

MID 6 TWIN HOMES

SALT LAKE COUNTY, UTAH
NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, 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.

SURVEYORS CERTIFICATE
I, Richard Johanson, do hereby certify that I am a Land Surveyor, and that I hold License No. 152956, 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, hereafter to be known as Mid 6 Twin Homes Subdivision and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000.
The purpose of this survey is to locate the boundaries of the described parcel and create a plat for a subdivision as shown hereon.



Prepared this 21st day of JULY, 2021

BOUNDARY DESCRIPTION
A parcel of land being all of three entire tracts described in that Warranty Deed, recorded as Entry #13385662, in book 11013, on page 6163 and in that Warranty Deed, recorded as Entry # 13423168, in Book 11036, on Page 4965, in the Office of the Salt Lake County Recorder, said parcel of land is located in the Northeast quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point that is 5 00'06"08" W 159.24 feet and 5 89'44"10" E 25.00 feet from the N 1/4 corner to the East side of 300 East Street, and the point of beginning; thence S 89'44"10" E 186.80 feet to the West line of the Recorded Pepperridge Subdivision; thence along said West Line S 09'15'50" W 154.50 feet to the North line of the Snarr Subdivision; thence N 89'44"10" W 186.37 feet to said East Line of 300 East Street; thence N 00'06"08" E 154.50 feet the Point of Beginning.

The above described parcel of land contains 28,812 sq. ft. in area or 0.66 acres more or less. (Containing two lots, to be subdivided into six lots.)
(Basis of Bearing is 5 00'06"08" W 1219.34 feet, between the Street Monuments located on 300 East Street.)

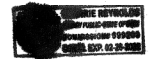
OWNER'S DEDICATION
Know all men by these present that Andrew Wright of Level 12 Development, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and street to be hereafter known as the Mid 6 Twin Homes, do hereby dedicate for perpetual use of the public, all parcels of land shown on this plat as intended for public use.
In witness whereof we hereunto set our hands this _____ day of _____ a.d. 20__

NOTARY ACKNOWLEDGMENT
Andrew Wright
For ANDREW WRIGHT, LEVEL 12 DEVELOPMENT
ANDREW WRIGHT
PRINTED NAME

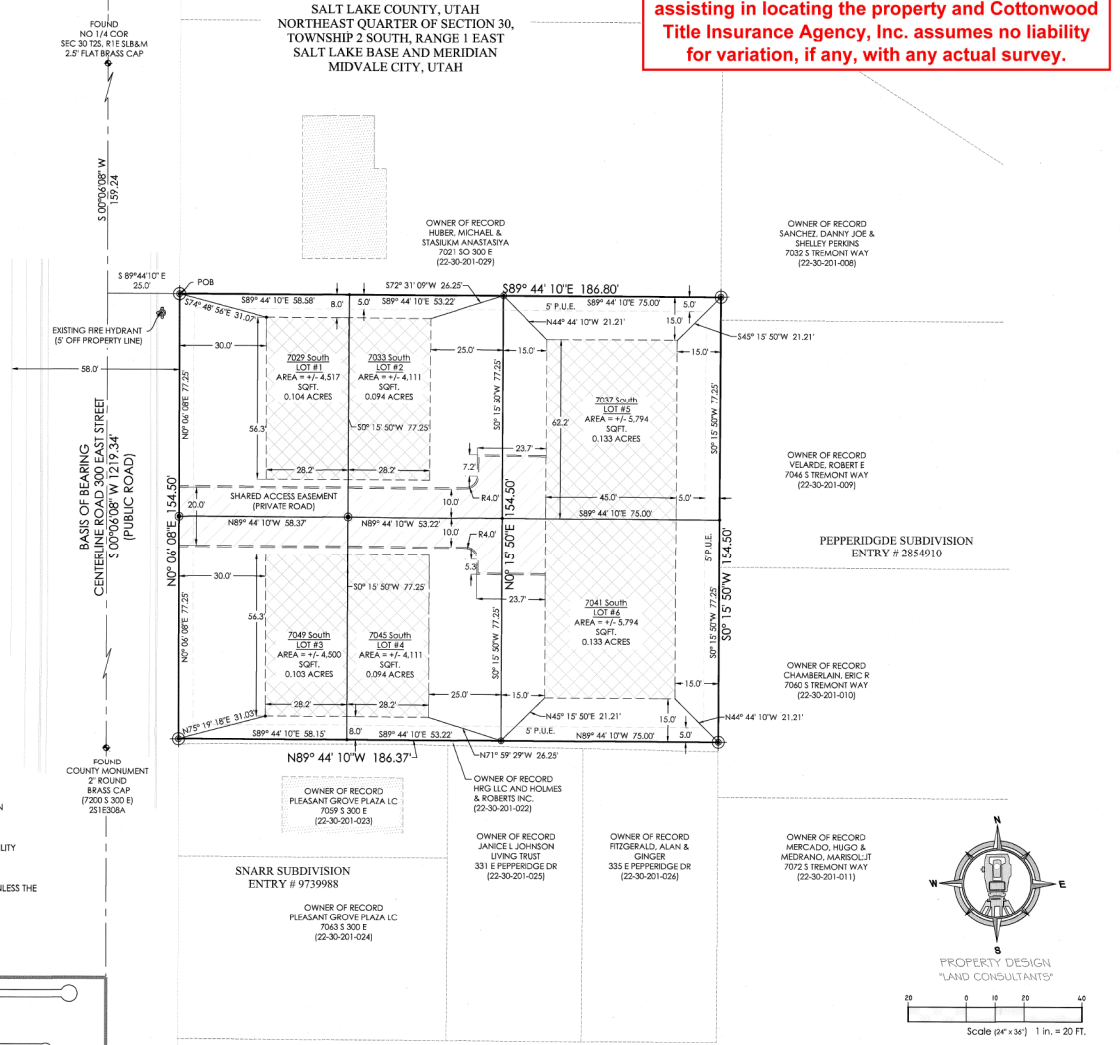
State of Utah)
County of Salt Lake) ss.

