

COUNTRY PINE VIEW A PLANNED UNIT DEVELOPMENT

LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN HOLLADAY, SALT LAKE COUNTY, UTAH
R-1-B

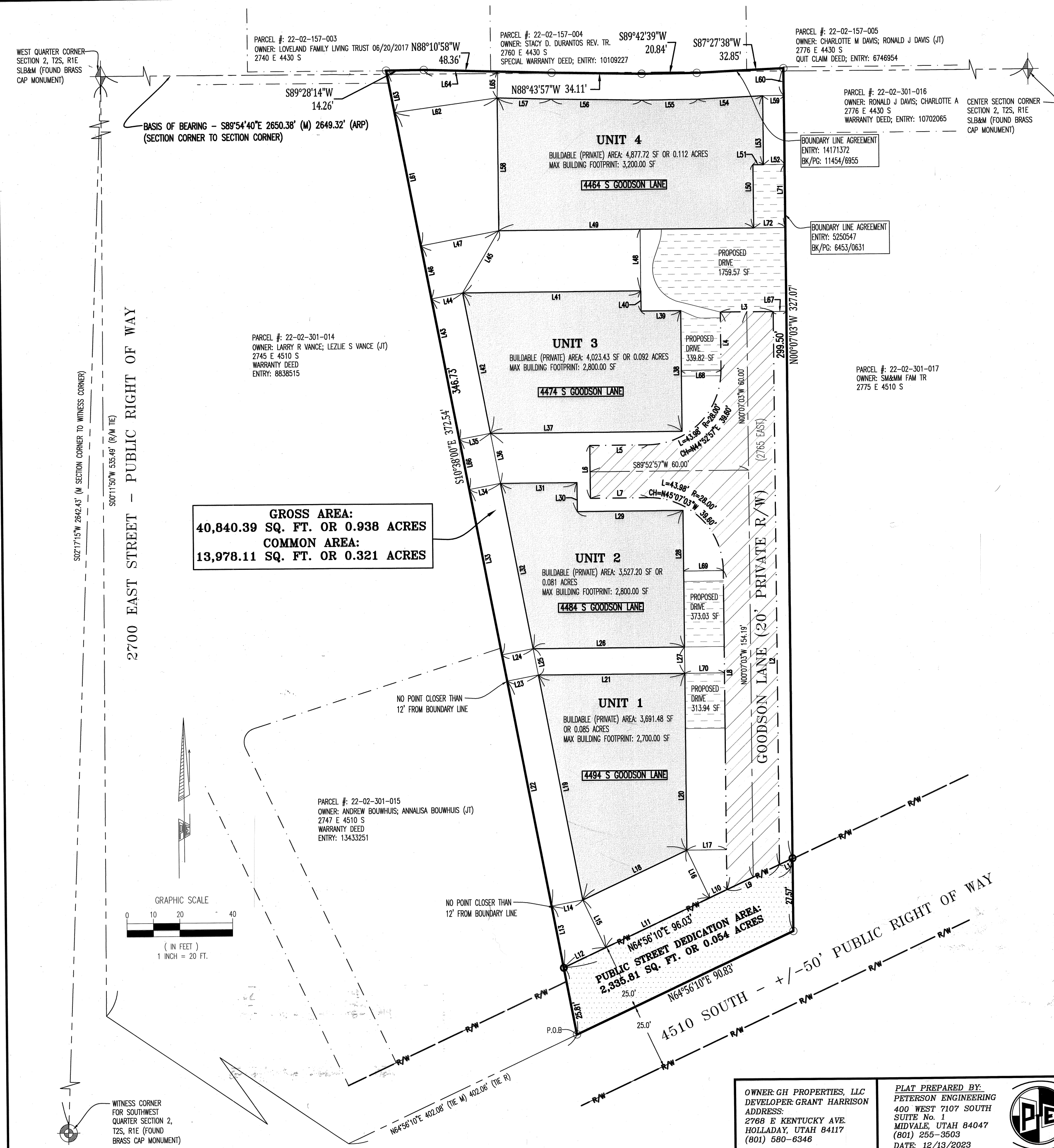
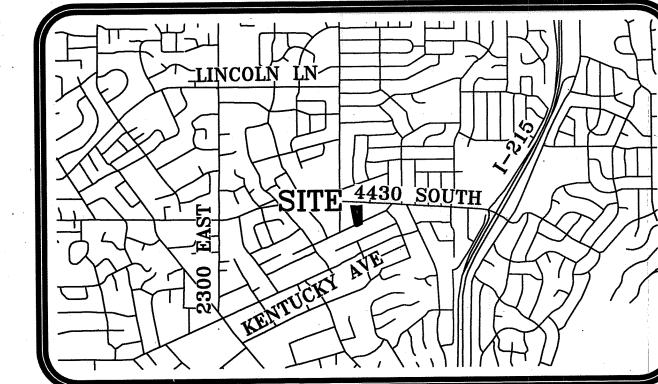
LEGEND

