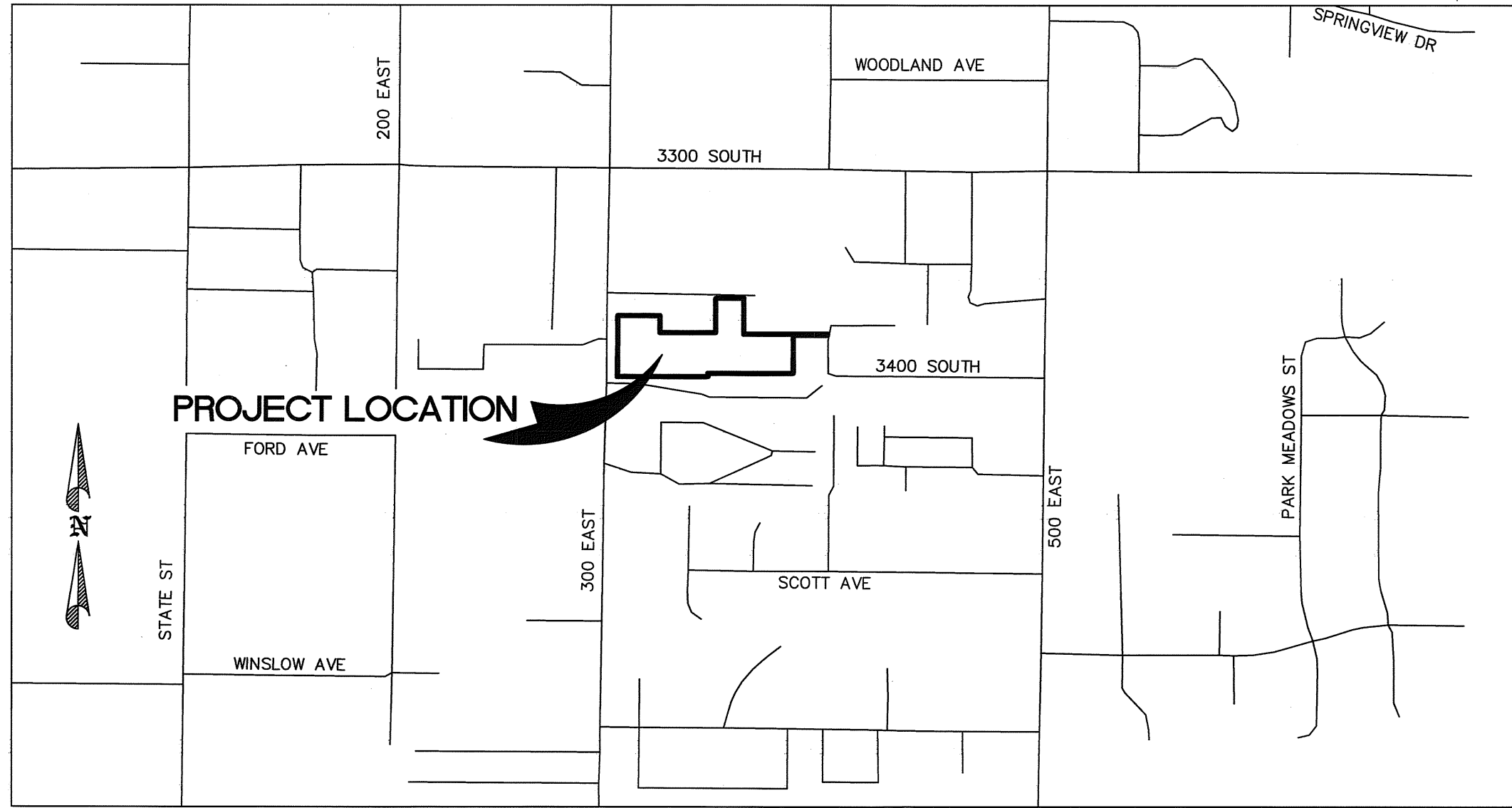


# 300 LOFTS SUBDIVISION

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2023

Parcel Line Table			Parcel Line Table			Parcel Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
L1	21.06'	S81°45'47"W	L27	93.50'	S00°18'16"W	L56	89.50'	N00°18'16"E	C1	25.62'	33.00'	44°28'44"	S67°27'22"E	24.98'
L2	20.00'	S89°41'44"E	L28	26.00'	N89°41'44"W	L57	34.00'	S89°41'44"E	C2	4.89'	7.00'	40°00'19"	N20°18'25"E	4.79'
L3	97.52'	N80°59'19"E	L29	93.49'	N00°18'16"E	L58	34.00'	S89°41'44"E	C3	4.89'	7.00'	40°00'19"	S19°41'53"E	4.79'
L4	17.00'	S89°41'44"E	L30	2.71'	N89°32'16"W	L59	89.50'	S00°18'16"W	C4	86.20'	484.50'	10°11'40"	N85°12'26"E	86.09'
L5	59.65'	N08°51'47"E	L31	94.06'	S00°18'16"W	L60	34.00'	N89°41'44"W	C5	91.72'	515.50'	10°11'40"	N85°12'26"E	91.60'
L6	80.08'	S30°06'48"E	L32	26.00'	N89°41'44"W	L61	34.00'	N89°41'44"W	C6	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
L7	20.10'	N66°40'58"W	L33	93.50'	N00°18'16"E	L62	89.50'	N00°18'16"E	C7	31.42'	20.00'	90°00'00"	N45°18'16"E	28.28'
L8	41.93'	N77°58'31"E	L35	26.00'	N89°41'44"W	L63	34.00'	S89°41'44"E	C8	19.49'	28.00'	39°52'49"	N19°38'09"W	19.10'
L9	23.22'	N51°13'30"E	L36	93.50'	N00°18'16"E	L64	45.50'	S89°41'44"E	C9	19.17'	43.16'	25°26'40"	S16°40'23"W	19.01'
L10	20.55'	S61°00'25"E	L39	81.72'	N89°41'44"W	L65	34.00'	S00°18'16"W	C10	4.09'	500.00'	0°28'09"	S89°55'48"E	4.09'
L11	27.74'	S89°41'44"E	L40	34.00'	N89°41'44"W	L66	69.00'	N89°41'44"W	C11	84.87'	500.00'	9°43'31"	N84°58'22"E	84.77'
L12	71.50'	N00°18'16"E	L41	88.00'	S00°18'16"W	L67	34.00'	N00°18'16"E	C12	88.98'	500.00'	10°11'40"	N85°12'26"E	88.84'
