

ARBOR PARK TOWNHOMES

AMENDING LOT 1 OF ARBOR PARK COMMERCIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,

TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

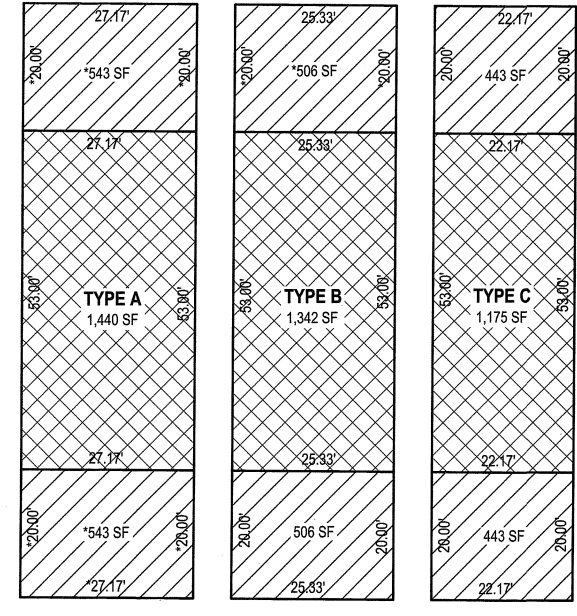
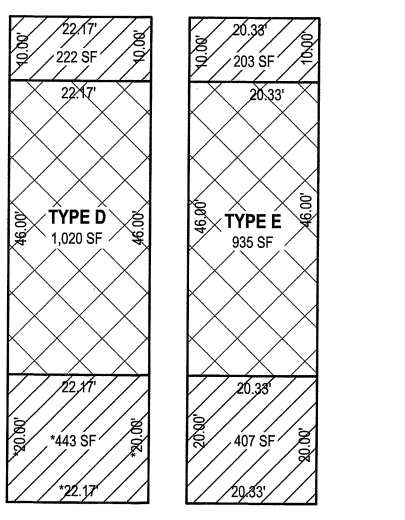
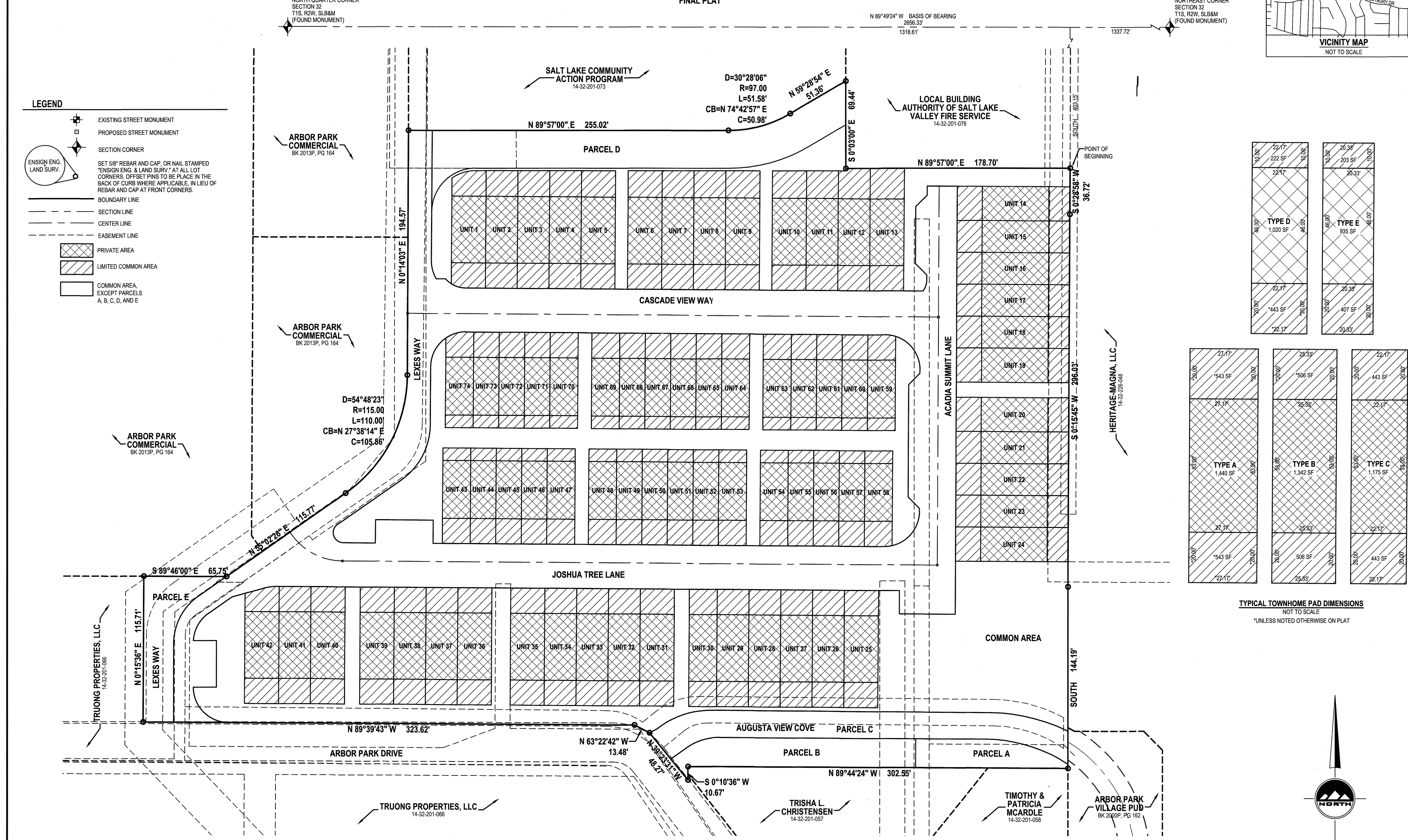
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

