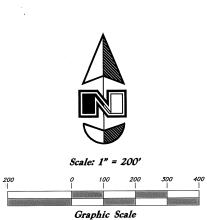
VICINITY MAP

Not to Scale

Amending Lots 2, 3 & 4 of Summit Vista Subdivision A part of the Southwest Quarter and the Southeast Quarter of Section 17, T2S, R1W, SLB&M, U.S. Survey Taylorsville City, Salt Lake County, Utah March 2020

Summit Vista Subdivision No. 2



NARRATIVE

This Subdivision plat was requested by Mr. Mark L. Pace of Gardner Company for purposes of Amending three (3) lots, and creating a parcel.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17. T2S, R1W, SLB&M, U.S. Survey with a bearing of N 89°57'49" W was used as the basis of

Lot corners were monumented as depicted on

1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as

2. Lots 202-204 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.

3. No city maintenance will be provided for private

	PRO	OPERTY .	LINE CU	RVE DAT	A .
Curve	Delta	Radius	Length	Chord	Chord Bearin
C1	8°33'05"	257.53	38.44	38.40'	S 23°28'59"
C2	29°58'48"	293.92'	153.79	152.04'	5 3°55'58"
C3	7°17'18"	337.46	42.93	42.90'	S 13°56'32"
C4	30°10'45"	137.63	72.49	71.66	S 28°49'51"
C5	23°40'53"	192.75	79.67'	79.10'	5 47°32'19"
C6	7°57'45"	413.56	57.47'	57.43'	\$ 73°48'50"
C7	23°17'59"	113.97'	46.34'	46.03'	S 89°41'23"
C8	3°01'22"	116.73	6.16	6.16	№ 77°11'22"
<i>C9</i>	20°47'37"	127.77'	46.37'	46.12	N 64°58'41"
C10	35°26'36"	185.43'	114.70'	112.88	№ 35°29'42"
C11	36°26'50"	232.58	147.95	145.47'	N 1°17'31"
C12	6°17'36"	444.78	48.85	48.83	N 20°10'04"
C13	89°53'26"	265.00	415.75	374.41	S 44°56'43"
C14	89°15'00"	170.00	264.81	238.84	S 44°37'30"
C15	4°57'40"	835.00	72.30'	72.28	S 86°46'10"
C16	5°42'40"	365.00'	36.38	36.37'	5 87°08'40"
C17	4°17′18″	235.00'	17.59'	17.59	\$ 2°08'39"
C18	14°44'34"	200.00	51.46'	51.32'	S 11°39'35"
C19	89°59'57"	15.00'	23.56'	21.21	S 25°58'06"
C20	21°54'32"	170.00'	65.01	64.61	S 81°55'24"
C21	20°00'20"	170.00'	59.36	59.06'	N 77°07'10"
C22	20°26'22"	200.00'	71.35	70.97'	N 77°20'11"

5746 SOUTH 1475 EAST OGDEN, UTAH 84403

MAIN (BD1)394-4515 S.L.C (BD1)521-D222 FAX (BD1)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

LINE DATA L20 **\$** 4°17'18" **E** 35.96 L21 S 19°01'52" E 85.59 L22 S 70°58'08" W 95.83 L23 N 87°07'20" W 178.82 L24 N 67°07'00" W 62.92

—— N 89°57'49" W (Basis of Bearings)

-T2S, R1W, SLB&M, U.S. Survey

(Found Brass Cap Monument

ACKNOWLEDGMENT L|T State of Utah Legend County of GALT LAKE } SS ▲ Set Nail & Washer Monument to be set The foregoing instrument was acknowledged before me this 23 day of APP 2020 by WIMMAN ARTHUR. (Rad.) Radial Line (N/R) Non-Radial Line (S.L.C.S.) Salt Lake County Surveyor P.U&D.E. Public Utility & Drainage Easemen ARP Area Reference Plat Commission Number: 69 238 Set/Found 5/8"x 24"
Long Rebar & GBE Cap
Lathe Commission Expires: 10 · [L. 20 Parcel B 6030 South -C3 C9 **C7**-12 L8 C6-**203** 28.945 Acres 396.32' 6040 South △ = 12°11'12" Summit Vista Boulevard L = 553.16'R = 2600.67'-LC = 552.12'N 12°01'40" W 43.62" S 0°00'00" E

