

Legacy Plaza at 54th Commercial Subdivision

Part of the Southwest Quarter of Section 10,
Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Taylorsville City, Salt Lake County, Utah

Redwood Villa No. 3

Scale: 1" = 60'

0 60 120



2663.03'

Center of Section 10,
T2S, R1W, SLB&M, U.S.
Survey (found brass
cap monument)

2648.51' calc'd

N 89°56'28" W
(Basis of Bearings)

West Quarter Corner Section
10, T2S, R1W, SLB&M, U.S.
Survey (found brass cap
monument)

Narrative

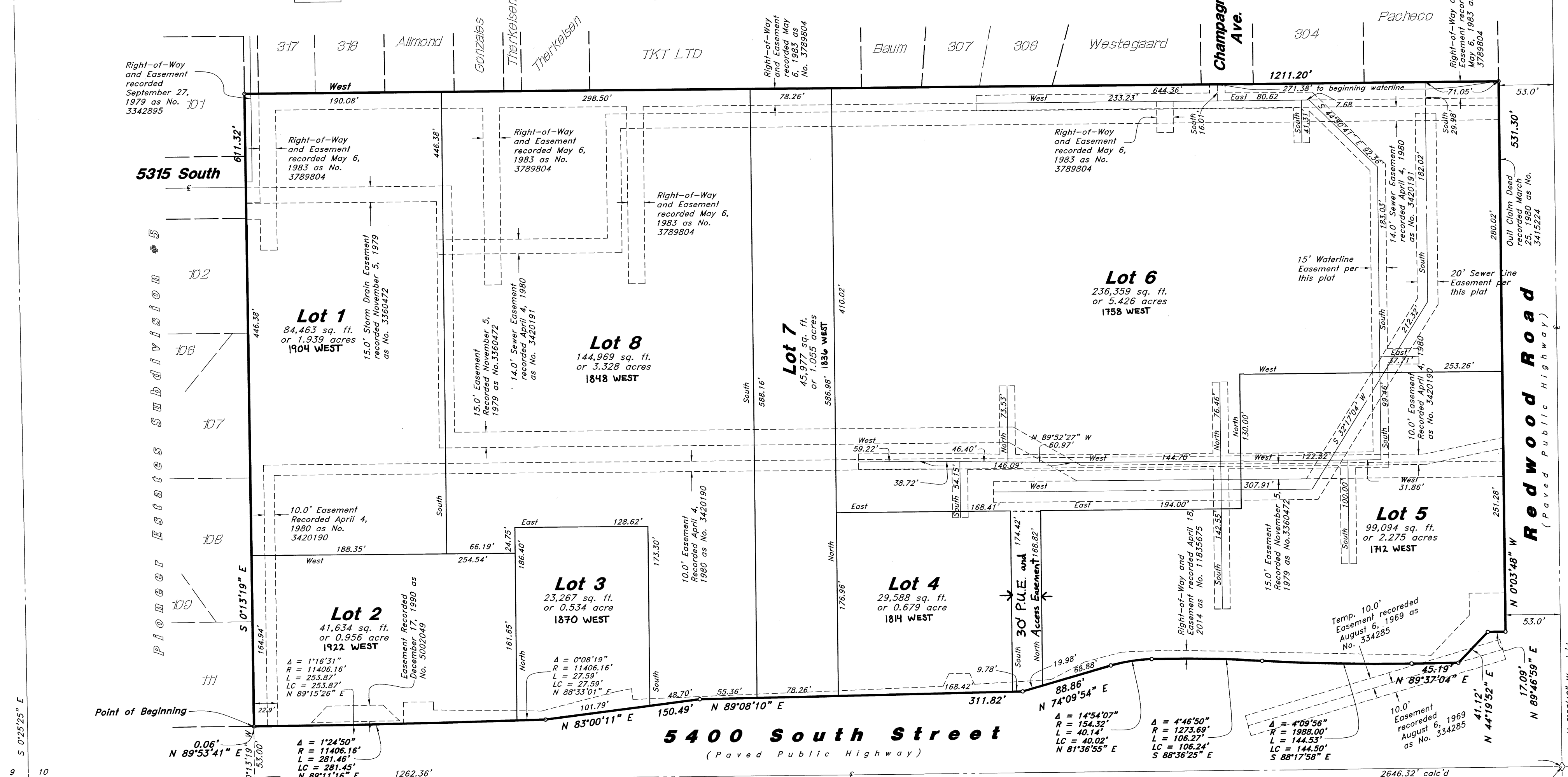
This Survey was requested by Amsource
prerequisite to subdividing this property.

This Survey retraces and honors previous
surveys and subdivisions of record

A line between monuments found for the
Center and the West Quarter Corner of Section 10
was assigned the bearing of N 89°56'28" W as the
Basis of Bearings to retrace and honor the previous
survey.

