

BASE45 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, 1 EAST,
SALT LAKE BASE & MERIDIAN
COUNTY OF SALT LAKE, STATE OF UTAH
2180 E 4500 S HOLLADAY, UTAH
CITY OF HOLLADAY ZONING CODE "R-M"

Vicinity Map

N.T.S.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	2.50	S00°00'00"E	L21	2.00	N90°00'00"E	L41	12.67	N68°42'56"E	L61	2.00	S21°17'00"E
L2	16.33	N90°00'00"W	L22	2.00	S89°59'24"W	L42	3.50	S21°17'04"E	L62	2.00	N21°17'00"W
L3	23.96	N90°00'00"E	L23	5.42	S00°00'00"E	L43	1.50	N68°42'56"E	L63	12.67	N68°43'00"E
L4	2.50	N90°00'00"W	L24	0.50	N90°00'00"E	L44	0.50	S21°17'04"E	L64	3.50	N21°17'00"W
L5	0.79	N90°00'00"E	L25	5.08	S00°00'00"E	L45	6.79	N68°42'56"E	L65	10.63	N68°43'00"E
L6	4.79	N90°00'00"W	L26	0.50	N90°00'00"E	L46	0.50	N21°17'04"E	L66	9.63	N21°17'00"W
L7	10.62	N90°00'00"E	L27	2.00	S00°00'00"E	L47	2.33	N68°42'56"E	L67	0.79	S68°43'00"W
L8	3.50	N90°00'00"W	L28	9.67	N90°00'00"E	L48	2.33	S21°17'04"E	L68	15.42	N21°17'00"W
L9	12.67	N90°00'00"E	L29	2.00	N00°00'00"E	L49	0.79	S68°42'56"W	L69	2.50	S68°43'00"W
L10	2.00	N90°00'00"E	L30	0.92	N90°00'00"E	L50	4.96	S21°17'04"E	L70	21.46	N21°17'00"W
L11	12.67	N90°00'00"E	L31	0.92	N21°17'04"E	L51	0.79	N68°42'56"E	L71	21.46	N21°17'00"W
L12	9.50	S00°00'00"E	L32	2.00	S68°42'56"W	L52	2.33	S21°17'04"E	L72	21.46	S21°17'00"E
L13	10.62	N90°00'00"E	L33	9.67	N21°17'04"E	L53	0.79	S68°42'56"W	L73	2.50	N68°43'00"E
L14	9.17	S00°00'00"E	L34	2.00	N68°42'56"E	L54	2.50	S68°42'56"W	L74	15.42	S21°17'00"E
L15	2.50	N90°00'00"E	L35	0.50	N21°17'04"E	L55	21.46	S21°17'00"E	L75	0.79	N68°43'00"E
L16	0.79	N90°00'00"E	L36	5.25	N68°42'56"E	L56	15.42	S21°17'00"E	L76	9.63	S21°17'04"E
L17	9.62	N90°00'00"E	L37	0.50	S21°17'04"E	L57	0.79	S68°43'00"W	L77	10.63	S68°43'00"W
L18	10.62	S00°00'00"E	L38	5.38	N68°42'56"E	L58	9.62	S21°17'00"E	L78	3.50	S21°17'00"E
L19	3.50	N90°00'00"E	L39	2.00	N20°18'40"W	L59	3.50	S21°17'00"E	L79	12.67	S68°43'00"W
L20	12.67	S00°00'00"E	L40	2.00	S21°17'04"E	L60	12.67	N68°43'00"E	L80	2.00	S21°17'00"E

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	8.00	12.57	90°01'48"	N44°58'42"W	11.32
C2	20.00	31.42	90°00'00"	S45°00'00"W	28.28
C3	5.00	7.85	90°00'00"	S45°00'00"E	7.07
C4	10.00	19.42	111°17'00"	N55°38'30"W	16.51
C5	137.00	28.01	11°42'52"	S62°51'34"W	27.96
C6	188.35	29.48	8°58'09"	N63°53'05"E	29.45
C7	20.00	23.99	68°43'00"	N34°21'30"E	22.57
C8	20.00	31.42	90°00'00"	N45°00'00"W	28.28
C9	9.50	17.49	105°28'54"	N37°15'33"E	15.12
C10	125.50	34.70	15°50'24"	S07°33'42"E	34.59

CITY OF HOLLADAY ZONING CODE "R-M"

COMMON AREA
TWIN PEAKS MEDICAL PLAZA CONDOS
SUBDIVISION

LEGEND

- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE RISER
- POWER POLE
- GUY WIRE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION BOX
- GAS METER
- MAILBOX
- WELL/PUMP
- STORM DRAIN MANHOLE
- DRAIN INLET
- ELECTRIC BOX
- SEWER LINE
- WATER LINE
- BOUNDARY LINE
- SECTION LINE
- ADJOIN DEED LINES
- ROAD CENTERLINE
- EASEMENT LINE
- CITY MONUMENT
- PROPERTY CORNER
- PRIVATE AREAS
- COMMON AREA
- LIMITED COMMON

CENTERLINE MONUMENT
4500 S 2100 E
FOUND 2" BRASS CAP

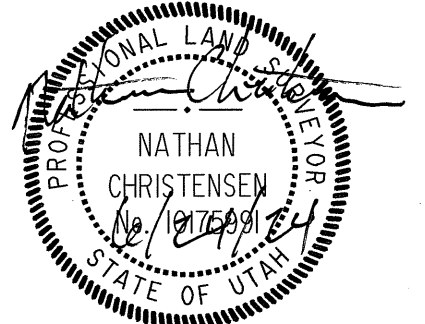
BASIS OF BEARING
N89°38'30"W 1646.64'