On the 0 day of SEPT, 2021, personally appeared before me, the above representatives for the above owners, who being by me duly sworn, did acknowledge that they are the duly notified as the signers, and that the foregoing instrument was signed by them on behalf of the owners.

Commission Number: 699203
My Commission Expires: 8-26-22
Shirley Reynolds
Printed name: Shirley Reynolds
A Notary Public Commissioned in Utah

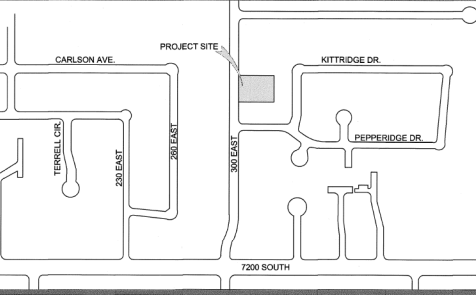


- LEGEND**
- PROPERTY BOUNDARY
 - - - LOT BOUNDARY
 - - - STREET CENTERLINE EXISTING
 - - - SHARED ACCESS EASEMENT (SEE NOTE 1)
 - - - ADJACENT PROPERTY BOUNDARY
 - ▭ BUILDING AREA
 - ▭ RIGHT-OF-WAY
 - ⊕ FIRE HYDRANT EXISTING
 - ⊙ LOT CORNER
 - ⊙ ROAD MONUMENT
 - ⊙ SECTION CORNER
 - ⊙ PROPERTY CORNER NOT SET (RPMARK/CAP 1.5, 1.52495C)



- NOTES:**
- THE SHARED ACCESS EASEMENT SHALL INCLUDE A MAINTENANCE AGREEMENT BETWEEN PROPERTY OWNERS. THIS WILL BE INCLUDED IN THE HOA AGREEMENT.
 - ALL INDIVIDUAL PROPERTY OWNERS ARE INCLUDED WITHIN THE MID 6 TWIN HOME HOA AGREEMENT THAT WILL INCLUDE MAINTENANCE OF THE SHARED ACCESS EASEMENT, UTILITY MAINTENANCE, AND WATER/UTILITY COSTS.
 - TWIN HOME RESIDENTIAL STRUCTURES WITH A COMMON WALL ARE REQUIRED TO BE CONSTRUCTED ALONG THE CENTER LINE DIVIDING LOTS 1 & 2, 3 & 4, AND LOTS 5 & 6 UNLESS THE PLAT IS OFFICIALLY AMENDED.
 - A MINIMUM OF FIVE (5) STREET TREES ARE REQUIRED ALONG 300 EAST.

VICINITY MAP
N.T.S.



SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 17 DAY OF September
A.D. 20 21
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY COUNCIL APPROVAL
PRESENTED TO THE MIDVALE CITY COUNCIL THIS 13th DAY OF September A.D. 2021. AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
ATTEST: MIDVALE CITY RECORDER

PROPERTY DESIGN LLC. "LAND CONSULTANTS"
P.O. BOX 701168
SALT LAKE CITY UT 84170
(801) 955-6339
(801) 495-2541
[properdesig@nllc.com]

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 9th DAY OF Sept.
A.D. 20 21
[Signature]
MIDVALE CITY ATTORNEY

PLANNING AND ZONING COMMISSION
APPROVED THIS 9th DAY OF Sept. A.D. 2021 BY THE MIDVALE CITY PLANNING AND ZONING COMMISSION.
[Signature]
MIDVALE CITY PLANNING COMMISSION DATE 9/9/21

MIDVALE CITY ENGINEERING
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature]
MIDVALE CITY ENGINEERING DATE 9-13-21

MID 6 TWIN HOMES
7045 SOUTH 300 EAST

SALT LAKE COUNTY, UTAH
NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, UTAH

SALT LAKE COUNTY RECORDED # 13820443
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF LEVEL 12 DEVELOPMENT
DATE 11/17/2021 TIME 3:31 PM BOOK 2021 P. PAGE 268
\$ 62.00 FEE
SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS