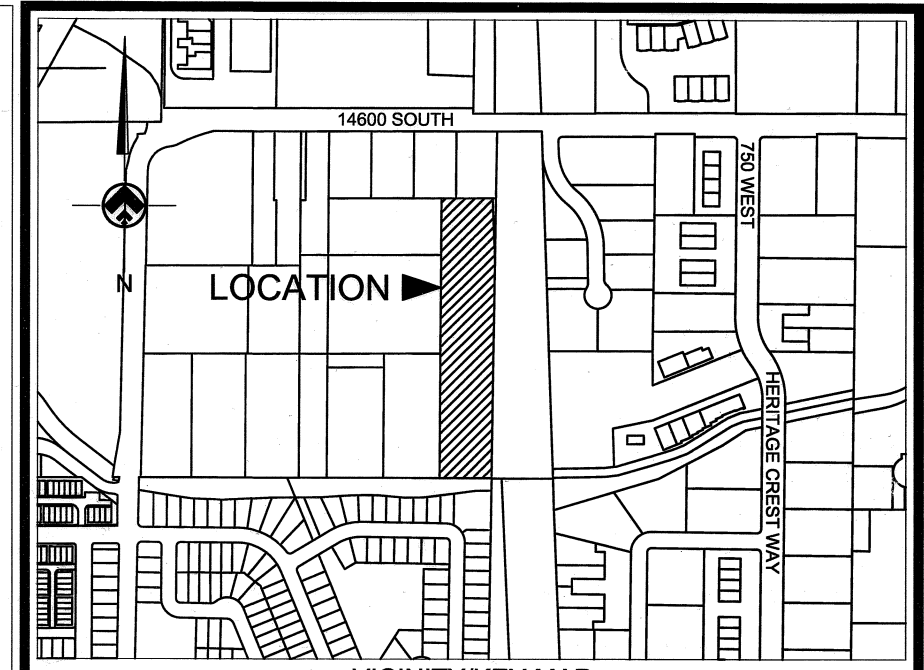


X:\Active Projects\19034 - Bluffdale Warehouse\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Covent Gardens Condominium Plat.dwg



VICINITY/KEY MAP

LEGEND AND GENERAL NOTES

SIGNATURE

IN WITNESS WHEREOF, THE GRANTOR(S) HAS EXECUTED THIS ROAD DEDICATION THIS

2 DAY OF July, 2021

GRANTOR(S)

Jane S. Owen

JANE S. OWEN (TRUSTEE)

Stephen W. Owen

STEPHEN W. OWEN (TRUSTEE)

TRUST ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Utah

ON THIS 2 DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME JANE S. OWEN AND STEPHEN W. OWEN WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES OF TANE S. OWEN TRUST DATED DECEMBER 15, 1993 AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID JANE S. OWEN AND STEPHEN W. OWEN ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Tamra W. Cook

(NOTARY SIGNATURE)



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

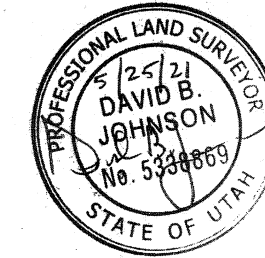
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www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

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SEAH SHAH
118 E 12675 S
DRAPER, UTAH 84020
(385)-281-3851
sean@brixtonpartners.com

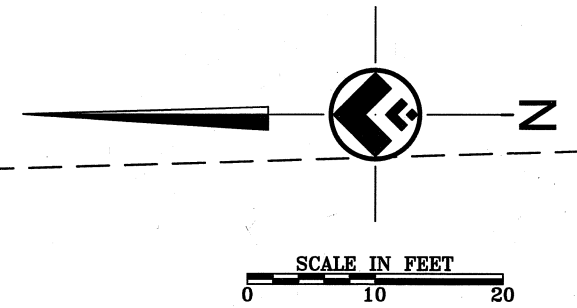
SHEET INFORMATION:

SIGNATURE PAGE
COVENT GARDEN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



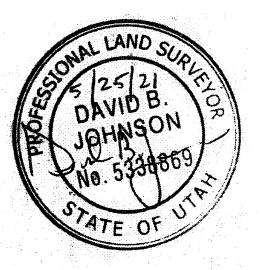
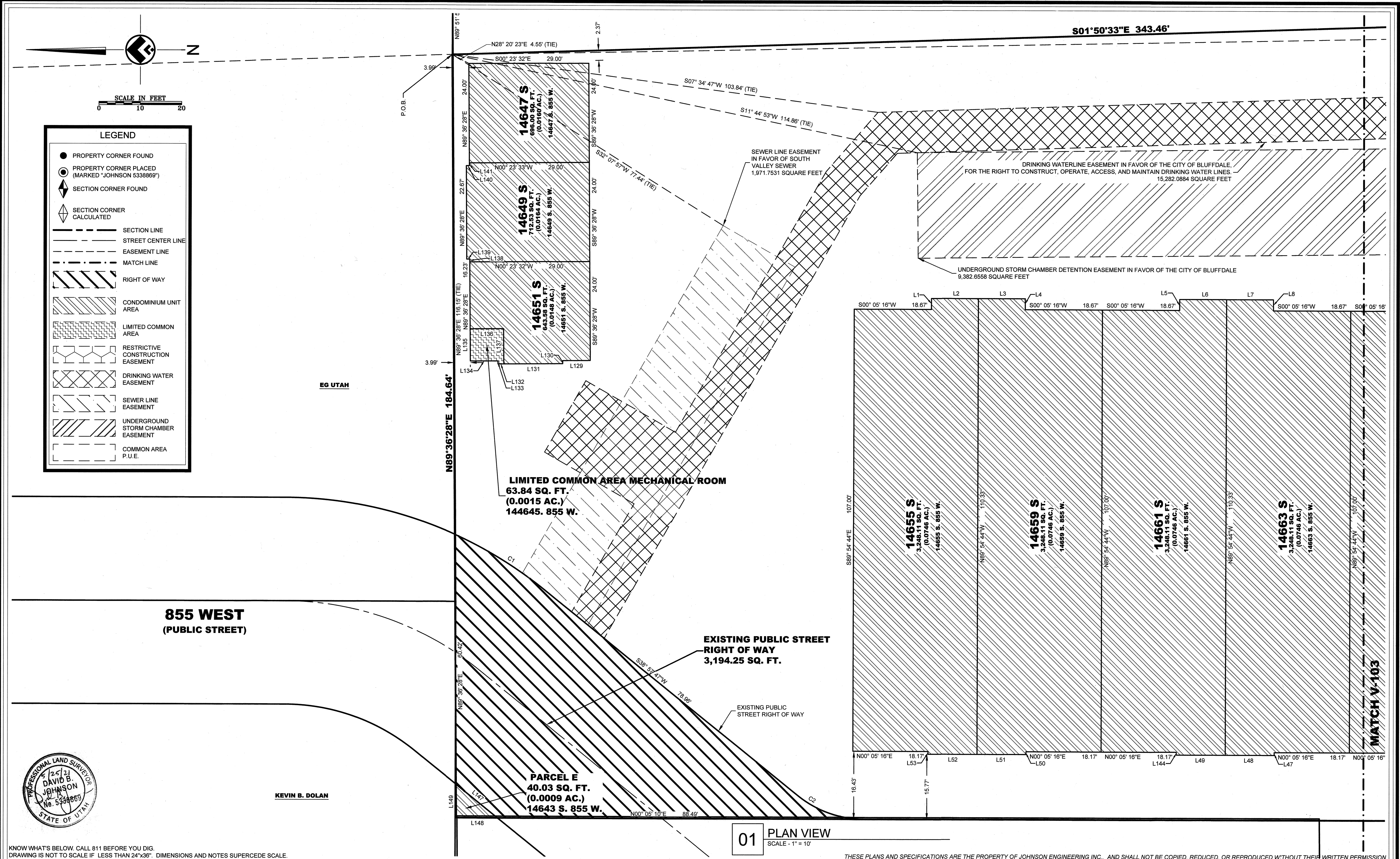
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SDD	DBJ	DBJ	V-116 15 OF 15
PROJECT NO:	19-034		
DATE:	2021-05-25	09 05/25/21	FINAL
SCALE:		08 05/18/21	FINAL
		NO. DATE REVISION	

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LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- ◆ SECTION CORNER FOUND
- ◇ SECTION CORNER CALCULATED
- SECTION LINE
- - - STREET CENTER LINE
- · - · - EASEMENT LINE
- · - · - MATCH LINE
- ▨ RIGHT OF WAY
- ▨ CONDOMINIUM UNIT AREA
- ▨ LIMITED COMMON AREA
- ▨ RESTRICTIVE CONSTRUCTION EASEMENT
- ▨ DRINKING WATER EASEMENT
- ▨ SEWER LINE EASEMENT
- ▨ UNDERGROUND STORM CHAMBER EASEMENT
- · - · - COMMON AREA P.U.E.



KEVIN B. DOLAN

01 PLAN VIEW
SCALE - 1" = 10'

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08	FINAL	05/18/21
07	FINAL	05/06/21
06	FINAL	04/21/21
05	FINAL	03/17/21

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118 E 126 75 S
DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:

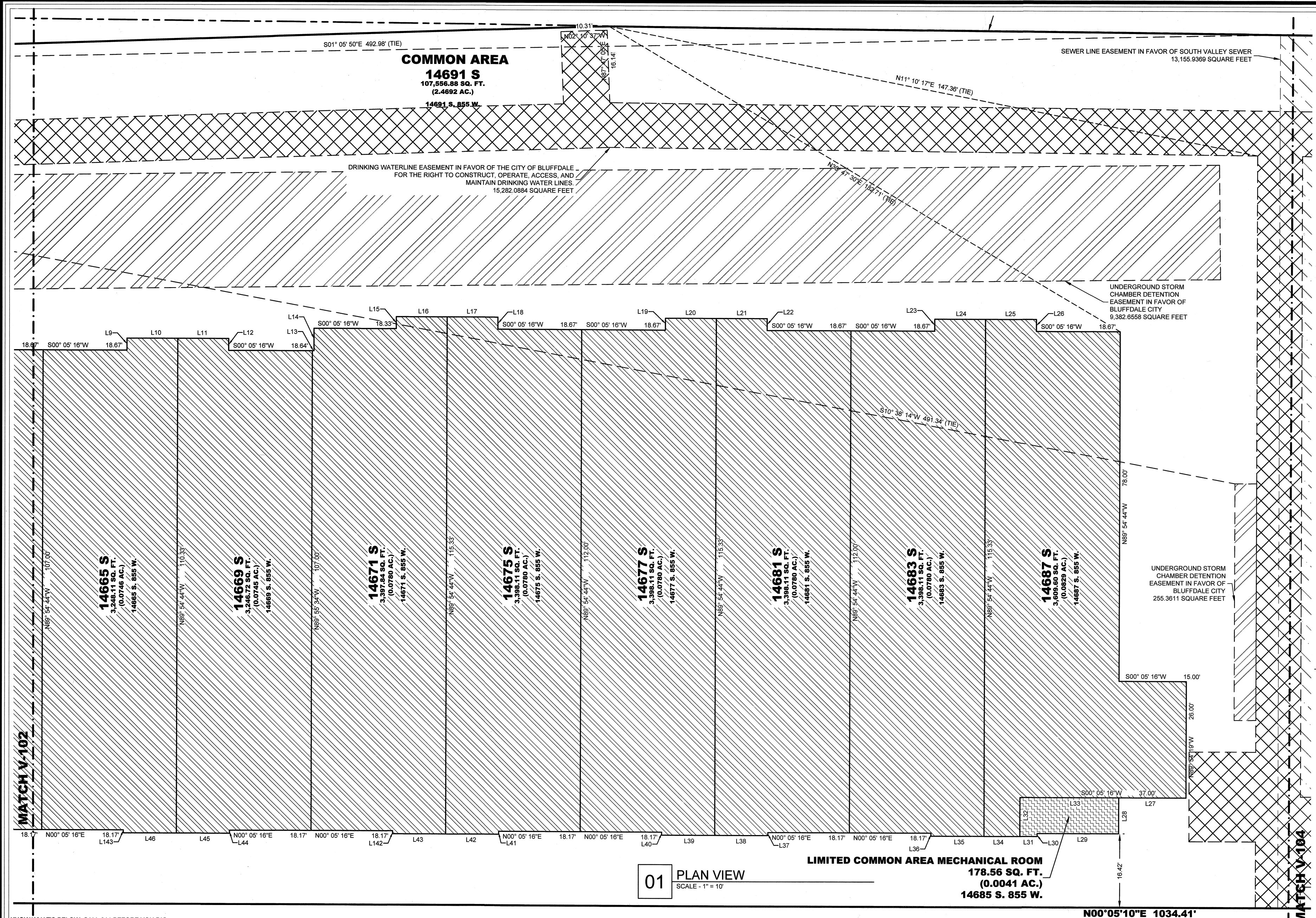
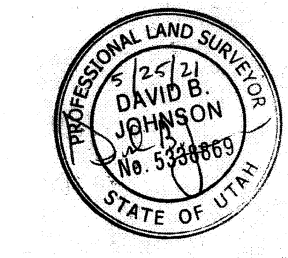
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SHEET INFORMATION:

**CONDOMINIUM LAYOUTS
COVENT GARDGEN**
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

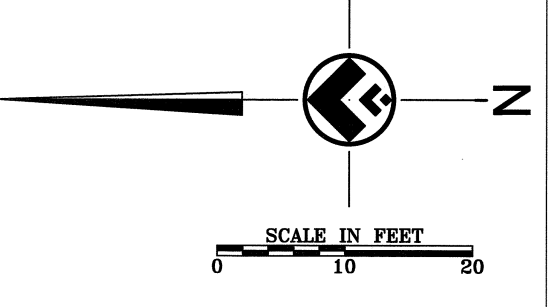
DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	19-034		V-102 02 OF 14
DATE:	2021-05-25		
SCALE:	1"=10'		

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LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- ◆ SECTION CORNER FOUND
- ◇ SECTION CORNER CALCULATED
- SECTION LINE
- STREET CENTER LINE
- EASEMENT LINE
- MATCH LINE
- /// RIGHT OF WAY
- /// CONDOMINIUM UNIT AREA
- /// LIMITED COMMON AREA
- /// RESTRICTIVE CONSTRUCTION EASEMENT
- /// DRINKING WATER EASEMENT
- /// SEWER LINE EASEMENT
- /// UNDERGROUND STORM CHAMBER EASEMENT
- COMMON AREA P.U.E.



