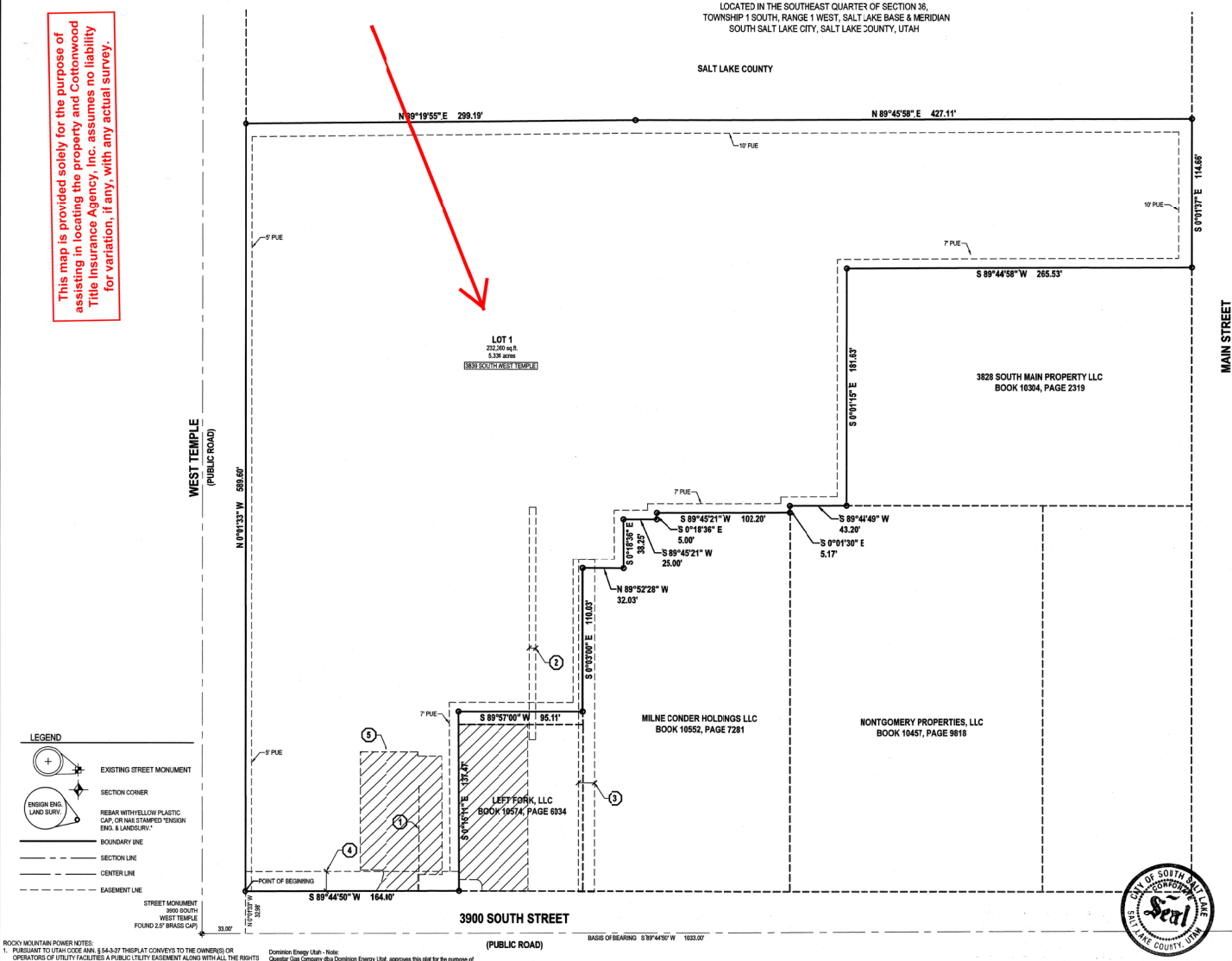
HARMONY SQUARE SUBDIVISION

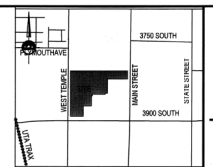
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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.



LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — REBAR WITHYELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LANDSURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



VICINITY MAP
NOT TO SCALE

Record Easements

1. Pole Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over under and across a portion of the subject property. Said Easement recorded May 27, 1958, as Entry No. 1593088, in Book 1507, at Page 415.
2. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipmen and other facilities, from time to time, upon over, under and across a portion of the subject property recorded November 3, 1975, as Entry No. 2756518, in Book 4014, at Page 297.
3. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves,valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded December 4, 1975 as Entry No. 2766135 in Boo 4044 at Page 323 and rescorded December 4, 1975 as Entry No. 2766136 in Book 4044 at Page 325.
4. Easement Agreement in favor of PacifiCorp, an Oregon corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over under and across a portion of the subject property. Said Easement ecorded December 6, 2002, as Entry No. 8449348, in Book 8698, a Page 4977.
5. Reciprocal Parking Easement Agreement by and between Staker-Harmonr Limited, LLC, a Utah limited liability company and Left Fork, LLC, a Utah limited liability company, oated July 3, 2017 and recorded July 3, 2017 as Entry No. 12569076 in Book 10574 at Page 6001.
6. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to onstruct, operate, maintain and remove communication equipmen and other facilities, from time to time, upon over, under and across a portion of the subject property recorded July 06, 1976 as Entry No. 2839165, in book 4291, at Page 193 (Blanket in nature)

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 as prescribed under 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 HARMNY SQUARE SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

beginning at the Southwest Corner Lot 2, Block 16, TEN ACRE PLAT "A" BIG FIELD SURVEY, said point being the Easterly Right-of-Way of West Temple Street, said point also being North 89°44'50" East 33.00 eet and North 0°01'33" West 32.98 feet from the Street nonument at 3900 South Street and West Temple Street; and running

thence North 00°01'33" West 589.60 feet along the Easterly Righ-of-Way of West Temple Street;
thence North 89°19'55" East 299.19 feet;
thence North 89°45'58" East 427.11 feet to a point on the Westery Right-of-Way of Main Street;
thence South 00°01'37" East 114.66 feet along said Right-of-Way,
thence South 89°44'58" West 265.53 feet;
thence South 00°01'15" East 181.83 feet;
thence South 89°44'49" West 43.20 feet;
thence South 00°01'30" East 5.17 feet;
thence South 89°45'21" West 25.00 feet;
thence South 00°18'36" East 38.25 feet;
thence South 89°45'21" West 102.20 feet;
thence South 00°18'36" East 5.00 feet;
thence South 89°45'21" West 25.00 feet;
thence South 00°03'00" East 110.03 feet;
thence South 89°57'00" West 95.11 feet;
thence South 00°15'11" East 137.47 feet to the Northerly Right-of-Way of 3900 South Street;
thence South 89°44'50" West 164.00 feet along said Right-of-Wa to the point of beginning.

Contains 232,360 Square Feet or 5.334 Acres and 1 Lot

MARCH 29, 2019
Date

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of be above described tract of land, having caused same to be subdivided, hereafter known as the

HARMONY SQUARE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown in this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated stree which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof,I/ we have hereunto set our hand (s) this 3RD dayof APRIL A.D., 20 19

By:

By:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the ____ day of ____ A.D., 20 ____ personally appeared before me ____, the signer of the foregoing Instrument, who duly acknowledged to me that he/she is the ____ of ____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: ____
RESIDING IN ____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the 3RD day of APRIL A.D., 20 19 personally appeared before me JEDD R. ANDERSEN, the signer of the foregoing Instrument, who duly acknowledged to me that he/she is a MANAGER of STAKER HARMONY LIMITED, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 9-6-19
RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THISPLAT 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 PLA 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional 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, approvalor acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitutes a guarantee of particular terms or conditions of natual gas service. for further information please contact Dominon Energy Utah's Right-of-Way Department at 801-366-8532.

RECIPROCAL CROSS ACCESS EASEMENT

APPROVED THIS 12 DAY OF April 20 19
BY LEFT FORK, LLC FOR RECIPROCAL CROSS ACCESS EASEMENT, HATCHED AND SHOWN ON PLAT AS EASEMENT NO. 5.

LEFT FORK, LLC

DEVELOPER
CASTLEWOOD DEVELOPMENT, INC.
6740 SOUTH 1340 EAST STE.200
SALT LAKE CITY, UTAH 84121
801-208-4009

ROCKY MOUNTAIN POWER

APPROVED THIS 2 DAY OF MARCH 20 19
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

APPROVED THIS 2 DAY OF April 20 19
BY DOMINION ENERGY UTAH

DOMINION ENERGY UTAH

MOUNT OLYMPUS SANITARY SEWER DISTRICT

APPROVED THIS 2ND DAY OF APRIL 20 19
BY MOUNT OLYMPUS SANITARY SEWER DISTRICT.

MOUNT OLYMPUS SANITARY SEWER DISTRICT

HARMONY SQUARE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SAL" LAKE COUNTY, UTAH

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: 7411
MANAGER: RQE
DRAWN BY: JNJ
CHECKED BY: KFW
DATE: 09/04/2018

BOARD OF HEALTH APPROVAL

APPROVED THIS 2 DAY OF April 20 19 BY THE BOARD OF HEALTH.

SALT LAKE COUNTY HEALTH DEPT.

CITY PLANNING DIRECTOR

APPROVED THIS 23 DAY OF April 20 19
BY THE SOUTH SALT LAKE CITY PLANNING COMMISSION.

SOUTH SALT LAKE CITY PLANNING DIRECTOR — DATE

CITY ENGINEER DIVISION

I HEREBY CERTIFY "HAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

4/5/2019
CITY ENGINEER — DATE — CITY SURVEYOR — DATE

JORDAN VALLEY WATER CONSERVANCY DISTRICT

APPROVED THIS 1ST DAY OF APRIL 20 19
BY JORDAN VALLEY WATER CONSERVANCY DISTRICT.

JORDAN VALLEY WATER CONSERVANCY DISTRICT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 19TH DAY OF April 20 19
BY THE SOUTH SALT LAKE CITY ATTORNEY.

SOUTH SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SOUTH SALT LAKE CITY THIS 23RD DAY OF APRIL 20 19 AND IS HEREBY APPROVED.

SOUTH SALT LAKE CITY MAYOR — ATTEST CITY RECORDER

RECORDED # 12973032

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: South Salt Lake City
DATE: 04/23/2019 TIME: 2:19 PM BOOK: 2019P PAGE: 140
$31.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER

$32.00 15-36-42 15-36-429-019, 022, 033, 035