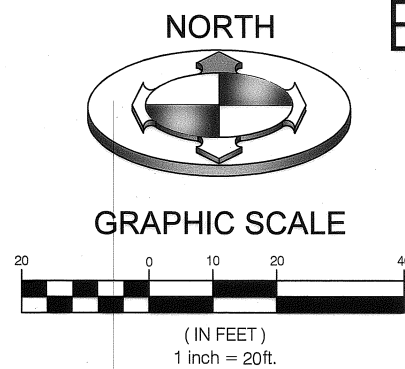


VICINITY MAP



EAST CAPITOL GARDENS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALSO LOCATED IN BLOCK 19, PLAT "J",
SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

LEGEND

- MONUMENT NOT FOUND
- EXISTING BRASS CAP MONUMENT
- BOUNDARY CORNER
- (SET 1/4 REBAR AND CAP OR AS NOTED ON PLAT) STAMPED BENCHMARK ENG.'
- BOUNDARY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE

TAX ID NUMBERS: 09-31-104-043
09-31-104-024
09-31-104-048

VACATION ORDINANCE NOTE:
RESERVES EASEMENTS FOR EXISTING
UTILITIES THAT MAY HAVE BEEN
CONSTRUCTED ACROSS THE
VACATED STREET OR ALLEY.
RECORDED: FEBRUARY 8, 1947
ENTRY NO.: 1071904
BOOK/PAGE: 519/429

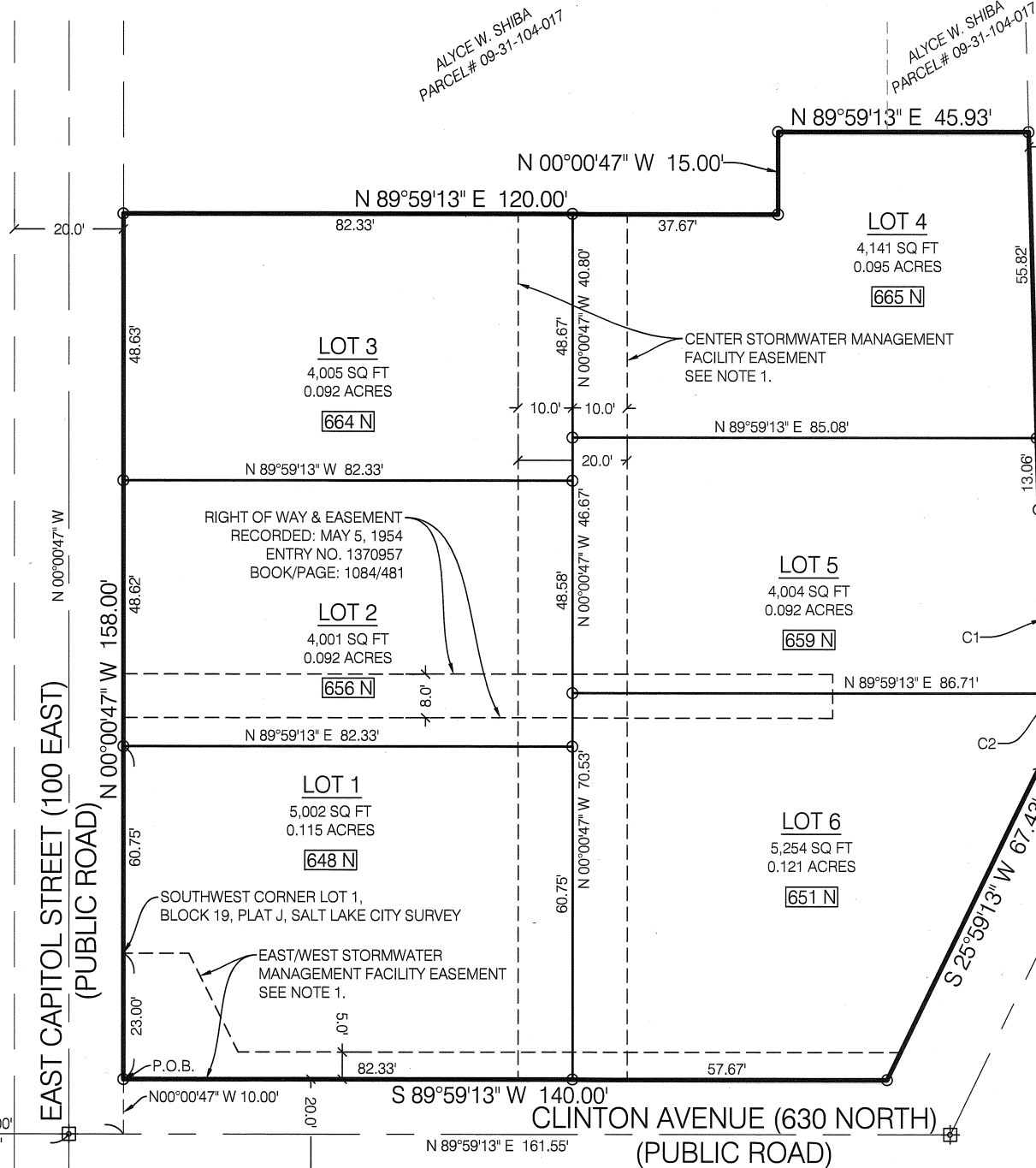
GENERAL NOTES:
1. SHARED DRAINAGE AND
MAINTENANCE AGREEMENT;
SEE RECORDED DOCUMENT AT THE
SALT LAKE COUNTY RECORDERS
OFFICE.
RECORDED:
ENTRY:
BOOK/PAGE:

STREET MONUMENT
C.L. EAST CAPITOL BLVD.
(FOUND BRASS CAP)

STREET MONUMENT
C.L. EAST CAPITOL BLVD.
(FOUND BRASS CAP)

