

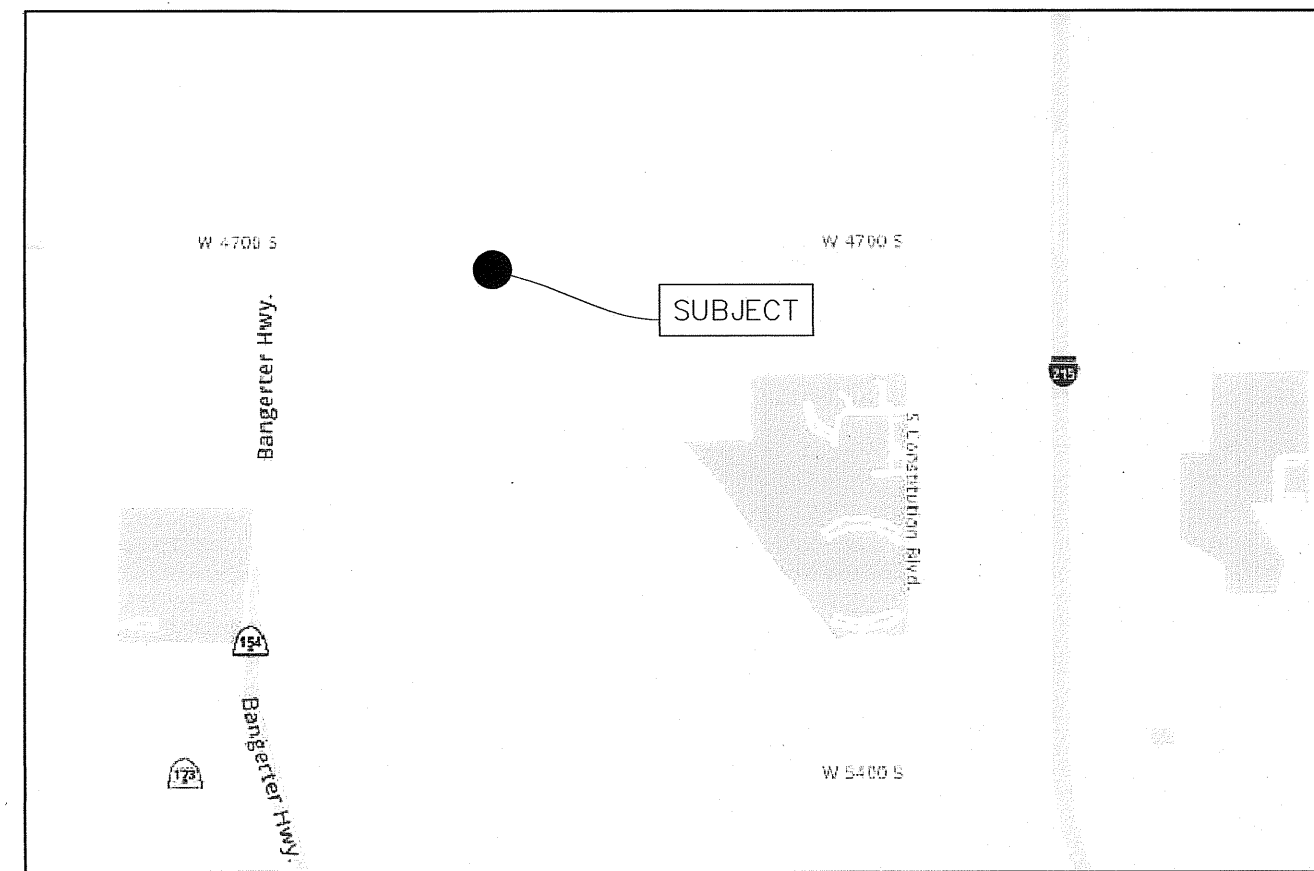
