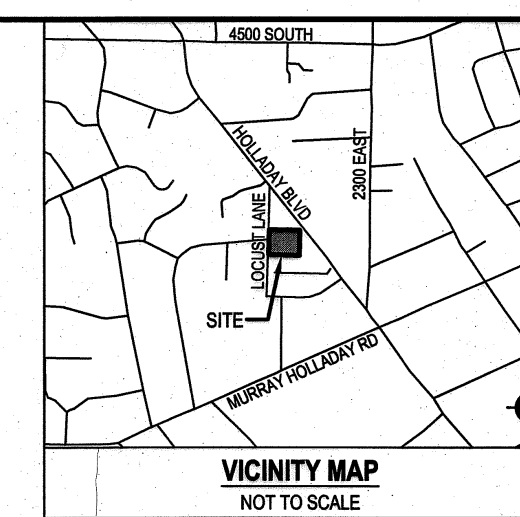


# HOLLADAY TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
HOLLADAY, SALT LAKE COUNTY, UTAH  
ZONE HV



**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. 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 Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

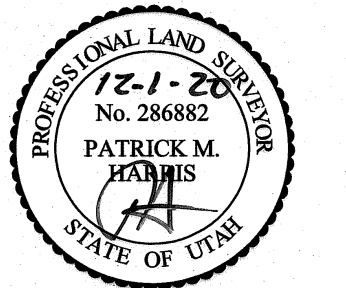
A parcel of land being all of two entire tracts described in that Quitclaim Deed, recorded at Entry #1170945, in Book 9919, on Page 9225, and in that Quit Claim Deed, recorded at Entry #1170944, in Book 9919, on Page 9227 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southwest quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

A parcel of land situate in the Southwest Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running: Beginning at a point being North 39°04'35" West 287.35 feet and South 50°52'25" West 93.12 feet from the Street Monument at 4620 South 2300 East, said monument being North 21°36'52" West 827.66 feet from the South Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 00°20'01" East 134.28 feet;  
thence West 20.40 feet;  
thence South 38°05'00" West 19.82 feet;  
thence West 153.15 feet to the easterly line of Locust Lane;  
thence North 02°00'00" East 149.97 feet along said easterly line;  
thence East 179.76 feet to the point of beginning.

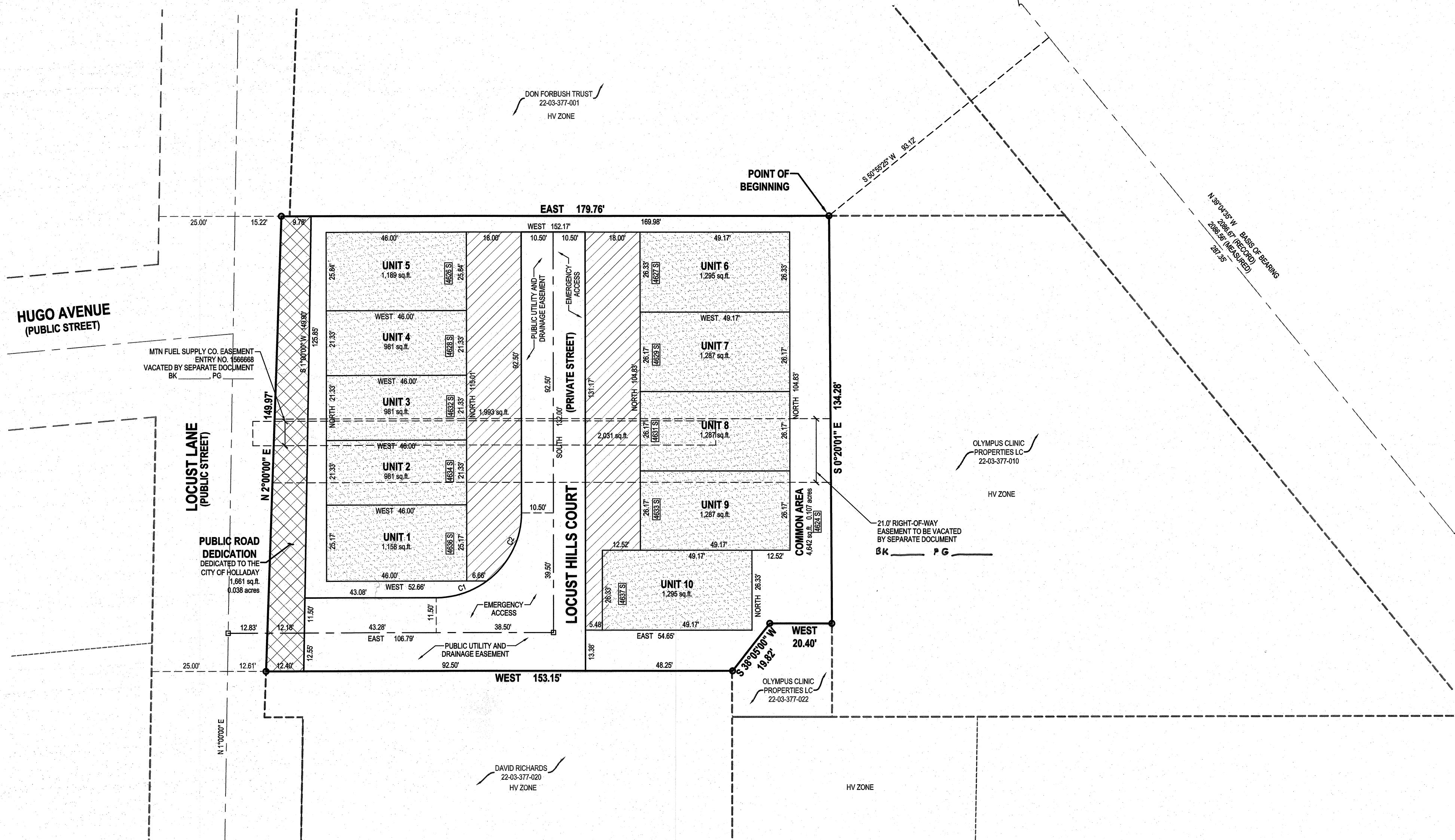
Contains 26,986 Square Feet or 0.620 Acres  
Less and excepting any portion lying with the public dedicated street of Locust Lane, a public street.

