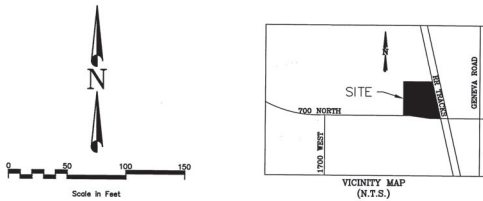


TAMS-ZYTO SUBDIVISION

PLAT A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LONDON CITY, UTAH COUNTY, UTAH



LEGEND

- ⊙ SET REBAR AND CAP MARKED "OR ENGINEERING"
- ⊙ FOUND REBAR AND CAP MARKED "S.P. 18646"

BOUNDARY LINE

TITLE LINES

Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	190'	148.2'	42°02'	148.1'	N87°10'10"W
C2	190'	186.7'	42°12'	186.5'	N87°10'10"W

STORM DRAIN EASEMENT

BEGINNING AT A POINT ON THE NORTH LINE OF 700 NORTH STREET SAID POINT BEING NORTH 0°27'27" EAST 486.51 FEET ALONG THE SECTION LINE AND NORTH 80.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 0°27'27" EAST 45.00 FEET;
THENCE NORTH 0°25' FEET;
THENCE EAST 79.94 FEET;
THENCE NORTH 17°09'59" EAST 100.48 FEET;
THENCE NORTH 0°20'00" WEST 80.00 FEET;
THENCE NORTH 1°06'57" EAST 20.50 FEET;
THENCE SOUTH 89°30'00" WEST 20.50 FEET;
THENCE SOUTH 17°09'59" EAST 52.43 FEET;
THENCE SOUTH 17°09'59" WEST 117.93 FEET;
THENCE WEST 1.04 FEET;
THENCE SOUTH 89°31'00" WEST 24.53 FEET;
THENCE 31.74 FEET ALONG THE ARC OF A 190' FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 87°32' (CHORD BEARS SOUTH 87°32'21" WEST 31.34 FEET TO THE POINT OF BEGINNING).

CONTAINS:
0.22 ACRES
9,284 SQUARE FEET, MORE OR LESS

FIRE LINE EASEMENT

BEGINNING AT A POINT ON THE NORTH LINE OF 700 NORTH STREET SAID POINT BEING NORTH 89°27'27" EAST 486.51 FEET ALONG THE SECTION LINE AND NORTH 90.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE WEST 47.53 FEET;
THENCE NORTH 72.51 FEET;
THENCE NORTH 88°54'21" EAST 20 FEET;
THENCE NORTH 17°12 FEET;
THENCE EAST 172.54 FEET;
THENCE NORTH 11.26 FEET;
THENCE EAST 20.00 FEET;
THENCE NORTH 11.26 FEET;
THENCE EAST 18.99 FEET;
THENCE SOUTH 57.31 FEET;
THENCE SOUTH 20.02 FEET ALONG A 1799 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 7°18' (CHORD BEARS SOUTH 87°27'27" EAST 20.02 FEET) TO THE POINT OF BEGINNING.

CONTAINS:
0.29 ACRES
10,293 SQUARE FEET, MORE OR LESS

SHARED ACCESS EASEMENT

BEGINNING AT A POINT ON THE EASTERLY END OF THAT SHARED ACCESS EASEMENT (OWN NO. 48067) NORTH 10°40'00" EAST 32.14 FEET ALONG THE SECTION LINE AND NORTH 104.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 14°46'45" WEST 24.84 FEET ALONG SAID SHARED ACCESS EASEMENT;
THENCE EAST 18.74 FEET;
THENCE NORTH 0°02'21" WEST 371.92 FEET;
THENCE SOUTH 89°41'00" EAST 24 FEET;
THENCE SOUTH 0°02'21" EAST 35.79 FEET;
THENCE WEST 18.33 FEET TO THE POINT OF BEGINNING.

CONTAINS:
0.39 ACRES
15,473 SQUARE FEET, MORE OR LESS

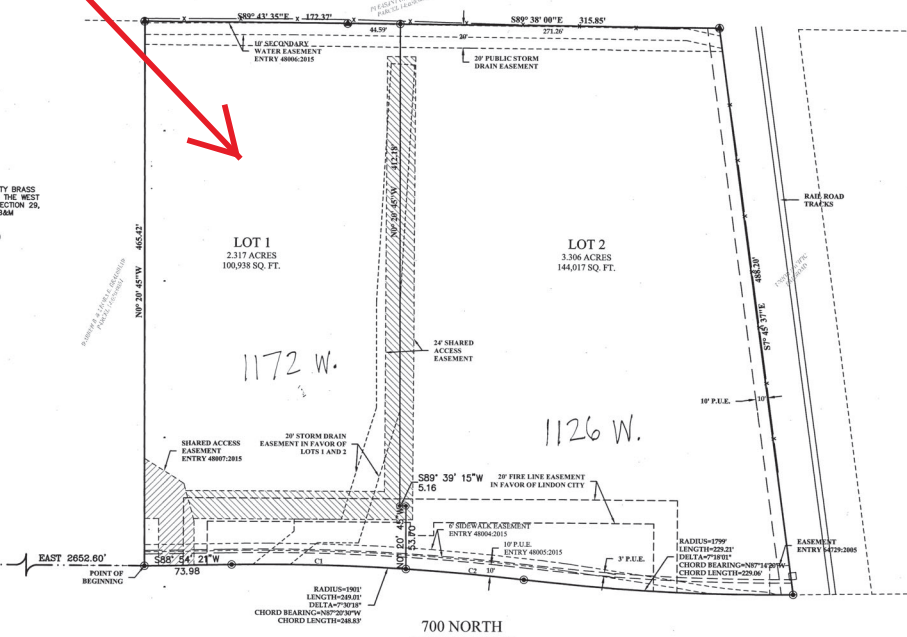
FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 29, T2S, R2E, S24M