01 PLAN VIEW
 SCALE - 1" = 10'

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 118 E 126 75 S
 DRAPER, UTAH 84020

SEAN SHAH
 sean@brixtonpartners.com
 385-281-3851

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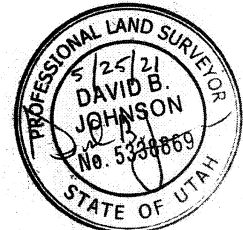
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 Phone: 801-787-4569

SHEET INFORMATION:

CONDOMINIUM LAYOUTS
COVENT GARDEN
 BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	V-103 03 OF 14
PROJECT NO:	19-034		
DATE:	2021-05-25		
SCALE:	1" = 10'		

X:\Active Projects\19034 Bluffdale Covent Garden\Drawings\Design\19-034 Bluffdale Covent Garden Condominium Plan.dwg



LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338865")
- ◆ SECTION CORNER FOUND
- ◇ SECTION CORNER CALCULATED
- SECTION LINE
- - - STREET CENTER LINE
- · - · - EASEMENT LINE
- · - · - MATCH LINE

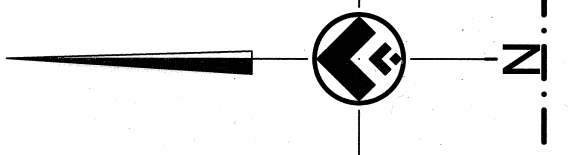
LEGEND

- ▨ RIGHT OF WAY
- ▧ CONDOMINIUM UNIT AREA
- ▩ LIMITED COMMON AREA
- ▤ RESTRICTIVE CONSTRUCTION EASEMENT
- ▥ DRINKING WATER EASEMENT
- ▦ COMMON AREA P.U.E.
- ▧ UNDERGROUND STORM CHAMBER EASEMENT
- ▨ SEWER LINE EASEMENT

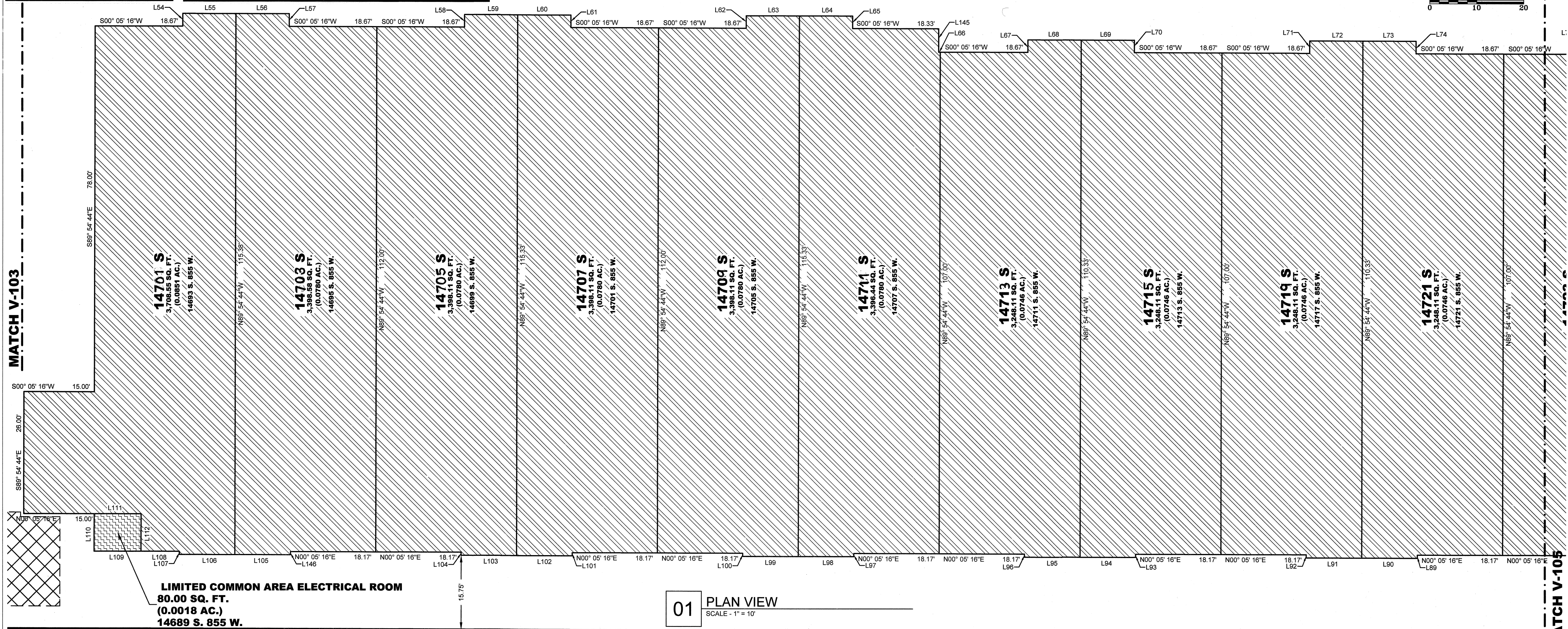
500'36'49"W 691.66'

DRINKING WATERLINE EASEMENT IN FAVOR OF THE CITY OF BLUFFDALE FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS AND MAINTAIN DRINKING WATERLINES. 15,282.0884 SQUARE FEET

SEWER LINE EASEMENT IN FAVOR OF SOUTH VALLEY SEWER 13,155.9369 SQUARE FEET



SCALE IN FEET
0 10 20



01 PLAN VIEW
SCALE - 1" = 10'

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06	FINAL	04/21/21
05	FINAL	03/17/21

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DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385-281-3851

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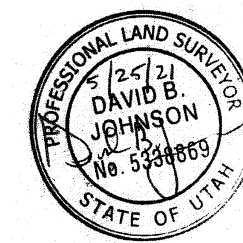
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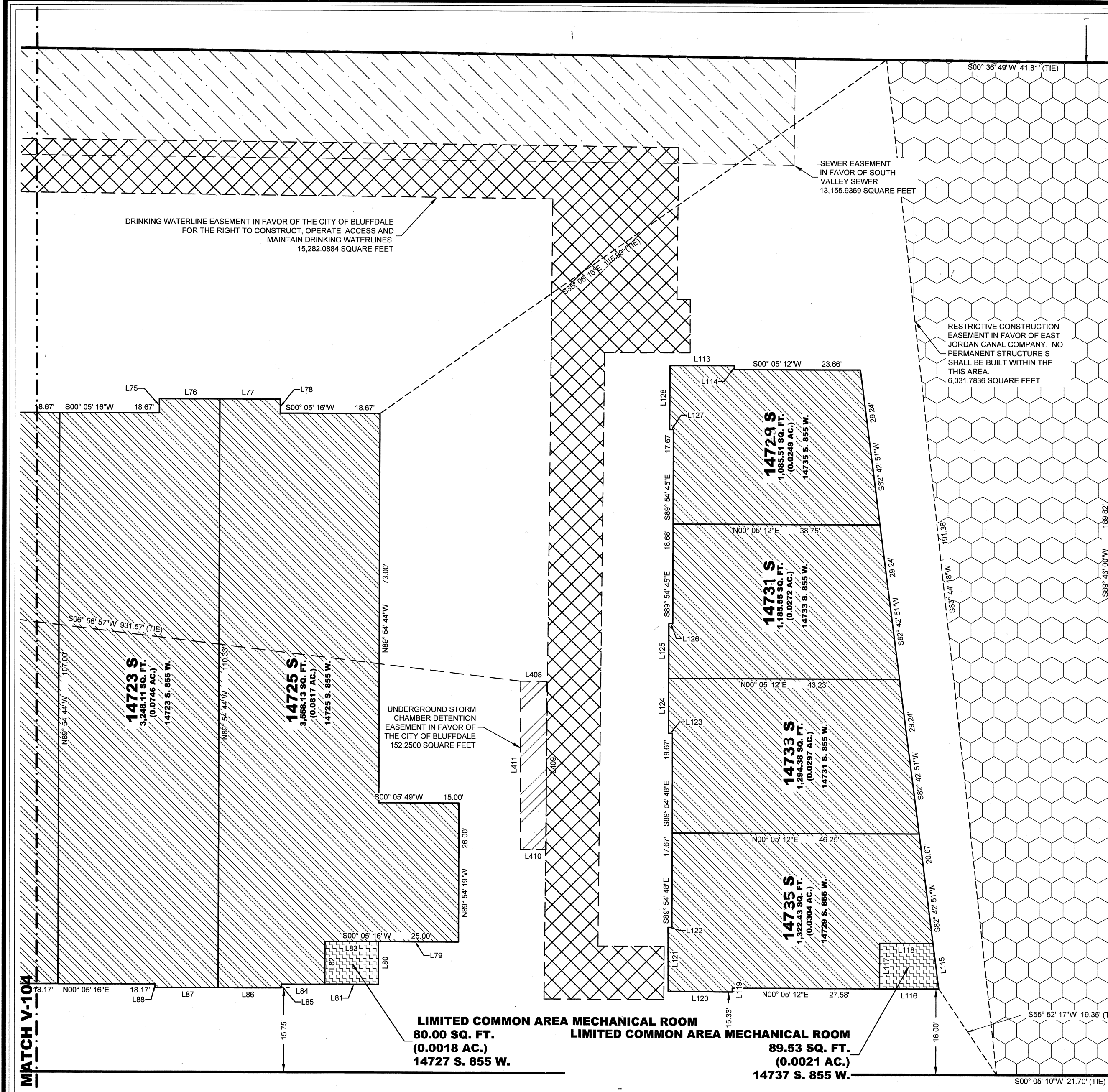
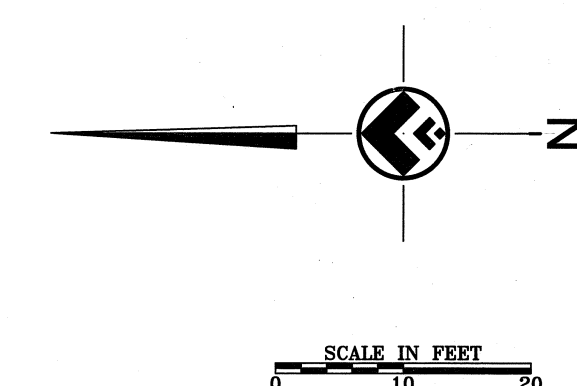
CONDOMINIUM LAYOUTS
COVENT GARDEN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	19-034		V-104 04 OF 14
DATE:	2021-05-25		
SCALE:	1"=10'		

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LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER PLACED (MARKED "JOHNSON 5338689")
◆	SECTION CORNER FOUND
◇	SECTION CORNER CALCULATED
---	SECTION LINE
---	STREET CENTER LINE
---	EASEMENT LINE
---	MATCH LINE
▨	RIGHT OF WAY
▨	CONDOMINIUM UNIT AREA
▨	LIMITED COMMON AREA
▨	RESTRICTIVE CONSTRUCTION EASEMENT
▨	DRINKING WATER EASEMENT
▨	SEWER LINE EASEMENT
▨	UNDERGROUND STORM CHAMBER EASEMENT
▨	COMMON AREA P.U.E.



