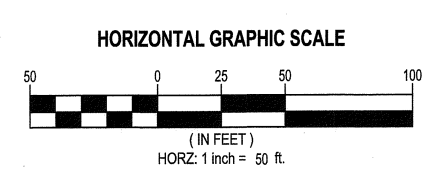
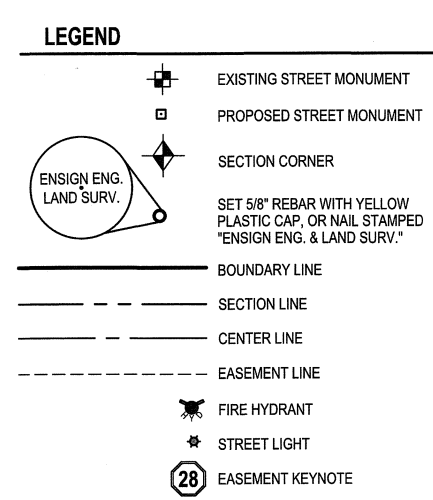
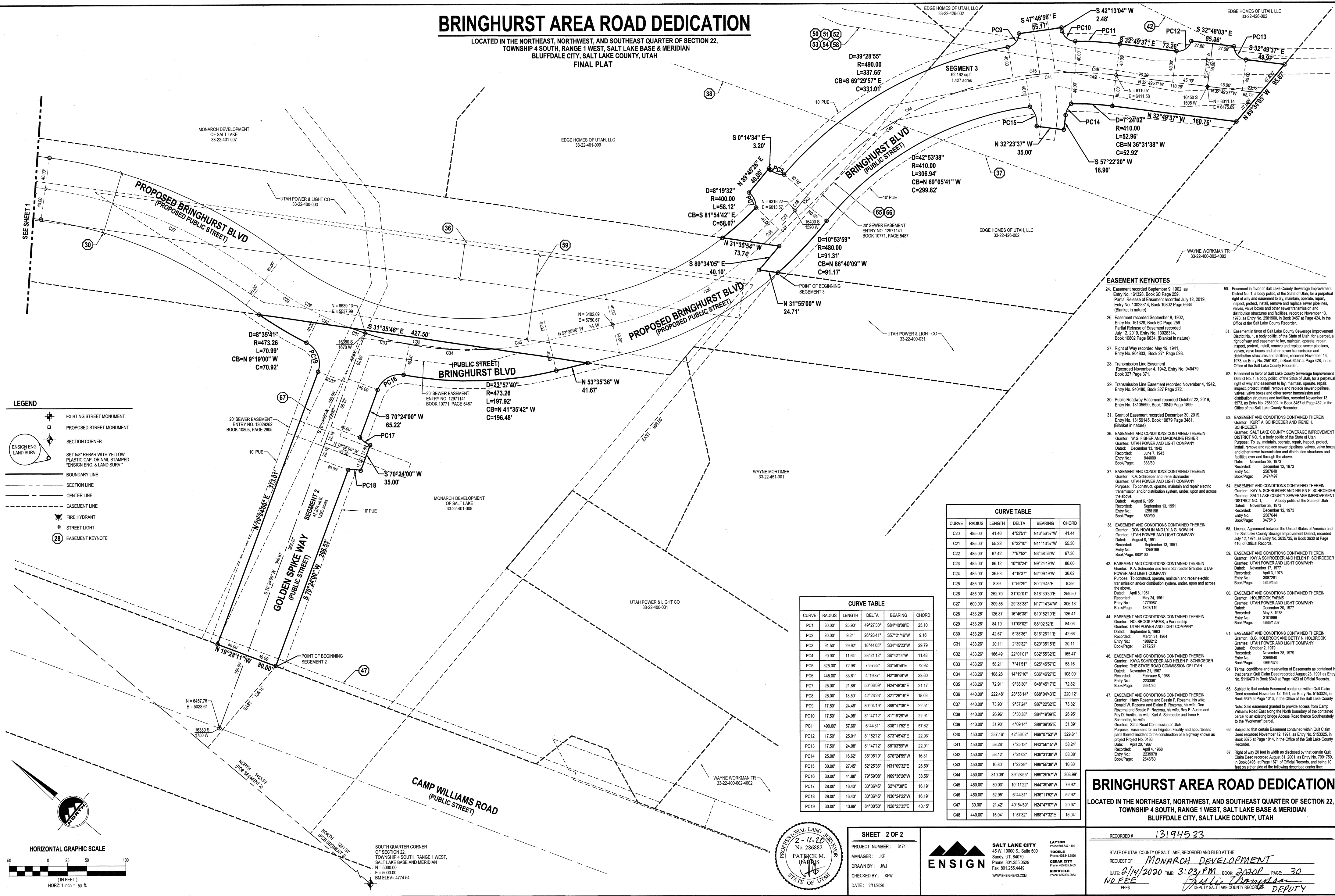


