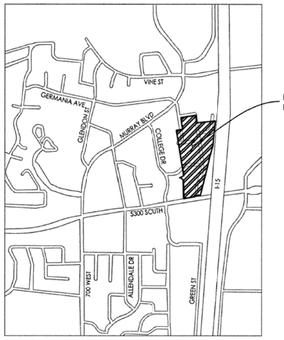
ASCENSION AT 53RD

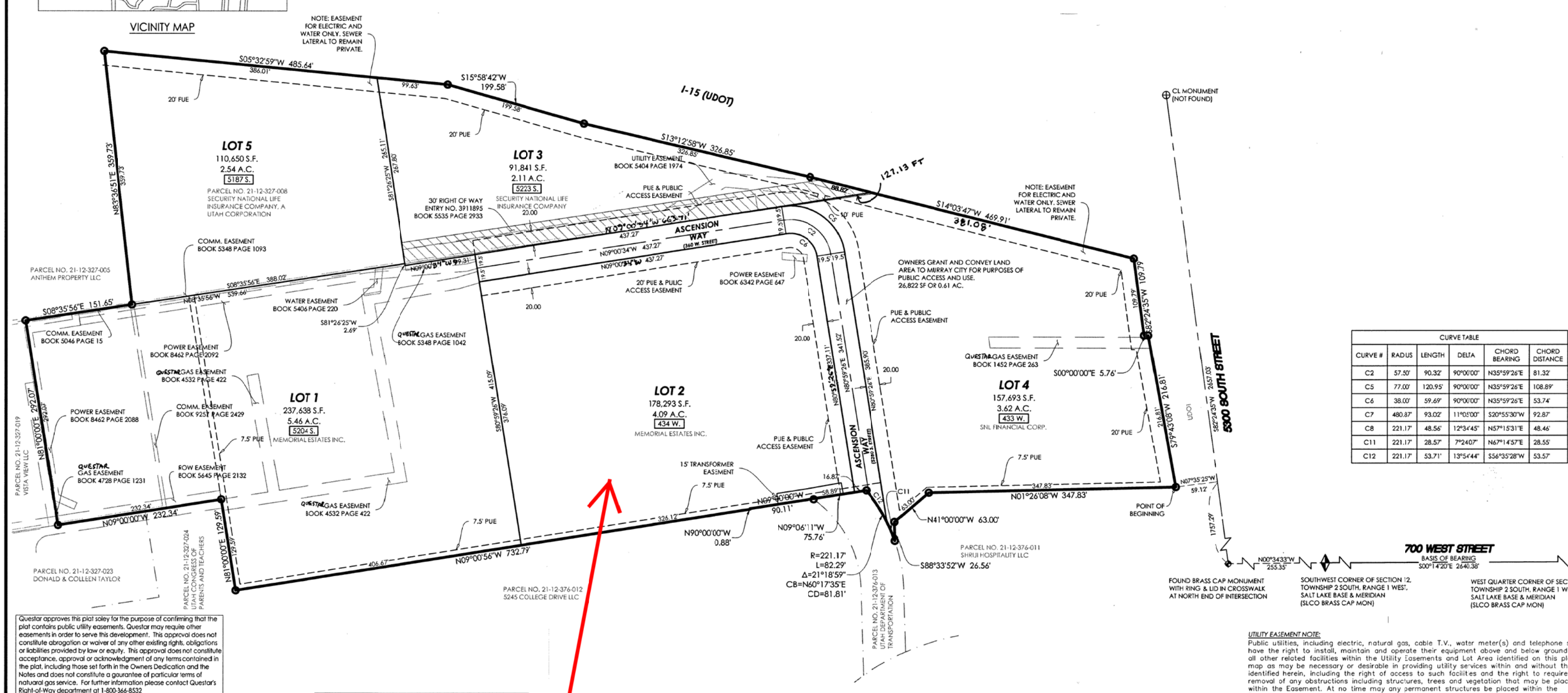
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

* SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THAT CERTAIN WARRANTY DEED OF THE SHRIJI HOSPITALITY, LLC PROPERTY RECORDED AS ENTRY No. 11899477 IN BOOK 10253 AT PAGE 8865 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AND ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPERTY, THE NEXT 3 COURSES,

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.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C2	57.50'	90.32'	90°00'00"	N35°59'26"E	81.32'
C5	77.00'	120.95'	90°00'00"	N35°59'26"E	108.89'
C6	38.00'	59.69'	90°00'00"	N35°59'26"E	53.74'
C7	480.87'	93.02'	11°05'00"	S20°55'30"W	92.87'
C8	221.17'	48.56'	12°34'45"	N57°15'31"E	48.46'
C11	221.17'	28.57'	7°24'07"	N67°14'57"E	28.55'
C12	221.17'	53.71'	13°54'44"	S56°35'28"W	53.57'

Questar approves this plat soley for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532

LEGEND

- PROPERTY LINE
- SECTION LINE
- PROPERTY CORNER SET WITH REBAR AND CAP
- EXISTING SECTION MONUMENT
- 30' RIGHT OF WAY EASEMENT

UTILITY EASEMENT NOTE:
Public utilities, including electric, natural gas, cable T.V., water meter(s) and telephone shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Utility Easements and Lot Area identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the Easement. At no time may any permanent structures be placed within the Easement or any other obstruction which interferes with the use of the Easement without the prior written approval of the utilities with facilities in the Easements.