Bearing Length Maggie Fostei & Spencer Manid Ronald & Tonya J. Hotmer Michael L. & Barbara H. L17 L1 N 89°57'49" W 110.00 L2 N 0°16'50" 2 363.00 -**C15** C16 N 89°57'49" W 321.00 L4 \$ 0°16'50" W 363.00 № 89°57'49" W 247.33 L6 N 14°07'22" W 84.43 6020 South Summit Vista Boulevara N 89°56'25" 297.76 L8 N 0°36'40" E 36.55 L9 N 67°26'32" 2 65.34 -**C17** NOTE: L10 N 77°22'52" E 46.93 See Sheets 2 & 3 for Lot, L11 S 89°54'31" E 167.26 Easement and Parcel Line Details L13 \$ 89°56'51" \$ 343.32 L14 \$ 0°01'20" \$ 101.33 L16 S 89°15'00" W 48.73 L17 S 84°17'20" W 207.36 L18 N 90°00'00" W 107.29 L19 S 0°00'00" E 390.55

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Summit Vista Subdivision No. 2 in Taylorsville City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as

depicted on this Drawing.

Signed this 2380 day of April 4-23-2020 No. 6242920 6242920 License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Common Areas, and streets as shown on this plat, and name said trac. Summit Vista Subdivision No. 2, and hereby dedicate, grant and convey to Taylorsville City, Salt Lake County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate and grant to Taylorsville City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Taylorsville City. We also dedicate and grant to Taylorsville City a blanket public utility easement over and across the portions of the lots 202 through 204, not encumbered with buildings. the same to be used for the installation, maintenance and operation and service of future buildings located on the these parcels as authorized by Taylorsville City.

Signed this 23rd day of APP, 2020.

Summit Life Plan Communities, LLC

All of Lots 2, 3 & 4 Summit Vista Subdivision according to the Official Plat thereof on File in the Salt Lake County Recorder's Office. (Entry #12624730 in Bok 2017p at Page 263).

More Particularly Described as Follows:

A tract of land, situate in the Southeast Quarter of Section 17, Township 2 South, Range 1 West, Salt Lak

Beginning at the Southwest Corner of Lot 2 of Summit Vista Subdivision (Book 2017p, Page 263) said point being 1821.19 feet North 89°57'49" West along the Section line and **437.84**'feet North 0°02'11" East fro the Southeast corner of said Section 17, and running thence six (6) courses along the Westerly and Southerly Boundaries of said subdivision as follows: (1) North 00°16′50" East 595.14 feet; (2) North 89°57′49" West 110.00 feet; (3) North 00"16'50" East 363.00 feet; (4) North 89"57'49" West 321.00 feet; (5) South 00"16'50" West 363.00; and (6) North 89°57'49" West 247.33 feet to the Existing East right of Way line of Bangerter Highway; thence three (3) courses along said Existing East Right of way line as follows: (1) North 14°07'22"
West 84.43 feet to the point of curve of a non-tangent curve whose center point bears South 84°03'56" West; (2) Northerly along the arc of a 2,600.67 foot radius curve to the left a distance of 553.16 feet (Central Angl equals 12°11'12", and Long Chord bears North 12°01'40" West 552.12 feet); and (3) North 18°07'16" West 1,040.81 feet to the Northerly Boundary of said Subdivision; thence North 89°56'25" East 297.76 feet along said Northerly Boundary line to the Northeast corner of Lot 4 of said Subdivison; thence seven (7) courses along the Northeasterly Boundary of said Lot 4 as follows: (1) South 41°09'42" East 930.67 feet to the point of curve of a non tangent curve, of which the radius point lies South 62°14'29" East; (2) Southwesterly along the arc of a 257.53 foot radius curve to the left a distance of 38.44 feet (Central Angle equals 08°33'05" and Long Chord bears South 23°28'59" West 38.40 feet) to the point of curve of a non tangent curve, of which the radius point lies South 71°04'38" East; (3) Southerly along the arc of a 293.92 foot radius curve to the left a distance of 153.79 feet (Central Angle equals 29'58'48" and Long Chord bears South 03°55'58" West 152.04 feet) to the point of curve of a non tangent curve, of which the radius point lies North 79°42'07" East; (4) Southerly along the arc of a 337.46 foot radius curve to the left a distance of 42.93 feet (Central Angle equals 07°17'18" and Long Chord bears South 13°56'32" East 42.90 feet) to the point of curve of a non tangent curve, of which the radius point lies North 76°15'31" East; (5) Southeasterly along the arc of a 137.63 foot radius curve to the left a distance of 72.49 feet (Central Angle equals 30°10'45" and Long Chord bears South 28'49'51" East 71.66 feet) to the point of curve of a non tangent curve, of which the radius point lies North 54°18'08" East; (6) Southeasterly along the arc of a 192.75 foot radius curve to the left a distance of 79.67 feet (Central Angle equals 23°40'53" and Long Chord bears South 47°32'19" East 79.10 feet) to the point of curve of a non tangent curve, of which the radius point lies North 20°10'02" East; and (7) Easterly along the arc of a