- CORNER NOT SET
- SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"
- ◆ DENOTES SECTION CORNERS
- ◆ DENOTES FOUND MONUMENTS
- ①②③④ DENOTES UNIT ADDRESSES
- ▭ DENOTES COMMON AREA, P.U.E. AND DRAINAGE EASEMENT
- ▨ DEDICATED AS RIGHT OF WAY TO HOLLADAY CITY FOR PUBLIC AND UTILITY USE
- ▩ DENOTES PRIVATE OWNERSHIP
- ▧ DENOTES PRIVATE RIGHT OF WAY, P.U.E. MOUNT OLYMPUS IMPROVEMENT DISTRICT SANITARY SEWER EASEMENT & DRAINAGE EASEMENT
- ▦ DENOTES LIMITED COMMON AREA AREA IS RECOMMENDED AND DETERMINED AT THE TIME OF DEVELOPMENT
- SUBDIVISION BOUNDARY LINE
- - - PRIVATE RIGHT OF WAY LINE
- - - PUBLIC RIGHT OF WAY LINE
- - - PRIVATE OWNERSHIP
- - - ADJOINERS BOUNDARY LINES
- - - LIMITED COMMON AREA

TABULATIONS:

- GROSS PLAT ACREAGE: 0.938 ACRES
- TOTAL BUILDABLE (PRIVATE) AREA: 0.370 ACRES
- TOTAL ACREAGE IN PUBLIC STREETS: 0.054 ACRES
- TOTAL ACREAGE IN PRIVATE STREETS: 0.129 ACRES
- TOTAL ACREAGE IN LIMITED COMMON SPACE: 0.064 ACRES
- TOTAL ACREAGE IN COMMON SPACE: 0.321 ACRES
- NUMBER OF UNITS: 4 UNITS
- BUILDING DENSITY: 11,500.00 SF / 32,884.30 SF = 35.0%

VICINITY MAP - NOT TO SCALE



OWNER: GH PROPERTIES, LLC
DEVELOPER: GRANT HARRISON
ADDRESS: 2769 E KENTUCKY AVE, HOLLADAY, UTAH 84117 (801) 580-6348

PLAT PREPARED BY:
PETERSON ENGINEERING
400 WEST 7107 SOUTH SUITE No. 1 MIDVALE, UTAH 84047 (801) 256-3503 DATE: 12/19/2023



SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, DAVID PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO UNITS, STREETS, AND COMMON AREAS HEREAFTER TO BE KNOWN AS COUNTRY PINE VIEW A PLANNED UNIT DEVELOPMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

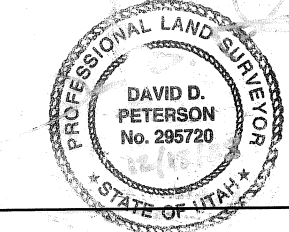
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH; BASIS OF BEARING BEING SOUTH 89°54'40" EAST BETWEEN THE WEST QUARTER CORNER AND THE CENTER SECTION CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 02°11'50" WEST 535.49 FEET ALONG THE CENTERLINE OF 2700 EAST STREET AND NORTH 64°56'10" EAST 402.08 FEET ALONG THE CENTERLINE OF 4510 SOUTH STREET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG THE CENTERLINE OF SAID 4510 SOUTH STREET NORTH 64°56'10" EAST 90.83 FEET; THENCE NORTH 07°07'03" WEST 327.07 FEET ALONG A BOUNDARY LINE AGREEMENT AS ENTRY NUMBER 5250547 IN BOOK ENTRY NUMBER 14171372 IN SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG A BOUNDARY LINE AGREEMENT AS ENTRY NUMBER 14171372 IN BOOK 11454 AT PAGE 6955 AT THE SALT LAKE COUNTY RECORDERS OFFICE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 87°27'38" WEST 32.85 FEET; 2) SOUTH 89°42'39" WEST 20.84 FEET; 3) NORTH 88°43'57" WEST 34.11 FEET; 4) NORTH 88°10'58" WEST 48.36 FEET; 5) SOUTH 89°28'14" WEST 14.26 FEET; THENCE SOUTH 10°38'00" EAST 372.54 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING ANY PORTION OF LAND LYING WITHIN THE COUNTY ROAD.