CENTERLINE MONUMENT
4500 S AND 2300 E
FOUND 2" BRASS CAP

SURVEYOR'S CERTIFICATE

I, NATHAN G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10175991, 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 SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE KNOWN AS, BASE45 TOWNHOMES, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

NATHAN CHRISTENSEN
PLS 10175991



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH, SAID POINT BEING NORTH 89°38'30"W 977.90 FEET AND SOUTH 0°02'13" WEST 53.00 FEET FROM THE FOUND SALT LAKE COUNTY MONUMENT AT 4500 SOUTH AND 2300 EAST, THENCE SOUTH 0°02'12" WEST 282.98 FEET ALONG THE WESTERLY LINE OF THE VILLAGE PROFESSIONAL BUILDING SUBDIVISION, TO A POINT ON THE NORTHERLY LINE OF CARRIAGE LANE APARTMENT HOMES SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) CALLS: THENCE SOUTH 89°22'00" WEST 55.66 FEET, THENCE SOUTH 19°21'00" EAST 64.00 FEET, THENCE SOUTH 89°02'00" WEST 259.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOLLADAY BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO CALLS (2): THENCE NORTH 34°06'01" WEST 45.55 FEET; THENCE NORTHWESTERLY 139.07 FEET ALONG THE ARC OF A 297.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°49'41" (CHORD BEARING AND DISTANCE NORTH 25°42'45" WEST FOR 137.80 FEET); THENCE NORTH 68°43'00" EAST 169.57 FEET ALONG THE SOUTHERLY LINE OF TWIN PEAKS MEDICAL PLAZA CONDOMINIUM SUBDIVISION; THENCE NORTH 0°21'30" EAST 131.62 FEET ALONG THE EASTERLY LINE OF SAID TWIN PEAKS MEDICAL PLAZA CONDOMINIUM SUBDIVISION TO A POINT ON THE THE SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH; THENCE SOUTH 89°38'30" EAST 223.84 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 100036 S.F. OR 2.297 ACRES
32 LOTS

PLAT NOTES

- TO BE EFFECTUATED BY THE RECORDING OF THIS PLAT, ANY AREA OF THE SITE THAT IS NOT OCCUPIED BY A HABITABLE STRUCTURE IS SUBJECT TO A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT. THE HOA WILL PROVIDE MANAGEMENT AND MAINTENANCE OF ALL SHARED UTILITIES.
- 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 CONSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITH 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.
- THE ZONING FOR THE SUBDIVISION ALONG WITH ALL ADJACENT PARCEL IS MULTIPLE-FAMILY RESIDENTIAL ZONE, "R-M", CITY OF HOLLADAY CODE - 13.32.040.
- GRINNELL LANE, RISING WOLF LANE, AND KINTLA LANE ARE 26 FOOT PRIVATE STREET, PUBLIC UTILITY EASEMENT, AND EMERGENCY ACCESS ROADS. NO CITY MAINTENANCE PROVIDED ON PRIVATE STREET. AND NO PUBLIC PARKING.

OWNER'S DEDICATION

HENRY WALKER DEVELOPMENT, LLC ("DECLARANT"), THE OWNER OF THE DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS

BASE45 TOWNHOMES

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS, LOTS, COMMON AREA, AND EASEMENTS, AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS THIS 24th DAY OF Sept, 2024

HENRY WALKER DEVELOPMENT, LLC

BY: [Signature]
PRINT NAME: OWEN FISHER
TITLE: MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS: SS

ON THIS 24 DAY OF SEPTEMBER, 2024, OWEN FISHER PERSONALLY APPEARED BEFORE ME WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF HENRY WALKER DEVELOPMENT, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS GOVERNING DOCUMENTS AND SAID OWEN FISHER DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
[Signature]

NOTARY NAME: Tommy Hill, A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION NUMBER: 736792

MY COMMISSION EXPIRES: 5/1/28

RESIDING IN DAVIS COUNTY, UTAH



1500 SOUTH MAIN STREET
SUITE 200 SALT LAKE CITY, UT
84115 801.743.1300

DEVELOPER:
JF CAPITAL, LLC
1216 W LEGACY CROSSING BLVD,
SUITE 300
CENTERVILLE, UT 84104

BASE45 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
COUNTY OF SALT LAKE, STATE OF UTAH
2180 E 4500 S HOLLADAY, UTAH
CITY OF HOLLADAY ZONING CODE "R-M"
JUNE 2024

Sheet 1 of 1

COMMUNITY AND ECONOMIC DEVELOPMENT

APPROVED AS TO FORM THIS 18 DAY
OF September A.D., 2024

[Signature]
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

PLANNING COMMISSION

APPROVED THIS 20 DAY
OF September A.D., 2024

[Signature]
PLANNING COMMISSION CHAIR

HEALTH DEPARTMENT

APPROVED THIS 16 DAY
OF July A.D., 2024

[Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ATTORNEY

APPROVED THIS 21 DAY
OF October A.D., 2024

[Signature]
CITY OF HOLLADAY ATTORNEY

CITY ENGINEER

APPROVED THIS 24 DAY
OF September A.D., 2024

[Signature]
CITY OF HOLLADAY ENGINEER

THE CITY OF HOLLADAY APPROVAL

APPROVED AND ACCEPTED THIS 4 DAY
OF October A.D., 2024

ATTEST:
[Signature]
RECORDER
[Signature]
CITY MANAGER

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF: Henry Walker Development, LLC

DATE: 10/24/24 TIME: 2:15PM BOOK: 2024P PAGE: 233

FEE: \$116.00 CHIEF DEPUTY:

SALT LAKE COUNTY RECORDER: Mike Zeiger

22-03-334-022
22-03-31, 32 \$116.00