L13	26.00'	S89°41'44"E	L42	34.00'	S89°41'44"E	L68	66.00'	S00°18'16"W	C13	88.98'	500.00'	10°11'40"	N85°12'26"E	88.84'
L14	71.50'	S00°18'16"W	L43	34.00'	N89°41'44"W	L69	34.00'	N89°41'44"W	C14	26.70'	17.00'	90°00'00"	S44°41'44"E	24.04'
L15	92.27'	S89°41'44"E	L44	89.50'	N00°18'16"E	L70	34.00'	S89°41'44"E	C15	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
L16	45.72'	S89°41'44"E	L45	34.00'	S89°41'44"E	L71	34.00'	S89°41'44"E	C16	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
L17	86.75'	N00°18'16"E	L46	34.00'	N89°41'44"W	L72	67.59'	N00°18'16"E	C17	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
L18	47.87'	N89°54'37"E	L47	89.50'	S00°18'16"W	L73	34.00'	N89°41'44"W	C18	4.89'	7.00'	40°00'15"	N19°41'51"W	4.79'
L19	89.80'	S00°18'16"W	L48	34.00'	S89°41'44"E	L74	34.00'	S89°41'44"E	C19	86.20'	484.50'	10°11'40"	S85°12'26"W	86.09'
L20	171.44'	S89°41'44"E	L49	34.00'	S89°41'44"E	L75	91.00'	S00°18'16"W	C20	73.17'	515.50'	8°07'55"	S84°10'34"W	73.10'
L21	31.00'	S00°18'21"W	L50	89.50'	N00°18'16"E	L76	34.00'	N89°41'44"W	C21	4.80'	7.00'	37°38'44"	S19°07'38"W	4.52'
L22	147.19'	N89°41'44"W	L51	34.00'	N89°41'44"W	L77	91.00'	N00°18'16"E	C22	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
L23	93.50'	S00°18'16"W	L52	34.00'	S89°41'44"E	L78	93.50'	S00°18'16"W	C23	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
L24	26.00'	N89°41'44"W	L53	89.50'	S00°18'16"W	L79	28.78'	N89°41'44"W	C24	24.37'	32.00'	43°37'51"	S88°29'27"W	23.78'
L25	93.50'	N00°18'16"E	L54	34.00'	N89°41'44"W	L80	49.29'	N00°18'16"E						
L26	81.72'	N89°41'44"W	L55	34.00'	N89°41'44"W									



