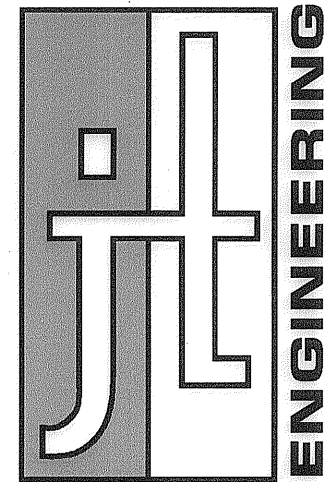


# THE MONROE TOWNHOMES

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



JT Engineering, PC  
7886 South 2325 East  
South Weber, Utah  
Mobile 801.866.7702



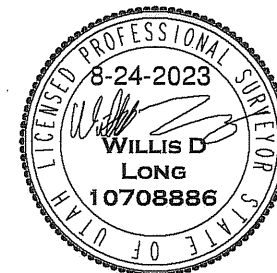
LAYTON SURVEYS LLC

1857 N. 1000 W. SUITE 1  
CLINTON, UT 84015  
(801)-663-1641

willis.long@laytonsurveys.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 AND 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

## 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 00°12'23" EAST A DISTANCE OF 7.00 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3900 SOUTH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; 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°11'33" EAST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 141.50 FEET TO THE NORTHWEST 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 170.97 FEET TO THE NORTHWEST 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 EASTERLY 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 132.93 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 NORTHWEST 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 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. 831054 7 IN BOOK 8628 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 2898 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. 11985338, 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.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

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 CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

ALSO LESS AND EXCEPTING THAT PORTION LYING WITHIN 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)

## OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) CW THE MONROE PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

## THE MONROE TOWNHOMES

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) 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 OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER(S) HAS/HAVE HEREUNTO SET OUT HANDS THIS 30<sup>th</sup> DAY OF March, 2024

Darlene Carter  
NAME: DARLENE CARTER, ITS MANAGER

## NOTARY ACKNOWLEDGEMENT:

STATE OF Utah } S.S.  
COUNTY OF Davis

ON THIS 30<sup>th</sup> DAY OF March, A.D. 2024, BEFORE ME, Chase Freabairn, A NOTARY PUBLIC, PERSONALLY APPEARED DARLENE CARTER, THE MANAGER OF CW THE MONROE, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE MONROE TOWNHOMES AND WAS SIGNED BY HER ON BEHALF OF SAID CW THE MONROE, LLC, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

729682  
COMMISSION NUMBER

02-28-2027  
MY COMMISSION EXPIRES:

Chase Freabairn  
NOTARY PUBLIC COMMISSIONED IN Utah

## LIEN HOLDER CONSENT:

ON THE 26<sup>th</sup> DAY OF MAY, 2024, CW THE MONROE PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP, ENTERED INTO A CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING ("DEED OF TRUST") WITH FIRST UTAH BANK, 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 March 28, 2024, ENTRY No. 1422070 IN BOOK 11180 AT PAGE 415, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

FIRST UTAH BANK IS FULLY AWARE THAT CW THE MONROE PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS THE MONROE TOWNHOMES AND FIRST UTAH BANK HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS 11<sup>th</sup> DAY OF April, 2024

FIRST UTAH BANK  
BY: Christina Pazzi  
PRINT NAME: Christina Pazzi  
ITS: Loan officer

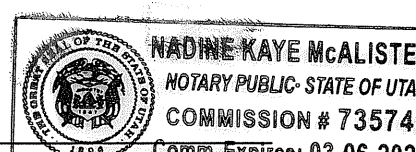
## NOTARY ACKNOWLEDGEMENT:

STATE OF Utah } S.S.  
COUNTY OF Utah

ON THIS 11<sup>th</sup> DAY OF April, A.D. 2024, BEFORE ME, Christina Pazzi, A NOTARY PUBLIC, PERSONALLY APPEARED Christina Pazzi, THE AUTHORIZED AGENT OF FIRST UTAH BANK, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE MONROE TOWNHOMES AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID FIRST UTAH BANK AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

735715  
COMMISSION NUMBER

03-06-2028  
MY COMMISSION EXPIRES:



Nadine Kaye McAlister  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 735715 PRINT NAME: Nadine Kaye McAlister  
COMMISSION EXPIRES: 03-06-2028 NOTARY PUBLIC COMMISSIONED IN UTAH

## ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

## LUMEN

APPROVED THIS 11<sup>th</sup> DAY OF MARCH, 2023.