DECEMBER 2020

FINAL PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, ORINAL STAMPED "ENSGN 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
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA, EXCEPT PARCELS A, B, C, D, AND E



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **28682** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that the accuracy of the Owner's survey of the property described on this subdivision plat is in accordance with Sections 17-25-17 and I have verified all measurements; that the reference monuments shown on this plat are indicated and are sufficient to retrace or reestablish this plat, and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and that this plat is a true and correct representation of the same.

ARBOR PARK TOWNHOMES

In Magna Metro Township, Salt Lake County, Utah 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 the requirements of all applicable statutes and ordinance of concerning zoning requirements regarding lot measurements have been complied with.

BOUNDARY DESCRIPTION

A parcel of land being all part of that entire tract described in that Deed recorded as Entry No. 13875810 in the Office of the Salt Lake County Recorder and located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

All of Lot 1 of Arbor Park Commercial Subdivision, recorded August 16, 2013 as Entry No. 11706292 in Book 2013P at Page 164 in the office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being North 89°49'24" West 1,337.72 feet along the section line and South 403.15 feet from the Northeast Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°57'00" East 255.02 feet;

thence Northeastly 51.58 feet along the arc of a 57.00 foot radius curve to the left (center bears North 00°03'00" West and the chord bears North 74°42'57" East 50.98 feet with a central angle of 50°28'36");

thence North 59°28'54" East 51.36 feet;

thence South 00°03'00" East 69.44 feet;

thence North 89°57'01" East 178.70 feet;

thence South 00°28'58" West 98.72 feet;

thence South 00°15'45" West 298.03 feet;

thence South 144.19 feet;

thence North 84°42'42" West 302.55 feet;

thence South 00°10'38" West 10.67 feet;

thence North 38°23'31" West 48.27 feet;

thence North 63°22'42" West 13.48 feet;

thence North 88°54'45" West 391.33 feet;

thence North 00°15'38" East 115.71 feet;

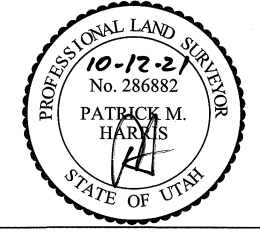
thence South 89°46'00" East 65.75 feet;

thence North 55°02'26" East 115.77 feet;

thence Northeastly 110.00 feet along the arc of a 115.00 foot radius curve to the left (center bears North 34°57'34" West and the chord bears North 27°38'14" East 105.86 feet with a central angle of 54°48'23");

thence North 00°14'03" East 194.57 feet to the point of beginning.