VICINITY MAP  
SCALE: 1" = 600'  
SOUTH SALT LAKE, UTAH

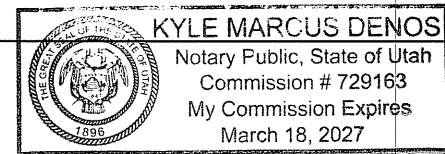
STORMWATER NOTE:  
OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN THE COMMON AREA FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

## LLC ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF Salt Lake

ON THIS 8th DAY OF November, A.D. 2023, PERSONALLY APPEARED BEFORE ME John D. Thomas Manager OF Property Dynamics, LLC AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE [Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos  
COMMISSION NUMBER 729163 EXPIRATION DATE 03/18/27

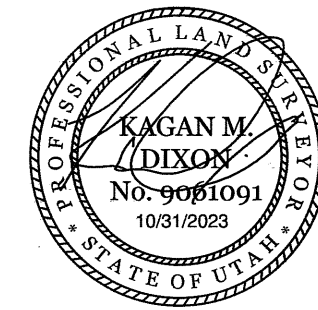


## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:

## 300 LOFTS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



## BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°18'16" WEST BETWEEN THE STREET MONUMENTS IN 300 EAST AT THE INTERSECTIONS OF 3300 SOUTH STREET AND 3900 SOUTH STREET, SAID TRACT CONSISTING OF SALT LAKE COUNTY PARCEL NUMBERS 16-30-381-003, 16-30-456-006, 16-30-381-004, 16-30-381-005, 16-30-381-006, 16-30-456-003, AND 16-30-456-006, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°18'16" WEST 539.43 FEET AND NORTH 89°53'42" EAST 33.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 3300 SOUTH AND 300 EAST, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET, SAID POINT ALSO BEING NORTH 00°18'16" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 68.11 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, 10-ACRE PLAT A, BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'42" EAST 153.47 FEET TO THE WEST LINE OF LOT 6, ROTH GARDENS NO. 3 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°18'16" WEST ALONG SAID WEST LINE A DISTANCE OF 61.71 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°54'37" EAST ALONG SAID SOUTH LINE OF SAID SUBDIVISION AND A PROLONGATION THEREOF A DISTANCE OF 204.83 FEET; THENCE NORTH 00°18'16" EAST 124.00 FEET; THENCE NORTH 89°54'37" EAST 102.31 FEET; THENCE SOUTH 00°18'16" WEST 130.45 FEET; THENCE NORTH 89°54'45" EAST 307.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00°18'16" WEST ALONG SAID EAST LINE A DISTANCE OF 3.60 FEET TO THE NORTHEAST CORNER OF LOT 1, ROTH GARDENS NO. 4 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°54'45" WEST ALONG SAID WEST LINE OF SAID SUBDIVISION A DISTANCE OF 125.08 FEET; THENCE SOUTH 00°18'16" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 139.83 FEET TO THE NORTH LINE OF NEWSOME VILLAGE CONDOS PLAT "B"; ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°55'25" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF NEWSOME VILLAGE CONDOS PLAT "A" AMENDED, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER A DISTANCE OF 311.89 FEET; THENCE SOUTH 00°18'16" EAST ALONG THE WESTERLY LINE OF SAID VILLAGE CONDOS PLAT "A" AMENDED A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°55'25" WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 331.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTH 00°18'16" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 45 LOTS  
1 OPEN SPACE  
121,586 SQUARE FEET OR 2.791 ACRES, MORE OR LESS.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SOUTH 00°18'16" WEST BETWEEN THE STREET MONUMENTS IN 300 EAST AT THE INTERSECTIONS OF 3300 SOUTH STREET AND 3900 SOUTH STREET.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) 300 LOFTS, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED LAND TO BE HEREAFTER KNOWN AS:

## 300 LOFTS SUBDIVISION

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 HAS HEREUNTO SET THIS 8th DAY OF Nov, A.D., 2023

[Signature]  
300 LOFTS, LLC, A UTAH LIMITED LIABILITY COMPANY  
JOHN D. THOMAS, ON BEHALF OF NLH MANAGEMENT, LLC

[Signature]  
PROPERTY DYNAMICS III, LLC  
JOHN D. THOMAS, ON BEHALF OF PROPERTY DYNAMICS MANAGEMENT III, LLC

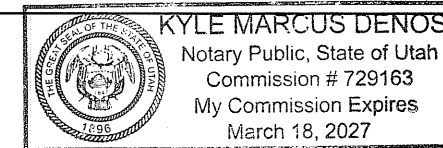
[Signature]  
ARE BARAGHOSHI, TRUSTEE  
BARAGHOSHI FAMILY TRUST, DATED FEBRUARY 19, 2003

## LLC ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF Salt Lake

ON THIS 8th DAY OF November, A.D. 2023, PERSONALLY APPEARED BEFORE ME John D. Thomas Manager OF 300 Lofts, LLC AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE [Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos  
COMMISSION NUMBER 729163 EXPIRATION DATE 03/18/27



## SALT LAKE COUNTY SURVEYOR

ROS# S2021-09-0513

[Signature] 11-17-2023  
PLAT REVIEWER DATE

## SOUTH SALT LAKE CITY PLANNING COMMISSION

APPROVED THIS 18th DAY OF January 2024

[Signature]  
CHAIR, SOUTH SALT LAKE CITY PLANNING COMMISSION

## SOUTH SALT LAKE FIRE MARSHAL

APPROVED THIS 15th DAY OF Nov, 2023 BY: [Signature]  
BY THE SOUTH SALT LAKE CITY FIRE MARSHAL

[Signature]  
FIRE MARSHAL

## COMCAST

APPROVED THIS 15th DAY OF Nov, 2023 BY: [Signature]

[Signature]  
COMCAST

## ROCKY MOUNTAIN POWER

APPROVED THIS 9th DAY OF Nov, 2023 BY: [Signature]

[Signature]  
ROCKY MOUNTAIN POWER DIRECTOR

## CITY APPROVAL

PRESENTED TO SOUTH SALT LAKE CITY THIS 24th DAY OF April, A.D. 2024, AND IS HEREBY APPROVED.

[Signature]  
SOUTH SALT LAKE CITY MAYOR  
[Signature]  
ATTEST: CITY RECORDER



## JORDAN VALLEY WATER

APPROVED THIS 14th DAY OF Nov, 2023, BY JORDAN VALLEY WATER CONSERVANCY DISTRICT.

[Signature]  
DIRECTOR, JORDAN VALLEY WATER CONSERVANCY DISTRICT

## SOUTH SALT LAKE COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED THIS 18th DAY OF April, 2024 BY THE SOUTH SALT LAKE COMMUNITY DEVELOPMENT DEPARTMENT.

[Signature]  
SOUTH SALT LAKE COMMUNITY DEVELOPMENT DIRECTOR

## SALT LAKE COUNTY HEALTH DEPT

APPROVED THIS 13th DAY OF November, A.D., 2023.

[Signature]  
SALT LAKE COUNTY HEALTH DEPARTMENT DIRECTOR

## APPROVAL AS TO FORM

APPROVED THIS 7th DAY OF May, A.D., 2024.

