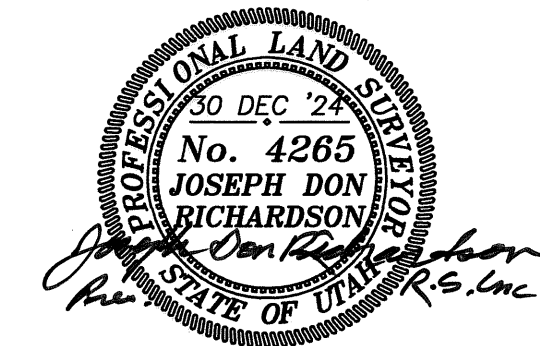


FINAL PLAT
3198 NORTH MINOR SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UTAH
DECEMBER 2024

SURVEYOR'S CERTIFICATE

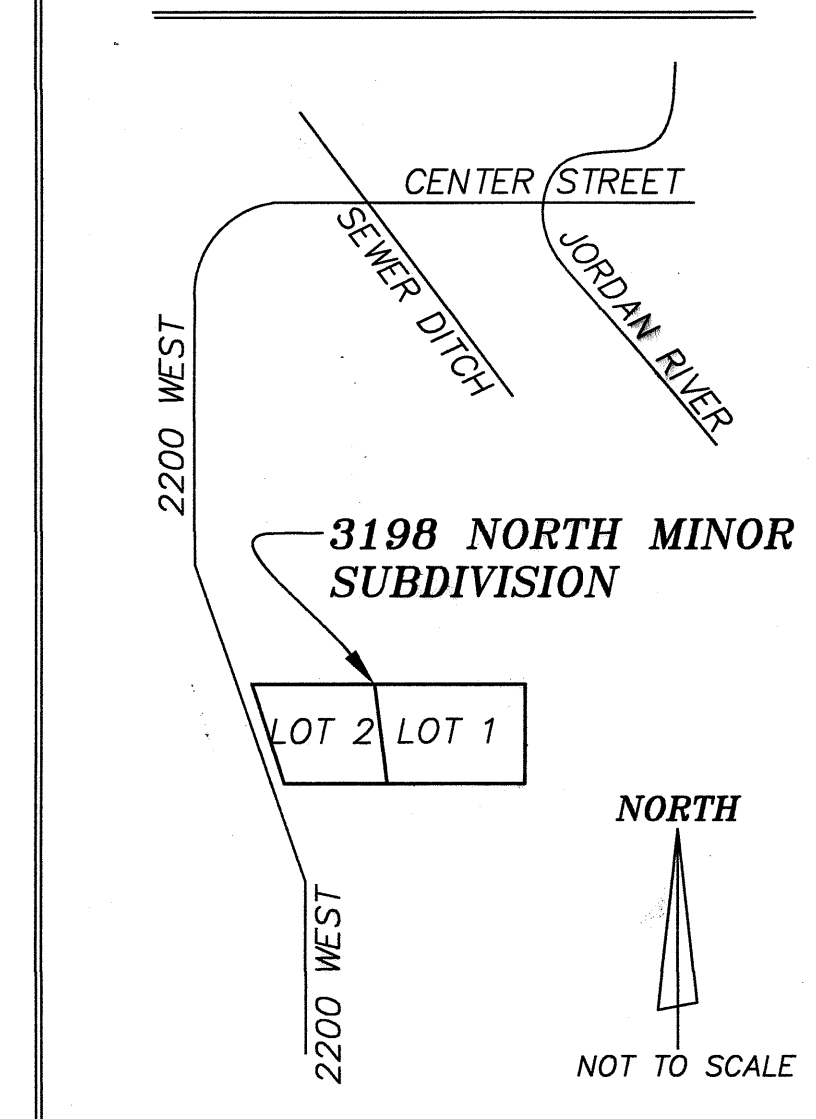
I, JOSEPH DON RICHARDSON, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4265 (152050), in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, Utah Code Annotated; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **3198 NORTH MINOR SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



3198 NORTH MINOR SUBDIVISION

Beginning at a point South 89°26'23" East 2670.209 feet along the Section line to a Davis County Surveyor's office brass cap monument marking the Northeast Corner of Section 9 and South 00°41'16" West 2614.257 feet and WEST 572.550 feet and NORTH 169.000 feet and WEST 379.700 feet and NORTH 127.000 feet from the North Quarter Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence WEST 433.050 feet, more or less, to the easterly line of 2200 West Street; thence North 16°55'48" West 147.388 feet along said easterly line of 2200 West Street; thence EAST 475.970 feet; thence SOUTH 141.000 feet to the point of beginning.
Containing 64086 square feet or 1.47121 acres, more or less.