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COVENT GARDEN**
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

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DBJ	DBJ	DBJ	
PROJECT NO:	19-034		V-105 05 OF 14
DATE:	2021-05-25		
SCALE:	1"=10'		

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UNIT AREA TABLE		
UNIT	AREA (SF)	PERCENTAGE (%)
14651 S	643.58	0.74%
14649 S	712.53	0.81%
14647 S	696.00	0.80%
14655 S	3248.11	3.71%
14659 S	3248.11	3.71%
14661 S	3248.11	3.71%
14663 S	3248.11	3.71%
14665 S	3248.11	3.71%
14669 S	3246.72	3.71%
14671 S	3397.84	3.88%
14675 S	3398.11	3.88%
14677 S	3398.11	3.88%
14681 S	3398.11	3.88%
14683 S	3398.11	3.88%
14687 S	3609.90	4.12%
14701 S	3708.55	4.24%
14703 S	3398.58	3.88%
14705 S	3398.11	3.88%
14707 S	3398.11	3.88%
14709 S	3398.11	3.88%
14711 S	3396.44	3.88%
14713 S	3248.11	3.71%
14715 S	3248.11	3.71%
14719 S	3248.11	3.71%
14721 S	3248.11	3.71%
14723 S	3248.11	3.71%
14725 S	3558.13	4.07%
14726 S	1322.43	1.51%
14733 S	1294.38	1.48%
14731 S	1185.55	1.35%
14729 S	1085.51	1.24%
TOTAL AREA	87524.01	100.00%

BUILDING A LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L129	6.67	N00° 23' 32"W
L130	0.73	S89° 36' 28"W
L131	14.25	N00° 23' 32"W
L132	1.42	N00° 23' 32"W
L133	0.73	N89° 36' 28"E
L134	6.67	N00° 23' 32"W
L135	7.77	N89° 36' 28"E
L136	8.08	N00° 23' 33"W
L137	8.50	N89° 36' 28"E
L138	0.67	N89° 36' 28"E
L139	0.73	N00° 23' 32"W
L140	0.73	S00° 05' 16"W
L141	0.67	N89° 36' 28"E

BUILDING B LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L1	2.67	S89° 54' 44"E
L2	11.33	S00° 05' 16"W
L3	11.33	S00° 05' 16"W
L4	2.67	N89° 54' 44"W
L5	2.67	S89° 54' 44"E
L6	11.33	S00° 05' 16"W
L7	11.33	S00° 05' 16"W
L8	2.67	N89° 54' 44"W
L9	2.67	S89° 54' 44"E
L10	11.33	S00° 05' 16"W
L11	11.33	S00° 05' 16"W
L12	2.67	N89° 54' 44"W
L13	0.36	S00° 05' 16"W
L14	5.00	S89° 54' 44"E
L15	2.67	S89° 54' 44"E
L16	11.33	S00° 05' 16"W
L17	11.33	S00° 05' 16"W
L18	2.67	N89° 54' 44"W
L19	2.67	S89° 54' 44"E
L20	11.33	S00° 05' 16"W
L21	11.33	S00° 05' 16"W
L22	2.67	N89° 54' 44"W

BUILDING B LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L23	2.67	S89° 54' 44"E
L24	11.33	S00° 05' 16"W
L25	11.33	S00° 05' 16"W
L26	2.67	N89° 54' 44"W
L27	15.00	N00° 05' 16"E
L28	8.00	N89° 54' 44"W
L29	18.17	N00° 05' 16"E
L30	0.67	N89° 54' 44"W
L31	3.83	N00° 05' 16"E
L32	8.67	N89° 54' 44"W
L33	22.00	S00° 05' 16"W
L34	8.00	N00° 05' 16"E
L35	11.83	S00° 05' 16"W
L36	0.67	S89° 54' 44"E
L37	0.67	N89° 54' 44"W
L38	11.83	N00° 05' 16"E
L39	11.83	N00° 05' 16"E
L40	0.67	S89° 54' 44"E
L41	0.67	N89° 54' 44"W
L42	11.83	N00° 05' 16"E
L43	11.83	N00° 05' 16"E
L44	0.67	N89° 54' 44"W

BUILDING B LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L45	11.83	N00° 05' 16"E
L46	11.83	N00° 05' 16"E
L47	0.67	N89° 54' 44"W
L48	11.83	N00° 05' 16"E
L49	11.83	N00° 05' 16"E
L50	0.67	N89° 54' 44"W
L51	11.83	N00° 05' 16"E
L52	11.83	N00° 05' 16"E
L53	0.67	S89° 54' 44"E
L142	0.67	S89° 54' 44"E
L143	0.67	S89° 54' 44"E
L144	0.67	S89° 54' 44"E

BUILDING C LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L54	2.71	S89° 54' 44"E
L55	11.33	S00° 05' 16"W
L56	11.33	S00° 05' 16"W
L57	2.71	N89° 54' 44"W
L58	2.67	S89° 54' 44"E
L59	11.33	S00° 05' 16"W
L60	11.33	S00° 05' 16"W
L61	2.67	N89° 54' 44"W
L62	2.67	S89° 54' 44"E
L63	11.33	S00° 05' 16"W
L64	11.33	S00° 05' 16"W
L65	2.67	N89° 54' 44"W
L66	0.33	S00° 05' 16"W
L67	2.67	S89° 54' 44"E
L68	11.33	S00° 05' 16"W
L69	11.33	S00° 05' 16"W
L70	2.67	N89° 54' 44"W
L71	2.67	S89° 54' 44"E
L72	11.33	S00° 05' 16"W
L73	11.33	S00° 05' 16"W
L74	2.67	N89° 54' 44"W
L75	2.67	S89° 54' 44"E

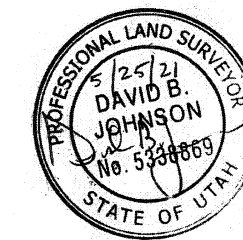
BUILDING C LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L76	11.33	S00° 05' 16"W
L77	11.33	S00° 05' 16"W
L78	2.67	N89° 54' 44"W
L79	15.00	N00° 05' 16"E
L80	8.00	N89° 54' 44"W
L81	10.00	N00° 05' 16"E
L82	8.00	N89° 54' 44"W
L83	10.00	N00° 05' 16"E
L84	8.17	N00° 05' 16"E
L85	0.67	N89° 54' 44"W
L86	11.83	N00° 05' 16"E
L87	11.83	N00° 05' 16"E
L88	0.67	S89° 54' 44"E
L89	0.67	N89° 54' 44"W
L90	11.83	N00° 05' 16"E
L91	11.83	N00° 05' 16"E
L92	0.67	S89° 54' 44"E
L93	0.67	N89° 54' 44"W
L94	11.83	N00° 05' 16"E
L95	11.83	N00° 05' 16"E
L96	0.67	S89° 54' 44"E
L97	0.67	N89° 54' 44"W

BUILDING C LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L98	11.83	N00° 05' 16"E
L99	11.83	N00° 05' 16"E
L100	0.67	S89° 54' 44"E
L101	0.67	N89° 54' 44"W
L102	11.83	N00° 05' 16"E
L103	11.83	N00° 05' 16"E
L104	0.67	S89° 54' 44"E
L105	11.83	N00° 05' 16"E
L106	11.83	N00° 05' 16"E
L107	0.67	S89° 54' 44"E
L108	8.17	N00° 05' 16"E
L109	10.00	N00° 05' 16"E
L110	8.00	S89° 54' 44"E
L111	10.00	S00° 05' 16"W
L112	8.00	N89° 54' 44"W
L145	5.00	N89° 54' 44"W
L146	0.67	N89° 54' 44"W

BUILDING D LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L113	12.00	S00° 13' 00"E
L114	0.73	N89° 54' 48"W
L115	8.57	S82° 42' 51"W
L116	11.09	N00° 05' 12"E
L117	8.50	N89° 53' 09"W
L118	9.98	N00° 04' 47"E
L119	0.73	N89° 54' 48"W
L120	12.00	N00° 22' 49"E
L121	12.00	N89° 46' 37"E
L122	0.73	S00° 05' 12"W
L123	0.73	N00° 05' 12"E
L124	10.33	S89° 54' 48"E
L125	10.32	S89° 54' 48"E
L126	0.73	S00° 05' 12"W
L127	0.73	N00° 05' 12"E
L128	12.00	S89° 36' 53"E

PARCEL CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	25.68	100.00	14°42'39"	S31°36'27"W	25.60
C2	16.96	25.00	38°52'37"	S19°31'29"W	16.84

PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L147	12.84	S38° 57' 47"W
L148	9.93	N00° 05' 10"E
L149	8.06	N89° 36' 28"E

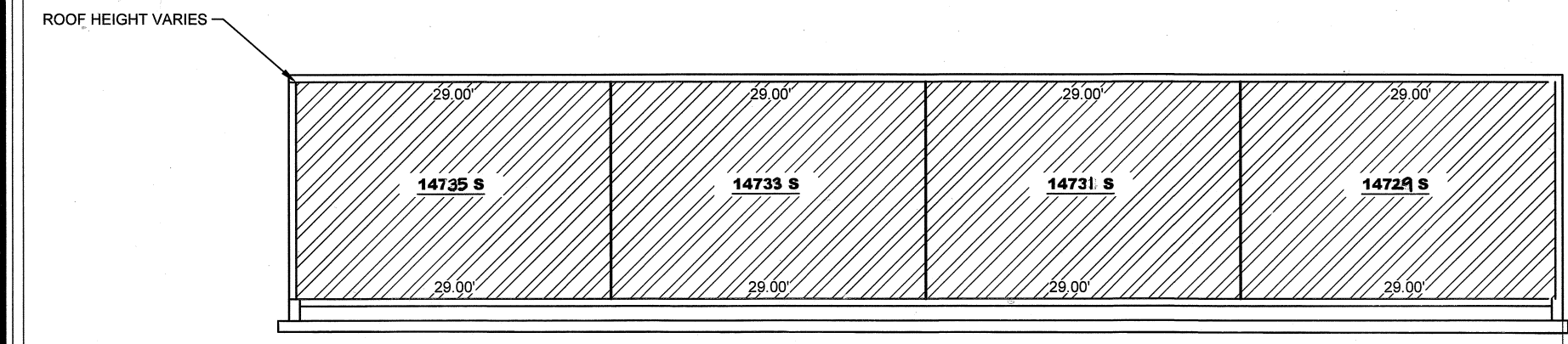


KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"X36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

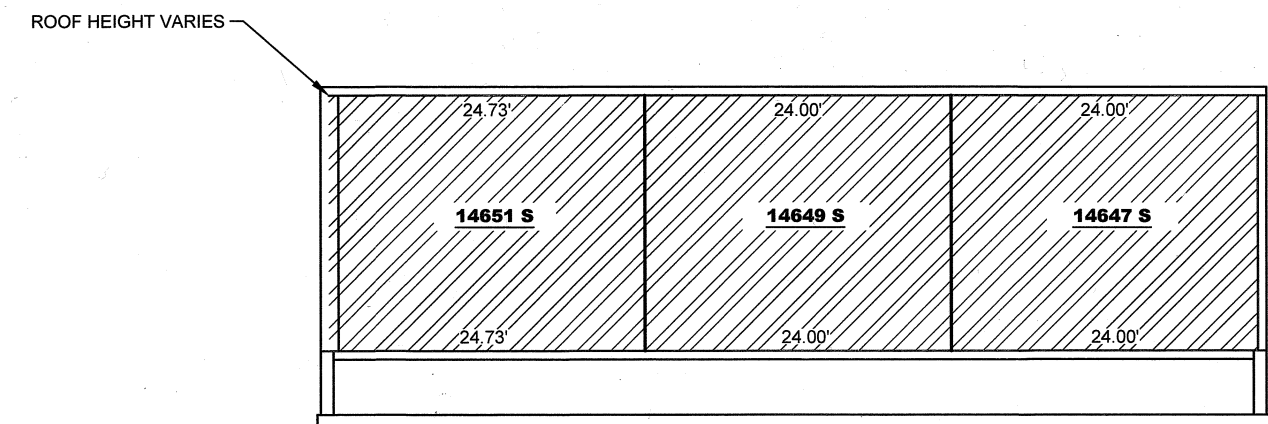
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

09	FINAL	05/25/21	CLIENT / OWNER INFORMATION:	ENGINEER / SURVEYOR INFORMATION:	SHEET INFORMATION:	DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
08	FINAL	05/18/21	BRIXTON PARTNERS 118 E 126 75 S DRAPER, UTAH 84020	JOHNSON ENGINEERING 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124 www.johnsonengineeringinc.com Phone: 801-787-4569	PARCEL LINE TABLES COVENT GARDEN BLUFFDALE CITY, SALT LAKE COUNTY, UTAH	PROJECT NO: 19-034	V-106	06 OF 14	
07	FINAL	05/06/21				DATE: 2021-05-25			
06	FINAL	04/21/21				SCALE: NA			
05	FINAL	03/17/21							
NO.	REVISION	DATE							

