYT PLACE SUBDIVISION - PHASE 1 WAS SIGNED BY HIM ON BEHALF OF SAID HOYT PLACE DEVELOPMENT LLC AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

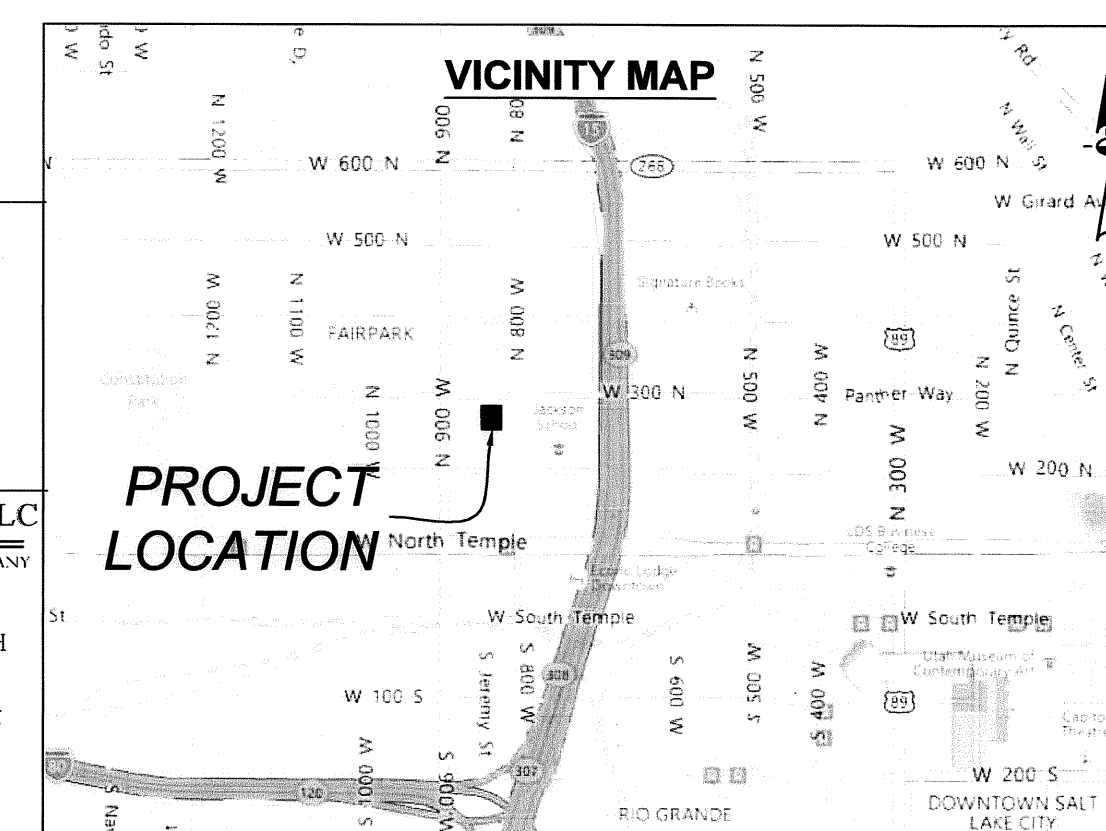
COMMISSION NUMBER 705038  
3/7/2023  
MY COMMISSION EXPIRES

PRINT NAME: *Patricia Demming*  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**HOYT PLACE SUBDIVISION - PHASE 1**  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,  
TOWNSHIP 1N, RANGE 1W, SALT LAKE BASE & MERIDIAN  
854 WEST HOYT PLACE  
SALT LAKE CITY, UTAH

- LEGEND**
- PROJECT/PHASE BOUNDARY
  - NEW LOT LINE
  - EXISTING PARCEL LINE
  - EASEMENT LINE
  - ROADWAY CENTERLINE
  - PROPERTY CORNER (EX. NEW) 5/8 REBAR & PLASTIC CAP STAMPED "UTAH LAND SURVEYING"

- NOTES:**
1. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
  2. A RECORD OF SURVEY FOR THIS PROPERTY, DATED DECEMBER 27, 2016 WAS PERFORMED BY UTAH LAND SURVEYING AND FILED WITH THE COUNTY AS DOCUMENT #52019-10-0817
  3. THE ACCURACY OF THE MATHEMATICAL CLOSURE OF THIS SUBDIVISION IS WITHIN THE TOLERANCE OF 0.01 FEET.
  4. AN EASEMENT COVERING THE FULL DIMENSIONS OF HOYT PLACE TO SALT LAKE CITY CORPORATION, FOR THE CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF CITY WATERMANS AND ATTENDANT FACILITIES WAS RECORDED ON FEB 19, 1980 AS ENTRIES 3400911 AND 3400912 IN BOOK 5049, PAGES 495 AND 497 OF OFFICIAL RECORDS.
  5. A 30' EASEMENT TO SALT LAKE CITY CORPORATION FOR CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF CITY WATER AND SEWER MAINS WAS RECORDED ON APRIL 9, 2019 AS ENTRY 12964528 IN BOOK 10768, PAGE 354 OF OFFICIAL RECORDS.
  6. A 10' X 25' EASEMENT FOR VEHICLE PARKING TO BE EFFECTUATED BY THE RECORDING OF THIS PLAT IS PROVIDED TO THE FOLLOWING LOTS AS NOTED:
    - ① IN FAVOR OF LOT No. 101
    - ② IN FAVOR OF LOT No. 103
    - ③ IN FAVOR OF LOT No. 105
    - ④ IN FAVOR OF LOT No. 106
    - ⑤ IN FAVOR OF LOT No. 108
    - ⑥ IN FAVOR OF LOT No. 110



