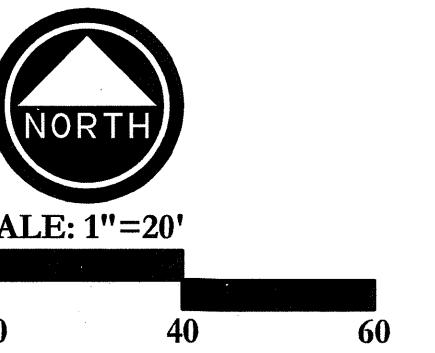


LEGEND

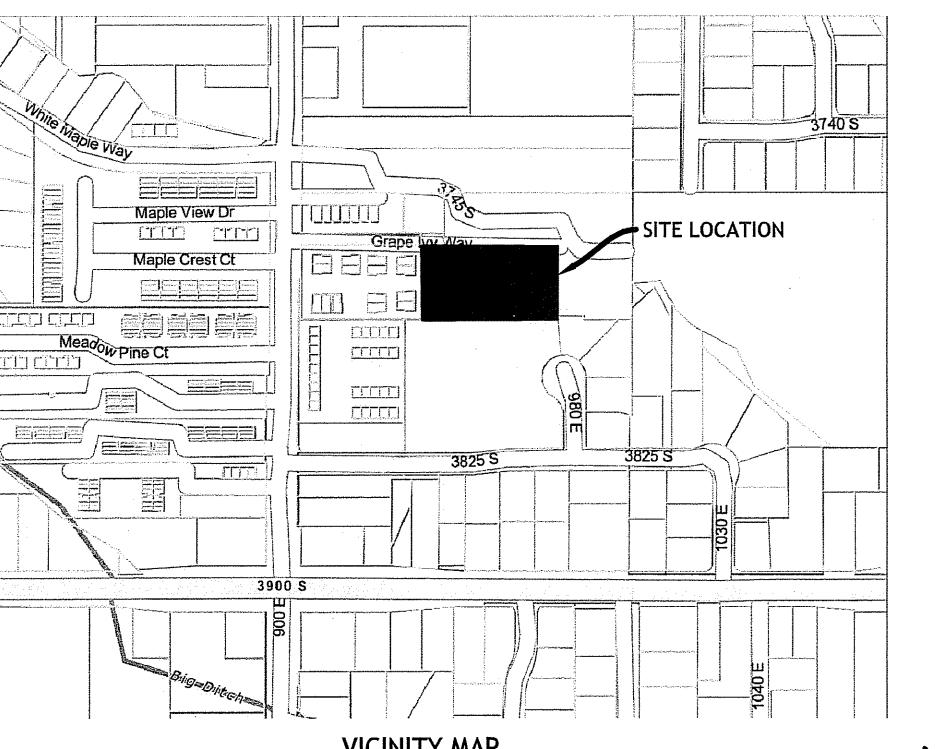
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE / MONUMENT LINE
- EXISTING ADJACENT PROPERTY LINE
- TIE LINE
- LOT LINE
- EASEMENT LINE
- FOUND CENTERLINE ST. MONUMENT
- STREET MONUMENT TO BE SET PER SLCO SURVEYORS STANDARDS
- 2' X 5/8" REBAR WITH CAP MARKED EDM OR PLS 4938730
- AREA HEREBY DEDICATED AS A PUBLIC ACCESS EASEMENT

THE IVY SUBDIVISION

LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
CITY OF MILLCREEK, SALT LAKE COUNTY, UTAH
Also being a portion of Lots 2 and 3, Block 21, plat 10A, Big Field Survey



BASIS OF BEARING:
NORTH 00°11'03" EAST BETWEEN A FOUND CENTERLINE STREET MONUMENT AT 900 EAST & 3900 SOUTH AND A FOUND CENTERLINE STREET MONUMENT AT 900 EAST & 3465 SOUTH



SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4938730 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 RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