Contains 287,981 Square Feet or 6.611 Acres and 74 Units



OCT. 12, 2021
DATE

PATRICK M. HARRIS
P.L.S. 28682

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Magna Metro Township, Magna Water District, and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON AREA" and "COMMON AREA" where no buildings or structures are being erected for construction and maintenance of approved water, sanitary sewer, storm drain, storm drainage basins, and public utilities and appurtenances together with right of access thereas.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

I, we, the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract:

ARBOR PARK TOWNHOMES

and do hereby dedicate, grant and convey to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility service lines, storm water retention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or the perpetual presentation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such.

Pursuant to Code 10-3a-6046 the owner hereby conveys the Common Area and Private Streets excluding Parcels A, B, C, D, and E as indicated hereon to Arbor Park Townhomes Association, 128 West Eggen Ln Drive, Suite 200, Sandy, Utah 84070.

In witness whereof I / we have hereunto set our hand (s) this 7th day of December, A.D. 2021.

HOLMES ARBOR PARK, LLC
By: David Smith
Secretary

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH: 10 COUNTY OF Salt Lake

On this 7th day of December, 2021 A.D., personally appeared before me David Smith, the signer of the foregoing instrument, who duly acknowledged to me that he is the Secretary of Arbor Park Townhomes, a limited liability company, and that the foregoing Owners Dedication is a true and correct representation of the actual contents of its organizational documents and he acknowledged to me that said instrument is a true and correct representation of the actual contents of its organizational documents.

Notary Public
MY COMMISSION EXPIRES: 1-11-2024
MY COMMISSION NUMBER: 94260
RESIDING IN SL COUNTY, UTAH

PUBLIC UTILITY APPROVAL Paul Biering 11-17-2021 DATE 12-7-21 DATE 11-17-21 DATE 11-17-21 DATE		ROCKY MOUNTAIN POWER NOTES: 1. PURSUANT TO UTAH CODE ANN. § 94-3-7 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. § 17-27A-20(A)(1)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES 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: 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR 2.4. ANY OTHER PROVISION OF LAW. Dominion Energy Utah - Note: Quasar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Right-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Right-of-Way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and easement grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute an approval or warranty 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 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 800-368-8932.		DEVELOPER HOLMES ARBOR PARK, LLC 126 W SEGO LILY DRIVE, STE 250 SANDY, UT 84070 PHONE: 801.572.6363		HEALTH DEPARTMENT 12-7-21 DATE SALT LAKE COUNTY HEALTH DEPT.		SALT LAKE COUNTY ENGINEERING 12/12/2021 DATE SIGNED: <u>David M. Allen</u>		ADDRESS APPROVAL 12/13/2021 DATE SIGNED: <u>Joe Berg</u>		UNIFIED FIRE AUTHORITY APPROVAL 12-8-2021 DATE SIGNED: <u>J. Swalla</u>			
SHEET 1 OF 3 PROJECT NUMBER: 10188A MANAGER: ROE DRAWN BY: KWI CHECKED BY: PMH DATE: 9/22/21		RECORD OF SURVEY ROE NO.: 52021010054 1/1/22 DATE SIGNED: <u>David Smith</u>		CHECKED FOR ZONING COMPLIANCE 1000063 ZONE: C-2, R-M LOT WIDTH: <u>Varies</u> SIDE YARD: <u>Varies</u> SIGNATURE: <u>David Smith</u> DATE: 12-15-21		PLANNING COMMISSION APPROVED THIS <u>24</u> DAY OF <u>January</u> 20 <u>22</u> BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION SIGNED: <u>David Smith</u> DATE: 12-15-21		MAGNA WATER DISTRICT APPROVED THIS <u>6th</u> DAY OF <u>December</u> 20 <u>21</u> SIGNED: <u>David Smith</u>		PLAN CHECK I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS <u>01-10-22</u> DATE SIGNED: <u>David Smith</u>		APPROVAL AS TO FORM APPROVED THIS <u>11</u> DAY OF <u>Jan</u> 20 <u>22</u> SIGNED: <u>David Smith</u>		MAGNA METRO TOWNSHIP MAYOR APPROVAL PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS <u>11</u> DAY OF <u>January</u> , A.D. 20 <u>22</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE: <u>01-24-2022</u> TIME: <u>3:07</u> FEES: <u>\$298.00</u> SIGNED: <u>David Smith</u> DEPUTY SALT LAKE COUNTY RECORDER	

