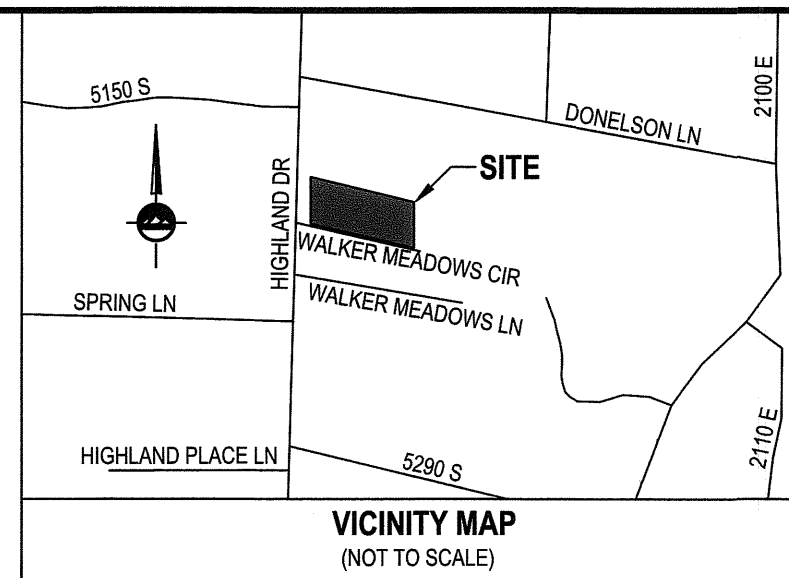


WALKER MEADOWS CIRCLE SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND
THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-10



LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT

NOTES:

- 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 AND DRAINAGE EASEMENT (PU&DE) 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 OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT'S OWN EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PU&DE WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PU&DE.
- PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
- NO CITY MAINTENANCE ON PRIVATE STREETS.
- NO PARKING ON STREETS DEDICATED AS EMERGENCY ACCESS.
- STORM WATER RETENTION SYSTEM TO BE REQUIRED ON EACH LOT. SIZING AND CONSTRUCTION TO BE DONE UNDER THE BUILDING PERMIT.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	6.52'	37°19'47"	N78°31'11"E	6.40'

DENSITY CALCULATION R-1-10 ZONE

Gross project area	24,402 sq. ft.
Net Area, excluding access roads, public street dedication	23,065 sq. ft.
Number of lots allowed using Maximum Density Calculation (13.04.040)	2

OWNER
BLUE TARP SOLUTIONS, LLC
7525 UNION PARK AVENUE
MIDVALE, UT 84047

DEVELOPER
DARREN MANSELL
7525 UNION PARK AVENUE
MIDVALE, UT 84047
801-598-1010

RECORD OF SURVEY

ROS NO.: S-2025-03-0215
DATE: 1/25/25
COUNTY SURVEYOR REVIEWER

UNIFIED FIRE AUTHORITY

APPROVED THIS 18 DAY OF March A.D. 2025
DATE: 1/25/25
UFA AREA INSPECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 10 DAY OF March A.D. 2025

CITY OF HOLLADAY

APPROVED AND ACCEPTED THIS 20 DAY OF March A.D. 2025

ATTEST:

RECORDER

CITY MANAGER

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, 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 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that certain Warranty Deed recorded as Entry No. 11733372 in Book 10181 at Page 6573, in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

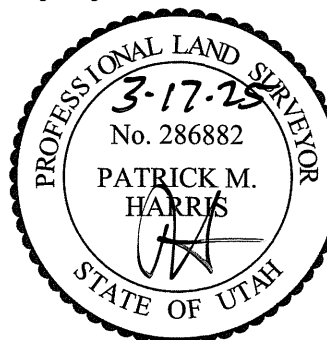
Beginning at a point on the East line of Highland Drive, said point is also the Northwest Corner of Lot 1 of Shelley Subdivision Recorded October 20, 1993 as Entry No. 5634414 in Book 93-10 at Page 291, of Official Records, said point also being North 01°32'30" East 211.92 feet and East 40.01 feet from the street monument at Highland Drive and Spring Lane; and running

thence North 01°32'30" East 99.55 feet along the East line of Highland Drive;
thence South 79°40'00" East 246.68 feet to the Northwest corner of Lot 4 Shelley Subdivision;
thence South 100.00 feet along the West line of Shelley Subdivision;
thence North 79°40'00" West 249.40 feet along the North line of Shelley Subdivision to the East line of Highland Drive and the point of beginning.

Contains 24,402 Square Feet or 0.560 Acres.

Together with a right of way described as follows:

Beginning at a point in the center of Highland Drive, 1,268.3 feet North and 238.79 feet, more or less, West from the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 79 degrees 40 minutes East 291.3 feet, thence South 30 feet, thence North 79 degrees 40 minutes West 281.3 feet, more or less, to the center of HIGHLAND DRIVE, thence North 1 degree 31 minutes East 30 feet to the beginning.



PATRICK M. HARRIS
P.L.S. 286882

MARCH 17, 2025
DATE

OWNER'S DEDICATION

Know all by these presents that we / I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as:

WALKER MEADOWS CIRCLE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we / I have hereunto set aside our hand (s) this 18 day of March A.D. 2025

BLUE TARP SOLUTIONS, LLC

Darren Mansell
Member, Blue Tarp Solutions, LLC
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH

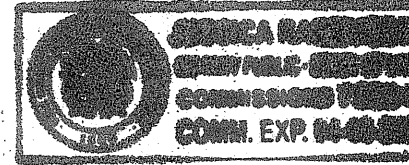
County of

On the 18 day of March A.D. 2025

personally appeared before me Darren Mansell, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a member of Blue Tarp Solutions, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 11/16/26

RESIDING IN Salt Lake COUNTY.



WALKER MEADOWS CIRCLE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND
THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-10

SALT LAKE COUNTY RECORDER

RECORDED # 144018-97

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: Blue Tarp Solutions, LLC

DATE: 6/15/2025 TIME: 2:16 PM BOOK: 1025 PAGE: 164

FEES \$54.00 SALT LAKE COUNTY RECORDER



SANDY
45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0629
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3090
CEAR CITY
Phone: 435.861.1403
RICHFIELD
Phone: 435.896.2083

SHEET 1 OF 1

PROJECT NUMBER: 11566
MANAGER: PMH
DRAWN BY: SJL
CHECKED BY: KFW
DATE: 3/17/25

HOLLADAY CITY ENGINEER

APPROVED THIS 18 DAY OF March A.D. 2025

CITY OF HOLLADAY ENGINEER

HEALTH DEPARTMENT

APPROVED THIS 23 DAY OF June A.D. 2025

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS 18 DAY OF March A.D. 2025

PLANNING COMMISSION CHAIR

COMMUNITY AND ECONOMIC DEVELOPMENT

APPROVED THIS 18 DAY OF March A.D. 2025

DATE: 3/10/25 COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 10 DAY OF March A.D. 2025

CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY

APPROVED AND ACCEPTED THIS 20 DAY OF March A.D. 2025

ATTEST:

RECORDER

CITY MANAGER