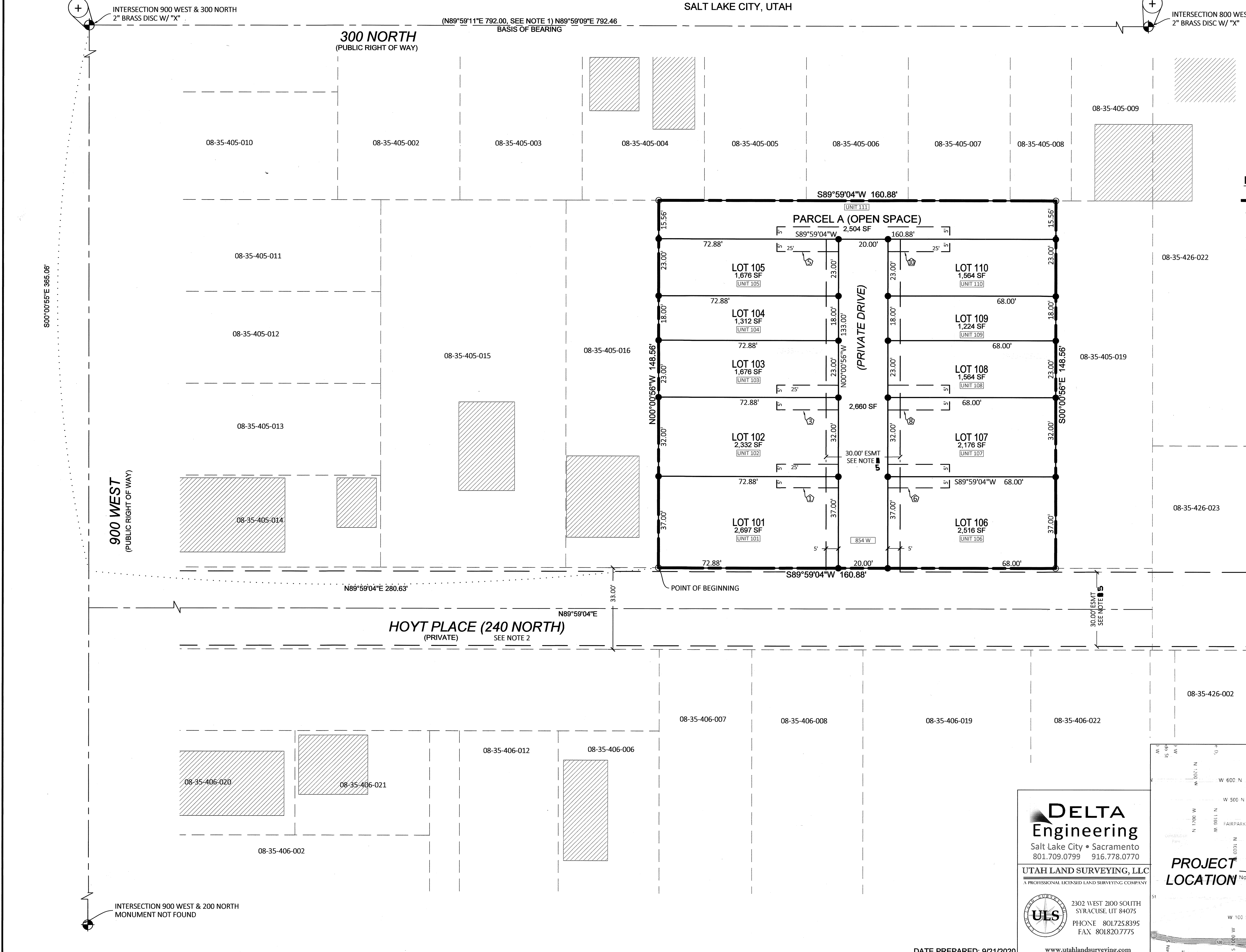
**DELTA Engineering**  
Salt Lake City • Sacramento  
801.709.0799 916.778.0770

UTAH LAND SURVEYING, LLC  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH  
SYRACUSE, UT 84075  
PHONE 801.725.8395  
FAX 801.820.7775

www.utahlandsurveying.com

DATE PREPARED: 9/21/2020



<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET No. 1 of 1</p>	<p><b>CITY PUBLIC UTILITIES DEPT</b> APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAILS THIS 1st DAY OF October, 2020.</p> <p>SALT LAKE PUBLIC UTILITIES DIRECTOR</p>	<p><b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS 2 DAY OF October, 2020.</p> <p>SALT LAKE COUNTY HEALTH DEPT.</p>	<p><b>CITY PLANNING DIRECTOR</b> APPROVED THIS 8th DAY OF October, 2020.</p> <p>SALT LAKE CITY PLANNING DIRECTOR</p>	<p><b>CITY ENGINEERING DIVISION</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>10/19/20 DATE CITY ENGINEER 10/19/20 DATE CITY SURVEYOR</p>	<p><b>CITY ATTORNEY</b> APPROVED AS TO FORM THIS 19th DAY OF October, 2020.</p> <p>SALT LAKE CITY ATTORNEY</p>	<p><b>CITY APPROVAL</b> PRESENTED TO SALT LAKE CITY THIS 26 DAY OF October, 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER</p>	<p><b>RECORDED # 13508787</b> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Hoyt Place Development LLC</p> <p>DATE: 12/20/20 TIME: 2:43 PM BOOK: 2020 P PAGE: 306</p> <p>FEE \$ 64.00 SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET No. 1 of 1</p>
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