[Signature]  
SOUTH SALT LAKE CITY ATTORNEY

## SOUTH SALT LAKE CITY ENGINEER

APPROVED THIS 22nd DAY OF April, 2024, A.D. BY THE SOUTH SALT LAKE CITY ENGINEER.

[Signature]  
SOUTH SALT LAKE CITY ENGINEER

## SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF 300 Lofts LLC  
DATE 6/27/2024 ENTRY 19257540 BOOK 2024P PAGE 159

\$192.00 [Signature]  
FEE DEPUTY SALT LAKE COUNTY RECORDER

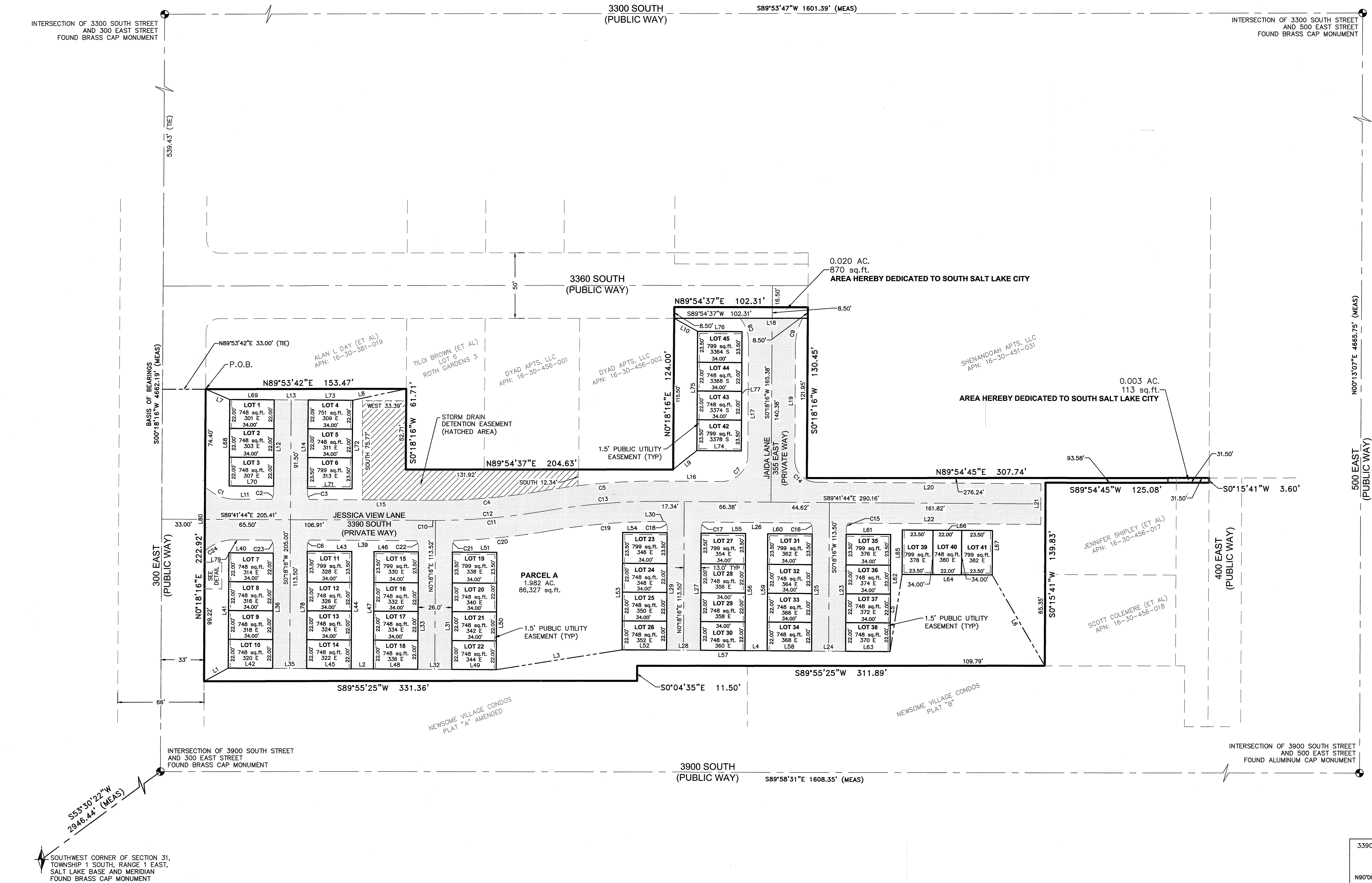
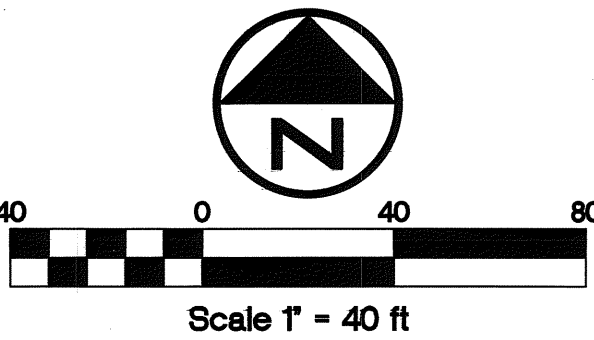