DATE: DEC. 1, 2020  
PATRICK M. HARRIS  
P.L.S. 286882



**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- FIRE HYDRANT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- PUBLIC ROAD DEDICATION



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	17.84'	36°30'14"	N71°44'53"E	17.54'
C2	28.00'	26.14'	53°29'46"	N26°44'53"E	25.20'

- NOTES:**
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUDE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOTS OWN EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PUDE WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PUDE.
  - PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
  - NO CITY MAINTENANCE ON PRIVATE STREETS. PRIVATE STREETS ARE ALSO AN EMERGENCY ACCESS.
  - NO PARKING ON STREETS DEDICATED AS EMERGENCY ACCESS.
  - "NO PARKING" SIGNS MUST BE POSTED PERMANENTLY ON-SITE FOR DEWALL COURT.
  - BUILDING DESIGN SUBJECT TO PLANNING COMMISSION DESIGN APPROVAL 521/19, APPROVAL FILE #18-9-05.
  - ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENT (P.U.E) AND DRAINAGE EASEMENT (D.E.).
  - EXISTING 21" GAS EASEMENT TO BE VACATED AFTER DEMOLITION OF EXISTING HOMES AND NEW CONSTRUCTION IS COMPLETED.

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

DEVELOPER  
ADAM & MICHAEL DeWALL  
4631 S LOCUST LANE  
HOLLADAY, UTAH 84117

**RECORD SURVEY DATA**

ROS NO.: 11/04/2021  
S2020-09-0650

**INDIVIDUAL ACKNOWLEDGMENT**  
STATE OF Utah  
COUNTY OF Salt Lake ) s.s.  
On this 7 day of Dec, 2020 personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Michael DeWalt, who, being by me duly sworn, did say that he/she signed the foregoing Owner's Dedication as an individual, and he/she acknowledged to me that he/she executed the same.  
MY COMMISSION EXPIRES: 10/9/23  
NAME: Deanna Naylor  
NO: 708749  
A NOTARY PUBLIC COMMISSION IN UTAH

**INDIVIDUAL ACKNOWLEDGMENT**  
STATE OF Utah  
COUNTY OF Salt Lake ) s.s.  
On this 7 day of Dec, 2020 personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Adam DeWalt, who, being by me duly sworn, did say that he/she signed the foregoing Owner's Dedication as an individual, and he/she acknowledged to me that he/she executed the same.  
MY COMMISSION EXPIRES: 10/9/23  
NAME: Deanna Naylor  
NO: 708749  
A NOTARY PUBLIC COMMISSION IN UTAH

**HOLLADAY TOWNHOMES**  
LOCATED IN THE SOUTHWEST QUARTER SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
HOLLADAY, SALT LAKE COUNTY, UTAH  
ZONE HV

RECORDED # 13534646  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
COUNTY OF: Sutherland Title  
DATE: 01/15/2021 TIME: 11:11 AM BOOK: 20218 PAGE: 019  
FEE: \$70.00  
DEPUTY SALT LAKE COUNTY RECORDER

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4448  
WWW.ENSIGNENG.COM

**CITY OF HOLLADAY ENGINEER**  
PROJECT NUMBER: 8840  
MANAGER: RF  
DRAWN BY: KFW  
CHECKED BY: PMH  
PREPARED DATE: 12/1/20

**HEALTH DEPARTMENT**  
APPROVED THIS 8 DAY OF December, A.D. 2020

**PLANNING COMMISSION**  
APPROVED THIS 14 DAY OF DEC, A.D. 2020

**COMMUNITY DEVELOPMENT**  
APPROVED THIS 9th DAY OF December, A.D. 2020

**CITY ATTORNEY**  
APPROVED AS TO FORM THIS 25th DAY OF December, A.D. 2020

**CITY OF HOLLADAY**  
APPROVED AND ACCEPTED THIS 30 DAY OF December, 2020  
ATTEST:  
Deanna Naylor  
CITY MANAGER