Contained within the Easements and Lot Area are private sanitary sewer, storm sewer and water facilities. The installation, operation, maintenance and/or replacement of private sanitary sewer, storm sewer and water facilities shall be the sole responsibility of the owners. Such facilities are not offered to, nor are they accepted for dedication by, Murray City.

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by 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

ASCENSION AT 53RD

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

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said parcel of land being more particularly described as follows:

Beginning at a point which is N00°34'33"W 255.35 feet and N82°24'35"E 1757.29 feet and N07°35'25"W 59.12 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian ~~and running~~ thence N01°26'08"W 347.83 feet; thence N41°00'00"W 63.00 feet; thence S88°33'52"W 26.56 feet; thence Northeasterly 82.29 feet along the arc of a 221.17 foot radius curve to the left, chord bears N60°17'35"E 81.81 feet, thence N09°06'11"W 75.76 feet; to the Boundary Line Agreement recorded as Entry No. 12207898, in Book 10396 at Page 5654 in the office of the Salt Lake County Recorder; thence along said Boundary Line Agreement the following three (3) courses: (1) N09°00'00"W 90.11 feet, (2) West 0.88 feet, (3) N09°00'56"W 732.79 feet; thence N81°00'00"E 129.59 feet; thence N09°00'00"W 232.34 feet; thence N81°00'00"E 292.07 feet; thence S08°35'56"E 151.65 feet; thence N83°36'51"E 359.73 feet to the Westerly Right-of-Way Line of Interstate Highway I-15; thence, along said Westerly Right-of-Way Line, the following four (4) courses: (1) S05°32'59"W 485.64 feet, (2) S15°58'42"W 199.58 feet, (3) S13°12'58"W 326.85 feet, (4) S14°03'47"W 469.91 feet to the Northerly Right-of-Way Line of 5300 South Street; thence, along said Northerly Right-of-Way Line, S82°24'35"W 109.79 feet; thence South 5.76 feet; thence S79°43'08"W 216.81 feet to the Point of Beginning.*

Contains: 819,031 Square Feet or 18.80 Acres.

FEB. 23, 2016
Date

GREGORY A. CATES
P.L.S. No. 161226

PROFESSIONAL LAND SURVEYOR No. 161226 GREGORY A. CATES 2-23-16 STATE OF UTAH

OWNER'S DEDICATION

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

ASCENSION AT 53RD

do hereby dedicate for perpetual use of the public ~~all parcels of land~~ streets and rights-of-way and easements as shown on this plat as intended for Public use.

In witness whereof ________ have hereunto set ________ this 7th day of March A.D., 20 16.

SECURITY NATIONAL LIFE INSURANCE COMPANY

Memorial Estates, Inc.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

On the 7th day of March A.D., 20 16 personally appeared before me, Jason G. Overbaugh, who being duly sworn or affirmed, did say that he/she is the Vice President of Security National Life Ins. Co and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

680204
My commission number:
01/06/2019
My commission expires:

Jeannie Larson
Name Notary Public commissioned in Utah

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

On the 7th day of March A.D., 20 16 personally appeared before me, Garrett S. Sill, who being duly sworn or affirmed, did say that he/she is the CFO & Treasurer of Memorial Estates, Inc. and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

680204
My commission number:
01/06/2019
My commission expires:

Jeannie Larson
Name Notary Public commissioned in Utah

EASEMENT APPROVAL

QUESTAR	8-29-16 DATE
CENTURY LINK (QWEST)	2-26-16 DATE
COMCAST	2-26-16 DATE

MURRAY CITY GIS
APPROVED THIS 29th DAY OF February A.D., 20 16.
BY:

Stantec
Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, Utah
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number 205303100	PM GAC
Filename 03100v_fb	
Designed By GAC	Drawn By SRV
Checked By GAC	Date 2/11/16

No.	Revisions	By	Date
5	Revise per client, UDOT & city	GAC	02/11/16
4	Revise per revised BLA	GAC	01/15/16
3	Revise per city & client comments	GAC	11/20/15
2	Revise per city & client comments	GAC	8/12/15
1	Revise per SL County comments	GAC	7/13/15

ASCENSION AT 53RD
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS 26 DAY OF February A.D., 20 16.
Pat Wilson, DFM

CITY PLANNING COMMISSION
APPROVED THIS 3rd DAY OF March A.D., 20 16 BY THE MURRAY PLANNING COMMISSION.
MURRAY PLANNING COMMISSION

MURRAY POWER
APPROVED THIS 29TH DAY OF February A.D., 20 15.

SALT LAKE COUNTY BOARD OF HEALTH
APPROVED THIS 16 DAY OF February A.D., 20 16.
BY:

MURRAY CITY SEWER AND WATER
APPROVED THIS 1 DAY OF March A.D., 20 16 BY MURRAY CITY SEWER AND WATER.
BY:

MURRAY CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
3/8/2016
DATE
MURRAY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 8 DAY OF March A.D., 20 16
MURRAY CITY ATTORNEY

MURRAY CITY MAYOR
PRESENTED TO MURRAY CITY THIS 9 DAY OF March A.D., 20 16, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR Mayor Pro Tem ATTEST: CLERK

RECORDED # 12272158
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: COTTONWOOD TITLE
DATE: 5-3-16 TIME: 1:54 PM BOOK: 2016P PAGE: 102
FEES $ 35-
SALT LAKE COUNTY RECORDER - DEPUTY

21-12-32 21-12-376-014 THRU -018
\# -327-008, -026

\# 3592

2016P-102

R:\cad\detail\autocad\survey\fb_riverton.dwg
2004-02-05 03:22PM By: kwhite