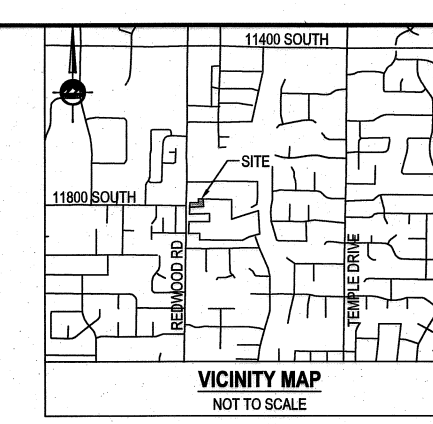
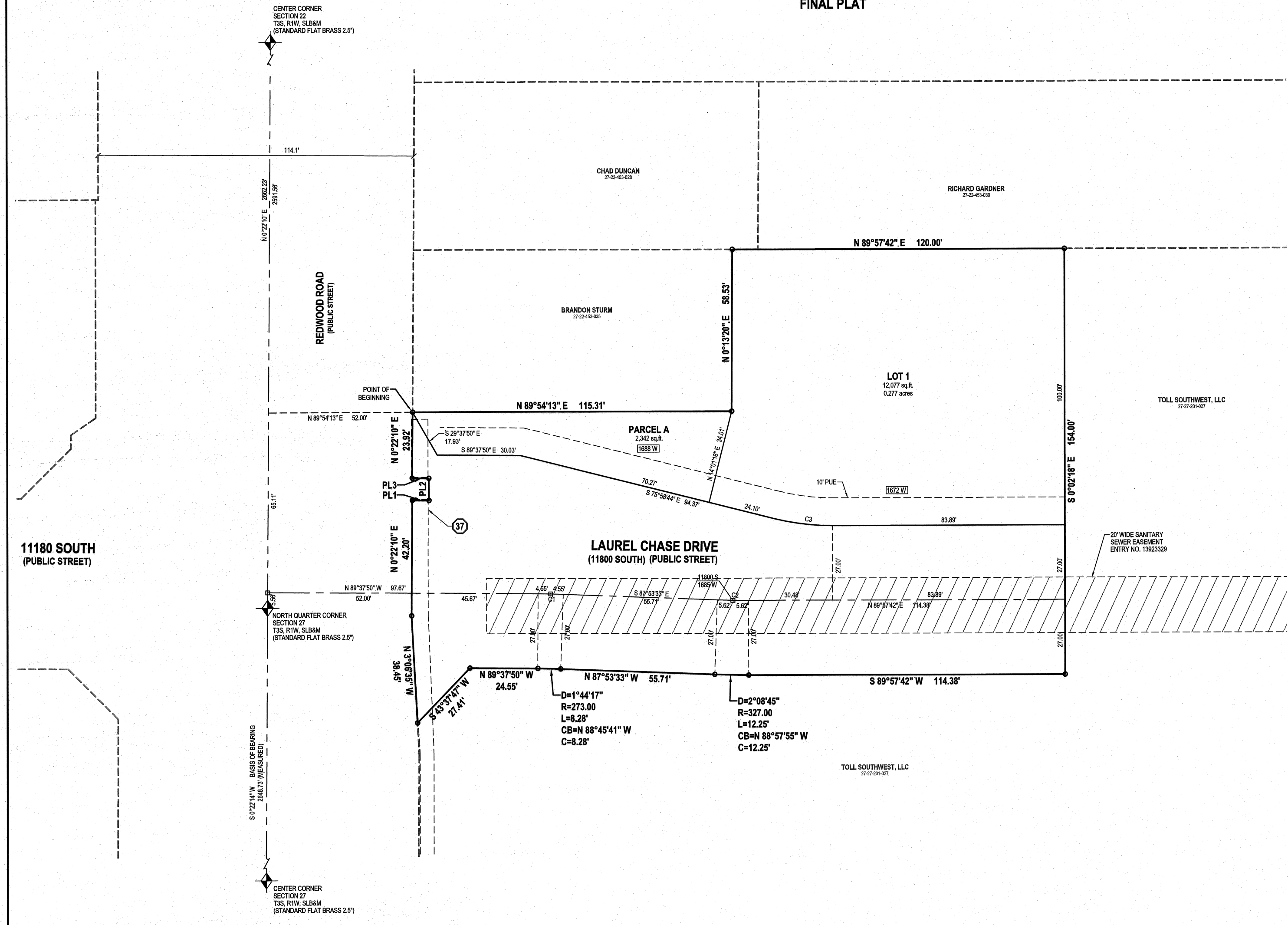


SYCAMORE GLEN PHASE 1A SUBDIVISION

LOCATED IN THE SOUTHEAST OF SECTION 22 AND THE NORTHEAST OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENCLAVE END LAND SURV.
- SET 6" REBAR AND CAP OR NAIL STAMPED "ENCLAVE END" & LAND SURV. AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

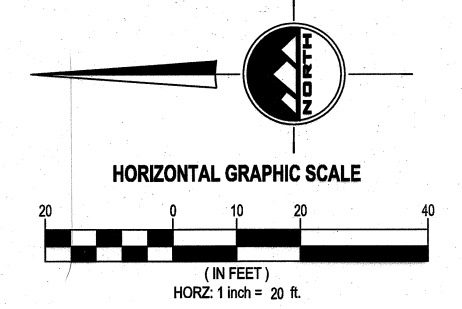
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00	9.10	1°44'17"	N88°45'14"W	9.10
C2	300.00	11.24	2°08'49"	S88°57'56"E	11.24
C3	87.50	21.47	14°03'34"	S88°09'31"E	21.42

LINE TABLE

LINE	BEARING	LENGTH
PL1	S88°37'50"E	6.00
PL2	N0°22'10"E	8.00
PL3	N88°37'50"W	6.00

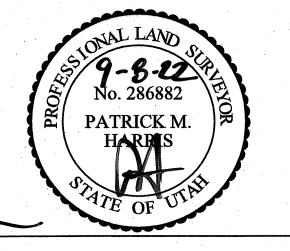
EASEMENT NOTE
37. Utah Department of Transportation Easement; Recorded: November 26, 2007 as Entry No. 10283101 in Book 9540 at Page 5698 of Official Records.



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 License No. 28862. 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 in accordance with Section 17-25-17 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 ordinance.

BOUNDARY DESCRIPTION
A parcel of land abuts in the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Eastern Right-of-Way Line of Renwood Road, said point being North 00°22'10" East 70.67 feet along the Quarter section line and North 89°54'13" East 52.00 feet from the North Quarter Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 89°54'13" East 115.31 feet;
thence North 00°13'22" East 58.53 feet;
thence North 89°57'42" East 120.00 feet;
thence South 00°02'18" East 154.00 feet;
thence South 89°57'42" West 114.38 feet;
thence Northwesterly 12.25 feet along the arc of a 327.00 foot radius curve to the right (center bears North 00°02'18" West and the chord bears North 88°57'50" West 12.25 feet with a central angle of 02°08'45");
thence North 87°50'32" West 85.71 feet;
thence Northwesterly 8.28 feet along the arc of a 273.00 foot radius curve to the left (center bears South 02°08'27" West and the chord bears North 88°45'41" West 8.28 feet with a central angle of 01°44'17");
thence North 89°57'50" West 24.55 feet;
thence South 43°37'47" West 27.41 feet to the Eastern Right-of-Way Line of Renwood Road;
then along the said Eastern Right-of-Way Line the following six (6) courses:
(1) North 02°22'10" East 8.00 feet;
(2) North 00°22'10" East 42.20 feet;
(3) South 89°37'50" East 6.00 feet;
(4) North 00°22'10" East 8.00 feet;
(5) North 89°37'50" West 6.00 feet;
(6) North 00°22'10" East 23.92 feet to the point of beginning.