16-30-381-003, 004, 005, 006  
16-30-456-003, 006, 016  
16-30-32  
16-30-41  
2024P  
pg 159  
46 lots



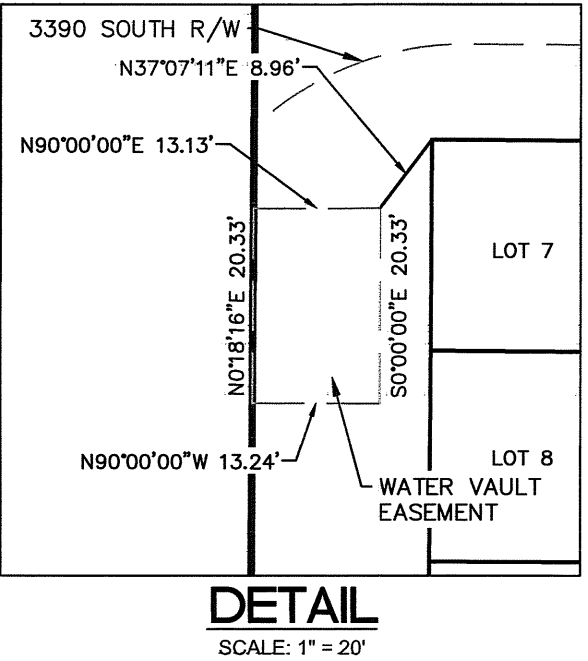
300 LOFTS SUBDIVISON

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2023



Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	21.06'	S61°45'47"W	L27	93.50'	S00°18'16"W	L56	89.50'	N00°18'16"E
L2	20.00'	S89°41'44"E	L28	26.00'	N89°41'44"W	L57	34.00'	S89°41'44"W
L3	97.52'	N80°59'19"E	L29	93.49'	N00°18'16"E	L58	34.00'	S89°41'44"W
L4	17.00'	S89°41'44"E	L30	2.71'	N89°32'16"W	L59	89.50'	S00°18'16"E
L5	59.65'	N08°51'47"E	L31	94.06'	S00°18'16"W	L60	34.00'	N89°41'44"W
L6	80.08'	S30°06'48"E	L32	26.00'	N89°41'44"W	L61	34.00'	N89°41'44"W
L7	20.10'	N66°40'58"W	L33	93.50'	N00°18'16"E	L62	89.50'	N00°18'16"E
L8	41.93'	N77°58'31"E	L35	26.00'	N89°41'44"W	L63	34.00'	S89°41'44"W
L9	23.22'	N51°13'30"E	L36	93.50'	N00°18'16"E	L64	45.50'	S89°41'44"W
L10	20.55'	S61°00'25"E	L39	81.72'	N89°41'44"W	L65	34.00'	S00°18'16"E
L11	27.74'	S89°41'44"E	L40	34.00'	N89°41'44"W	L66	69.00'	N89°41'44"W
L12	71.50'	N00°18'16"E	L41	88.00'	S00°18'16"W	L67	34.00'	N00°18'16"E
L13	26.00'	S89°41'44"E	L42	34.00'	S89°41'44"E	L68	66.00'	S00°18'16"E
L14	71.50'	S00°18'16"W	L43	34.00'	N89°41'44"W	L69	34.00'	N89°41'44"W
L15	92.27'	S89°41'44"E	L44	89.50'	N00°18'16"E	L70	34.00'	S89°41'44"W
L16	45.72'	S89°41'44"E	L45	34.00'	S89°41'44"E	L71	34.00'	S89°41'44"E
L17	86.75'	N00°18'16"E	L46	34.00'	N89°41'44"W	L72	67.59'	N00°18'16"E
L18	47.87'	N89°54'37"E	L47	89.50'	S00°18'16"W	L73	34.00'	N89°41'44"E
L19	89.80'	S00°18'16"W	L48	34.00'	S89°41'44"E	L74	34.00'	S89°41'44"E
L20	171.44'	S89°41'44"E	L49	34.00'	S89°41'44"E	L75	91.00'	S00°18'16"E
L21	31.00'	S00°18'21"W	L50	89.50'	N00°18'16"E	L76	34.00'	N89°41'44"E
L22	147.19'	N89°41'44"W	L51	34.00'	N89°41'44"W	L77	91.00'	N00°18'16"E
L23	93.50'	S00°18'16"W	L52	34.00'	S89°41'44"E	L78	93.50'	S00°18'16"E
L24	26.00'	N89°41'44"W	L53	89.50'	S00°18'16"W	L79	28.78'	N89°41'44"W
L25	93.50'	N00°18'16"E	L54	34.00'	N89°41'44"W	L80	49.29'	N00°18'16"E
