

CIVIL SOLUTIONS GROUP, INC
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322

14385432 B: 11571 P: 7663 Total Pages: 2
05/16/2025 10:41 AM By: srigby Fees: \$74.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CIVIL SOLUTIONS GROUP, INC
498 W 100 S PROVIDENCE, UT 84322



SCRIVENER'S AFFIDAVIT

I, Curtis Bown, holding License No. 12606452-2201, as a Land Surveyor in the State of Utah, being duly sworn, hereby depose and say as follows:

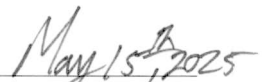
1. Civil Solutions Group prepared a subdivision plat titled Trailside Reserve, recorded on March 28th, 2025 as Entry No. 14363873 in Book 2025P Page 077 in the Office of the Salt Lake County Recorder.
2. On sheet 2 of said plat, the northwesterly line of Unit 19, and attached limited common areas, should include the bearing N50°57'39"E as shown on Exhibit "A".
3. On sheet 2 of said plat, the westerly line of Unit 17, and attached limited common areas, should include the bearing N5°29'54"E as shown on Exhibit "A".
4. Bearings and distances are shown on Exhibit 'A' for all buildings, to remove uncertainty and potential discrepancies regarding whether the building walls are parallel or perpendicular to the reference bearings shown on said plat referenced in note 1.

The foregoing statements and answers herein contained and the statements and answers contained within are true and correct to the best of my knowledge and belief.

I hereby state that this Affidavit has been prepared and signed by me, Curtis Bown, for the purpose herein disclosed.


Curtis Bown
Professional Land Surveyor
Certificate No. 12606452-2201




Date May 15, 2025

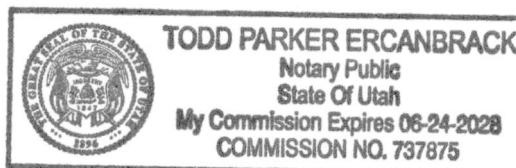
State of Utah
County of ~~Salt Lake~~ Cache

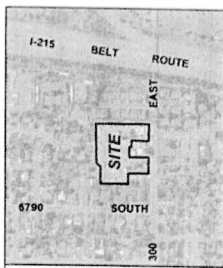
On this 15th day of May, 2025, personally appeared before me Curtis Bown, whose identity is personally known or provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that they executed the same.

