

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 % 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

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, 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, AND THAT THE SURVEY IS ACCURATE TO WITHIN THE TOLERANCE STATED AT THE TIME OF SURVEY. I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

EAST CAPITOL GARDENS SUBDIVISION

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS LOCATED 23.00 FEET SOUTH 0°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 104.00 FEET WEST 0°00'47" NORTH FROM THE SOUTHEAST CORNER LOCATED AT THE INTERSECTION OF CLINTON AVE. AND CORTEZ STREET, RUNNING NORTH 0°00'47" WEST A DISTANCE OF 158.00 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF EAST CAPITOL STREET; THENCE NORTH 89°59'13" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 0°00'47" WEST A DISTANCE OF 45.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EAST CAPITOL STREET; THENCE NORTH 89°59'13" EAST A DISTANCE OF 68.00 FEET TO THE SOUTHERLY CURVE BEARING S 02°22'59" E, A DISTANCE OF 140.00 FEET; THENCE S 02°22'59" E, 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
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkvt.com



OWNERS 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

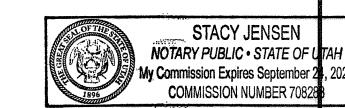
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

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



STACY JENSEN
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires September 3, 2023
COMMISSION NUMBER 70323

ACKNOWLEDGMENT

STATE OF UTAH Utah,
County of Salt Lake } S.S.
ON THIS 17 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: 1/24/2023 COMMISSION NUMBER: 70323
Stacy Jensen PRINT NAME: Stacy Jensen (SIGNED) Stacy Jensen (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 IS RECORDED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S 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 16 DAY OF February, 2022
UTAH FIRST FEDERAL CREDIT UNION
BY: Jeffrey E. Adams
PRINT NAME: Jeffrey E. Adams
TITLE: Vice President/Commercial Services



LIEN HOLDER ACKNOWLEDGMENT

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

COMMISION NUMBER: 703575
MY COMMISSION EXPIRES: 12-16-22
Jeffrey E. Adams PRINT NAME: Jeffrey E. Adams (SIGNED) Jeffrey E. Adams (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

NUMBER _____	ACCOUNT _____	BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkvt.com	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER UTILITIES THIS <u>14</u> DAY OF <u>February</u> , 2022 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS <u>15</u> DAY OF <u>February</u> , 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	CITY PLANNING DIRECTOR APPROVED THIS <u>16</u> DAY OF <u>February</u> , 2022 BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS <u>21</u> DAY OF <u>April</u> , 2022 SALT LAKE CITY ATTORNEY	CITY APPROVAL <u>15</u> DAY OF <u>May</u> , 2022 SALT LAKE CITY MUNICIPAL SALT LAKE CITY RECORDER \$62.00 FEE \$	SALT LAKE COUNTY RECORDED # <u>13960861</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>MAKADAMS LLC</u> , DATE <u>5/31/2022</u> TIME <u>BOOK 2022 P PAGE 129</u>
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