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Section Corner (As Noted)
- PUE Public Utility Easement
- Street Address



5400 South Street
(Paved Public Highway)

Rocky Mountain Power

Rocky Mountain Power Notes:
1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law

Notes

All site restrictions, easements, and grants are in effect per the Grant of Easements and Declaration of Covenants, Conditions & Restrictions recorded as Entry No. 12358815, in Book 10472, at Page of Official Records.
880-8342

Surveyor's Certificate

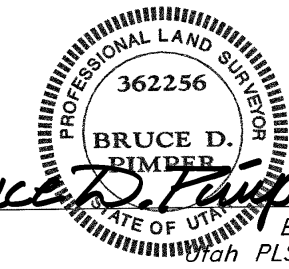
I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334567 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

Legacy Plaza at 54th Commercial Subdivision

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

12 Aug, 2016

Date



Boundary Description

A part of the Southwest Quarter of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the North Line of 5400 South Street located 1262.36 feet South 89°53'41" West along the Section Line and 53.00 feet North 0°13'19" West from the South Quarter Corner of said Section 10; and running thence along the North Line of said 5400 South Street the following eleven courses: North 89°53'41" East 0.06 feet to a point of curvature; Easterly along the arc of an 11406.16 foot radius curve to the left a distance of 281.46 feet (Center bears North 00°06'19" West, Central Angle equals 1°24'50" and Long Chord bears North 89°11'16" East 281.45 feet); North 83°00'11" East 150.49 feet; North 89°10'10" East 311.82 feet; North 74°09'54" East 88.86 feet; Northeasterly along the arc of a 154.32 foot radius curve to the right a distance of 40.14 feet (Center bears South 15°50'09" East, Central Angle equals 1°54'07" and Long Chord bears North 81°36'55" East 40.02 feet); Easterly along the arc of a 1273.69 foot radius curve to the right a distance of 106.27 feet (Center bears South 0°59'50" East, Central Angle equals 4°46'50" and Long Chord bears South 88°36'25" East 106.24 feet) to a point of reverse curvature; Easterly along the arc of a 1988.00 foot radius curve to the left a distance of 144.53 feet (Central Angle equals 4°09'56" and Long Chord bears South 88°17'58" East 144.50 feet) to a point of tangency; North 89°37'04" East 45.19 feet; North 44°19'52" East 41.12 feet; and North 89°46'59" East 17.09 feet to the West Line of Redwood Road; thence North 0°03'48" West 531.30 feet along said West Line; thence West 1211.20 feet; thence South 0°13'19" East 611.32 feet to the point of beginning.

Contains 705,351 sq. ft.
or 16.193 acres
8 Lots

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

Legacy Plaza at 54th Commercial Subdivision

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 hereunto set my hand this 15th day of August AD, 2016

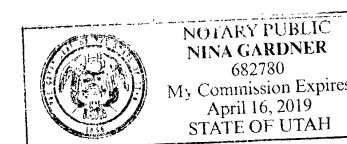
Legacy Plaza at 54th, LLC.

David C. Werts
By: David C. Werts
Its

Acknowledgment

State of Utah } ss
County of Salt Lake
On the 15 day of Aug, 2016 personally appeared before me, the undersigned Notary Public, David C. Werts, who being by me duly sworn did say that he is the representing member of Legacy Plaza at 54th, LLC., and that said instrument was signed in behalf of said corporation and acknowledged to me that said corporation executed the same.

Notary Public Full Name: Bruce D. Pimper
Residing at: Draper 842780
Commission Number: 682780
My Commission Expires: 4-16-2019
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)



Rocky Mountain Power
Approved this 15th Day of August A.D., 2016
Alan Yang
Director

Questar Gas
Approved this 16th Day of August A.D., 2016
Deanna Hopkins
Questar Gas

AT&T
Approved this 16th Day of August A.D., 2016
AT&T
AT&T

Planning Commission
Approved this 24 Day of August 2016
by the Taylorsville City Planning Commission
Donald H. Harty
Chair, Taylorsville City Planning Commission

Board of Health Department
Approved this 16th Day of August A.D., 2016
Bruce D. Pimper
Director

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - AWAengineering.net

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Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Taylorsville City, Salt Lake County, Utah

Qwest Communications
Approved this 16th Day of August A.D., 2016
Marisol
Director

Improvement District
Approved this 16th Day of August A.D., 2016 by the
Taylorsville/Bonifon Improvement District.
Kurt Ford
Chairman/General Manager

Community Development Director
Approved this 24th Day of August A.D., 2016
W. H. Smith
Director

City Engineer
Approved this 15th day
of August A.D., 2016 by
Questar Gas
D. Shay Smith
City Engineer

City Attorney
Approved as to Form this 31st
Day of August A.D., 2016.
Stephanie Shelman
City Attorney

Taylorsville City
Presented to the Taylorsville City Council this 2
Day of August A.D., 2016 at which time the
subdivision was approved and accepted.
Chris Caste
Aftess
James
Recorder Mayor

Recorded # 12358814
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
Legacy Plaza at 54th LLC
Date 9-16-16 Time 1:10 PM Book 2016P Page 217
\$38.00
Fee \$ 38.00
J. N. Werts - Deputy
Salt Lake County Recorder

21-10-82 21-10-379-017,-018,-019,-020,021,022,023,024