EAST CAPITOL BLVD.
(135 EAST)
(PUBLIC ROAD)

L=43.57
R=1472.39
Δ=1°41'44"
CH=S 02°22'59" E
CL=43.57

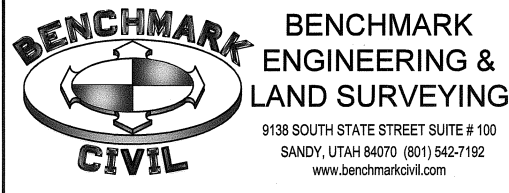


Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	33.639	1472.390	S02°11'23"E	33.64'
C2	9.932	1472.390	S03°02'15"E	9.93'

NOTES:

- 1) ZONING R-2 - SINGLE AND TWO FAMILY RESIDENTIAL
- 2) STATEMENT OF ACCURACY, MINIMUM LINEAR CLOSURE OF 1:15,000 HAS BEEN MAINTAINED DURING SURVEY.

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS



CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER UTILITIES THIS 14th DAY OF February 2022
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 15th DAY OF February 2022
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
CITY ENGINEER
CITY SURVEYOR
DATE 2/15/22

CITY PLANNING DIRECTOR
APPROVED THIS 16th DAY OF February 2022 BY THE SALT LAKE CITY PLANNING COMMISSION.
PLANNING DIRECTOR
DATE 2/16/22

CITY ATTORNEY
APPROVED AS TO FORM THIS 21st DAY OF April 2022
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS 15th DAY OF May 2022 AND IT IS HEREBY APPROVED.
SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER

SALT LAKE COUNTY RECORDED # 13960861
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MAKADAMS LLC, DATE 5/31/2022
TIME BOOK 2022 P. PAGE 129
FEE \$ \$62.00
SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 72485331, IN ACCORDANCE WITH TITLE 58, CHAPTER 28, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; 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, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

EAST CAPITOL GARDENS SUBDIVISION

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS LOCATED, 23.00 FEET SOUTH 00°00'47" EAST FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 19, PLAT J, SALT LAKE CITY SURVEY, SAID POINT ALSO LIES 193.00 FEET NORTH 89°59'13" EAST AND 10.00 FEET NORTH 00°00'47" WEST FROM A STREET MONUMENT LOCATED AT THE INTERSECTION OF CLINTON AVENUE AND CORTEZ STREET, RUNNING NORTH 00°00'47" WEST A DISTANCE OF 158.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST CAPITOL STREET; THENCE NORTH 89°59'13" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 00°00'47" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'13" EAST A DISTANCE OF 45.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EAST CAPITOL BOULEVARD; THENCE SOUTH 01°32'07" EAST A DISTANCE OF 68.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE BEARS TO THE LEFT THROUGH AN ANGLE OF 01°41'44", HAVING A RADIUS OF 1472.39 FEET, AND WHOSE LONG CHORD BEARS SOUTH 02°22'59" EAST A DISTANCE OF 43.57 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 25°59'13" WEST A DISTANCE OF 67.43 FEET; THENCE SOUTH 89°59'13" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 26,407 SQ. FT. OR 0.606 ACRES, MORE OR LESS

6 LOTS

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



OWNER'S DEDICATION

MAKADAMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

EAST CAPITOL GARDENS SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND 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 HEREIN.
IN WITNESS WHEREOF MAKADAMS LLC HAS SIGNED THIS PLAT THIS 18 DAY OF January 2022.
A.D.
MAKADAMS LLC

BY: Jeffrey E. Adams
PRINT NAME: JEFFREY E. ADAMS
TITLE: MEMBER



ACKNOWLEDGMENT

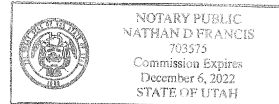
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 12 DAY OF January, IN THE YEAR 2022, BEFORE ME, Stacy Jensen, A NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey E. Adams, A MEMBER OF MAKADAMS LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION REGARDING THE EAST CAPITOL GARDENS SUBDIVISION AND WAS SIGNED BY HIM ON BEHALF OF SAID MAKADAMS LLC AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12/31/2023 (DATE)
Stacy Jensen
PRINT NAME
(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

LIEN HOLDER CONSENT

ON JANUARY 31, 2018, MAKADAMS LLC, ENTERED INTO A DEED OF TRUST WITH UTAH FIRST FEDERAL CREDIT UNION, 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 JANUARY 31, 2018, ENTRY NO. 1270811 IN BOOK 10643 AT PAGE 668. IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE, UTAH FIRST FEDERAL CREDIT UNION IS FULLY AWARE THAT MAKADAMS LLC, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS EAST CAPITOL GARDENS SUBDIVISION, AND UTAH FIRST FEDERAL CREDIT UNION HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS 16th DAY OF Feb. 2022
UTAH FIRST FEDERAL CREDIT UNION
BY: Nathan D. Francis
PRINT NAME: Nathan D. Francis
TITLE: Vice President/Commercial Services



LIEN HOLDER ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 16th DAY OF February, IN THE YEAR 2022, BEFORE ME, Nathan Francis, A NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey E. Adams, THE VICE PRESIDENT/COMMERCIAL SERVICES OF MAKADAMS LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE EAST CAPITOL GARDENS SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID UTAH FIRST FEDERAL CREDIT UNION AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER 705576
MY COMMISSION EXPIRES 12-6-22
Nathan D. Francis
PRINT NAME: Nathan D. Francis
A NOTARY PUBLIC COMMISSIONED IN UTAH

EAST CAPITOL GARDENS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ALSO LOCATED IN BLOCK 19, PLAT "J", SALT LAKE CITY SURVEY, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

\$162.00

09-31-12

09-31-104-024

-046

-045

2011293SP.dwg