My commission expires: 06/24/2025


Notary Signature

05/15/2025
Date

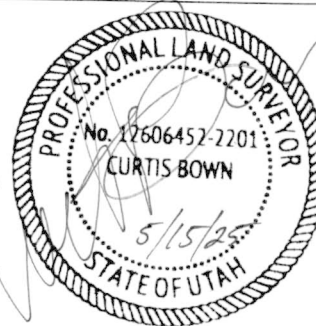




VICINITY MAP
NTS

LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON

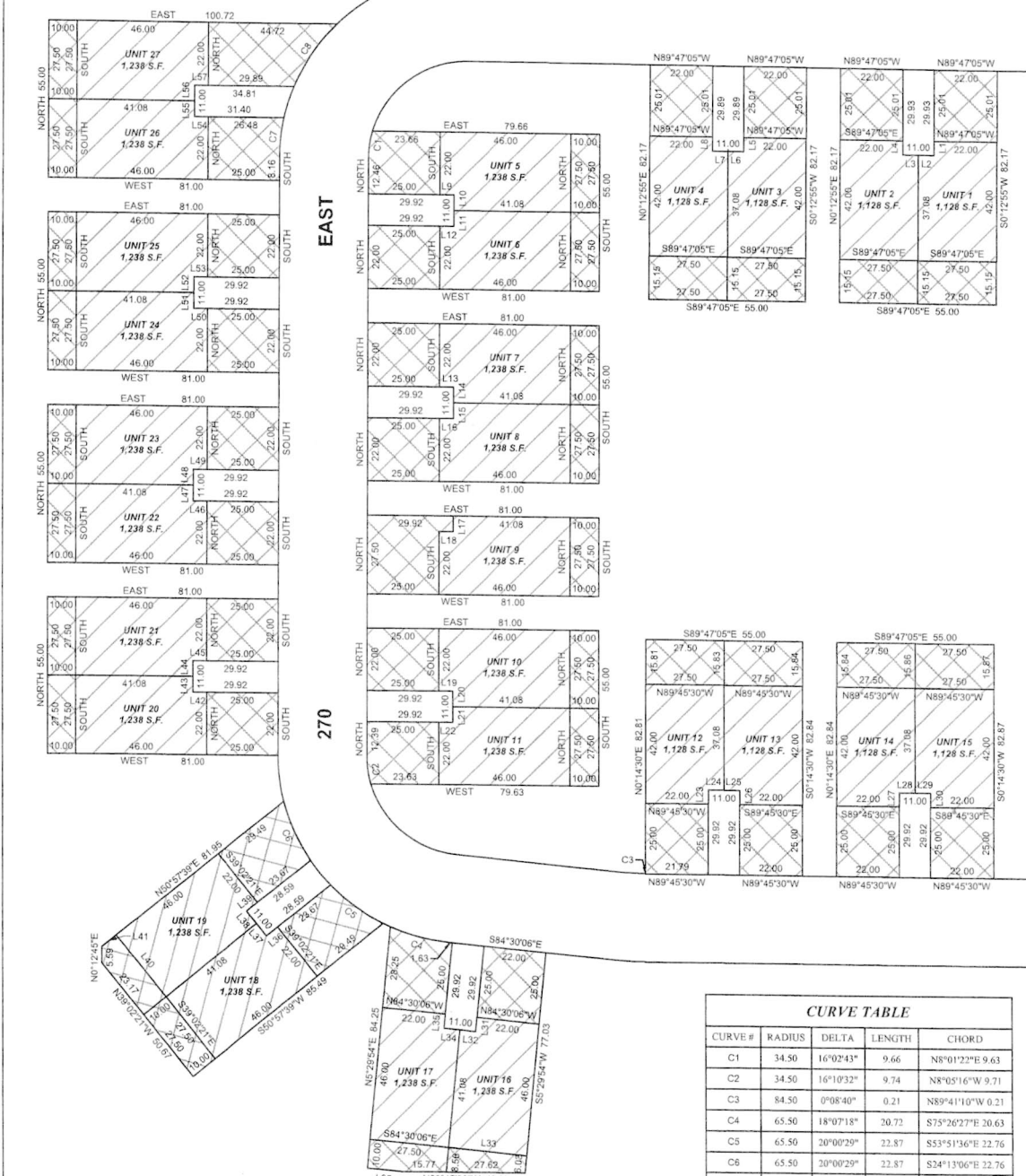


LINE TABLE

LINE #	BEARING	DISTANCE
L1	N0°12'55"E	4.92
L2	N89°47'05"W	5.50
L3	N89°47'05"W	5.50
L4	N0°12'55"E	4.92
L5	S0°12'55"W	4.92
L6	N89°47'05"W	5.50
L7	N89°47'05"W	5.50
L8	N0°12'55"E	4.92
L9	S90°00'00"E	4.92
L10	S0°00'00"E	5.50
L11	S0°00'00"E	5.50
L12	N90°00'00"W	4.92
L13	N90°00'00"E	4.92
L14	S0°00'00"E	5.50
L15	S0°00'00"E	5.50
L16	N90°00'00"W	4.92
L17	S0°00'00"E	5.50
L18	N90°00'00"W	4.92
L19	N90°00'00"E	4.92
L20	S0°00'00"E	5.50
L21	S0°00'00"E	5.50
L22	N90°00'00"W	4.92
L23	N0°14'30"E	4.92
L24	S89°45'30"E	5.50
L25	S89°45'30"E	5.50
L26	S0°14'30"W	4.92
L27	N0°14'30"E	4.92
L28	S89°45'30"E	5.50
L29	S89°45'30"E	5.50
L30	S0°14'30"W	4.92
L31	S5°29'54"W	4.92
L32	N84°30'06"W	5.50
L33	N84°30'06"W	5.50
L34	N84°30'06"E	4.92
L35	N5°29'54"E	4.92
L36	N84°30'06"W	11.80
L37	S50°57'39"W	4.92
L38	N39°02'21"W	5.50
L39	N39°02'21"W	5.50
L40	N50°57'39"E	4.92
L41	S39°02'21"E	27.50
L42	N50°57'39"E	6.46
L43	N90°00'00"W	4.92
L44	N0°00'00"E	5.50
L45	N90°00'00"E	4.92
L46	N90°00'00"W	4.92
L47	N0°00'00"E	5.50
L48	N0°00'00"E	5.50
L49	N90°00'00"E	4.92
L50	N90°00'00"W	4.92
L51	N0°00'00"E	5.50
L52	N0°00'00"E	5.50
L53	N90°00'00"E	4.92
L54	N90°00'00"W	4.92
L55	N0°00'00"E	5.50
L56	N0°00'00"E	5.50
L57	N90°00'00"E	4.92

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	34.50	16°02'43"	9.66	N8°01'22"E 9.63
C2	34.50	16°10'32"	9.74	N8°05'16"W 9.71
C3	84.50	0°08'40"	0.21	N89°41'10"W 0.21
C4	65.50	18°07'18"	20.72	S75°26'27"E 20.63
C5	65.50	20°00'29"	22.87	S53°51'36"E 22.76
C6	65.50	30°00'29"	22.87	S34°13'06"E 22.76
C7	65.50	12°11'55"	13.95	S6°05'58"W 13.92
C8	65.50	23°21'59"	26.71	S33°58'12"W 26.53



SCALE:	DRAWN BY:	REVISION BLOCK
NTS	J. EVERETT	NO. DATE DESCRIPTION
DATE:	PROJECT #:	
5-8-2025	24-261	

TRAILSIDE RESERVE
AFFIDAVIT
LOCATION: 6760 S 300 E, MIDVALE, UTAH
EXHIBIT A

civilsolutionsgroupinc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net