ARBOR PARK TOWNHOMES

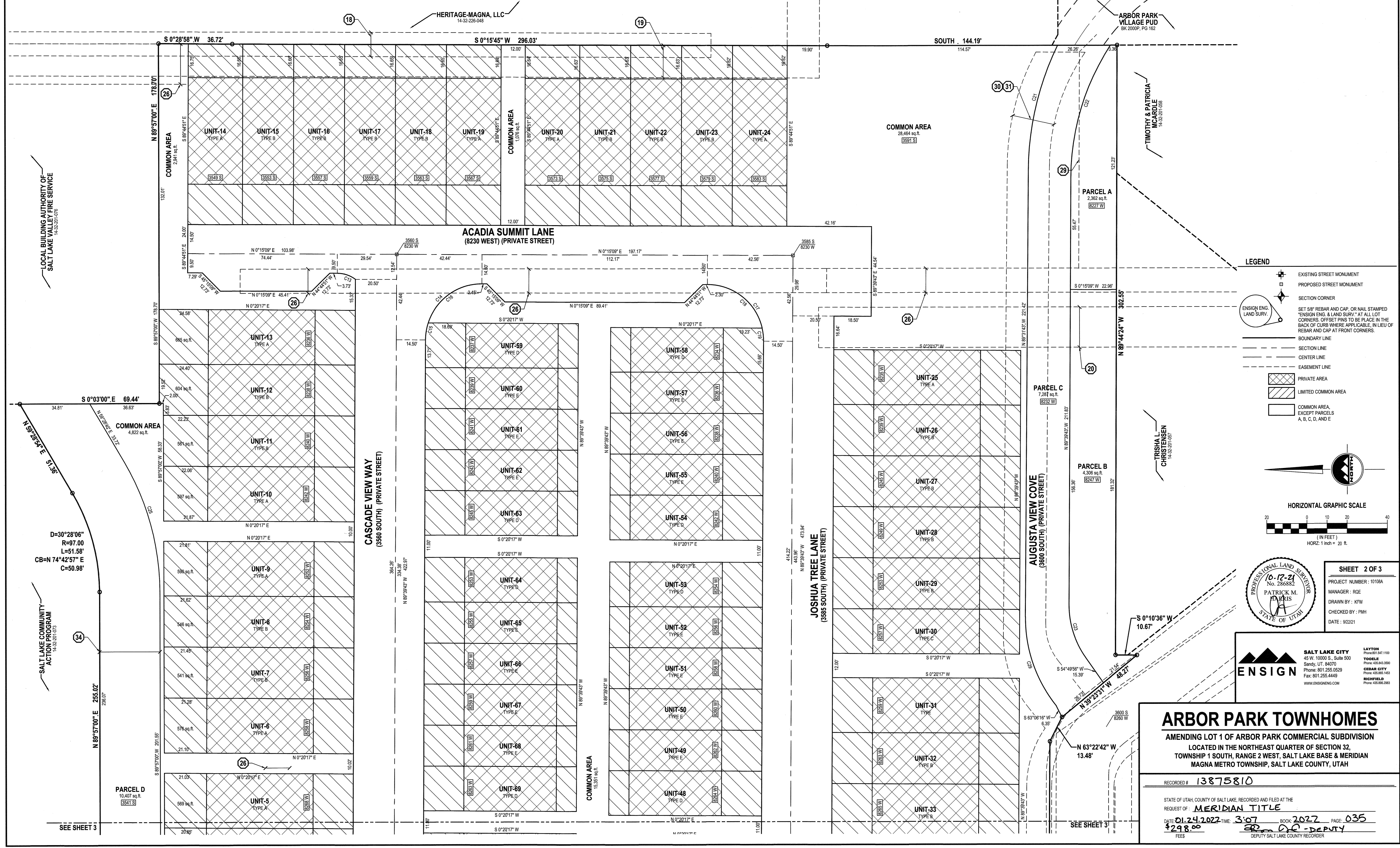
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 MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 13875810