THE IVY SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT ENTIRE TRACT DESCRIBED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 1431532 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NOO°11'03"E 608.67 FEET AND S89°58'36"E 314.00 FEET FROM THE CENTERLINE STREET MONUMENT AT 900 EAST & 3900 SOUTH; SAID POINT OF BEGINNING ALSO BEING S89°58'36"E 281.00 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 21, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EASTERN BOUNDARY LINE OF GRAPE IVY PLACE CONDOMINIUMS PHASE 1, ENTRY# 7269523 BOOK 99, PAGE 510; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT FOLLOWING THREE COURSES: 1) S00°01'24"E 124.70 FEET, 2) S89°58'36"E 9.00 FEET, 3) S00°01'24"E 74.80 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND ALONG NORTHERLY BOUNDARY LINE OF THE MILLWHEEL ACRES SUBDIVISION, ENTRY# 1538386 N89°58'36"E 308.14 FEET TO THE POINT OF BEGINNING. CONTAINS 62,596 SQUARE FEET OR 1.437 ACRES IN AREA

BASIS OF BEARING:

NORTH 00°11'03" EAST BETWEEN A FOUND CENTERLINE STREET MONUMENT AT 900 EAST & 3900 SOUTH AND A FOUND CENTERLINE STREET MONUMENT AT 900 EAST & 3465 SOUTH

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE / THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS:

THE IVY 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 ENCUMBRANCES ON THE DEDICATED STREETS 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 HAVE HEREUNTO SET ASIDE OUR HANDS THIS 26th DAY OF March, 2025.

NAME: Colin H. Wright
TITLE: MANAGER, CW THE IVY, LLC

ACKNOWLEDGMENT

ON THE 26th DAY OF March, 2025, COLIN WRIGHT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS AN AUTHORIZED REPRESENTATIVE OF CW THE IVY, LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Chase Freeman 729682
NOTARY PUBLIC COMMISSION NUMBER
SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 02-28-2027

THE IVY SUBDIVISION

LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF MILLCREEK, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

BIG COTTONWOOD LOWER CANAL IRRIGATION COMPANY APPROVED THIS 26 DAY OF May, 2025.		MILLCREEK ENGINEERING DEPARTMENT APPROVED THIS 29 DAY OF May, 2025.		MOUNT OLYMPUS IMPROVEMENT DISTRICT APPROVED THIS 7 DAY OF May, 2025.		UNIFIED FIRE AUTHORITY APPROVAL APPROVED THIS 23 DAY OF May, 2025.		SALT LAKE COUNTY ADDRESSING APPROVAL APPROVED THIS 5 th DAY OF June, 2025.		PUBLIC UTILITY APPROVAL APPROVED THIS 3 rd DAY OF June, 2025.		MILLCREEK MAYOR PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 27 DAY OF June, 2025 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.			
SIGNED 		SIGNED 		SIGNED 		SIGNED 		SIGNED 		SIGNED 		SIGNED 			
SALT LAKE CITY WATER SYSTEM APPROVED THIS 20 DAY OF May, 2025.		RECORD OF SURVEY RECORD OF SURVEY NO. 5-2024-10-0659 5/23/2025		SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 20 DAY OF May, 2025. BY THE SLCO HEALTH DEPARTMENT. Heather Y. Paek 20 May 2025		MILLCREEK PLANNING COMMISSION APPROVED THIS 9 th DAY OF JUNE, 2025.		MILLCREEK PLANNING AND ZONING DEPARTMENT APPROVED THIS 21 st DAY OF May, 2025.		APPROVAL AS TO FORM APPROVED THIS 21 st DAY OF JUNE, 2025.		OWNER / DEVELOPER CW THE IVY		EDM Partners LLC 2815 East 3300 South, Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com	
SIGNED 		SIGNED 		SIGNED 		SIGNED 		SIGNED 		SIGNED 		SIGNED 		SALT LAKE COUNTY RECORDER RECORDED # 14405878 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CW THE IVY, LLC DATE: 07-03-25 TIME: 2:08 PM BOOK: 2025 P PAGE: 165 FEE: \$90.00 DEPUTY SALT LAKE COUNTY RECORDER Lori Ann	