Contains 26,475 Square Feet or 0.677 Acres and 1 Lot
DATE: SEPT. 8, 2022
PATRICK M. HARRIS
P.L.S. 28862



OWNER'S DEDICATION
Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known as the
SYCAMORE GLEN PHASE 1A SUBDIVISION
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
In witness whereof I / we have hereunto set our hand (s) this 12 day of SEPTEMBER, A.D. 20 22.

By: [Signature]
VP of TOLL SOUTHWEST, LLC
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH, J.S.S.
County of Salt Lake
On the 12 day of September, A.D. 20 22, Benjamin Gyllen personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the VP of TOLL SOUTHWEST, LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.
MY COMMISSION EXPIRES 11/30/2025
RESIDING IN SALT LAKE

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) 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: Owner Gas Company. (In Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver 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 in 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 800-366-6352.

NOTES:
1. SUBJECT PROPERTY LOCATED WITHIN FEMA ZONE "X" AS SHOWN ON FEMA MAP NUMBERS 80032402G AND 400324041G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
2. ALL PLOTS SHOWN ARE ALSO RIVERTON CITY UTILITY EASEMENTS.
3. PARCEL A IS AN UNBUILDABLE PARCEL TO BE OWNED AND MAINTAINED BY THE SYCAMORE GLEN HOMEOWNERS ASSOCIATION.

RECORD SURVEY DATA
ROS NO: S-2021-12-0814

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.250.0829
Fax: 801.250.4449
WWW.ENRONSIGN.COM

EN SIGN
LAYTON
Phone: 801.347.1100
TERRACE
Phone: 435.347.3000
CELEBRITY
Phone: 435.347.1400
HERRINGFIELD
Phone: 435.347.2800

SHEET 1 OF 1
PROJECT NUMBER: 1008A
MANAGER: BAM
DRAWN BY: KRW
CHECKED BY: PMH
DATE: 05/22

GEOTECHNICAL REPORT
A GEOTECHNICAL REPORT HAS BEEN PREPARED BY CMT ENGINEERING LABORATORIES KNOWN AS JOB #11090 FOR RIVERTON RESIDENTIAL DEVELOPMENT. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF CMT ENGINEERING LABORATORIES.

EASEMENT APPROVAL Paul Biesing 7-14-2022 7-14-2022	SOUTH VALLEY SEWER DISTRICT APPROVAL APPROVED THIS 19 DAY OF September 2022 BY THE SOUTH VALLEY SEWER DISTRICT	COUNTY HEALTH APPROVAL APPROVED THIS 22nd DAY OF September 2022 BY THE BOARD OF HEALTH Rick Seibert SALT LAKE COUNTY HEALTH DEPARTMENT	RIVERTON CITY PLANNING APPROVED THIS 19 DAY OF October 2022 BY THE RIVERTON CITY PLANNING DEPARTMENT	RIVERTON CITY ENGINEER APPROVED THIS 19th DAY OF October 2022 BY THE RIVERTON CITY ENGINEER	APPROVAL AS TO FORM APPROVED THIS 17th DAY OF OCTOBER 2022 BY THE RIVERTON CITY ATTORNEY	RIVERTON CITY COUNCIL PRESENTED TO THE BOARD OF RIVERTON CITY COUNCIL THIS 19 DAY OF OCTOBER 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. J. Paul Biesing ATTEST: CLERK
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SYCAMORE GLEN PHASE 1A SUBDIVISION
LOCATED IN THE SOUTHEAST OF SECTION 22 AND THE NORTHEAST OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 14031826
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Toll Southwest
DATE: 10/20/22 TIME: 10:29 AM BOOK: 2022 PAGE: 244
FEE: 54.00
DEPUTY SALT LAKE COUNTY RECORDER

854.00 27-27-201-027 27-22-41 27-27-21