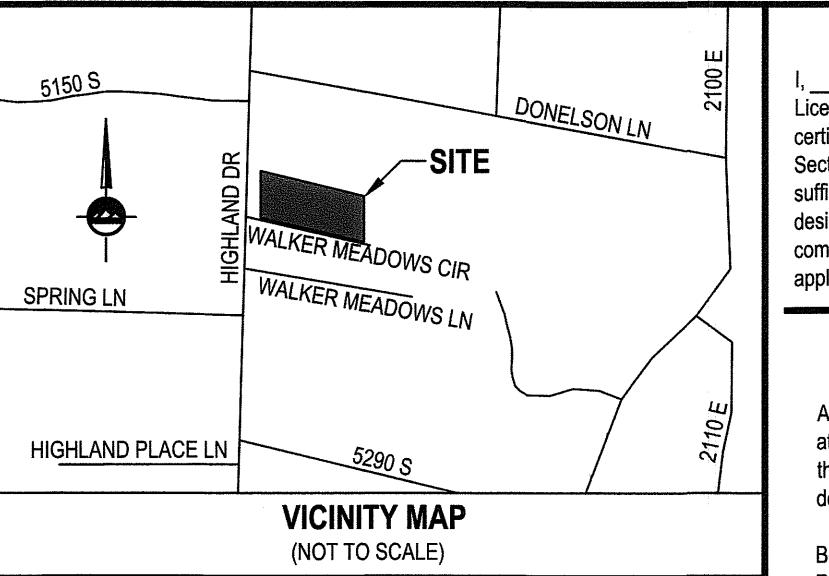


WALKER MEADOWS CIRCLE SUBDIVISION

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



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 Surveyor's 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 that the same have been correctly drawn and are 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

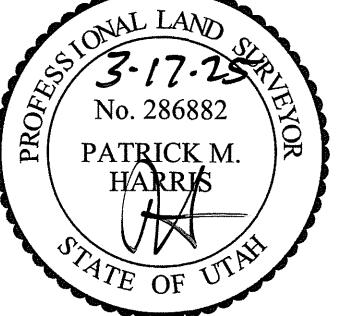
A parcel of land being part of an entire tract described in that certain Warranty Deed recorded as Entry No. 11733372 in Book 10181 at Page 6573, in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, 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. 5834414 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.

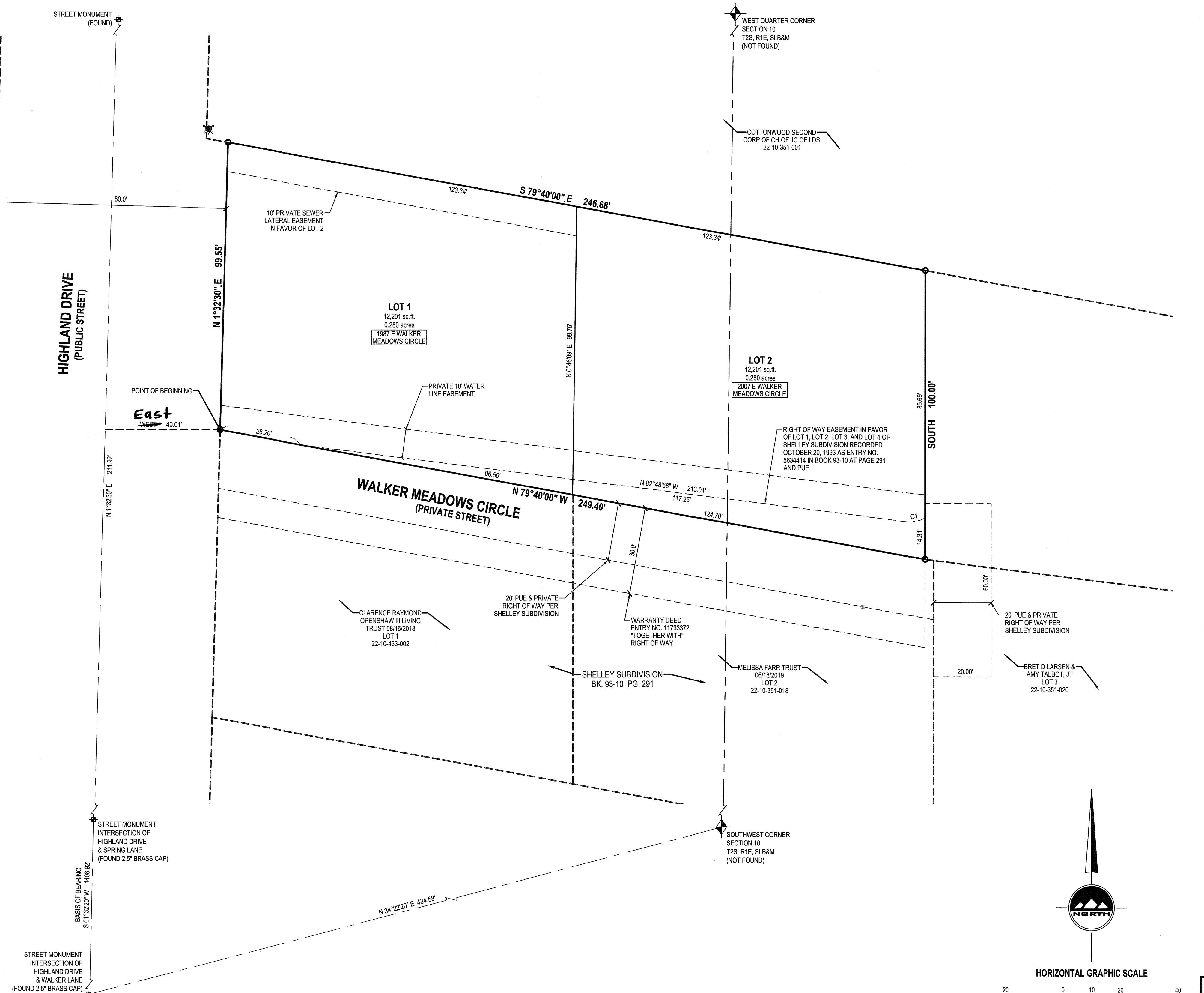
Contains 24,402 Square Feet or 0.560 Acres.

Beginning at a point in the center of HIGHLAND DRIVE, 1,289.3 feet North and 239.79 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 291.3 feet, more or less, to the center of HIGHLAND DRIVE, thence North 1 degree 31 minutes East 30 feet to the beginning.



MARCH 17, 2025

PATRICK M. HARRIS
PLS. 286882



NOTES:
1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUDUE. THE UTILITY MAY REMOVE ANY OBSTRUCTION LOCATED 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 PUDUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDUE 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 PUDUE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PUDUE WITHOUT WRITTEN APPROVAL FROM THE LOT OWNER WITHIN THE PUDUE.
2. PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
3. NO CITY MAINTENANCE ON PRIVATE STREETS.
4. NO PARKING ON STREETS DEDICATED AS EMERGENCY ACCESS.
5. 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	23,055 sq ft.		
Number of lots allowed using	2		
Maximum Density Calculation (13.04/040)			

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

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

RECORD OF SURVEY

UNIFIED FIRE AUTHORITY

ROS NO.: S-2025-03-0215
APPROVED THIS 18 DAY OF March A.D. 2025
By: [Signature] [Signature]

COUNTY SURVEYOR REVIEWER DATE

UFA AREA INSPECTOR

RECORDED # 14401847

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Blue Tarp Solutions LLC
DATE: 6/15/2025 TIME: 1:16 PM BOOK: 2075 PAGE: 154
Fees: \$54.00

SALT LAKE COUNTY RECORDER

RECORDED # 14401847

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