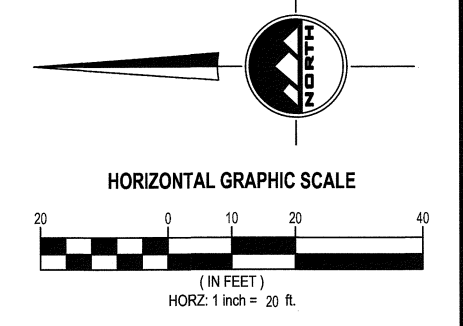
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF MERIDIAN TITLE
 DATE: 01-24-2022 TIME: 3:07 BOOK: 2022 PAGE: 035
 FEES: \$298.00
 SIGNED: David Smith
 DEPUTY SALT LAKE COUNTY RECORDER

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 MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
 FINAL PLAT



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 - SECTION CORNER
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 - BOUNDARY LINE
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 - PRIVATE AREA
 - LIMITED COMMON AREA
 -



SHEET 2 OF 3

PROJECT NUMBER: 10106A
 MANAGER: RGE
 DRAWN BY: KTW
 CHECKED BY: PMH
 DATE: 10/22/21

ENSIGN SALT LAKE CITY
 45 W. 1000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0629
 Fax: 801.255.4449
 www.ensigneng.com

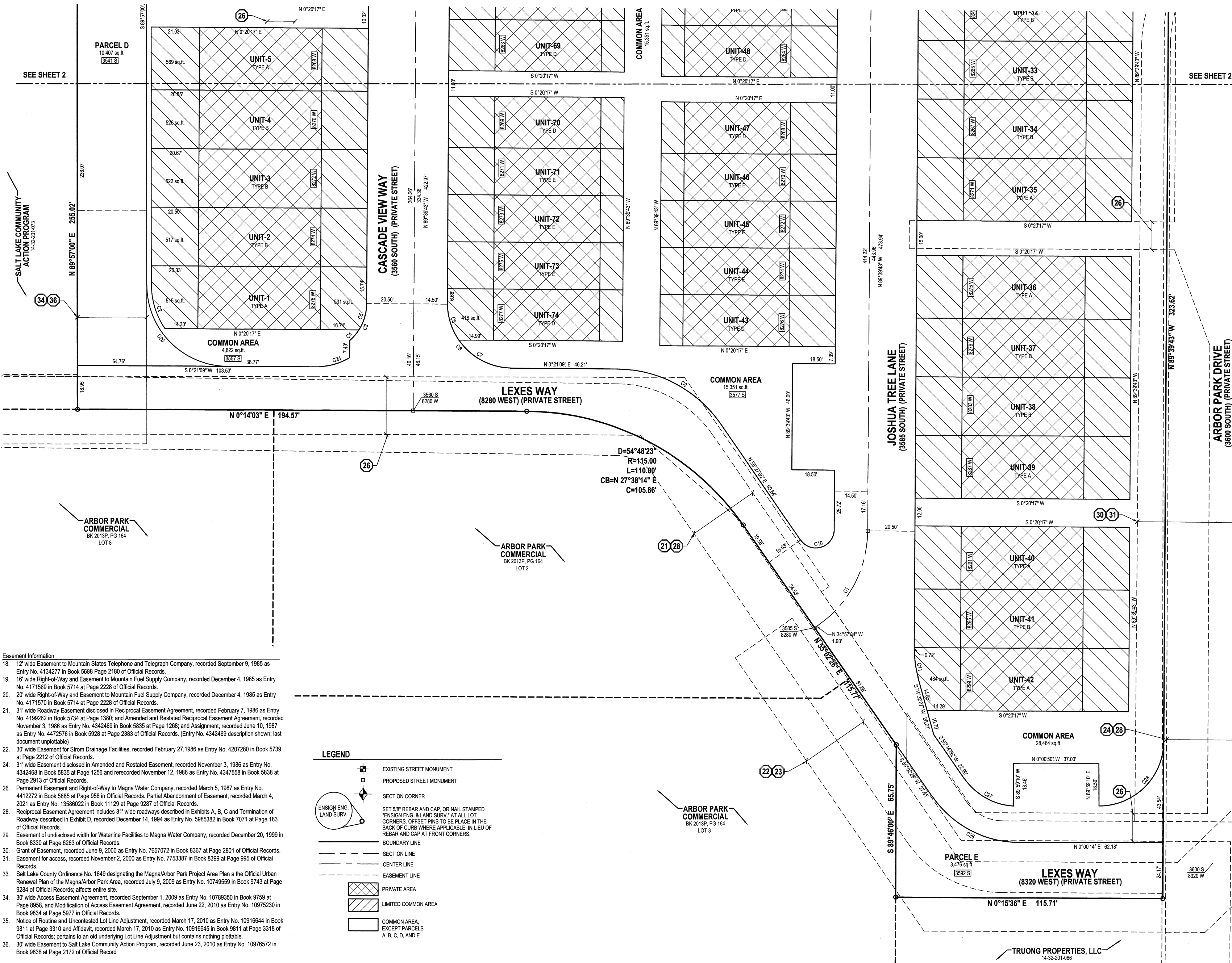
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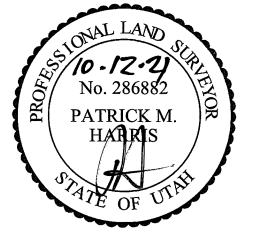
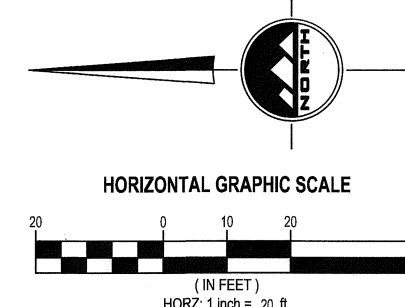
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 MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
 8285 WEST 3500 SOUTH
 FINAL PLAT