L26	81.72'	N89°41'44"W	L55	34.00'	N89°41'44"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	25.62'	33.00'	44°28'44"	S67°27'22"E	24.98'
C2	4.89'	7.00'	40°00'19"	N20°18'25"E	4.79'
C3	4.89'	7.00'	40°00'19"	S19°41'53"E	4.79'
C4	86.20'	484.50'	10°11'40"	N85°12'26"E	86.09'
C5	91.72'	515.50'	10°11'40"	N85°12'26"E	91.60'
C6	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
C7	31.42'	20.00'	90°00'00"	N45°18'16"E	28.28'
C8	19.49'	28.00'	39°52'49"	N19°38'09"W	19.10'
C9	19.17'	43.16'	25°26'40"	S16°40'23"W	19.01'
C10	4.09'	500.00'	0°28'09"	S89°55'48"E	4.09'
C11	84.87'	500.00'	9°43'31"	N84°58'22"E	84.77'
C12	88.96'	500.00'	10°11'40"	N85°12'26"E	88.84'
C13	88.96'	500.00'	10°11'40"	N85°12'26"E	88.84'
C14	26.70'	17.00'	90°00'00"	S44°41'44"E	24.04'
C15	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
C16	4.89'	7.00'	40°00'19"	S19°41'53"W	4.79'
C17	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
C18	4.89'	7.00'	40°00'15"	N19°41'51"W	4.79'
C19	86.20'	484.50'	10°11'40"	S85°12'26"W	86.09'
C20	73.17'	515.50'	8°07'55"	S84°10'34"W	73.10'
C21	4.60'	7.00'	37°38'44"	S19°07'38"W	4.52'
C22	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
C23	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
C24	24.37'	32.00'	43°37'51"	S68°29'27"W	23.78'



LEGEND AND ABBREVIATIONS

- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- (WILDLING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE
- INGRESS, EGRESS, STORM DRAIN, WATER, SEWER, AND PUBLIC UTILITY EASEMENT



- NOTES:
- ALL COMMON AREAS (PARCEL A) AND PRIVATE ROAD ARE AN EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, AND SEWER.
  - STORM DRAIN AND DETENTION BASIN ARE PRIVATE AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER MAIN. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
  - NO PARKING ALLOWED WITHIN PRIVATE DRIVE.
  - OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON, AND IN PRIVATE RIGHTS-OF-WAY AND THE STORM DRAIN DETENTION EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.