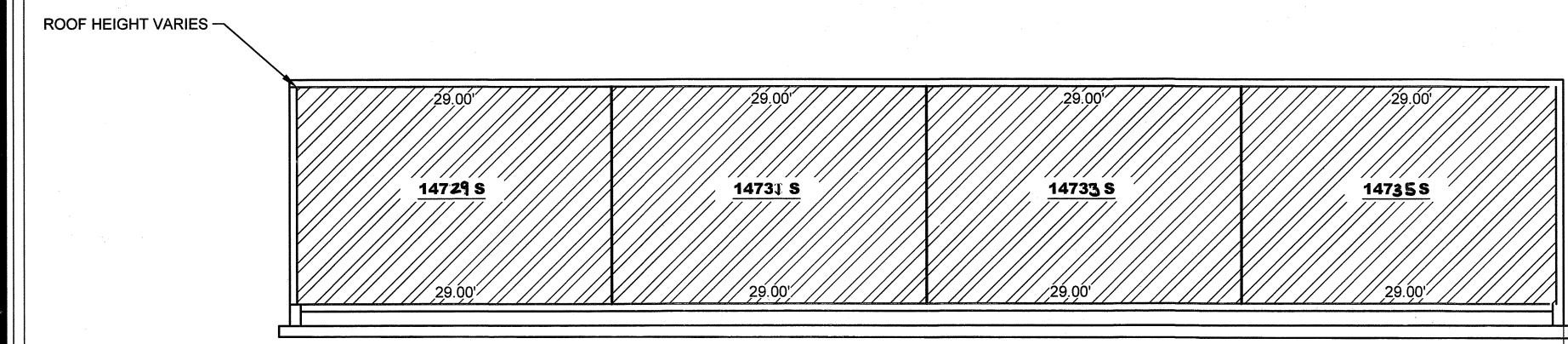
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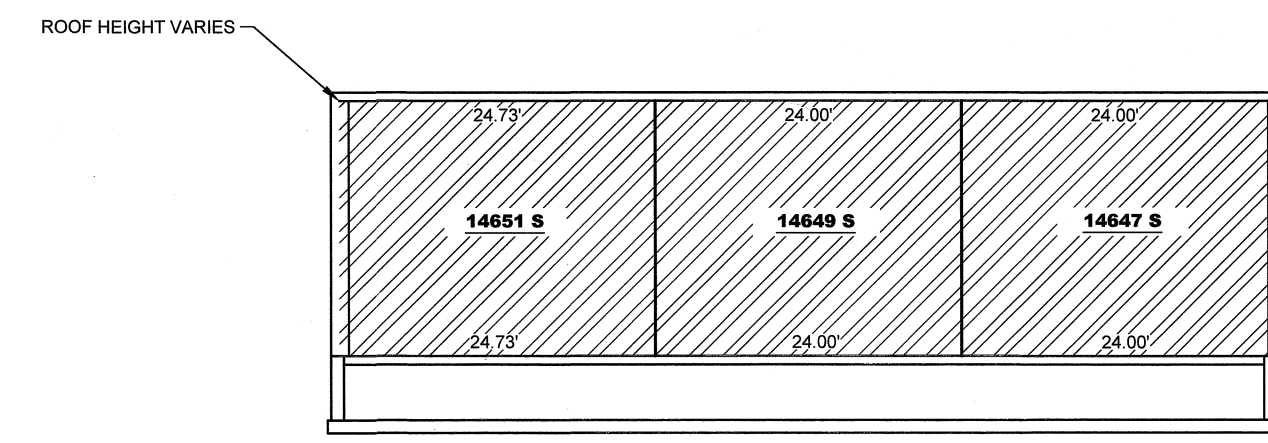
NORTH ELEVATION BUILDING D



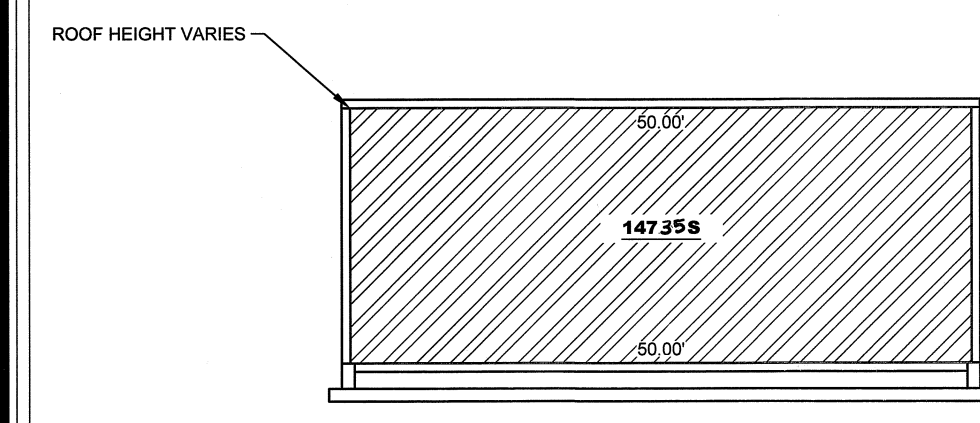
NORTH ELEVATION BUILDING A



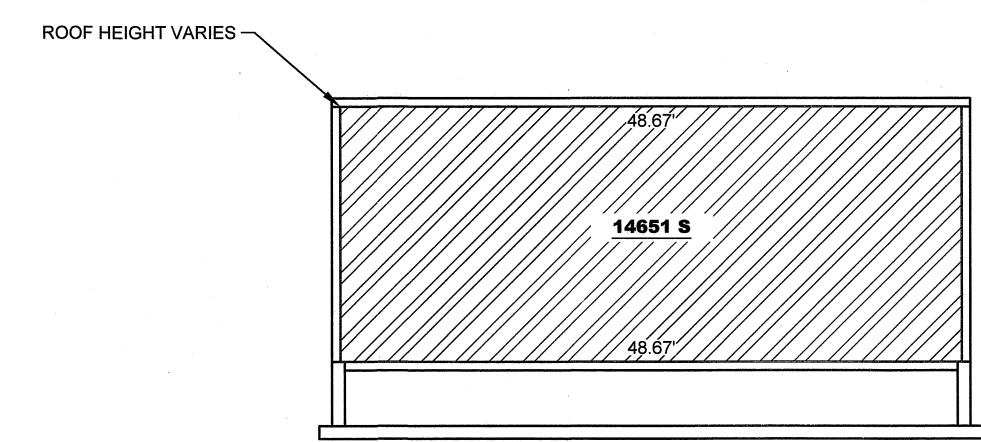
SOUTH ELEVATION BUILDING D



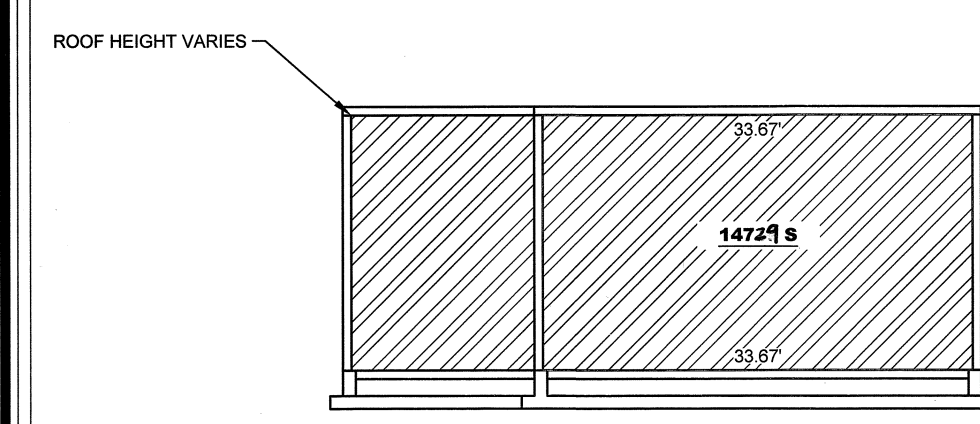
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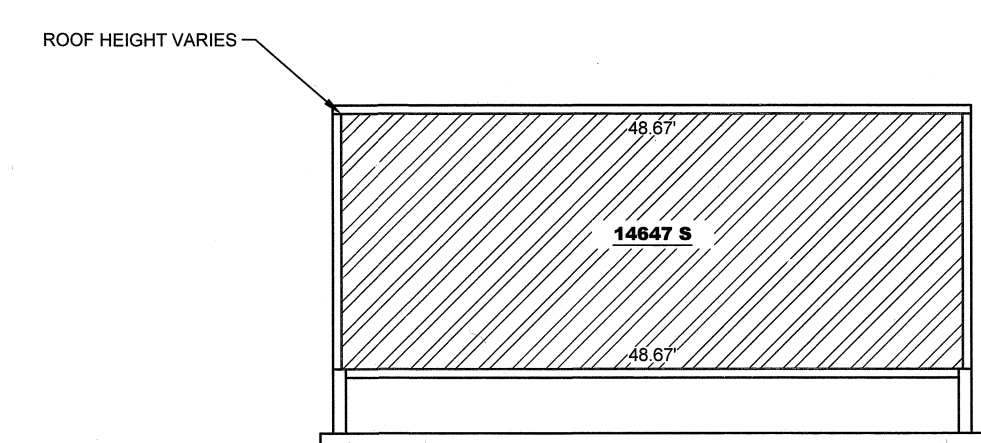
WEST ELEVATION BUILDING D



WEST ELEVATION BUILDING A



EAST ELEVATION BUILDING D



EAST ELEVATION BUILDING A

NOTES:

- INDIVIDUAL UNIT OWNERSHIP FOR BUILDING B SHALL BE FROM THE FINISHED FLOOR TO VARYING BOTTOM HEIGHTS OF ROOF STRUCTURES. ROOFTOP STRUCTURES SHALL BE LIMITED COMMON AREA MAINTAINED BY THE OWNERS ASSOCIATION.

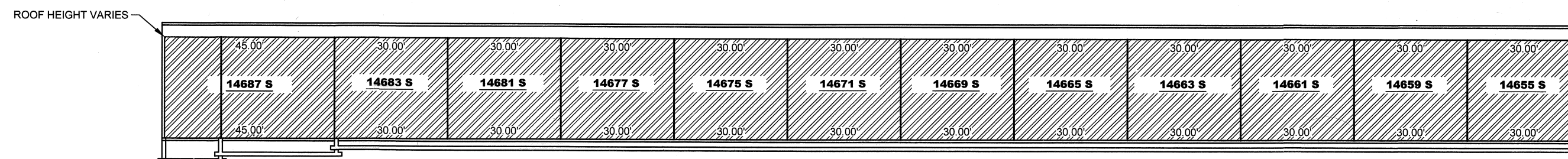
KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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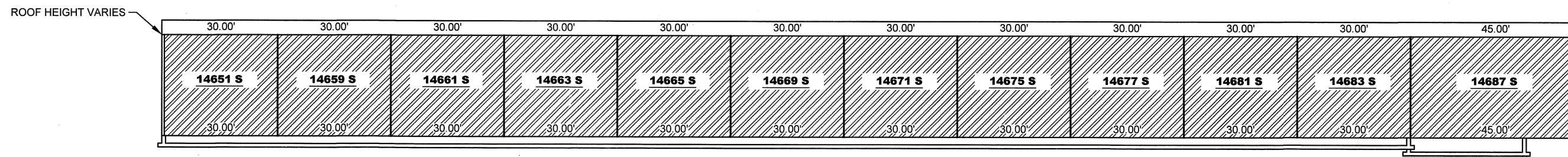


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09	FINAL	05/25/21																																											
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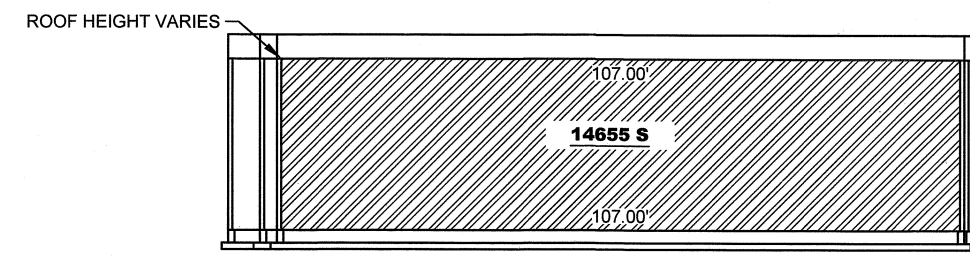
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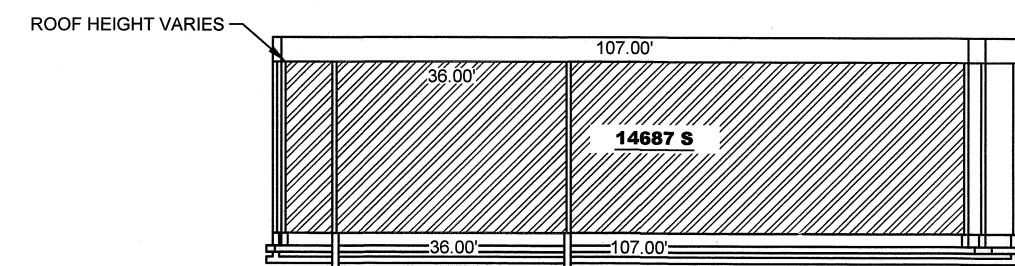
EAST ELEVATION BUILDING B



WEST ELEVATION BUILDING B



NORTH ELEVATION BUILDING B



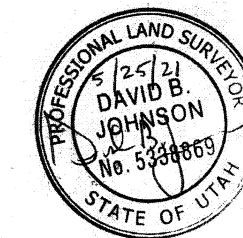
SOUTH ELEVATION BUILDING B

NOTES:

- INDIVIDUAL UNIT OWNERSHIP FOR BUILDING B SHALL BE FROM THE FINISHED FLOOR TO VARYING BOTTOM HEIGHTS OF ROOF STRUCTURES. ROOFTOP STRUCTURES SHALL BE LIMITED COMMON AREA MAINTAINED BY THE OWNERS ASSOCIATION.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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NO.	REVISION	DATE
09	FINAL	05/25/21
08	FINAL	05/18/21
07	FINAL	05/06/21
06	FINAL	04/21/21
05	FINAL	03/17/21

