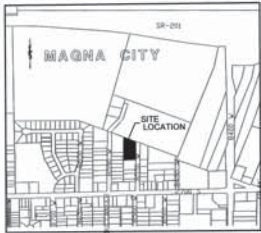


BONANZA MEADOWS SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L. BASE & MERIDIAN, U.S. SURVEY
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
MAY 13, 2019

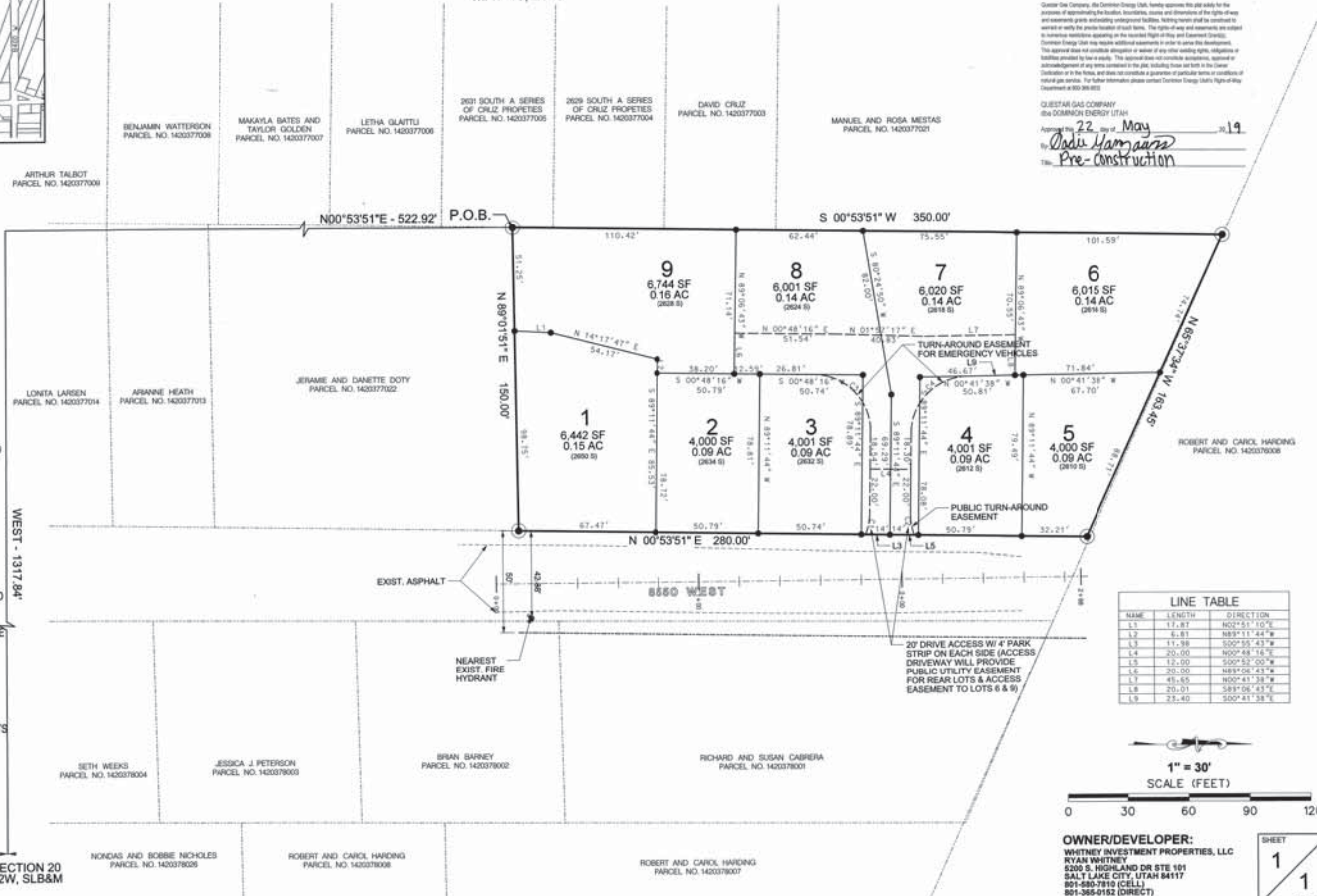


CURVE	DELTA	RADIUS	CHORD	BEARING
C1	114°41'16"	28.00	10.60	N78°21'08"W
C2	11°46'25"	28.00	10.64	N70°51'03"E
C3	89°11'55"	28.00	43.32	S45°51'11"W
C4	88°30'02"	28.00	43.25	S21°08'54"W

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- - - EASEMENT
- CENTER LINE
- ⊕ FOUND SECTION CORNER
- ⊕ FOUND QUARTER CORNER
- ⊕ SET 5/8" IRON AND CAP BOUNDARY
- ⊕ SET 1/8" IRON AND CAP BOUNDARY
- ⊕ SET CORNERS