Paul Bieering  
LUMEN

## RECORD OF SURVEY

RECORD OF SURVEY NO. S2023-06-0511

Darlene Carter 5-10-2024  
COUNTY SURVEYOR DATE

## PLANNING COMMISSION

APPROVED AS TO FORM THIS 18<sup>th</sup> DAY OF April, A.D. 2023.

James R. Smith  
PLANNING COMMISSION APPROVAL

## SALT LAKE COUNTY HEALTH DEPT

APPROVED THIS 5<sup>th</sup> DAY OF March, 2024

Rick Soderstrom  
SALT LAKE COUNTY HEALTH DEPT.

## SOUTH SALT LAKE COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS 10<sup>th</sup> DAY OF April, A.D. 2024

John P. Smith  
COMMUNITY DEVELOPMENT DIRECTOR

## SOUTH SALT LAKE FIRE MARSHAL

APPROVED AS TO FORM THIS 19 DAY OF April, A.D. 2024

Steve Chaffin  
SOUTH SALT LAKE FIRE MARSHAL

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7 DAY OF May, A.D. 2024

Neil  
SOUTH SALT LAKE CITY ATTORNEY

## SOUTH SALT LAKE CITY ENGINEER

APPROVED THIS 17<sup>th</sup> DAY OF April, 2024

Devin Papp  
SOUTH SALT LAKE CITY ENGINEER

## SOUTH SALT LAKE CITY APPROVAL

APPROVED AS TO FORM THIS 24 DAY OF April, A.D. 2024

Charlie Wood  
MAYOR  
ATTEST: RECORDER

## SALT LAKE COUNTY RECORDER

RECORDED # 14239173

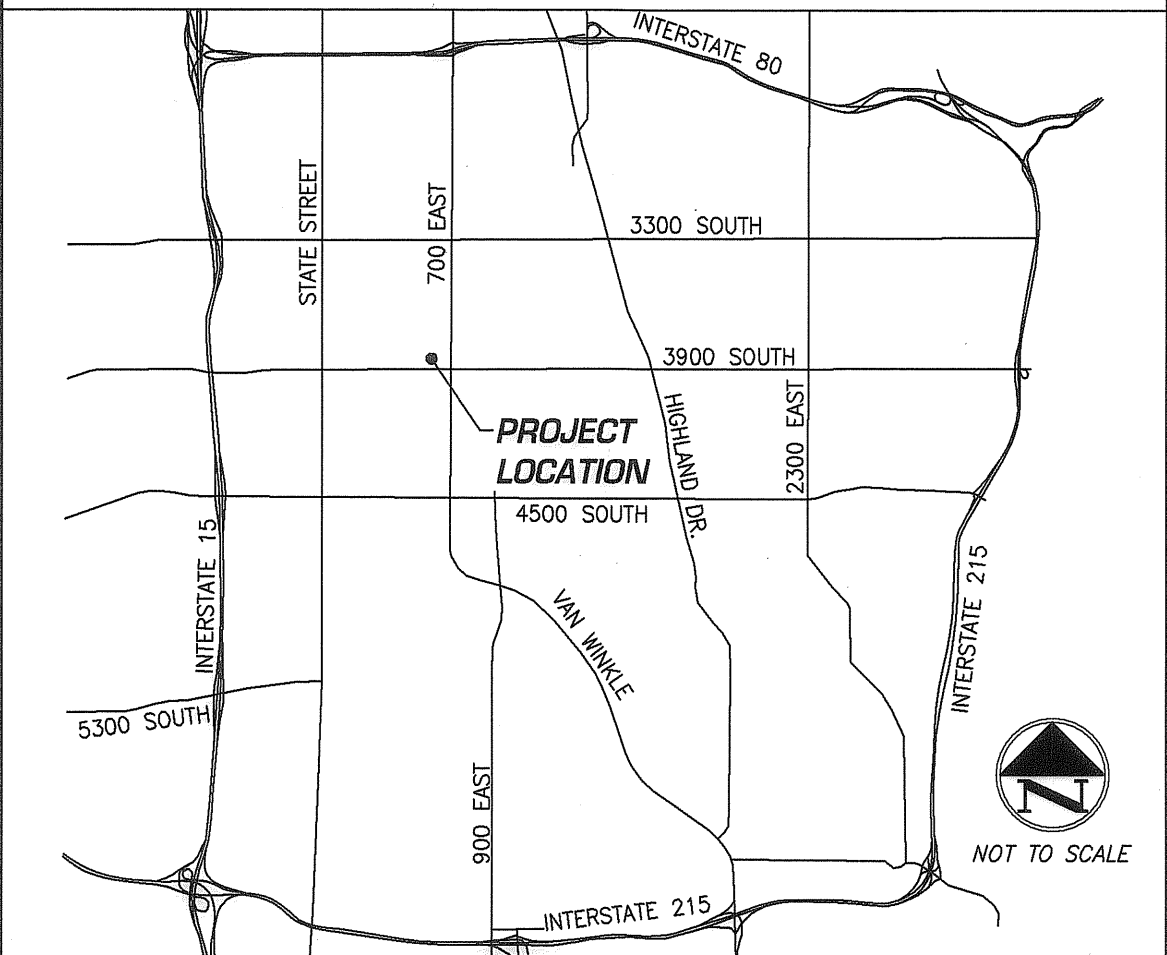
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CW the Monroe Partnership LP