BRINGHURST AREA ROAD DEDICATION

LOCATED IN THE NORTHEAST, NORTHWEST, AND SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

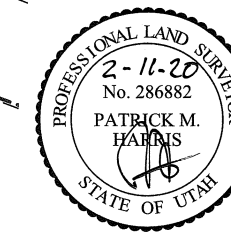


SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
N = 5000.00
E = 5000.00
BM ELEVATION = 4714.54

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	30.00	25.97	49°27'30"	S84°40'09"E	25.10
PC2	20.00	9.24	28°28'41"	S57°21'46"W	9.18
PC3	11.50	29.82	18°44'09"	S34°42'23"W	29.79
PC4	20.00	11.64	33°21'12"	S8°42'44"W	11.48
PC5	525.00	72.98	7°57'52"	S3°58'59"E	72.82
PC6	445.00	33.61	4°19'37"	N2°09'49"W	33.60
PC7	35.00	21.80	50°09'09"	N24°48'30"E	21.17
PC8	35.00	18.57	42°22'22"	S21°28'16"E	18.08
PC9	17.50	24.40	80°14'19"	S89°17'39"E	22.51
PC10	17.50	24.99	81°47'12"	S1°19'28"W	22.91
PC11	490.00	57.69	6°44'31"	S36°11'52"E	57.62
PC12	17.50	25.01	81°52'12"	S73°48'43"E	22.82
PC13	17.50	24.99	81°47'12"	S8°03'59"W	22.91
PC14	25.00	16.62	38°50'19"	S76°24'59"W	16.31
PC15	30.00	27.45	52°25'36"	N31°09'32"E	26.50
PC16	30.00	41.80	79°39'08"	N89°38'09"W	38.50
PC17	30.00	16.43	33°38'45"	S2°47'38"E	16.19
PC18	30.00	16.43	33°38'45"	N28°24'22"W	16.19
PC19	30.00	43.97	84°50'50"	N28°23'39"E	40.19

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	485.00	41.46	4°33'51"	N18°58'57"W	41.44
C21	485.00	65.33	6°32'10"	N11°13'57"W	65.30
C22	485.00	67.42	7°37'52"	N3°58'59"W	67.38
C23	485.00	86.12	10°10'24"	N9°24'49"W	86.00
C24	485.00	36.63	4°19'37"	N2°09'49"W	36.62
C25	485.00	6.39	0°59'29"	S0°29'45"E	6.39
C26	485.00	282.70	31°02'01"	S18°30'30"E	259.50
C27	690.00	306.59	29°33'38"	N17°14'54"W	306.12
C28	433.28	126.87	16°46'39"	S10°52'10"E	126.41
C29	433.28	84.19	11°09'02"	S8°02'52"E	84.06
C30	433.28	42.67	5°38'39"	S18°28'11"E	42.66
C31	433.28	20.11	2°39'32"	S20°35'19"E	20.11
C32	433.28	168.49	22°01'01"	S32°55'32"E	165.47
C33	433.28	88.21	7°41'51"	S25°45'17"E	88.18
C34	433.28	108.28	11°19'10"	S38°46'27"E	108.00
C35	433.28	72.91	9°38'30"	S48°45'17"E	72.82
C36	440.00	222.48	28°58'14"	S88°04'43"E	220.12
C37	440.00	73.97	9°37'24"	S87°22'32"E	73.82
C38	440.00	26.99	3°30'38"	S84°19'09"E	26.95
C39	440.00	31.87	4°09'14"	S88°09'05"E	31.89
C40	450.00	337.40	42°59'02"	N89°07'33"W	328.61
C41	450.00	88.28	7°20'13"	N43°56'15"W	88.24
C42	450.00	58.12	7°24'02"	N36°31'38"W	58.08
C43	450.00	10.87	1°22'29"	N89°55'39"W	10.80
C44	450.00	310.09	39°28'59"	N89°29'37"W	303.99
C45	450.00	80.03	10°11'22"	N44°39'49"W	79.92
C46	450.00	52.89	6°43'31"	N36°11'52"W	52.82
C47	30.00	21.42	40°54'59"	N24°47'07"W	20.97
C48	440.00	15.04	1°57'32"	N84°47'32"E	15.04

- EASEMENT KEYNOTES**
- Easement recorded September 9, 1902, as Entry No. 161326, Book 6C Page 258. Partial Release of Easement recorded July 12, 2019, Entry No. 13026314, Book 10802 Page 6534. (Blanket in nature)
 - Easement recorded September 8, 1902, Entry No. 161326, Book 6C Page 258. Partial Release of Easement recorded July 12, 2019, Entry No. 13026314, Book 10802 Page 6534. (Blanket in nature)
 - Easement in favor of Salt Lake County Sewerage Improvement District No. 1, a body politic of the State of Utah, for a perpetual right of way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, recorded November 13, 1973, as Entry No. 281901, in Book 3457 at Page 424, in the Office of the Salt Lake County Recorder.
 - Right of Way recorded May 19, 1941, Entry No. 964803, Book 271 Page 598.
 - Transmission Line Easement recorded November 4, 1942, Entry No. 940479, Book 327 Page 371.
 - Transmission Line Easement recorded November 4, 1942, Entry No. 940480, Book 327 Page 372.
 - Public Roadway Easement recorded October 22, 2019, Entry No. 13105900, Book 10949 Page 1999.
 - Grant of Easement recorded December 30, 2019, Entry No. 13189148, Book 10979 Page 3481. (Blanket in nature)
 - EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: KAY A. SCHROEDER AND HELEN P. SCHROEDER. Grantee: UTAH POWER AND LIGHT COMPANY. Date: December 11, 1942. Recorded: June 7, 1943. Entry No.: 944209. Book/Page: 33380. December 12, 1973. Entry No.: 258764. Book/Page: 347487.
 - EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: KAY A. SCHROEDER AND HELEN P. SCHROEDER. Grantee: UTAH POWER AND LIGHT COMPANY. Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above. Date: August 6, 1951. Recorded: September 13, 1951. Entry No.: 1258795. Book/Page: 880100.
 - EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: DONALD W. AND U.S.A. MORLIN. Grantee: UTAH POWER AND LIGHT COMPANY. Date: August 6, 1951. Recorded: September 13, 1951. Entry No.: 1258795. Book/Page: 880100.
 - EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: KAY A. SCHROEDER AND HELEN P. SCHROEDER. Grantee: UTAH POWER AND LIGHT COMPANY. Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above. Date: April 8, 1951. Recorded: April 3, 1978. Entry No.: 388225. Book/Page: 464455.
 - EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: HOLBROOK FARMS. Grantee: UTAH POWER AND LIGHT COMPANY. Date: December 20, 1977. Recorded: May 3, 1978. Entry No.: 316189. Book/Page: 4665107.
 - EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: B.G. HOLBROOK AND BETTY N. HOLBROOK. Grantee: UTAH POWER AND LIGHT COMPANY. Date: October 2, 1979. Recorded: November 28, 1979. Entry No.: 388460. Book/Page: 4694373.
 - Terms, conditions and reservation of Easements as contained in that certain Oil Claim Deed recorded August 23, 1991, as Entry No. 5118473, in Book 6349 at Page 1423 of Official Records.
 - Subject to that certain Easement contained within Oil Claim Deed recorded November 12, 1991, as Entry No. 5133325, in Book 6374 at Page 1714, in the Office of the Salt Lake County Recorder.
 - Right of way 20 feet in width as disclosed by that certain Oil Claim Deed recorded August 31, 2001, as Entry No. 7991756, in Book 8486, at Page 1071 of Official Records, and being 10 feet on either side of the Subarea described center line.



SHEET 2 OF 2
PROJECT NUMBER: 6174
MANAGER: JNF
DRAWN BY: JNU
CHECKED BY: KFW
DATE: 2/11/2020

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.ENSIGN.COM

ENSIGN

LATTON
1000 S. 1100 W.
Sandy, UT 84070
Phone: 801.255.1600
Fax: 801.255.1600
WWW.LATTON.COM

BRINGHURST AREA ROAD DEDICATION
LOCATED IN THE NORTHEAST, NORTHWEST, AND SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # **13194533**

STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: **MONARCH DEVELOPMENT**
DATE: **2/11/2020** TIME: **3:03 PM** BOOK: **2020P** PAGE: **30**
NO FEE
Patrice M. Harris
DEPUTY SALT LAKE COUNTY RECORDER

33-22-426-002 33-22-176-002,004 + 33-22-401-010,017
33-22-12,21,41 + 42