30 0 29

1038.60'

31 29

32



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

FOUND BRASS CAP MONUMENT FOR THE SOUTH QUARTER CORNER OF SECTION 29, T2S, R2E, S24M

31 29

32

NOTES

- THE STORM WATER SYSTEM HEREON CAN BE USED BY BOTH LOTS. SEE THE RECORDED PERPETUAL STORM WATER SYSTEM, DEFINITION, AND MAINTENANCE AGREEMENT RECORDED IN BOOK 15064, ENTRY # 611001, 224 1/2.
- THE RECORDS HEREON ARE BASED ON THE MOST COORDINATE SYSTEM.

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FILING, OBTAINING AND RECORDING AN OCCUPANCY RESTRICTION NOTICE WITH THE COUNTY CLERK.

PREPARED BY:
CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

15064

UTOPA
UTOPA REPRESENTATIVE
DATE: 5/3/16

UTOPACAST
UTOPACAST REPRESENTATIVE
DATE: 5/4/16

ROCKY MOUNTAIN POWER
DATE: 5-3-16

DATE: 5-3-2016

SURVEYOR'S CERTIFICATE

I, CORY B. NEERING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 518790 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE TAMS-ZYTO SUBDIVISION PLAT A, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Cory B. Neering
CORY B. NEERING
P.E. 518790
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 700 NORTH, SAID POINT BEING NORTH 0°10'00" WEST 103.62 FEET AND EAST 285.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 0°20'45" WEST 462.42 FEET;
THENCE SOUTH 89°25'53" EAST 172.27 FEET;
THENCE SOUTH 89°30'00" EAST 315.85 FEET;
THENCE SOUTH 7°45'57" EAST 488.20 FEET;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE(3) COURSES:
THENCE 229.21 FEET ALONG THE ARC OF A 1799 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 7°18' (CHORD BEARS NORTH 87°32'21" WEST 29.06 FEET);
THENCE 249.01 FEET ALONG THE ARC OF A 1901 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 7°30'18" (CHORD BEARS NORTH 87°29'30" WEST 248.83 FEET);
THENCE SOUTH 88°54'21" WEST 73.98 FEET TO THE POINT OF BEGINNING.

CONTAINS:
TWO(2) LOTS
5.62 ACRES
244,958 SQUARE FEET.

BASIS OF BEARINGS:
BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 0°10'00" WEST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED, HEREAFTER TO BE KNOWN AS THE **TAMS-ZYTO SUBDIVISION PLAT A** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY / OUR HANDS THIS 03 DAY OF May, 2016.

Tom Stuart
Tom Stuart, Managing Member
1100 West Street, LLC

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF UTAH)
ON THE 03 DAY OF May, A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 11/31/17 A Notary Public commissioned in Utah COUNTY.
NOTARY PUBLIC Quab B. Thomas RESIDING IN Davis COUNTY.
Quab B. Thomas
Quab B. Thomas, Commission # 664987

ACCEPTANCE BY LEGISLATIVE BODY
ON THE 14 DAY OF April, 2016 A.D., THE CITY COUNCIL OF LONDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

Sharon Rice Mayor/Planning Commission Chair
William Morrison City Recorder
Mark S. Clark City Engineer
B. Clark City Attorney

DT 46799 (2014) Rev 4 1594
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 May 25 4:38 PM EST - 11:55
RECORDED FOR LHM BY JET 6/7/16 JES

CONDITIONS OF APPROVAL

TAMS-ZYTO SUBDIVISION
PLAT A
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LONDON CITY, UTAH COUNTY, UTAH

UTOPACAST
UTOPACAST REPRESENTATIVE
DATE: 5/4/16

UTOPA
UTOPA REPRESENTATIVE
DATE: 5/3/16

ROCKY MOUNTAIN POWER
DATE: 5-3-16

Recorder
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF:
DATE: ENTRY NO. BOOK PAGE

OWNER/DEVELOPER CONTACT:
1100 WEST STREET, LLC
360 NORTH 700 WEST, SUITE G
NORTH SALT LAKE, UT. 84054
DATE: 4/29/16
SCALE: 1"=50'
PAGE: 1 OF 1
PROJECT: S16-016