- NOTES:**
- HOMES ON LOTS 2-9 MUST EACH HAVE A GARAGE THAT COVERS 1 OF THE 2 REQUIRED PARKING SPACES PER DWELLING UNIT.
 - STORMWATER MAINTENANCE AGREEMENT APPLIES TO ALL LOTS. AGREEMENT RECORDED AT BOOK: 167346 AND PAGE: 3616-3617.
 - GROUND WATER IS AT DEPTHS OF 7.5 TO 8 FEET WITH 2 TO 3 FEET FLUCTUATIONS (MINIMUM GROUND WATER 4.5 TO 5 FEET)
 - FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ENGINEERED FILL, CONCRETE FORMS, OR REBAR.
 - LOTS 23, 45, 67, AND 89 MUST HAVE A TWO-FAMILY DWELLING THAT SHARES A COMMON WALL ALONG THEIR JOINT PROPERTY LINE.
 - BASEMENTS ARE NOT PERMITTED ON ALL LOTS WITHOUT ADDITIONAL STUDY.
 - ADDRESSES MUST BE VISIBLE ON ALL BUILDINGS WITH A SIGN PLACED ON 8550 W INDICATING THE LOCATION OF LOTS 6-9.
 - THE ACCESS DRIVEWAY TO THE REAR LOTS WILL PROVIDE THE REQUIRED PUBLIC UTILITIES EASEMENT FOR THE REAR LOTS & ACCESS EASEMENT TO LOTS 6 & 9.



SURVEYOR'S CERTIFICATE

I, BARRY ANDERSON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 19852 IN ACCORDANCE WITH TITLE 18, 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 11-20-11 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 THAT THIS PLAT OF

BONANZA MEADOWS SUBDIVISION

IN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH 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 SALT LAKE COUNTY RECORDERS OFFICE. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CONCERNING ZONING REQUIREMENTS REGARDING LOT REQUIREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 15th DAY OF MAY 2019

Barry Anderson
Barry Anderson, S.L.S. # 19852
Professional Land Surveyor

BOUNDARY DESCRIPTION

A parcel of land being all of an entire tract located in the Southwest Quarter of Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian. Said entire tract is described at Entry # 12671665, on Page 9160, recorded in the Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

Beginning at a point which is West 1317.84 feet and North 00°53'51" East 522.92 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°01'51" East along a fence line 150.00 feet; thence North 00°53'51" East along a fence line and its line extended 280.00 feet; thence North 65°37'34" East along and old wire fence line 163.45 feet; thence South 00°53'51" West along a fence line 350.00 feet to the point of beginning.

Area = 1.084 Acres

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

BONANZA MEADOWS SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE (WHICHEVER IS APPLICABLE) AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITIES IN NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH.

SIGNED THIS 22 DAY OF MAY 2019

Ryan Whitney
AUTHORIZED REPRESENTATIVE
WHITNEY INVESTMENT PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF UTAH } SS
COUNTY OF SALT LAKE }

ON THE 22 DAY OF MAY 2019 PERSONALLY APPEARED BEFORE ME, *Ryan Whitney*, THE UNDERSIGNED NOTARY PUBLIC AND FOR THE STATE AND COUNTY, THE SIGNERS OF THE ABOVE OWNERS AND ENDORSEES, WHO DO ACKNOWLEDGE TO ME THAT THEY HERETOBY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Ryan Whitney
Notary Public

BONANZA MEADOWS SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L. BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # 13061706
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Ryan Whitney
DATE FILED: 5/21/2019 ROOM 2016 PAGE 243
BY: *Janice D. Dwyer*
CLERK, SALT LAKE COUNTY RECORDER

HEALTH DEPARTMENT APPROVED THIS 16 DAY OF MAY A.D. 2019 <i>Deanna Gray</i> 5/16/19	UNIFIED FIRE AUTHORITY APPROVAL <i>David Smith</i> 5/20/2019	ADDRESSING APPROVAL <i>Raymond Hunt</i> 5/15/2019	SALT LAKE COUNTY ENGINEERING <i>Kurt Monner</i> 5/13/2019	RECORD OF SURVEY R.O.S. NO. S2018-08-0988 <i>Kurt Gutzke, P.L.S.</i> 06/19/2019	MW BROWN ENGINEERING, INC. Office: (801) 377-1790 Fax: (801) 377-1789 578 East 770 North, Orem UT 84097
PUBLIC UTILITY APPROVAL CABLE: DATE: 5-22-19 CONCAST: DATE: 5-21-19 ROCKY MTN POWER: DATE: 5-22-19 CITY ENGINEER: DATE: 5-22-19 CITY: DATE: 5-21-19	CHECKED FOR ZONING COMPLIANCE ZONE: R-2-G-5 LOT AREA: 4.000 AC (40,000 SQ FT) FRONT YARD: 25' MIN. REAR YARD: 8' MIN. SIDE YARD: 8' MIN. SIGNATURE: <i>Todd A. Dwyer</i> DATE: 5/23/2019	PLANNING COMMISSION APPROVED THIS 8 DAY OF August A.D. 2019 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION. <i>Norm Cox</i> 8/8/2019	PLAN CHECK I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <i>Lupe McClanahan</i> 8-2-2019	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 22 DAY OF Aug A.D. 2019 <i>Paul Holtan</i> 8/22/19	MAGNA METRO TOWNSHIP CHAIR PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL THIS 22 DAY OF Aug A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>Dan W. Dwyer</i>

#30582

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