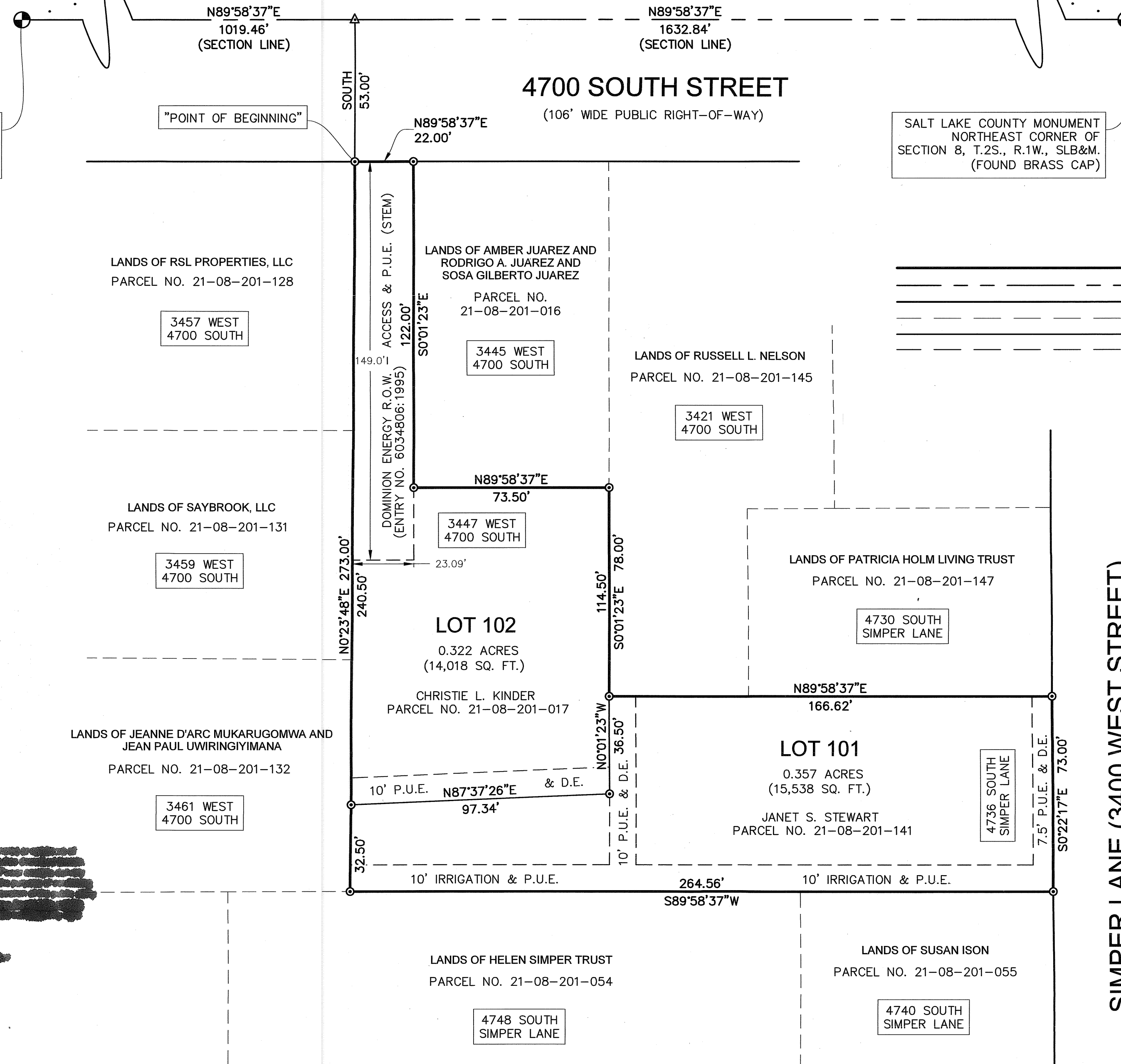
# HARMAN ESTATES AMENDED SUBDIVISION

