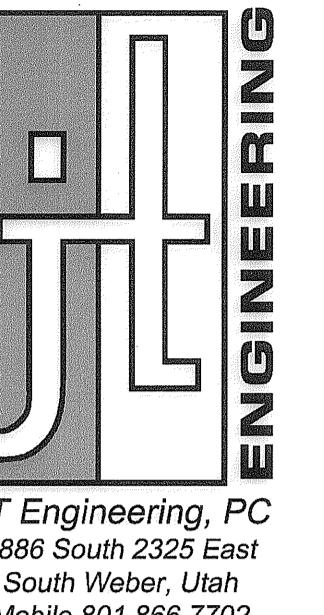


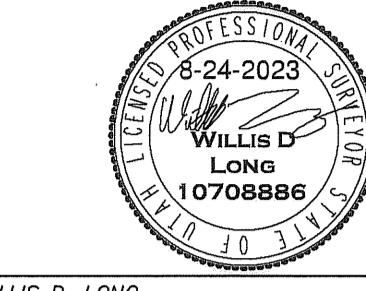
# THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

AUGUST 2023



LAYTON SURVEYS LLC  
1857 N. 1000 W. SUITE 1  
CLINTON, UT 84015  
(801)-663-1641  
willis.long@leytonsurveys.com



## SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10708886 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS LICENSING ACT. 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 HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MONROE TOWNHOMES AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

8-24-2023

DATE:

WILLIS D. LONG  
LICENSE NO. 10708886

WILLIS D. LONG  
LICENSE NO. 10708886

## BOUNDARY DESCRIPTION:

(AS SURVEYED, OVERALL BOUNDARY FOR PARCELS 1, 2, 3, 4, 5, 6, 8 & 9)

ALL OF THAT CERTAIN PROPERTY COMPRISED OF EIGHT (8) INDIVIDUAL PARCELS HEREAFTER TO BE KNOWN AS PARCELS 1, 2, 3, 4, 5, 6, 8, & 9 AND REFERENCED BY THE VESTING DOCUMENTS LISTED AT THE END OF THIS DESCRIPTION.

PARCELS 1 THROUGH 6, AND PARCEL 8 ARE LOCATED WITHIN LOT 2 OF BLOCK 19, TEN ACRE PLAT "A" BIG FIELD SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. PARCEL 9 IS LOCATED WITHIN LOTS 1 AND 2 OF SAID BLOCK 19. THE EXTERIOR BOUNDARY FOR SAID PARCELS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH STREETS AND RUNNING THENCE, SOUTH 89°58'25" EAST, A DISTANCE OF 794.47 FEET; THENCE, NORTH 00°12'23" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 19; THENCE, NORTH 89°58'25" WEST, ALONG THE NORTHERLY SIDELINE OF SAID 3900 SOUTH STREET AND THE SOUTHERLY LINE OF PARCELS 1 THROUGH 6, A DISTANCE OF 365.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE, NORTH 00°17'33" EAST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 141.50 FEET TO THE NORTHEAST CORNER OF PARCEL 1; THENCE, SOUTH 89°58'25" EAST, ALONG THE NORTHERLY LINE OF PARCELS 1, 2, 3, & 4, A DISTANCE OF 203.19 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 4; THENCE, NORTH 00°12'23" EAST, ALONG THE WEST LINE OF PARCELS 9 & 8, A DISTANCE OF 70.97 FEET TO THE NORTHEAST CORNER OF PARCEL 8 AND THE SOUTHWEST CORNER OF LOT 2 OF THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY NO. 10510247, IN BOOK 2008P AT PAGE 216, OF OFFICIAL RECORDS; THENCE, CONTINUING ALONG THE SOUTHERLY AND EASTERNLY LINES OF SAID LOT 2, THE SOUTHERLY AND THE WESTERLY LINES OF LOT 1 OF SAID CENTER SQUARE SUBDIVISION, THE FOLLOWING 7 COURSES: (1) SOUTH 89°58'48" EAST, A DISTANCE OF 143.94 FEET; (2) NORTH 00°12'24" EAST, A DISTANCE OF 54.00 FEET; (3) SOUTH 89°59'03" EAST, A DISTANCE OF 30.06 FEET; (4) NORTH 00°12'23" EAST, A DISTANCE OF 36.05 FEET; (5) SOUTH 89°59'08" EAST, A DISTANCE OF 199.88 FEET; (6) SOUTH 00°12'11" WEST, A DISTANCE OF 52.54 FEET; (7) SOUTH 89°59'06" EAST, A DISTANCE OF 33.35 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED A QUIT CLAIM DEED RECORDED AS ENTRY NO. 10639758, IN BOOK 9694, AT PAGE 3031, OF OFFICIAL RECORDS; THENCE, SOUTH 00°11'40" WEST, ALONG THE WEST LINE OF SAID PARCEL 9 AND THE EAST LINE OF PARCEL 9, A DISTANCE OF 350.05 FEET TO THE NORTHERLY SIDELINE OF 3900 SOUTH STREET; THENCE NORTH 89°58'25" WEST, A DISTANCE OF 233.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 19, AND THE POINT OF BEGINNING.