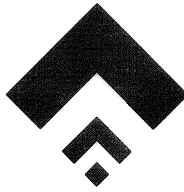
CLIENT / OWNER INFORMATION:



BRIXTON PARTNERS
118 E 126 75 S
DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:



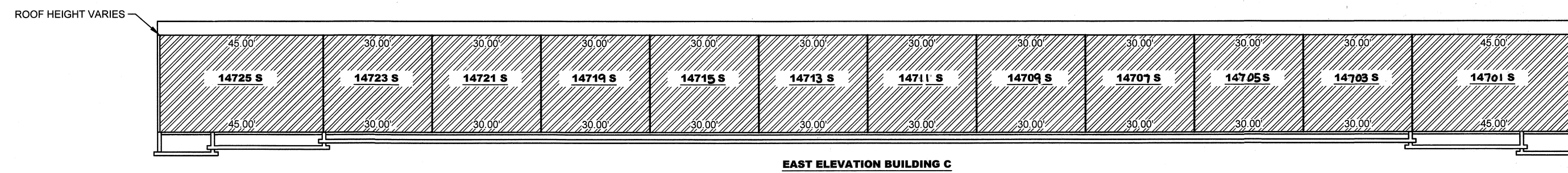
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

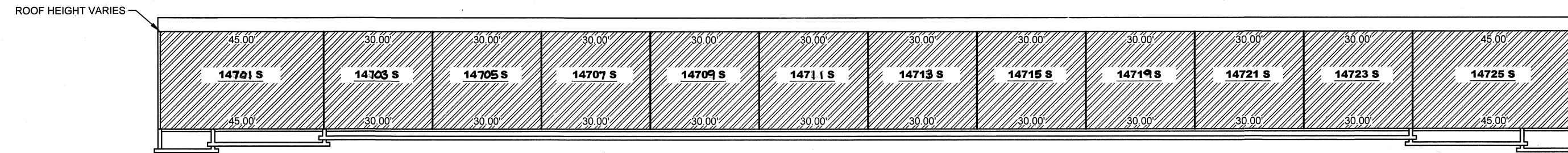
**BUILDING B
COVENT GARDEN**
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	V-108 08 OF 14
PROJECT NO: 19-034			
DATE: 2021-05-25			
SCALE: 1"=20'			

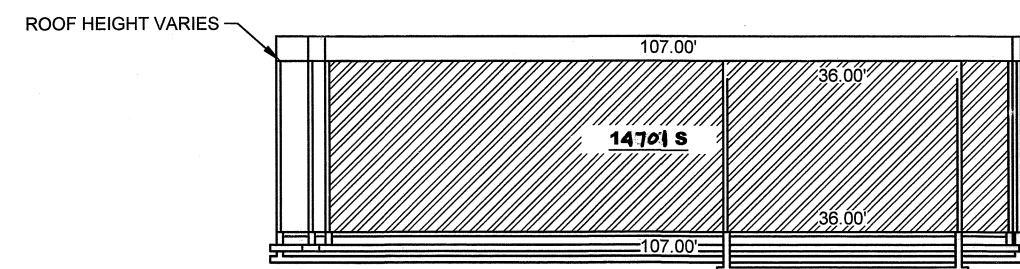
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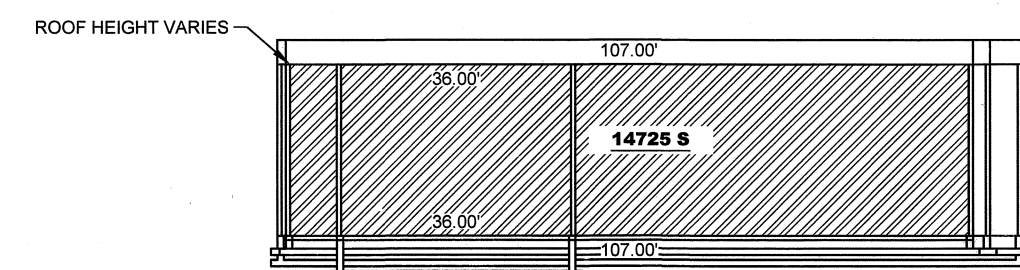
EAST ELEVATION BUILDING C



WEST ELEVATION BUILDING C



NORTH ELEVATION BUILDING C



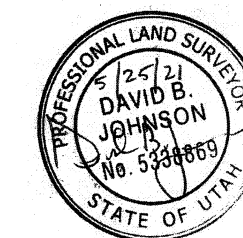
SOUTH ELEVATION BUILDING C

NOTES:

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NO.	REVISION	DATE
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08	FINAL	05/18/21
07	FINAL	05/06/21
06	FINAL	04/21/21
05	FINAL	03/17/21

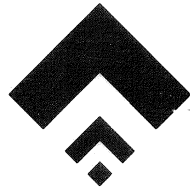
CLIENT / OWNER INFORMATION:



BRIXTON PARTNERS
118 E 126 75 S
DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:



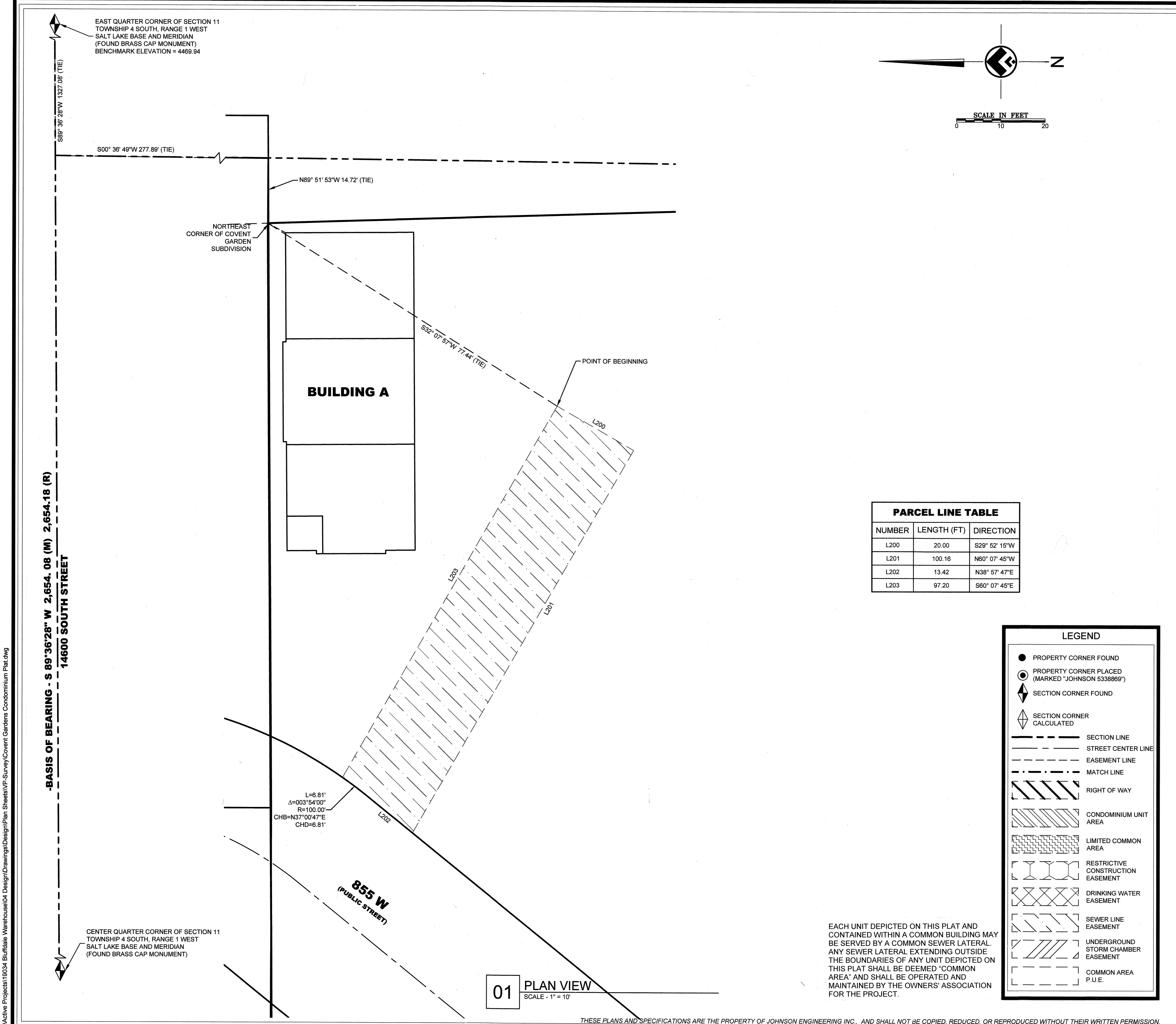
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

**BUILDING C
COVENT GARDEN**
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
PROJECT NO: 19-034			V-109 09 OF 14
DATE: 2021-05-25			
SCALE: 1"=20'			

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EAST QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK ELEVATION = 4469.94

-BASIS OF BEARING - S 89°36'28" W 2,654.08 (M) 2,654.18 (R)
14600 SOUTH STREET

CENTER QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

NORTHEAST
CORNER OF COVENT
GARDEN
SUBDIVISION

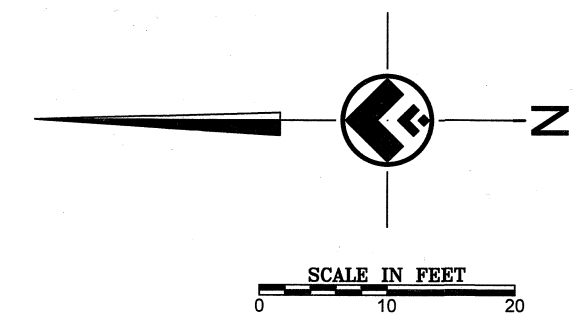
BUILDING A

POINT OF BEGINNING

L=6.81'
Δ=003°54'00"
R=100.00'
CHB=N37°00'47"E
CHD=6.81'

**855 W
(PUBLIC STREET)**

01 PLAN VIEW
SCALE - 1" = 10'



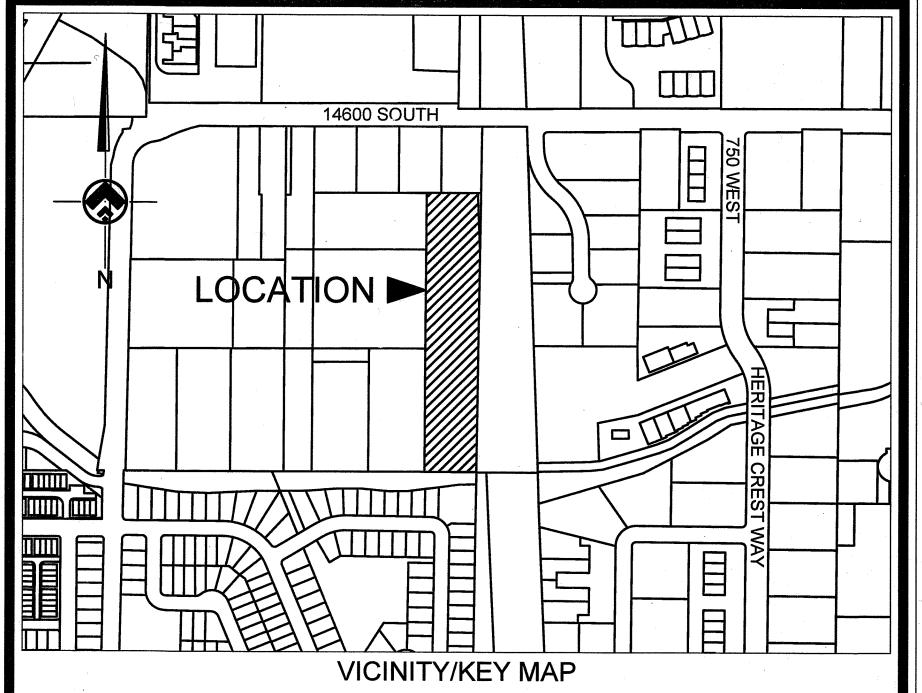
PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L200	20.00	S28° 52' 15" W
L201	100.16	N60° 07' 45" W
L202	13.42	N38° 57' 47" E
L203	97.20	S60° 07' 45" E

LEGEND

- PROPERTY CORNER FOUND
- ⊙ PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- ◆ SECTION CORNER FOUND
- ◇ SECTION CORNER CALCULATED
- SECTION LINE
- - - STREET CENTER LINE
- · - · - EASEMENT LINE
- · - · - MATCH LINE
- ▨ RIGHT OF WAY
- ▧ CONDOMINIUM UNIT AREA
- ▩ LIMITED COMMON AREA
- ▤ RESTRICTIVE CONSTRUCTION EASEMENT
- ▥ DRINKING WATER EASEMENT
- ▦ SEWER LINE EASEMENT
- ▧ UNDERGROUND STORM CHAMBER EASEMENT
- ▨ COMMON AREA P.U.E.

EACH UNIT DEPICTED ON THIS PLAT AND CONTAINED WITHIN A COMMON BUILDING MAY BE SERVED BY A COMMON SEWER LATERAL ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARIES OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED "COMMON AREA" AND SHALL BE OPERATED AND MAINTAINED BY THE OWNERS' ASSOCIATION FOR THE PROJECT.

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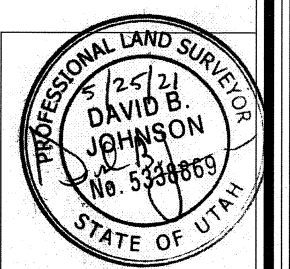
LEGEND AND GENERAL NOTES

LEGAL DESCRIPTION FOR SEWER EASEMENT

A SANITARY SEWER EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°38'49" WEST A DISTANCE OF 277.88 FEET; THENCE LEAVING SAID WEST LINE NORTH 85°15'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 32°07'57" WEST 77.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 29°52'15" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 60°07'45" WEST A DISTANCE OF 100.16 FEET; THENCE NORTH 38°57'47" EAST A DISTANCE OF 13.42 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE 03°54'00" AN ARC DISTANCE OF 6.81 FEET (CHORD BEARS NORTH 37°00'47" EAST A DISTANCE OF 6.81 FEET); THENCE SOUTH 60°07'45" EAST A DISTANCE OF 97.20 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 1,971.753 SQUARE FEET OR 0.045 ACRES MORE OR LESS



KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
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ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

BRIXTON PARTNERS
SEAH SHAH
118 E 12675 S
DRAPER, UTAH 84020
(385)-281-3851
sean@brixtonpartners.com

SHEET INFORMATION:

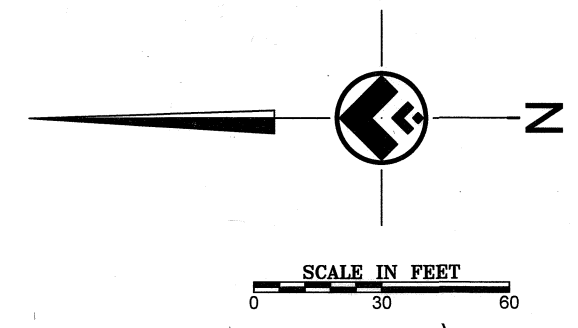
**SEWER EASEMENT
COVENT GARDEN**
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: SDD	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: V-110	10 OF 14
PROJECT NO: 19-034				
DATE: 2021-05-25	09	05/25/21	FINAL	
SCALE: 1"=10'	08	05/18/21	FINAL	
	NO.	DATE	REVISION	

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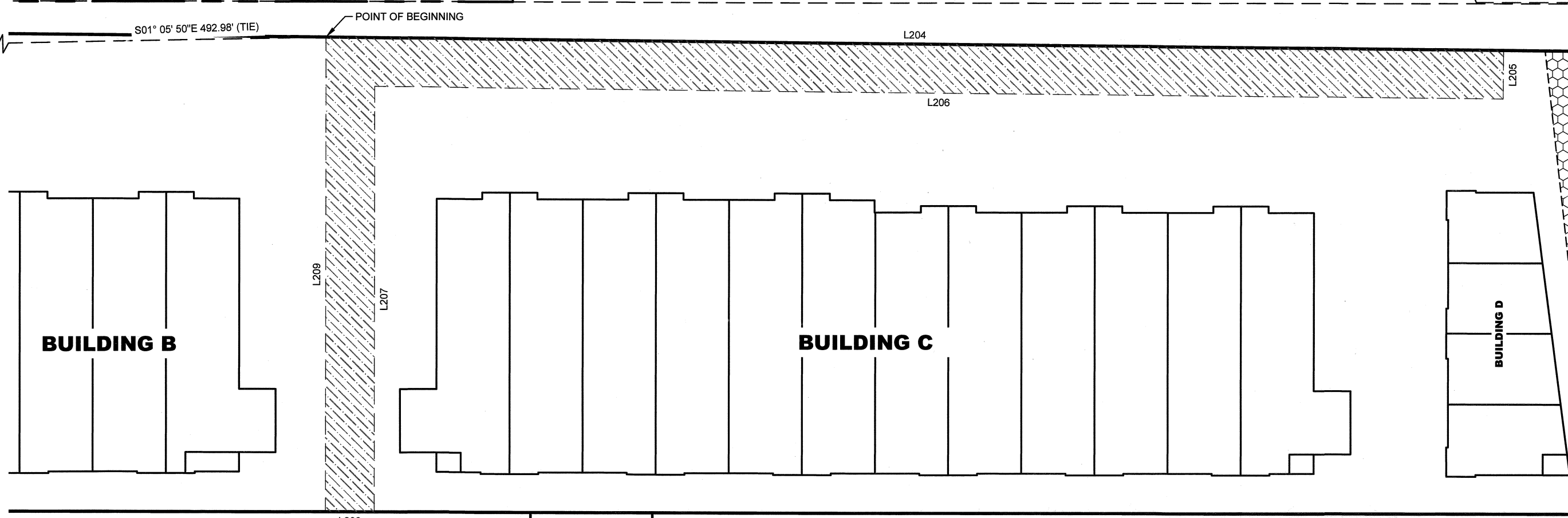
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EAST QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK ELEVATION = 4469.94



-BASIS OF BEARING - S 89°36'28" W 2,654.08 (M) 2,654.18 (R)
14600 SOUTH STREET

N89° 51' 53" W 14.72' (TIE)
S01° 05' 50" E 482.98' (TIE)
S00° 36' 49" W 277.89' (TIE)
NORTH EAST CORNER OF COVENT GARDEN SUBDIVISION



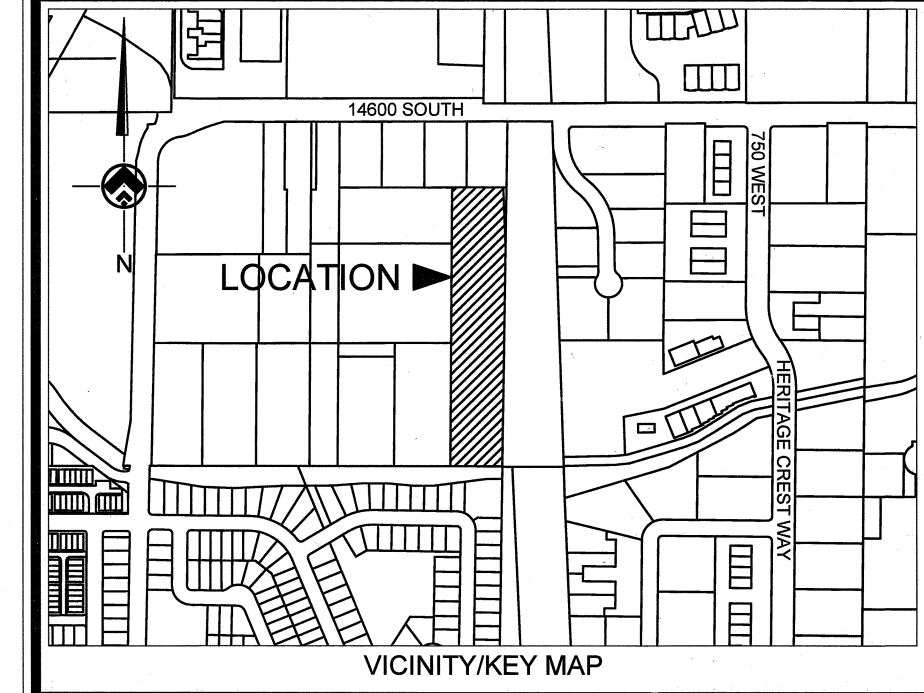
855 W
(PUBLIC STREET)

14730 S

NUMBER	LENGTH (FT)	DIRECTION
L204	483.17	S00° 36' 49" W
L205	20.00	N89° 23' 11" W
L206	482.99	N00° 36' 49" E
L207	174.63	N89° 54' 36" W
L208	20.00	N00° 05' 10" E
L209	194.81	S89° 54' 36" E

01 PLAN VIEW
SCALE - 1" = 30'

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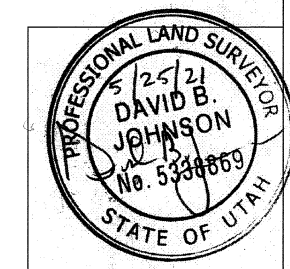


VICINITY/KEY MAP

LEGAL DESCRIPTION FOR SEWER EASEMENT

A SANITARY SEWER EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID EASEMENT CONTAINS 13,155.937 SQUARE FEET OR 0.302 ACRES MORE OR LESS.



KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
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4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

BRIXTON PARTNERS
SEAH SHAH
118 E 12675 S
DRAPER, UTAH 84020
(385)-281-3851
sean@brixtonpartners.com

SHEET INFORMATION:

SEWER EASEMENT
COVENT GARDEN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: SDD	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: V-111	11 OF 14
PROJECT NO: 19-034	DATE: 2021-05-25	NO:	DATE: 09 05/25/21	FINAL
SCALE: 1"=30'	NO:	DATE: 08 05/18/21	FINAL	REVISION

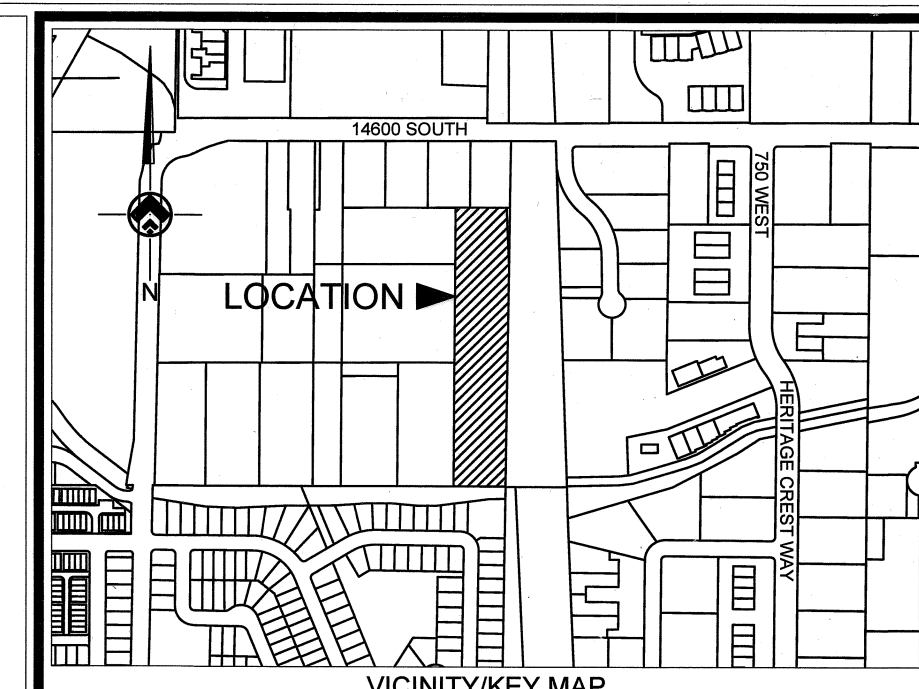
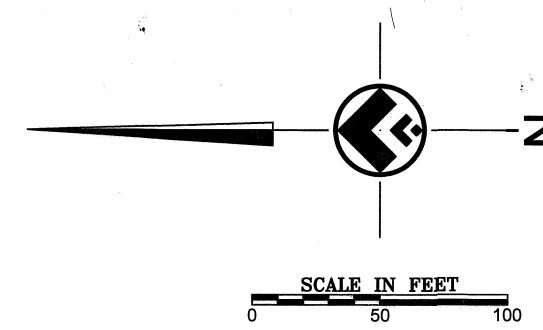
EAST QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK ELEVATION = 4469.94

NUMBER	LENGTH (FT)	DIRECTION
L300	230.33	S01° 50' 33"E
L301	16.08	N87° 49' 23"E
L302	610.74	S00° 36' 49"W
L303	28.49	N89° 25' 56"W
L304	2.49	S00° 05' 13"W
L305	10.00	N89° 54' 47"W
L306	16.03	N00° 04' 57"W
L307	111.26	N89° 26' 55"W
L308	12.39	S00° 00' 49"W
L309	10.00	N89° 48' 53"W
L310	22.46	N00° 05' 26"E
L311	150.00	S89° 26' 56"E
L312	432.78	N00° 38' 45"E
L313	143.01	N89° 54' 36"W
L314	24.83	S00° 05' 16"W
L315	0.99	N89° 54' 20"W
L316	8.39	S00° 05' 24"W
L317	19.01	N89° 54' 36"W
L318	33.22	N00° 05' 24"E
L319	4.75	N89° 54' 36"W

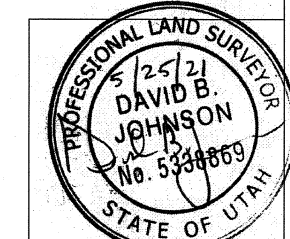
NUMBER	LENGTH (FT)	DIRECTION
L320	10.00	N00° 05' 24"E
L321	14.75	S89° 54' 36"E
L322	14.83	N00° 05' 24"E
L323	19.97	S89° 54' 44"E
L324	14.83	S00° 00' 02"W
L325	133.11	S89° 54' 36"E
L326	144.28	N00° 36' 49"E
L327	236.09	N01° 50' 33"W
L328	13.67	N48° 52' 45"W
L329	123.79	N60° 07' 45"W
L330	10.13	N38° 57' 47"E
L331	30.22	S60° 07' 45"E
L332	24.99	N29° 52' 15"E
L333	20.00	S60° 07' 45"E
L334	24.99	S29° 52' 15"W
L335	72.95	S60° 07' 45"E
L336	19.00	S48° 52' 45"E
L337	10.31	N02° 10' 37"W
L338	16.14	N87° 47' 05"E

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- ◆ SECTION CORNER FOUND
- ◇ SECTION CORNER CALCULATED
- SECTION LINE
- - - STREET CENTER LINE
- - - EASEMENT LINE
- ▨ RIGHT OF WAY
- ▨ CONDOMINIUM UNIT AREA
- ▨ LIMITED COMMON AREA
- ▨ RESTRICTIVE CONSTRUCTION EASEMENT
- ▨ DRINKING WATER EASEMENT
- ▨ SEWER LINE EASEMENT
- ▨ UNDERGROUND STORM CHAMBER EASEMENT
- ▨ COMMON AREA P.U.E.



LEGEND AND GENERAL NOTES



KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

BRIXTON PARTNERS
SEAH SHAH
118 E 12675 S
DRAPER, UTAH 84020
(385)-281-3851
sean@brixtonpartners.com

SHEET INFORMATION:

**WATER LINE EASEMENT
COVENT GARDEN**

BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

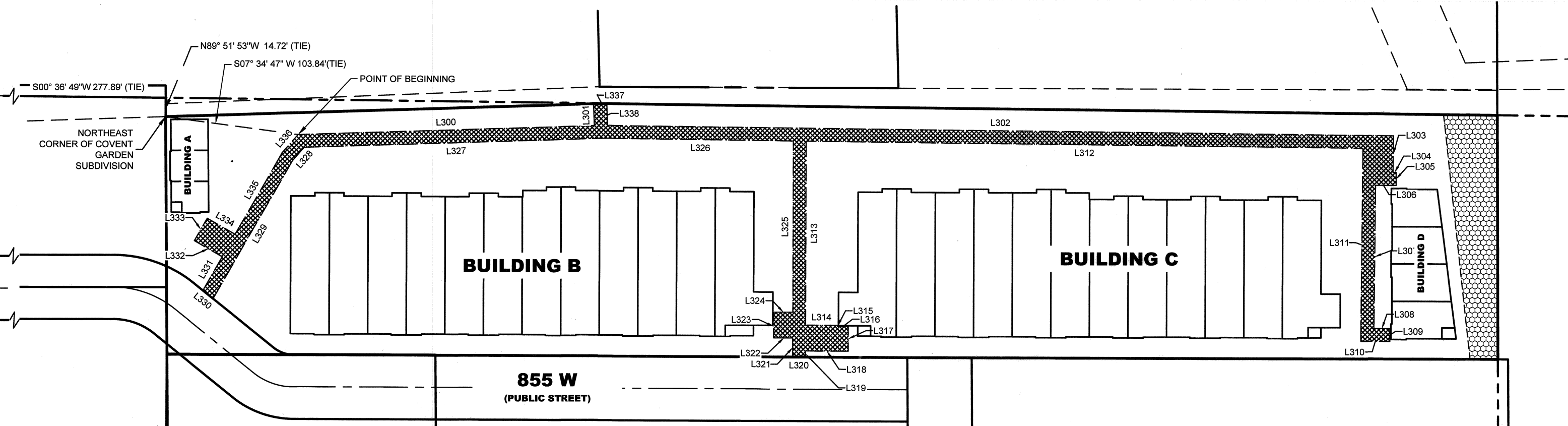
DRAWN BY: SDD	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: V-112	12 OF 14
PROJECT NO: 19-034				
DATE: 2021-05-25	09	05/25/21	FINAL	
SCALE: 1"=50'	08	05/18/21	FINAL	
	NO.	DATE	REVISION	

-BASIS OF BEARING - S 89°36'28" W 2,654.08 (M) 2,654.18 (R)

89° 36' 28" W 1327.08 (TIE)

14600 SOUTH STREET

X:\Active Projects\19034 Bluffdale Warehouse\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Covent Gardens Condominium Plat.dwg



WATER LINE EASEMENT

A DRINKING WATER LINE EASEMENT IN FAVOR OF THE CITY OF BLUFFDALE, FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS, AND MAINTAIN DRINKING WATER LINES. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

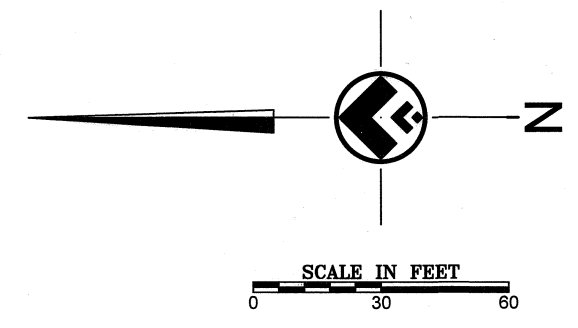
BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 07°34'47" WEST A DISTANCE OF 103.94 FEET FROM THE EAST QUARTER OF SAID SECTION 11; RUNNING THENCE SOUTH 01°50'33" EAST A DISTANCE OF 230.33 FEET; THENCE NORTH 87°49'23" EAST A DISTANCE OF 16.08 FEET; THENCE SOUTH 02°10'37" EAST A DISTANCE OF 10.31 FEET; THENCE SOUTH 87°47'05" WEST A DISTANCE OF 16.14 FEET; THENCE SOUTH 00°36'49" WEST A DISTANCE OF 610.74 FEET; THENCE NORTH 89°25'56" WEST A DISTANCE OF 28.49 FEET; THENCE SOUTH 00°05'13" WEST A DISTANCE OF 2.49 FEET; THENCE NORTH 89°54'47" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°04'57" WEST A DISTANCE OF 16.03 FEET; THENCE NORTH 89°26'55" WEST A DISTANCE OF 111.26 FEET; THENCE SOUTH 00°00'49" WEST A DISTANCE OF 12.39 FEET; THENCE NORTH 89°48'53" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°05'26" EAST A DISTANCE OF 22.46 FEET; THENCE SOUTH 89°26'56" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 00°38'45" EAST A DISTANCE OF 432.78 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 143.01 FEET; THENCE SOUTH 00°05'16" WEST A DISTANCE OF 24.83 FEET; THENCE NORTH 89°54'20" WEST A DISTANCE OF 0.99 FEET; THENCE SOUTH 00°05'24" WEST A DISTANCE OF 8.39 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 19.01 FEET; THENCE NORTH 00°05'24" EAST A DISTANCE OF 33.22 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 4.75 FEET; THENCE NORTH 00°05'24" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°54'36" EAST A DISTANCE OF 14.75 FEET; THENCE NORTH 00°05'24" EAST A DISTANCE OF 14.83 FEET; THENCE SOUTH 89°54'44" EAST A DISTANCE OF 19.97 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 14.83 FEET; THENCE SOUTH 89°54'36" EAST A DISTANCE OF 133.11 FEET; THENCE NORTH 00°36'49" EAST A DISTANCE OF 144.28 FEET; THENCE NORTH 01°50'33" WEST A DISTANCE OF 236.09 FEET; THENCE NORTH 48°52'45" WEST A DISTANCE OF 13.67 FEET; THENCE NORTH 60°07'45" WEST A DISTANCE OF 123.79 FEET; THENCE NORTH 38°57'47" EAST A DISTANCE OF 10.13 FEET; THENCE SOUTH 60°07'45" EAST A DISTANCE OF 30.22 FEET; THENCE NORTH 29°52'15" EAST A DISTANCE OF 24.99 FEET; THENCE SOUTH 60°07'45" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 29°52'15" WEST A DISTANCE OF 24.99 FEET; THENCE SOUTH 60°07'45" EAST A DISTANCE OF 72.95 FEET; THENCE SOUTH 48°52'45" EAST A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 15,217.2038 SQUARE FEET OR 0.3493 ACRES MORE OR LESS.

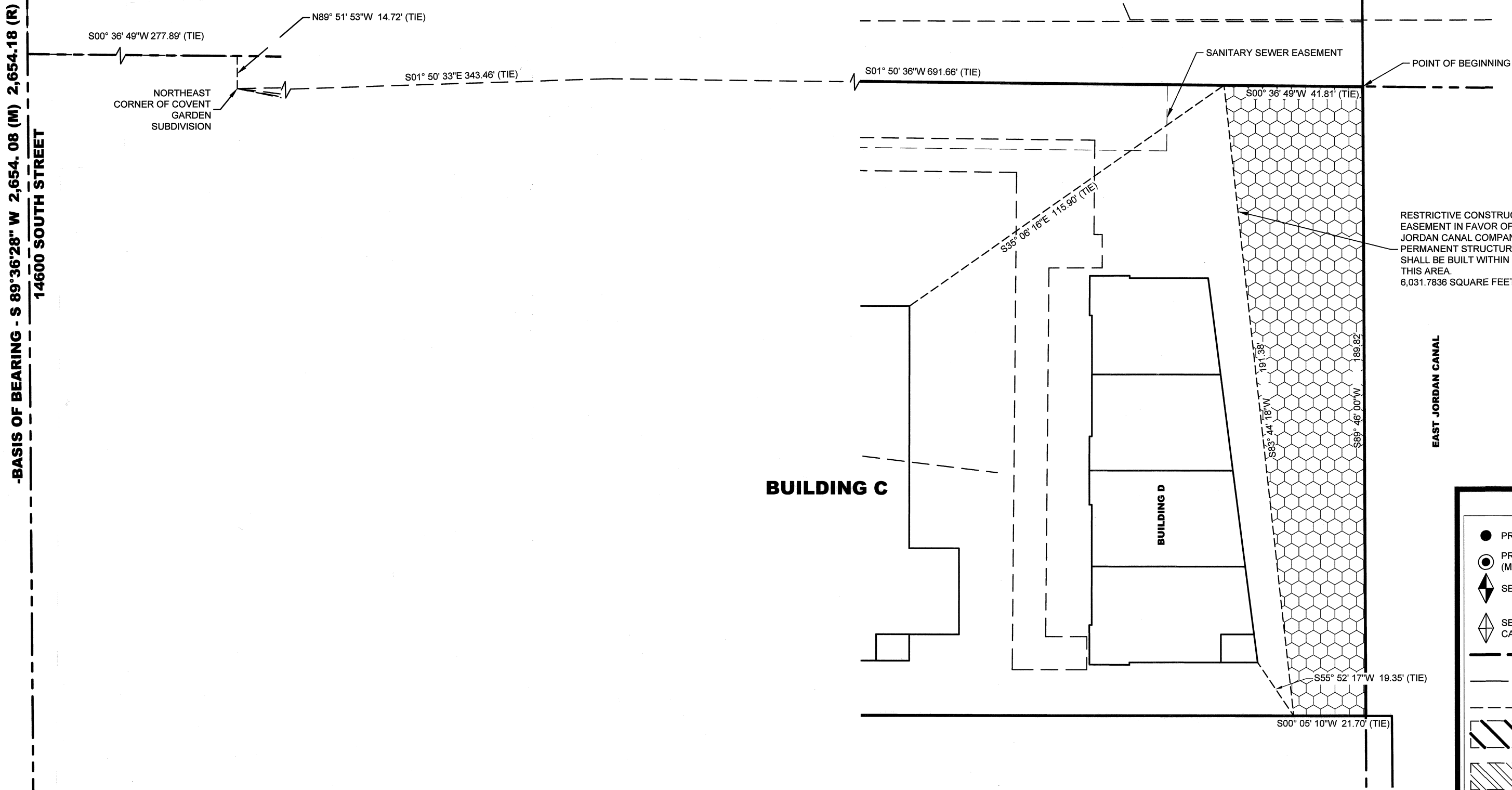
01 PLAN VIEW
SCALE - 1" = 50'

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EAST QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK ELEVATION = 4469.94



-BASIS OF BEARING - S 89°36'28" W 2,654.08 (M) 2,654.18 (R)
14600 SOUTH STREET

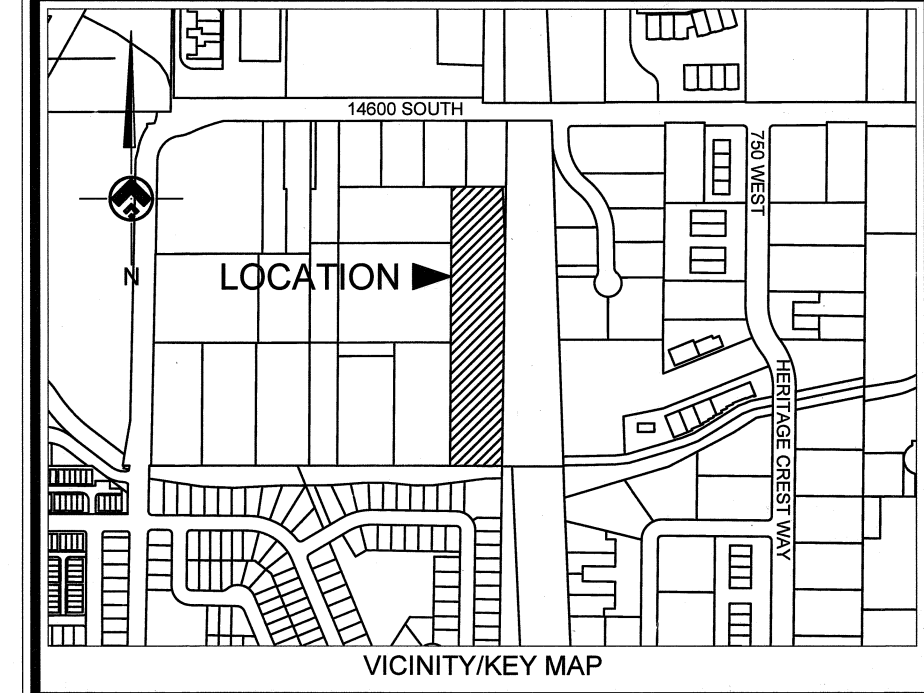


RESTRICTIVE CONSTRUCTION
EASEMENT IN FAVOR OF EAST
JORDAN CANAL COMPANY. NO
PERMANENT STRUCTURES
SHALL BE BUILT WITHIN THE
THIS AREA.
6,031.7836 SQUARE FEET.

LEGEND	
	PROPERTY CORNER FOUND
	PROPERTY CORNER PLACED (MARKED "JOHNSON 538866")
	SECTION CORNER FOUND
	SECTION CORNER CALCULATED
	SECTION LINE
	STREET CENTER LINE
	EASEMENT LINE
	RIGHT OF WAY
	CONDOMINIUM UNIT AREA
	LIMITED COMMON AREA
	RESTRICTIVE CONSTRUCTION EASEMENT
	DRINKING WATER EASEMENT
	SEWER LINE EASEMENT
	UNDERGROUND STORM CHAMBER EASEMENT
	COMMON AREA P.U.E.

01 PLAN VIEW
SCALE - 1" = 10'

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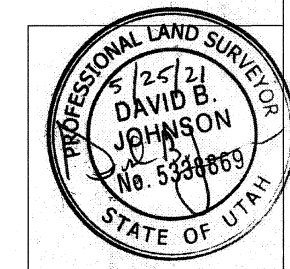
LEGEND AND GENERAL NOTES

LEGAL DESCRIPTION FOR NO PERMANENT CONSTRUCTION EASEMENT

A RESTRICTIVE CONSTRUCTION EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 01°50'33" EAST A DISTANCE OF 343.46 FEET; THENCE SOUTH 00°36'49" WEST A DISTANCE OF 691.66 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 89°46'00" WEST A DISTANCE OF 189.82 FEET; THENCE NORTH 00°05'10" EAST A DISTANCE OF 21.70 FEET; THENCE NORTH 83°44'18" EAST A DISTANCE OF 191.38 FEET; THENCE SOUTH 00°36'49" WEST A DISTANCE OF 41.81 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 6,031.7836 SQUARE FEET OR 0.138 ACRES MORE OR LESS.



KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

BRIXTON PARTNERS
SEAH SHAH
118 E 12675 S
DRAPER, UTAH 84020
(385)-281-3851
sean@brixtonpartners.com

SHEET INFORMATION:

**RESTRICTIVE
CONSTRUCTION EASEMENT
COVENT GARDEN**
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: SDD	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:	
PROJECT NO: 19-034	V-113		13 OF 14	
DATE: 2021-05-25	09	05/25/21	FINAL	
SCALE: 1"=30'	08	05/18/21	FINAL	
	NO.	DATE	REVISION	

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EAST QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK ELEVATION = 4469.94

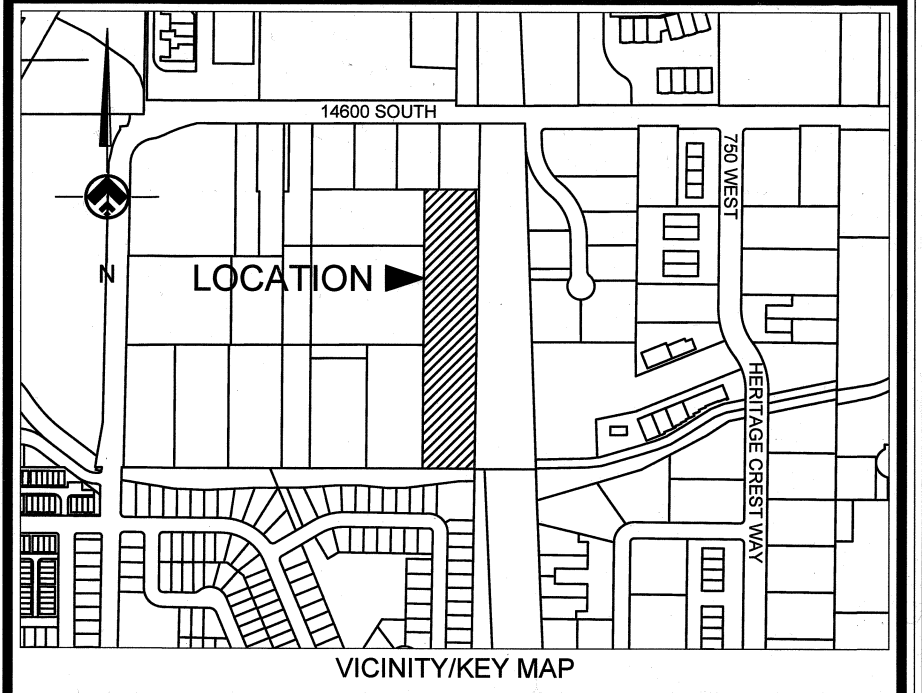
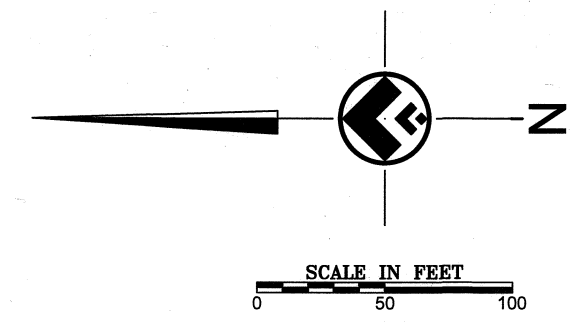
PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L400	366.94	S00° 35' 16"E
L401	25.57	S89° 24' 44"W
L402	366.94	N00° 35' 16"W
L403	25.57	N89° 24' 44"E

PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L404	4.83	S00° 05' 24"W
L405	52.83	N89° 54' 36"W
L406	4.83	N00° 05' 24"E
L407	52.83	S89° 54' 36"E

PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L408	4.83	S00° 05' 24"W
L409	31.50	N89° 54' 36"W
L410	4.83	N00° 05' 24"E
L411	31.50	S89° 54' 36"E

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- ◆ SECTION CORNER FOUND
- ◇ SECTION CORNER CALCULATED
- SECTION LINE
- - - STREET CENTER LINE
- - - EASEMENT LINE
- ▨ RIGHT OF WAY
- ▨ CONDOMINIUM UNIT AREA
- ▨ LIMITED COMMON AREA
- ▨ RESTRICTIVE CONSTRUCTION EASEMENT
- ▨ DRINKING WATER EASEMENT
- ▨ SEWER LINE EASEMENT
- ▨ UNDERGROUND STORM CHAMBER EASEMENT
- ▨ COMMON AREA P.U.E.



VICINITY/KEY MAP

LEGEND AND GENERAL NOTES

KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

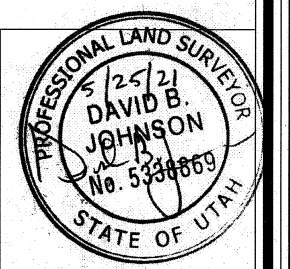
BRIXTON PARTNERS
SEAH SHAH
118 E 12675 S
DRAPER, UTAH 84020
(385)-281-3851
sean@brixtonpartners.com

SHEET INFORMATION:

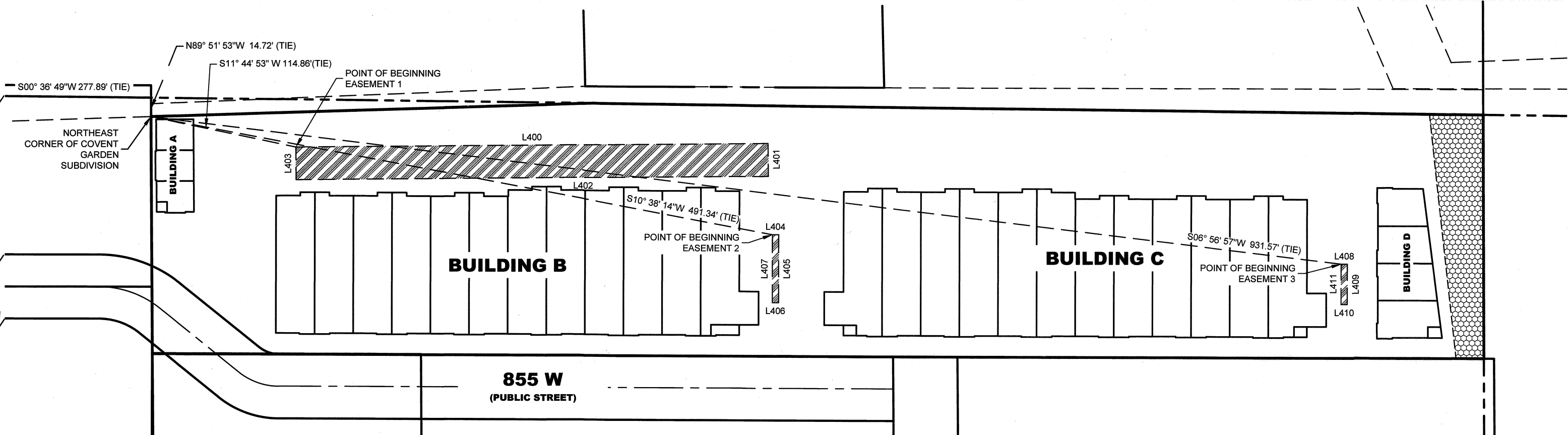
STORM CHAMBER EASEMENT
COVENT GARDEN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: SDD
CHECKED BY: DBJ
APPROVED BY: DBJ
PROJECT NO: 19-034
DATE: 2021-05-25
SCALE: 1"=50'

SHEET: V-114
14 OF 14
NO. DATE REVISION
09 05/25/21 FINAL
08 05/18/21 FINAL



-BASIS OF BEARING - S 89°36'28" W 2,654.08 (M) 2,654.18 (R)
14600 SOUTH STREET
S89° 36' 28"W 1,327.08 (TIE)



UNDERGROUND STORM CHAMBER DETENTION EASEMENT LEGAL DESCRIPTIONS

LEGAL DESCRIPTION UNDERGROUND STORM CHAMBER DETENTION 1

AN UNDERGROUND STORM CHAMBER DETENTION EASEMENT IN FAVOR OF THE CITY OF BLUFFDALE, FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS, AND MAINTAIN STORM CHAMBER SYSTEM. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 11°44'53" WEST A DISTANCE OF 114.89 FEET; RUNNING THENCE SOUTH 00°35'16" EAST A DISTANCE OF 366.94 FEET; THENCE SOUTH 89°24'44" WEST A DISTANCE OF 25.57 FEET; THENCE NORTH 00°35'16" WEST A DISTANCE OF 366.94 FEET; THENCE NORTH 89°24'44" EAST A DISTANCE OF 25.57 FEET.

SAID EASEMENT CONTAINS 9,382.6568 SQUARE FEET OR 0.2154 ACRES MORE OR LESS.

LEGAL DESCRIPTION UNDERGROUND STORM CHAMBER DETENTION 2

AN UNDERGROUND STORM CHAMBER DETENTION EASEMENT IN FAVOR OF THE CITY OF BLUFFDALE, FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS, AND MAINTAIN STORM CHAMBER SYSTEM. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 10°38'14" WEST A DISTANCE OF 491.34 FEET; RUNNING THENCE SOUTH 00°05'24" WEST A DISTANCE OF 4.83 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 52.83 FEET; THENCE NORTH 00°05'24" EAST A DISTANCE OF 4.83 FEET; THENCE SOUTH 89°54'36" EAST A DISTANCE OF 52.83 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 255.3611 SQUARE FEET OR 0.0059 ACRES MORE OR LESS.

LEGAL DESCRIPTION UNDERGROUND STORM CHAMBER DETENTION 3

AN UNDERGROUND STORM CHAMBER DETENTION EASEMENT IN FAVOR OF THE CITY OF BLUFFDALE, FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS, AND MAINTAIN STORM CHAMBER SYSTEM. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 06°56'57" WEST A DISTANCE OF 931.57 FEET; RUNNING THENCE SOUTH 00°05'24" WEST A DISTANCE OF 4.83 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 31.50 FEET; THENCE NORTH 00°05'24" EAST A DISTANCE OF 4.83 FEET; THENCE SOUTH 89°54'36" EAST A DISTANCE OF 31.50 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 152.2500 SQUARE FEET OR 0.0035 ACRES MORE OR LESS.

CENTER QUARTER CORNER OF SECTION 11
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

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X:\Active Projects\19034 Bluffdale Warehouse\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Covent Gardens Condominium Plat.dwg