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00	47.74	54°42'09"	S62°18'30"E	45.94
C2	33.00	19.94	34°33'28"	S72°38'16"W	19.64
C3	21.50	18.16	48°22'04"	S65°28'11"E	17.62
C4	21.50	6.11	16°11'18"	S43°25'17"E	6.09
C5	21.50	12.04	32°05'48"	S73°38'49"E	11.89
C6	28.00	42.96	87°57'27"	S43°20'43"W	38.89
C7	28.00	26.47	54°09'22"	S38°28'41"W	25.49
C8	28.00	16.52	33°48'09"	S72°52'24"W	16.28
C9	55.00	52.69	55°06'57"	N27°54'08"E	50.88
C10	8.00	20.29	145°06'49"	S17°06'18"E	15.20
C11	44.00	12.44	16°12'15"	S82°27'51"W	12.47
C12	15.00	9.67	36°57'20"	N18°43'48"E	9.51
C13	28.00	43.94	89°54'52"	N44°42'17"W	39.57
C14	28.00	8.59	17°38'59"	N80°52'11"W	8.56
C15	28.00	35.35	72°19'48"	N35°54'45"W	33.05
C16	28.00	44.02	90°00'00"	N45°17'43"E	38.63
C17	28.00	37.49	76°36'28"	N38°34'23"E	34.72
C18	28.00	6.57	13°26'39"	N83°36'57"E	6.56
C19	28.00	6.57	13°26'39"	N83°36'57"E	6.56
C20	35.00	54.73	89°35'51"	S45°09'05"W	49.32
C21	143.50	64.37	25°42'01"	N76°42'05"W	63.63
C22	121.00	69.54	32°56'34"	N73°11'56"W	66.59
C23	45.00	27.89	39°32'21"	S72°35'07"W	27.44
C24	27.50	15.02	31°17'42"	S15°17'42"E	14.83
C25	126.96	67.53	30°28'09"	N34°43'10"E	66.73
C26	46.00	44.19	50°02'12"	S27°11'20"W	42.51
C27	28.00	25.51	52°17'08"	S29°06'52"W	24.64
C28	28.00	43.87	89°46'18"	S44°46'35"E	39.52
C29	68.50	47.53	39°45'09"	S70°53'57"W	46.59