413.56 foot radius curve to the left a distance of 57.47 feet (Central Angle equals 07°57'45" and Long Chord bears South 73°48'50" East 57.43 feet) to the West Boundary line of said Lot 3; thence fourteen (14) courses along the West and Northerly Boundaries of said Lot 3 as follows: (1) North 00°36'40" East 36.55 feet to the point of curve of a non tangent curve, of which the radius point lies North 11°57'36" East; (2) Easterly along the arc of a 113.97 foot radius curve to the left a distance of 46.34 feet (Central Angle equals 23°17'59" and Long Chord bears South 89°41'23" East 46.03 feet) to the point of curve of a non tangent curve, of which the radius point lies North 11°17'57" West; (3) Easterly along the arc of a 116.73 foot radius curve to the left a distance of 6.16 feet (Central Angle equals 03°01'22" and Long Chord bears North 77*11'22" East 6.16 feet) to the point of curve of a non tangent curve, of which the radius point lies North 14'37'30" West; (4) Northeasterly along the arc of a 127.77 foot radius curve to the left a distance of 46.37 feet (Central Angle equals 20°47'37" and Long Chord bears North 64°58'41" East 46.12 feet) to the point of curve of a non tangent curve, of which th radius point lies North 36°47'00" West; (5) Northeasterly along the arc of a 185.43 foot radius curve to the left a distance of 114.70 feet (Central Angle equals 35°26'36" and Long Chord bears North 35°29'42" East 112.88 feet) to the point of curve of a non tangent curve, of which the radius point lies North 70°29'04" West; (6) Northerly along the arc of a 232.58 foot radius curve to the left a distance of 147.95 feet (Central Angle equals 36°26°50" and Long Chord bears North 01°17'31" East 145.47 feet) to the point of curve of a non tangent curve, of which the radius point lies South 72°58'44" West; (7) Northerly along the arc of a 444.78 foot radius curve to the left a distance of 48.85 feet (Central Angle equals 06°17'36" and Long Chord bears North 20°10'04" West 48.83 feet); (8) North 67°26'32" East 65.34 feet; (9) North 77°22'52" East 46.93 feet; (10 South 89°54'31" East 167.26 feet; (11) South 80°06'00" East 60.03 feet; (12) South 89°56'51" East 343.32 feet; (13) South 00°01'20" East 101.33 feet; and (14) North 89°57'26" East 1,054.11 feet to the West right of way line of 3200 West Street; thence South 00°06'33" East 330.86 feet along said West right of way line to the Northerly right of way line of Pinnacle View Way; thence nine (9) courses along said Northerly right of way line as follows: (1) South 89°53'26" West 396.32 feet to a point of curvature; (2) Southwesterly along the arc of a 265.00 foot radius curve to the left a distance of 415.75 feet (Central Angle equals 89:53'26" and Long Chord bears South 44.56'43" West 374.41 feet); (3) South 43.62 feet to a point of curvature; (4) Southwesterly along the arc of a 170.00 foot radius curve to the right a distance of 264.81 feet (Central Angle equals 89:15'00" and Long Chord bears South 44.37'30" West 238.84 feet); (5) South 89:15'00" West 48.73 feet to a point of curvature; (6) Westerly along the arc of a 835.00 foot radius curve to the left a distance of 72.30 feet (Central Angle equals 04°57′40" and Long Chord bears South 86°46′10" West 72.28 feet); (7) South 84°17′20" West 207.36 feet to a point of curvature; (8) Westerly along the arc of a 365.00 foot radius curve to the right a distance of 36.38 feet (Central Angle equals 05'42'40" and Long Chord bears South 87"08'40" West 36.37 feet); and (9) West 107.29 feet to the West right of way line of Summit Vista Boulevard; thence six (6) courses along said West right of way line as follows: (1) South 390.55 feet to a point of curvature; (2) Southerly along the arc of a 235.00 foot radius curve to the left a distance of 17.59 feet (Central Angle equals 04*17'18" and Long Chord bears South 02*08'39" East 17.59 feet); (3) South 04*17'18" East 35.96 feet to a point of curvature; (4) Southerly along the arc of a 200.00 foot radius curve to the left a distance of 51.46 feet (Central Angle equals 14°44'34" and Long Chord bears South 11°39'35" East 51.32 feet); (5) South 19°01'52" East 85.59 feet to a point of curvature; and (6) Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Central Angle equals 89°59'57" and Long Chord bears South 25°58'06" West 21.21 feet) to the Northerly right of way line of 6135 South Street; thence six (6) courses along said Northerly right of way line as follows: (1) South 70°58'08" West 95.83 feet to a point of curvature; (2) Westerly along the arc of a 170.00 foot radius curve to the right a distance of 65.01 feet (Central Angle equals 21°54'32" and Long Chord bears South 81°55'24" West 64.61 feet); (3) North 87°07'20" West 178.82 feet to a point of curvature; (4) Westerly along the arc of a 170.00 foot radius curve to the right a distance of 59.36 feet (Central Angle equals 20"00'20" and Long Chord bears North 77"07'10" West 59.06 feet); (5) North 67"07'00" West 62.92 fee to a point of curvature; and (6) Westerly along the arc of a 200.00 foot radius curve to the left a distance of 71.35 feet (Central Angle equals 20°26'22" and Long Chord bears North 77°20'11" West 70.97 feet) to the POINT OF BEGINNING. Containing 54.399 acres, more or less. Sheet 1 of 3 SALT LAKE COUNTY