DATE 5/10/2024 TIME 1:54 PM BOOK 1014 PAGE 128  
FEE \$ 212.00  
Wendy M. Smith  
DEPUTY SALT LAKE COUNTY RECORDER

## ADDRESS TABLE

LOT/UNIT	ADDRESS	LOT/UNIT	ADDRESS	LOT/UNIT	ADDRESS
1	561 E. DOLORES COVE	20	599 E. BETSEY COVE	39	589 E. SAWY COVE
2	563 E. DOLORES COVE	21	603 E. BETSEY COVE	40	593 E. SAWY COVE
3	567 E. DOLORES COVE	22	602 E. BETSEY COVE	41	587 E. SAWY COVE
4	569 E. DOLORES COVE	23	598 E. BETSEY COVE	42	599 E. SAWY COVE
5	571 E. DOLORES COVE	24	596 E. BETSEY COVE	43	601 E. SAWY COVE
6	573 E. DOLORES COVE	25	594 E. BETSEY COVE	44	602 E. SAWY COVE
7	577 E. DOLORES COVE	26	592 E. BETSEY COVE	45	598 E. SAWY COVE
8	579 E. DOLORES COVE	27	588 E. BETSEY COVE	46	596 E. SAWY COVE
9	578 E. DOLORES COVE	28	623 E. ELEANOR COVE	47	592 E. SAWY COVE
10	576 E. DOLORES COVE	29	619 E. ELEANOR COVE	48	588 E. SAWY COVE
11	572 E. DOLORES COVE	30	617 E. ELEANOR COVE	49	586 E. SAWY COVE
12	568 E. DOLORES COVE	31	613 E. ELEANOR COVE	50	619 E. RITA PLACE
13	566 E. DOLORES COVE	32	611 E. ELEANOR COVE	51	617 E. RITA PLACE
14	564 E. DOLORES COVE	33	612 E. ELEANOR COVE	52	613 E. RITA PLACE
15	562 E. DOLORES COVE	34	614 E. ELEANOR COVE	53	611 E. RITA PLACE
16	589 E. BETSEY COVE	35	618 E. ELEANOR COVE	54	609 E. RITA PLACE
17	591 E. BETSEY COVE	36	622 E. ELEANOR COVE	55	603 E. RITA PLACE
18	593 E. BETSEY COVE	37	624 E. ELEANOR COVE	56	601 E. RITA PLACE
19	597 E. BETSEY COVE	38	587 E. SAWY COVE		