GROSS AREA: 40,840.39 SQ. FT. OR 0.938 ACRES
NET AREA: 38,504.58 SQ. FT. OR 0.884 ACRES



DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO PRIVATE UNITS, PRIVATE RIGHT OF WAYS, COMMON AREA, AND LIMITED COMMON AREA, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS COUNTRY PINE VIEW A PLANNED UNIT DEVELOPMENT AND DO HEREBY DEDICATE TO THE CITY OF HOLLADAY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNER, GH PROPERTIES, LLC, ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF DEC., A.D. 2023

Grant Harrison
GRANT HARRISON, MANAGING MEMBER OF GH PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS.
ON THIS 14 DAY OF Dec., IN THE YEAR 23, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, Grant Harrison, Maxwell McLeod, GRANT HARRISON, MANAGING MEMBER OF GH PROPERTIES, LLC, AND MAXWELL MCLEOD, MANAGING MEMBER OF GH PROPERTIES, LLC, WHO ARE BOTH OF SOUND MIND AND SOUND MEMORY, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND HE ACKNOWLEDGES TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

733459 COMMISSION NUMBER
11/06/2027 COMMISSION EXPIRATION
Maxwell McLeod PRINT NAME
Maxwell McLeod NOTARY PUBLIC SIGNATURE
RESIDING IN SALT LAKE COUNTY, UTAH



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RECORDED # 19220717
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GH Properties, LLC
DATE 3/26/2024 TIME 3:04 PM BOOK 1044P PAGE 074
FEE \$ 108.00 Mike Zeiger
SALT LAKE COUNTY RECORDER

77-01-21 \$108.00
77-01-301-020

COUNTRY PINE VIEW A PLANNED UNIT DEVELOPMENT


LOCATED WITHIN THE SOUTHWEST & NORTHWEST QUARTERS OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH

LINE TABLE

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	5.51'	N64°56'10"E	L26	57.30'	S89°52'57"W	L51	3.99'	N89°52'57"E
L2	209.54'	S00°07'03"E	L27	10.00'	N00°07'03"W	L52	8.01'	N89°48'42"E
L3	20.00'	N89°52'57"E	L28	51.84'	S00°07'03"E	L53	26.17'	N00°06'10"W
L4	22.00'	N00°07'03"W	L29	40.00'	N89°52'57"E	L54	24.62'	S87°27'38"W
L5	22.00'	N89°52'57"E	L30	11.00'	S00°07'03"E	L55	21.17'	S89°42'39"W
L6	20.00'	N00°07'03"W	L31	28.97'	N89°52'57"E	L56	34.29'	N88°43'57"W
L7	22.00'	S89°52'57"W	L32	63.91'	N10°38'00"W	L57	20.44'	N88°10'58"W
L8	120.84'	N00°07'03"W	L33	63.91'	N10°38'00"W	L58	50.39'	S00°07'03"E
L9	22.06'	S64°56'10"W	L34	12.00'	S79°22'00"W	L59	8.00'	N89°52'57"E
L10	7.24'	S64°56'10"W	L35	12.00'	S79°22'00"W	L60	10.35'	S00°07'03"E
L11	43.68'	S64°56'10"W	L36	19.32'	S10°38'00"E	L61	51.57'	N10°38'00"W
L12	17.54'	S64°56'10"W	L37	72.50'	N89°53'24"E	L62	39.25'	S82°19'56"W
L13	23.74'	N10°38'00"W	L38	45.79'	N00°07'03"W	L63	16.27'	N10°38'00"W
L14	12.00'	S79°22'00"W	L39	15.00'	S89°53'24"W	L64	27.97'	S88°10'58"E
L15	20.00'	S25°03'50"E	L40	7.64'	N00°06'57"W	L65	10.00'	N01°49'02"E
L16	20.00'	S25°03'50"E	L41	67.41'	S89°53'24"W	L66	19.32'	N10°38'00"W
L17	15.00'	N89°52'57"E	L42	54.34'	S10°38'00"E	L67	5.00'	N89°52'57"E
L18	43.68'	N64°56'10"E	L43	54.34'	N10°38'00"W	L68	15.00'	S89°52'57"W
L19	86.81'	S10°38'00"E	L44	12.00'	S79°22'00"W	L69	15.00'	S89°52'57"W
L20	66.92'	N00°07'03"W	L45	27.35'	S30°31'20"W	L70	15.00'	N89°52'57"E
L21	55.45'	N89°52'57"E	L46	20.59'	N10°38'00"W	L71	24.01'	N00°07'03"W
L22	86.81'	N10°38'00"W	L47	30.00'	S79°22'00"W	L72	12.00'	N89°52'57"E
L23	12.00'	S79°22'00"W	L48	23.54'	N00°00'00"E			
L24	12.00'	S79°22'00"W	L49	96.47'	N90°00'00"E			
L25	10.17'	S10°38'00"E	L50	24.00'	N00°07'03"W			