INCLUDING AN AMENDMENT OF LOT 1  
HARMAN ESTATES SUBDIVISION

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH  
JULY - 2024

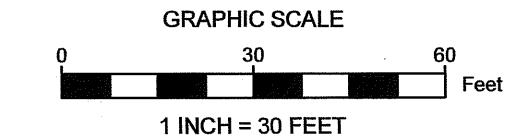
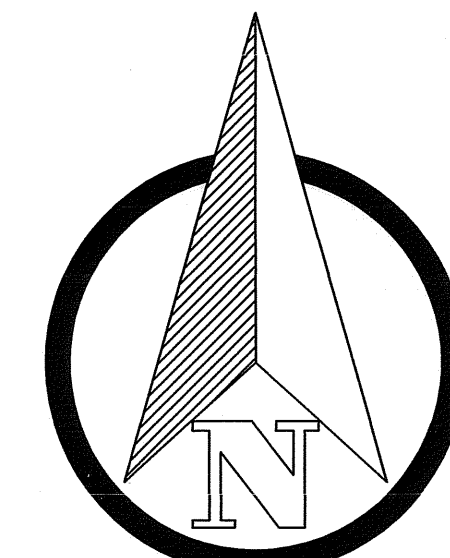
## "BASIS OF BEARINGS"

SECTION LINE BEARING N89°58'37"E (RECORD/MEAS. ARP)  
2652.30' (MEASURED) 2652.32' (RECORD ARP) MON. TO MON.



## LEGEND:

- SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP
- ⊙ PROPERTY CORNER - SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- ▲ CALCULATED POINT - NOT SET/NOT FOUND
- ( ) RECORD DATA
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- DEED LINE/PLATTED LOT LINE
- INTERIOR LOT LINE
- EASEMENT LINE (P.U.E.)
- P.U.E. & D.E. PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT



**DEVELOPER/OWNER**  
JANET STEWART  
4736 SOUTH SIMPER LANE  
TAYLORSVILLE, UTAH 84129  
TEL: 801-808-7541

**DEVELOPER/OWNER**  
CHRISTIE KINDER  
3447 WEST 4700 SOUTH  
TAYLORSVILLE, UTAH 84129  
TEL: 801-243-4639

**RECORD OF SURVEY**

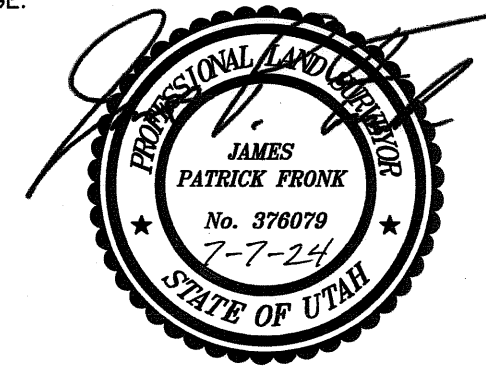
R.O.S. FILE NO: NONE

*Janet Stewart*  
SALT LAKE COUNTY SURVEYOR - REVIEWER

10-28-2024  
DATE

## SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4700 SOUTH STREET, SAID POINT BEING 1019.46 FEET N89°58'37"E ALONG THE SECTION LINE AND 53.00 FEET SOUTH FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE N89°58'37"E 22.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 4700 SOUTH STREET; THENCE S0°01'23"E 122.00 FEET; THENCE N89°58'37"E 73.50 FEET TO A POINT ON THE WEST LINE OF LOT 3, HARMAN ESTATES, A RECORDED SUBDIVISION; THENCE S0°01'23"E 78.00 FEET ALONG SAID WEST LINE OF LOT 3, TO THE NORTHWEST CORNER OF LOT 1, SAID HARMAN ESTATES SUBDIVISION; THENCE N89°58'37"E 166.62 FEET ALONG THE NORTH LINE OF SAID LOT 1, TO THE WEST RIGHT-OF-WAY LINE OF SIMPER LANE (3400 WEST STREET); THENCE S0°22'17"E 73.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SIMPER LANE (3400 WEST STREET); THENCE S89°58'37"W 264.56 FEET ALONG THE SOUTH LINE OF SAID LOT 1, AND AN EXTENSION THEREOF; THENCE N0°23'48"E 273.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.679 ACRES OF LAND (29,556 SQ. FT.).  
CONTAINING 2 LOTS TOTAL.  
BASIS OF BEARINGS = N89°58'37"E ALONG THE NORTH LINE OF SAID SECTION 8.

## OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

## HARMAN ESTATES AMENDED SUBDIVISION

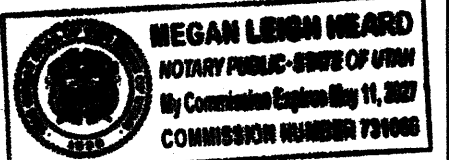
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20<sup>th</sup> DAY OF August, 2024.

*Janet Stewart*  
JANET S. STEWART

*Christie L. Kinder*  
CHRISTIE L. KINDER

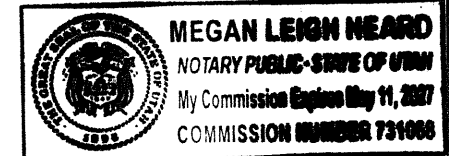
## ACKNOWLEDGMENT



STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON THE 20<sup>th</sup> DAY OF August, 2024, JANET S. STEWART PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: May 11, 2027  
*Megan Leigh Heard*  
MEGAN LEIGH HEARD  
#731066  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## ACKNOWLEDGMENT



STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON THE 20<sup>th</sup> DAY OF August, 2024, CHRISTIE L. KINDER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: May 11, 2027  
*Megan Leigh Heard*  
MEGAN LEIGH HEARD  
#731066  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## HARMAN ESTATES AMENDED SUBDIVISION

INCLUDING AN AMENDMENT OF LOT 1  
HARMAN ESTATES SUBDIVISION  
BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 8,  
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TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH  
JULY - 2024

## CITY OF TAYLORSVILLE MAYOR

PRESENTED TO THE MAYOR OF THE CITY OF TAYLORSVILLE  
THIS 20<sup>th</sup> DAY OF October A.D. 2024  
AT WHICH TIME THIS SUBDIVISION WAS  
APPROVED AND ACCEPTED.

*Kristin S. Quinn*  
MAYOR

*Amanda Grubbs*  
ATTEST: CITY RECORDER



## SALT LAKE COUNTY RECORDER

RECORDED NO. 14305331  
STATE OF UTAH, COUNTY OF SALT LAKE  
RECORDED AND FILED AT THE REQUEST OF Janet Stewart and Christie Kinder  
DATE: 10/28/2024 TIME: 11:01 AM BOOK NO. 2024 PAGE NO. 138

*Nancy Kelly Denney*  
DEPUTY SALT LAKE COUNTY RECORDER



**APPLIED LAND SOLUTIONS, INC.**  
PROFESSIONAL LAND CONSULTING SERVICES  
PLANNING • LAND SURVEYING • DEVELOPMENT  
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

**DOMINION ENERGY**  
APPROVED THIS 9<sup>th</sup> DAY OF Oct A.D. 2024  
*Janet Stewart*  
DOMINION ENERGY

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 1<sup>st</sup> DAY OF October A.D. 2024  
*Michelle Anderson*  
ROCKY MOUNTAIN POWER

**PLANNING COMMISSION**  
APPROVED THIS 29<sup>th</sup> DAY OF October A.D. 2024 BY THE TAYLORSVILLE PLANNING COMMISSION.  
*Cindy R. Wilkens*  
CHAIR, CHAIRWOMAN OR CHAIRPERSON

**TAYLORSVILLE BENNION IMPROVEMENT DISTRICT**  
APPROVED THIS 1<sup>st</sup> DAY OF October A.D. 2024  
*Jamara North*  
REPRESENTATIVE

**BOARD OF HEALTH**  
APPROVED THIS 1<sup>st</sup> DAY OF October A.D. 2024  
*Rich Redden*  
BOARD OF HEALTH

**CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
SIGNED THIS 9<sup>th</sup> DAY OF October 2024  
*Ben White*  
CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 24<sup>th</sup> DAY OF October A.D. 2024  
*Stephanie Shelman*  
TAYLORSVILLE CITY ATTORNEY

**TAYLORSVILLE COMMUNITY DEVELOPMENT DEPARTMENT**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
10/16/2024  
DATE  
*Shane Burgess*  
DIRECTOR

21-08-201-017  
21-08-201-141  
\$54  
21-08-21