## VICINITY MAP





# 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

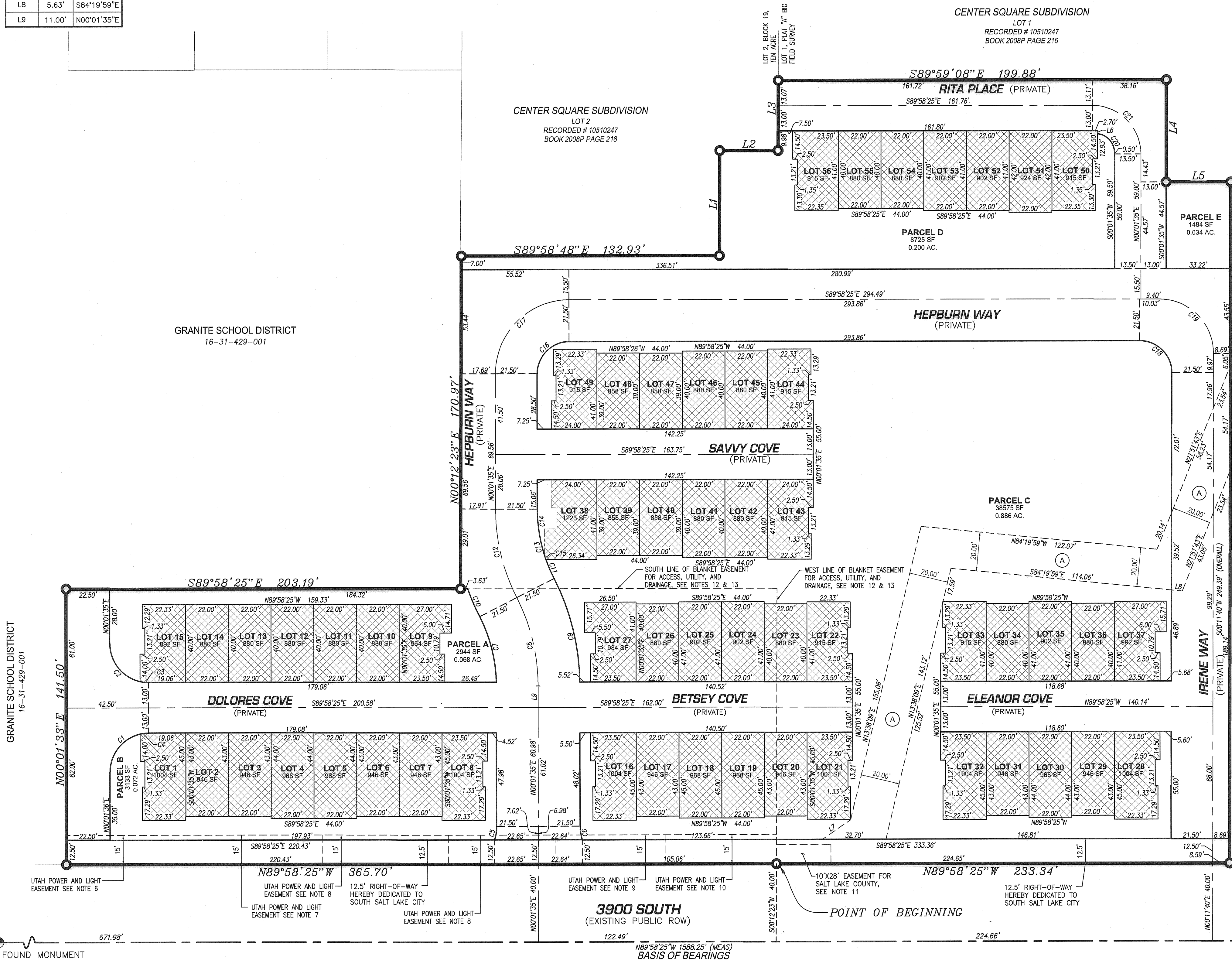
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	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	27°02'08"	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°10'06"	28.08	39.66	N44°53'22"W
C20	14.51	10.00	63°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'	N5°30'25"E
L8	5.63'	S84°19'59"E
L9	11.00'	N00°01'35"E

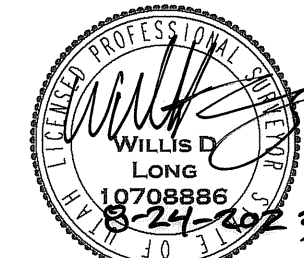
### NOTES:

- ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&R'S FOR THIS PROJECT. SAID CC&R'S WERE RECORDED \_\_\_\_\_ AS ENTRY No. \_\_\_\_\_ IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ 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 SERVING 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 8869, 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 8770, 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 8706, 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 (6) DOCUMENTS WERE RECORDED FOR THIS EASEMENT AS FOLLOWS:
  - ENTRY No. 2821379, BOOK 4223, PAGE 8, RECORDED ON JUNE 7, 1976.
  - ENTRY No. 2821381, BOOK 4223, PAGE 10, RECORDED ON JUNE 7, 1976.
  - ENTRY No. 2821384, BOOK 4223, PAGE 13, RECORDED ON JUNE 7, 1976.
  - ENTRY No. 2821387, BOOK 4223, PAGE 16, RECORDED ON JUNE 7, 1976.
  - ENTRY No. 2821389, BOOK 4223, PAGE 18, RECORDED ON JUNE 7, 1976.
  - ENTRY No. 2821393, BOOK 4223, PAGE 22, RECORDED ON JUNE 7, 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.



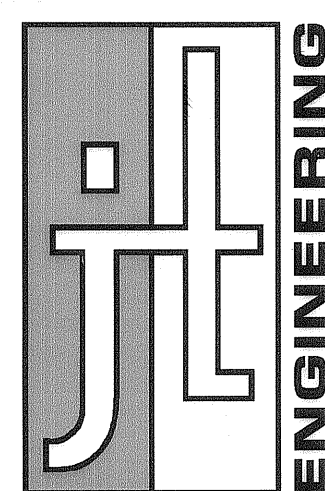
## LEGEND & ABBREVIATIONS:

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



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South Weber, Utah  
Mobile 801.866.7702

## SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER \_\_\_\_\_

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