PLAT NOTES

- 1) AT THE TIME OF DEVELOPMENT OF EACH UNIT, THE BUILDING FOOTPRINT AND PRIVATE AREAS MUST LIE WITHIN THE SPECIFIED PRIVATE AREAS ON THIS PLAT.
- 2) H.O.A. IS RESPONSIBLE TO MAINTAIN STORM WATER RETENTION FACILITIES ANNUALLY, COMPLETE ANNUAL INSPECTION OF STORM DRAIN FACILITIES USING THE STANDARD INSPECTION REPORT FOR HOLLADAY CITY.
- 3) NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 4) EACH RESIDENTIAL UNIT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION.
- 5) STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITED OF PROJECT SITE.
- 6) ALL ROADWAYS THAT ARE NOT PRIVATE ARE DEDICATED TO HOLLADAY CITY AS RIGHT OF WAY (R.O.W) FOR PUBLIC AND UTILITY USE.
- 7) ALL DRIVEWAYS CONSTRUCTED FOR EACH UNIT ARE DENOTED AS LIMITED COMMON AREA AND ARE DETERMINED AT THE TIME OF DEVELOPMENT. THE DRIVEWAYS SHOWN ON THIS PLAT ARE RECOMMENDED.
- 8) ALL BUILDINGS MUST BE CONSTRUCTION ACCORDING TO THE MAXIMUM BUILDING FOOTPRINT.
- 9) ALL COMMON AREA IS ALSO A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
- 10) 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 EASEMENTS 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PROPER WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- 11) NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
- 12) NO PARKING ON STREETS DEDICATED AS EMERGENCY ACCESS.

<p style="text-align: center;">HEALTH DEPARTMENT</p> <p>APPROVED THIS <u>14th</u> DAY OF <u>Feb</u> A.D. 20<u>24</u> BY SALT LAKE COUNTY HEALTH DEPARTMENT.</p> <p style="text-align: right;"><i>[Signature]</i> DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT</p>	<p style="text-align: center;">Record of Survey</p> <p>R.O.S No: S2023-06-0614</p> <p style="text-align: right;"><i>[Signature]</i> 1/23/24 Surveyor</p>	<p style="text-align: center;">CITY ENGINEER</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>JANUARY</u> A.D. 20<u>24</u> BY CITY OF HOLLADAY ENGINEER.</p> <p style="text-align: right;"><i>[Signature]</i> CITY OF HOLLADAY ENGINEER</p>	<p style="text-align: center;">CITY ATTORNEY</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>JANUARY</u> A.D. 20<u>24</u> BY CITY OF HOLLADAY ATTORNEY.</p> <p style="text-align: right;"><i>[Signature]</i> CITY OF HOLLADAY ATTORNEY</p>	<p style="text-align: center;">CITY OF HOLLADAY</p> <p>APPROVED AND ACCEPTED THIS <u>12</u> DAY OF <u>Feb</u> A.D. 20<u>24</u>.</p> <p style="text-align: right;"><i>[Signature]</i> ATTEST: <i>[Signature]</i> RECORDER CITY MANAGER</p>	<p style="text-align: center;">OWNER: GH PROPERTIES, LLC</p> <p>DEVELOPER: GRANT HARRISON ADDRESS: 2709 E KENTUCKY AVE HOLLADAY, UTAH 84117 (801) 580-6346</p>	<p style="text-align: center;">PLAT PREPARED BY:</p> <p>PETERSON ENGINEERING 400 WEST 7107 SOUTH SUITE No. 1 MIDVALE, UTAH 84047 (801) 255-3503 DATE: 12/13/2023</p> <div style="text-align: center;"></div>	<p>SHEET 2 OF 2</p>
<p style="text-align: center;">COMMUNITY & ECONOMIC DEVELOPMENT</p> <p>APPROVED THIS <u>25th</u> DAY OF <u>January</u> A.D. 20<u>24</u> BY COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR.</p> <p style="text-align: right;"><i>[Signature]</i> COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR</p>		<p style="text-align: center;">PLANNING COMMISSION</p> <p>APPROVED THIS <u>6th</u> DAY OF <u>February</u> A.D. 20<u>24</u> BY HOLLADAY CITY PLANNING COMMISSION.</p> <p style="text-align: right;"><i>[Signature]</i> PLANNING COMMISSION CHAIR</p>		<p style="text-align: center;">RECORDED #</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p style="text-align: right;">FEE \$ _____ SALT LAKE COUNTY RECORDER</p>			