SHEET 3 OF 3
 PROJECT NUMBER: 10105A
 MANAGER: RGE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 9/20/21

ENSGN SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0020
 Fax: 801.255.4449
 WWW.ENSGN.COM

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RECORDED # **13875810**
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: **MERIDIAN TITLE**
 DATE: **01.24.2022** TIME: **3:07** BOOK: **2022** PAGE: **035**
9298.00 DEPUTY SALT LAKE COUNTY RECORDER

- Easement Information**
- 12' wide Easement to Mountain States Telephone and Telegraph Company, recorded September 9, 1985 as Entry No. 4134277 in Book 5688 Page 2180 of Official Records.
 - 16' wide Right-of-Way and Easement to Mountain Fuel Supply Company, recorded December 4, 1985 as Entry No. 4171569 in Book 5714 at Page 2228 of Official Records.
 - 20' wide Right-of-Way and Easement to Mountain Fuel Supply Company, recorded December 4, 1985 as Entry No. 4171570 in Book 5714 at Page 2228 of Official Records.
 - 31' wide Roadway Easement disclosed in Reciprocal Easement Agreement, recorded February 7, 1986 as Entry No. 4199262 in Book 5734 at Page 1380; and Amended and Restated Reciprocal Easement Agreement, recorded November 3, 1986 as Entry No. 4342469 in Book 5825 at Page 1266; and Assignment, recorded June 10, 1987 as Entry No. 4472576 in Book 5928 at Page 2383 of Official Records. (Entry No. 4342469 description shown; last document unplotable)
 - 30' wide Easement for Storm Drainage Facilities, recorded February 27, 1986 as Entry No. 4207280 in Book 5739 at Page 2212 of Official Records.
 - 31' wide Easement disclosed in Amended and Restated Easement, recorded November 3, 1986 as Entry No. 4342468 in Book 5835 at Page 1256 and rerecorded November 12, 1986 as Entry No. 4347558 in Book 5838 at Page 2913 of Official Records.
 - Permanent Easement and Right-of-Way to Magna Water Company, recorded March 5, 1987 as Entry No. 4412272 in Book 5885 at Page 958 in Official Records. Partial Abandonment of Easement, recorded March 4, 2021 as Entry No. 13588022 in Book 1129 at Page 9267 of Official Records.
 - Reciprocal Easement Agreement Includes 31' wide roadways described in Exhibits A, B, C and Termination of Roadway described in Exhibit D, recorded December 14, 1994 as Entry No. 5985382 in Book 7071 at Page 183 of Official Records.
 - Easement of undisclosed width for Waterline Facilities to Magna Water Company, recorded December 20, 1999 in Book 8330 at Page 6263 of Official Records.
 - Grant of Easement, recorded June 9, 2000 as Entry No. 7657072 in Book 8367 at Page 2801 of Official Records.
 - Easement for access, recorded November 2, 2000 as Entry No. 7753387 in Book 8399 at Page 965 of Official Records.
 - Salt Lake County Ordinance No. 1649 designating the Magna/Arbor Park Project Area Plan as the Official Urban Renewal Plan of the Magna/Arbor Park Area, recorded July 9, 2009 as Entry No. 10749559 in Book 9743 at Page 5284 of Official Records; affects entire site.
 - 30' wide Access Easement Agreement, recorded September 1, 2009 as Entry No. 10789350 in Book 9769 at Page 8958, and Modification of Access Easement Agreement, recorded June 22, 2010 as Entry No. 10975230 in Book 9834 at Page 5977 in Official Records.
 - Notice of Routine and Uncontested Lot Line Adjustment, recorded March 17, 2010 as Entry No. 10919644 in Book 9811 at Page 3310 and Affidavit, recorded March 17, 2010 as Entry No. 10919645 in Book 9811 at Page 3318 of Official Records; pertains to an old underlying Lot Line Adjustment but contains nothing plottable.
 - 30' wide Easement to Salt Lake Community Action Program, recorded June 23, 2010 as Entry No. 10976572 in Book 9838 at Page 2172 of Official Record

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
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TRUONG PROPERTIES, LLC
 14-30-201-066