RECORDER ENTRY NO. 13264352 FEE PAID

8 158 to FILED FOR RECORD AND
RECORDED 05 107 2020 AT

4 102 PM IN BOOK 2020 P OF OFFICIAL
RECORDS, PAGE 109 RECORDED
FOR Summit Life Plan Community

> SALT LAKE COUNTY RECORDER Lon Jan Deputy

2652.98' (Meas.) 2652.35' (Rec.)-

Southeast Corner of Section 17, T2S, R1W, SLB&M, U.S. Survey

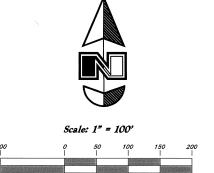
(Found Brass Cap Monument

Used as Benchmark

Elevation = 4568.83)

Summit Vista Subdivision No. 2

Amending Lots 2, 3 & 4 of Summit Vista Subdivision
A part of the Southwest Quarterand the Southeast Quarter of Section 17, T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
March 2020



Signature

TAYLORSVILLE CITY ENGINEER

I hereby certify that this office has

TAYLORSVILLE CITY PLANNING COMMISSION

Approved by the Taylorsville Gity Planning Commission this 30 day of African 2020.

TAYLORSVILLE CITY ATTORNEY

examined this plat and it is correct in accordance with the provisions of Taylorsville City Code.

Signature

DATED: 24 TH OF APRIL 2020

BOARD OF HEALTH

Approved this 24 day of Aur., 2020.

Salt Lake County Board of Health

TAYLORSVILLE CITY APPROVAL

Configuration of Taylorsville City Mayor this 29 day accepted by the PLANNING accepted by the PLANNING of APRIL 2020.