VICINITY MAP



NORTH

SCALE: 1"=30'
CONTOUR INTERVAL: 1'

NORTH

NOT TO SCALE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH THE EASEMENT AS SHOWN HEREON, TO BE HEREFTER KNOWN AS 3198 NORTH MINOR SUBDIVISION

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS 3 DAY OF January, A.D. 2025

LaVal Ashworth, LLC, a Utah limited liability company, as to an undivided 50% interest

LaVal Drechsel, Manager

And

LaVal D. Family, LLC, a Utah limited liability company, as to an undivided 50% interest

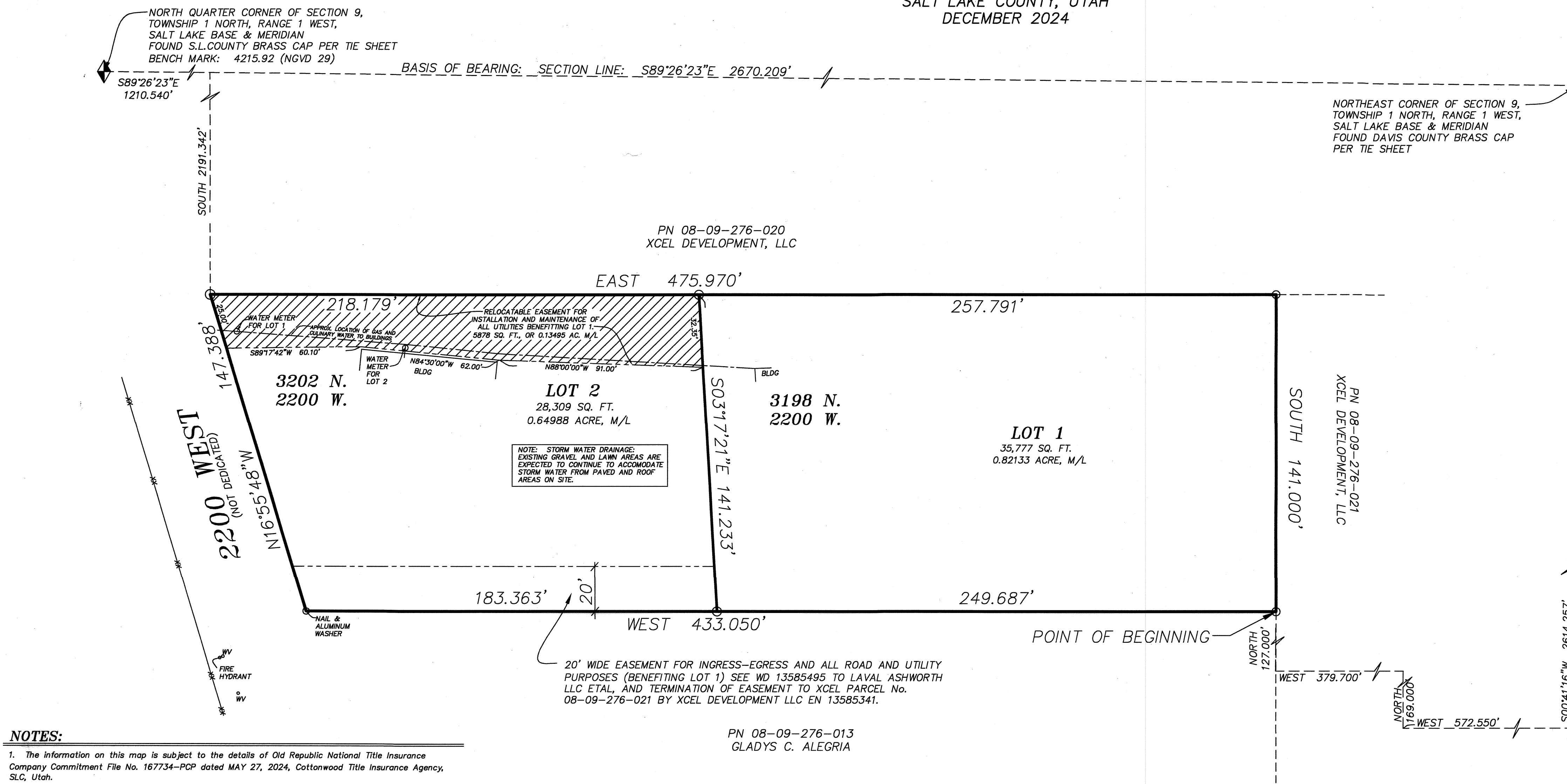
LaVal Drechsel, Manager

3198 NORTH MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SALT LAKE COUNTY, UTAH.

SALT LAKE COUNTY RECORDER

RECORDED # 14345815
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
AT THE REQUEST OF LaVal Drechsel
DATE: 2/11/2025 TIME: 11:28am
BOOK: 2025P PAGE: 035
FEE: \$54.00
SALT LAKE COUNTY RECORDER



NOTES:

- The information on this map is subject to the details of Old Republic National Title Insurance Company Commitment File No. 167734-PCP dated MAY 27, 2024, Cottonwood Title Insurance Agency, SLC, Utah.
- This map does not include location nor evaluation of hazardous, deleterious nor environmental conditions which may exist due to the current or prior uses of this property, or due to the forces of nature or by reason of the location of this property in or near such hazardous, deleterious or environmental conditions, whether man-made or natural. This information on this map is subject to any facts, conflicts or discrepancies which would be disclosed by the details of a correct title insurance policy and updates and revisions thereto.
- Utility company pipes, wires, etc are shown hereon in their approximate and/or proposed location. Other utility pipes, wires, concrete conduits, foundations and footings, easements, etc. may exist below, on, or above the surface of the ground, asphalt and/or concrete pavement. Therefore, owners, contractors, builders and excavators shall, at a minimum, contact Blue Stakes, refer to utility company maps and Salt Lake City and County records in order to verify the size, location and elevation of all existing utilities and structures prior to any excavation or construction.
- This property is aligned with the landing zones of the Salt Lake City International Airport. Aviation easements may affect building height and noise levels. Please contact the Salt Lake City Department of Airports, and the Federal Aviation Administration.
Copyright 2024

LEGEND: typical abbreviations are:

- indicates a #5 rebar and plastic cap stamped PLS 4265 or PLS 152050 RICHARDSON SURVEYING, INC. set for boundary monument.
- FH.....fire hydrant
- M/L.....more or less
- PP.....power pole
- WV.....water valve

LINE TYPE LEGEND:

- EASEMENT BOUNDARY LINE
- X-X- EXISTING FENCE LINE
- SUBDIVISION BOUNDARY LINE
- SECTION TIE LINE
- APPROX WATER LINE

SALT LAKE COUNTY
PLANNING COMMISSION
APPROVAL

NAME: Gratioli
TITLE: PC Chair
DATE: 1/13/2025

SALT LAKE COUNTY
SURVEYOR

RECORD OF SURVEY ON FILE:
S2006-08-0702
AND
S2024-06-0383

UTILITY COMPANY
APPROVALS

ROCKY MOUNTAIN POWER
DOMINION ENERGY
COMMUNICATIONS

SALT LAKE COUNTY
ATTORNEY APPROVAL
AS TO FORM

NAME: g/m/m
TITLE: Deputy PA
DATE: 1-30-25

SALT LAKE CITY WATER
DEPARTMENT APPROVAL

NAME: _____
TITLE: _____
DATE: _____

SALT LAKE COUNTY
ADDRESSING APPROVAL

NAME: M. SCHLEICHER
TITLE: GIS ANALYST
DATE: 1/3/2025

SALT LAKE COUNTY
SURVEYOR REVIEWER
APPROVAL

NAME: Don P. Muir
TITLE: Boundary Survey Manager
DATE: 1/9/2025

SALT LAKE COUNTY HEALTH
DEPARTMENT APPROVAL

NAME: Em Health Scientist
TITLE: _____
DATE: 1-6-2025

SALT LAKE COUNTY
MAYOR ~~PLANNING COMMISSION~~
ENGINEERING APPROVAL

NAME: Don P. Muir
TITLE: Boundary Survey Manager
DATE: 2/4/2025

SLC
UNIFIED FIRE
DEPARTMENT APPROVAL

NAME: Don P. Muir
TITLE: FIRE PROTECTION ENGINEER
DATE: 15 JAN 2025

GREATER SALT LAKE
MUNICIPAL SERVICES DISTRICT
PUBLIC WORKS
ENGINEERING APPROVAL

NAME: Don P. Muir
TITLE: Director of Engineering
DATE: 1/13/2025

DRAWING No.
3198 NORTH MINOR SUBDIVISION.dwg

DATE: DECEMBER 17, 2024

RICHARDSON SURVEYING, INC.
3448 SOUTH 100 WEST
BOUNTIFUL, UTAH 84010
(801) 518-6572
email: rsurvey@gmail.com

FOR:
LaVal Ashworth, LLC
P.O. Box 540038
North Salt Lake, Utah 84054