CONTAINS 3.981 ACRES, MORE OR LESS

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 8310547 IN BOOK 6628 AT PAGE 2329 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2098 OF OFFICIAL RECORDS.

THE PARCELS INCLUDED IN THE DESCRIPTION ABOVE ARE DESCRIBED IN THE VESTING DOCUMENTS LISTED BELOW, PROVIDED BY OLD REPUBLIC TITLE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 1: WARRANTY DEED RECORDED ON JANUARY 30, 2015 AS ENTRY NO. 11085338, IN BOOK 1029, AT PAGE 7392. PARCEL 2: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY NO. 9338477, IN BOOK 9113, AT PAGE 2666. PARCEL 3: WARRANTY DEED RECORDED ON MARCH 13, 1997 AS ENTRY NO. 6593283, IN BOOK 7618, AT PAGE 1111. PARCEL 4: WARRANTY DEED RECORDED ON FEBRUARY 13, 1979 AS ENTRY NO. 3236156, IN BOOK 4813, AT PAGE 268. PARCEL 5: WARRANTY DEED RECORDED ON OCTOBER 23, 2006 AS ENTRY NO. 9884995, IN BOOK 9369, AT PAGE 5094. PARCEL 6: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY NO. 9338451, IN BOOK 9113, AT PAGE 2503.

PARCEL 8: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY NO. 5724647, IN BOOK 6860, AT PAGE 1786.

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PARCEL 9: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY NO. 5724646, IN BOOK 6860, AT PAGE 1783.

LESS AND EXCEPTING THAT PORTION LYING WITH THE PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED ON MARCH 5, 2009 AS ENTRY NO. 10639758, IN BOOK 9694, AT PAGE 3031.

(NOTE, PARCEL 7 WAS NOT USED IN THIS DESCRIPTION ON PURPOSE. THESE PARCEL NUMBERS ARE CONSISTENT WITH THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY JTE ENGINEERING, PC AND LAYTON SURVEYS IN MARCH 2021)

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	SECTION MONUMENT
	BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	UNIT LOT LINE
	EXISTING PARCEL LINE
	EASEMENT LINE
	BOUNDARY SEGMENT MARKER
	ROW
	RIGHT-OF-WAY
	TYPICAL
	MONUMENT
	EASEMENT
	20' WIDE EASEMENT DEDICATED TO THE BIG DITCH IRRIGATION COMPANY
	COMMON AREA, U.N.O.
	PRIVATE AREA

# THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH  
AUGUST 2023

CURVE DATA						
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	18°29'24"	3.58	7.07	S9°13'07"E
C7	35.04	78.50	25°34'33"	17.82	34.75	N14°13'17"W
C8	47.19	100.00	27°02'08"	24.04	46.75	N13°29'29"W
C9	55.33	121.50	26°05'33"	28.15	54.85	N13°57'47"W
C10	15.61	121.50	7°21'35"	7.81	15.60	S23°19'46"E
C11	10.60	78.50	7°44'21"	5.31	10.60	S23°08'23"E
C12	47.19	100.00	27°02'08"	24.04	46.75	S13°29'29"E
C13	37.04	78.50	25°20'08"	18.87	36.70	S13°29'29"E
C14	24.36	78.50	17°46'51"	12.28	24.26	S8°51'50"E
C15	2.08	78.50	1°30'57"	1.04	2.08	S18°30'44"E
C16	25.92	16.50	90°00'00"	16.50	23.33	S45°01'35"W
C17	59.69	38.00	90°00'00"	38.00	53.74	S45°01'35"W
C18	25.97	16.50	90°10'05"	16.55	23.37	N44°53'22"W
C19	44.06	28.00	90°10'05"	28.08	39.66	N44°53'22"W
C20	14.51	10.00	83°07'24"	8.87	13.27	N41°32'07"W
C21	39.27	25.00	90°00'00"	25.00	35.36	S44°58'25"E

## LINE TABLE

LINE	LENGTH	DIRECTION
L1	54.00'	N00°12'24"E
L2	30.06'	S89°59'03"E
L3	36.05'	N00°12'23"E
L4	52.54'	S00°12'11"W
L5	33.35'	S89°59'06"E
L6	1.57'	S00°01'35"W
L7	17.65'	N55°30'25"E
L8	5.63'	S84°19'59"E
L9	11.00'	N00°01'35"E

NOTES:

- ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&Rs FOR THIS PROJECT. SAID CC&Rs WERE RECORDED **2008** AS ENTRY No. **8671** IN BOOK **8671** AT PAGE **1** OF OFFICIAL RECORDS.
- ALL COMMON AREAS, PARCEL A, B, C, D, E, AND PRIVATE ROADWAYS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AND TO BE OWNED AND MAINTAINED BY THE MONROE TOWNHOMES HOME OWNER'S ASSOCIATION.
- HOA SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
- OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN PARCEL A, B, C, COMMON AREAS, AND PRIVATE ROADWAYS FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.
- BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
- THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397668 IN BOOK 8671, AT PAGE 6674, OF OFFICIAL RECORDS.
- THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397663 IN BOOK 8671, AT PAGE 6659, OF OFFICIAL RECORDS.
- THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON AUGUST 26, 2003 AS ENTRY No. 8789729 IN BOOK 86861, AT PAGE 8498, OF OFFICIAL RECORDS.
- THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON APRIL 2, 2003 AS ENTRY No. 8594842 IN BOOK 8708, AT PAGE 1093, OF OFFICIAL RECORDS.
- THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON DECEMBER 19, 2002 AS ENTRY No. 8466578 IN BOOK 8708, AT PAGE 4229, OF OFFICIAL RECORDS.
- THERE IS AN EXISTING 28' X 10' EASEMENT, AS SHOWN HEREON, FOR THE PURPOSE OF A BOX CULVERT IN FAVOR OF SALT LAKE COUNTY. FIVE (5) DOCUMENTS WERE RECORDED FOR THIS EASEMENT ON JUNE 2, 1976. • ENTRY No. 2821379, BOOK 4223, PAGE 10, RECORDED ON JUNE 2, 1976. • ENTRY No. 2821380, BOOK 4223, PAGE 13, RECORDED ON JUNE 2, 1976. • ENTRY No. 2821384, BOOK 4223, PAGE 16, RECORDED ON JUNE 2, 1976. • ENTRY No. 2821387, BOOK 4223, PAGE 18, RECORDED ON JUNE 2, 1976. • ENTRY No. 2821389, BOOK 4223, PAGE 22, RECORDED ON JUNE 2, 1976.
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN UTILITY AND DRAINAGE EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH, SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL RECORDED ON MAY 12, 2005 AS ENTRY No. 9375372 IN BOOK 9130 AT PAGE 2898, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND TRAFFIC AND VEHICULAR PARKING EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH, SALT LAKE SURGICAL CENTER, AND MEDWOOD, LC RECORDED ON AUGUST 2, 2002 AS ENTRY No. 8310547 IN BOOK 8628 AT PAGE 2329, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.

GRANITE SCHOOL DISTRICT  
16-31-429-001

GRANITE SCHOOL DISTRICT  
16-31-429-001