Title: Carp Recorder

Attest: SEAL

TAYLORSVILLE—BENNION IMPROVEMENT DISTRICT

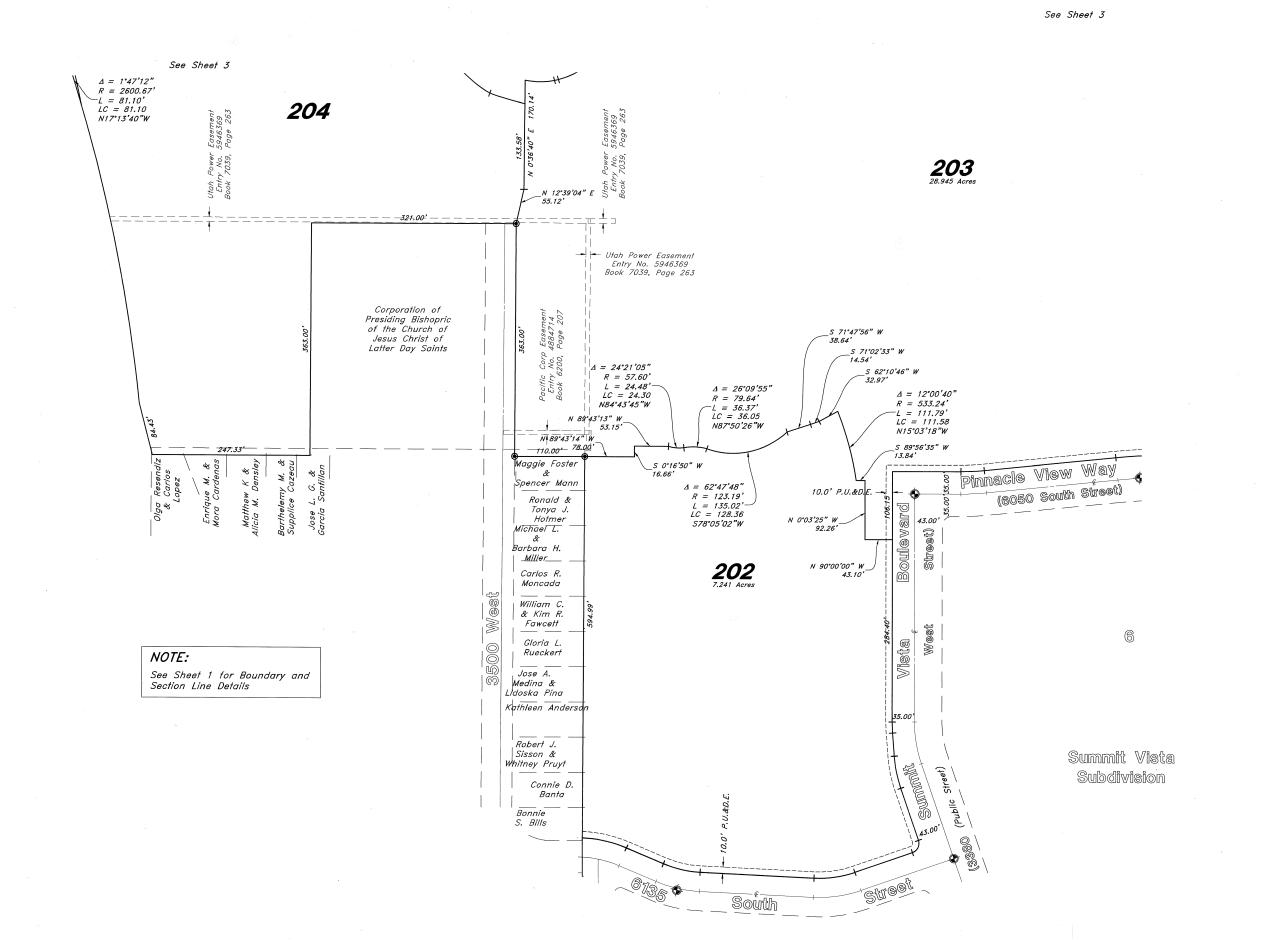
Approved by Taylorsville—Bennion Improvement
District, this 24 day of April , 2020.

IMMMY 1) OWTA
Signature

TAYLORSVILLE CITY COMMUNITY DEVELOPMENT

I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office.

Signed this 27 day of April , 2020.



Legend

Set Nail & Washer

Set Hub & Tack

Monument to be set

(Rad.) Radial Line

(N/R) Non-Radial Line

(S.L.C.S.) Salt Lake County Surveyor

P.U&D.E. Public Utility & Drainage Easement

ARP Area Reference Plat

Set/Found 5/8"x 24"

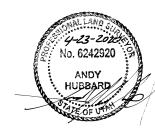
Long Rebar & GBE Cap

W/ Lathe

NOTE:

1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.

Lots 202-204 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.
 No city maintenance will be provided for private



Sheet 2 of 3

SALT LAKE COUNTY
RECORDER

ENTRY NO. |3264352 FEE PAID

\$158.00 FILED FOR RECORD AND
RECORDED OSIGN 2000 P OF OFFICIAL
RECORDS, PAGE LOU RECORDED
FOR Summit Life Plan Community

SALT LAKE COUNTY RECORDER

BY: Lon Von Deputy

GREAT BASIN O
ENGINEERING Z

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

