

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.

NOTES:

1. ALL COMMON AREA AND LIMITED COMMON AREA IS AN M.U.E.
2. ALL M.U.E. (MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
3. IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF SALEM CITY AND ASSOCIATED STUDIES.
4. ALL CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY CMT ENGINEERING DATED FEBRUARY 26, 2020.
5. THIS IS SUBJECT TO A DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND SALEM CITY.
6. LOTS ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) FOR SUMMER SPRINGS SUBDIVISION PHASE ONE.
7. ALL COMMON AREA AND LIMITED COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

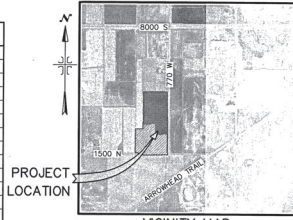
LEGEND

- SUBDIVISION MONUMENT
- SECTION CORNER
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- MUNICIPAL UTILITY EASEMENT
- BUILDING SETBACKS
- PHASE I BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

ADDRESS TABLE					
UNIT #	ADDRESS	UNIT #	ADDRESS	UNIT #	ADDRESS
1	784 W	22	824 W	43	1678 N
2	788 W	23	828 W	44	1674 N
3	808 W	24	828 W	45	1668 N
4	816 W	25	1725 N	46	1664 N
5	817 W, 1703 N	26	1721 N	47	1658 N
6	1685 N	27	1717 N	48	1661 N
7	1677 N	28	1713 N	49	1657 N
8	1671 N	29	1707 N	50	1653 N
9	1639 N	30	1703 N	51	1649 N
10	1625 N	31	1699 N	52	1645 N
11	1617 N	32	1695 N	53	1641 N
12	1607 N	33	1702 N	54	1635 N
13	786 W, 1608 N	34	1698 N	55	1631 N
14	1618 N	35	1694 N	56	1625 N
15	1635 N, 770 W	36	1689 N	57	1621 N
16	1644 N	37	1686 N	58	1638 N
17	1656 N	38	1687 N	59	1634 N
18	1672 N	39	1683 N	60	1628 N
19	1678 N	40	1679 N	61	1624 N
20	785 W, 1686 N	41	1675 N		
21	822 W	42	1671 N		

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



TABULATIONS	
ZONING	R-5
TOTAL PROJECT AREA	9.09 ACRES
RIGHT-OF-WAY	3.16 ACRES
UNIT COUNT	61

SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 17875. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE SUBMITTED SAID TRACT OF LAND INTO THE PUBLIC RECORD, AND I HAVE CONDUCTED A SURVEY OF THE PROPERTIES, AND I HAVE MADE THIS PLAN IN ACCORDANCE WITH SECTIONS 17-33-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT EVERY MEASUREMENT AND POSITION IS TRUE AND CORRECT FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-89-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.
DATE: APRIL 27, 2022
KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 01°16'51" W ALONG THE SECTION LINE A DISTANCE OF 1277.54 FEET AND EAST 727.45 FEET TO THE REAL POINT OF BEGINNING;

THENCE N 90°00'00" E A DISTANCE OF 494.99 FEET; THENCE S 90°00'00" E A DISTANCE OF 533.98 FEET; THENCE N 86°54'01" E A DISTANCE OF 7.80 FEET; THENCE S 00°00'00" W A DISTANCE OF 765.43 FEET TO POINT OF CURVATURE OF A 78.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.03 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 42°37'45" AND A CHORD THAT BEARS N 20°45'25" W A DISTANCE OF 56.70 FEET; THENCE N 03°32'26" E A DISTANCE OF 350.69 FEET TO A POINT OF CURVATURE OF A 16.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.29 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 90°33'26" AND A CHORD THAT BEARS N 44°43'17" W A DISTANCE OF 22.74 FEET; THENCE N 90°00'00" W A DISTANCE OF 71.23 FEET TO A POINT OF CURVATURE OF A 12.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.85 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S 45°00'00" W A DISTANCE OF 16.97 FEET; THENCE N 90°00'00" W A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A 12.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.85 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 90°33'26" AND A CHORD THAT BEARS N 44°43'17" W A DISTANCE OF 22.74 FEET; THENCE N 00°00'00" E A DISTANCE OF 16.08 FEET; THENCE S 90°00'00" W A DISTANCE OF 159.74 FEET; THENCE N 21°24'45" W A DISTANCE OF 43.96 FEET; THENCE N 88°01'57" E A DISTANCE OF 13.33 FEET; THENCE N 00°00'00" E A DISTANCE OF 631.37 FEET TO THE POINT OF BEGINNING CONTAINING 8.09 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, EASEMENTS AND COMMON AREAS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO THE UTAH CODE 10-8A-604(1)(V). THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE SALEM STREET HOME OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 1160 S. STATE STREET, SUITE 300, UTAH 84002.
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 27th DAY OF May, 2022.

BACH LAND AND DEVELOPMENT, LLC
BRANDON AMES, Vice President
MICK HATCH, Member

ACKNOWLEDGMENT—BACH LAND AND DEVELOPMENT, LLC
STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 27th DAY OF MAY, 2022 A.D.,
I, BRANDON AMES, BEING DULY SWORN DO SAY THAT HE IS A MANAGER OF BACH LAND AND DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY AND DID SO THAT HE IS THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: Brandon Ames
FULL NAME PRINT: Brandon Ames
EXPIRATION DATE: June 4, 2023 COMMISSION NO.: 70166

A NOTARY PUBLIC COMMISSIONED UTAH IN THE STATE OF
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF THE ABOVE INFORMATION IS FILLED IN)

ACKNOWLEDGMENT—3TD, LLC
STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 27th DAY OF MAY, 2022 A.D.,
I, NIC ABERT, BEING DULY SWORN DO SAY THAT HE IS A MANAGER OF 3TD, LLC A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY AND DID SO THAT HE IS THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: Nic Abert
FULL NAME PRINT: Nic Abert
EXPIRATION DATE: July 5, 2023 COMMISSION NO.: 7070

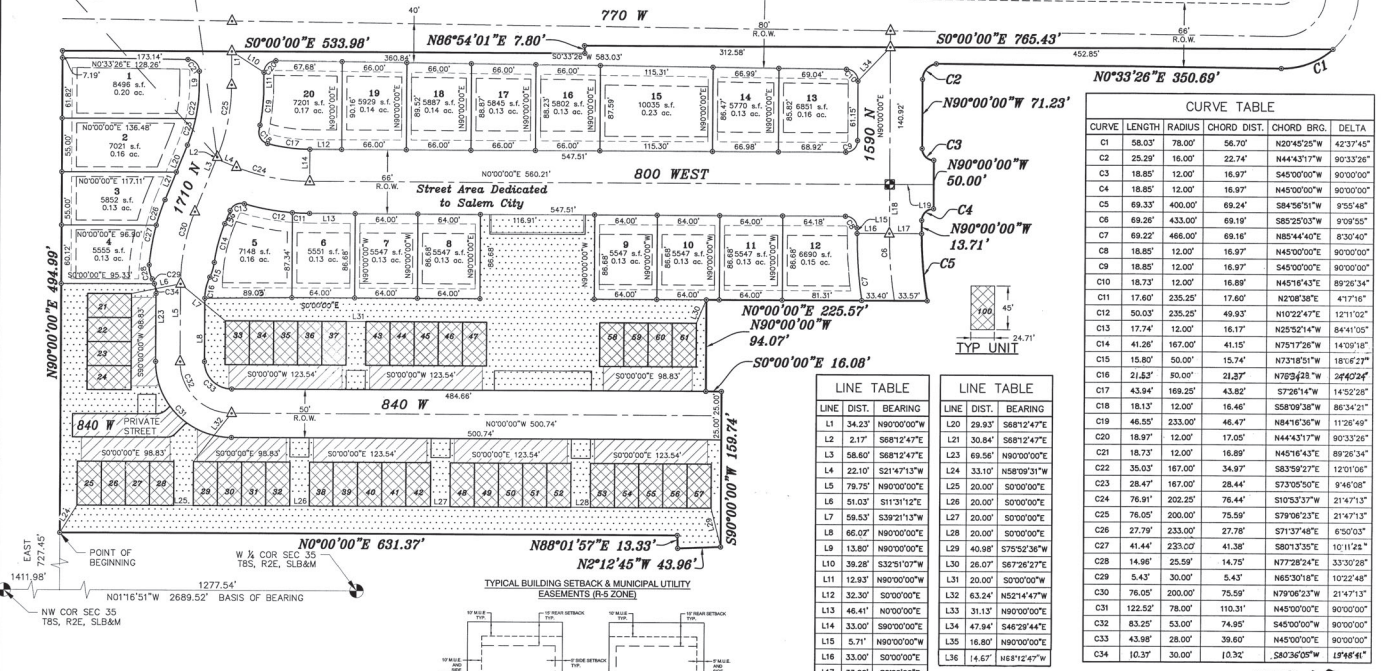
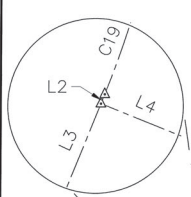
A NOTARY PUBLIC COMMISSIONED UTAH IN THE STATE OF
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ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF SALEM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR PERPETUAL USE OF THE PUBLIC THIS 6 DAY OF Sept A.D. 2022.

APPROVED: Paul L. Christensen MAYOR
APPROVED: [Signature] CITY ENGINEER
ATTEST: [Signature] CITY RECORDER (SEE SEAL)

SUMMER SPRINGS SUBDIVISION
PHASE ONE
RESIDENTIAL DEVELOPMENT
SALEM, UTAH COUNTY, UTAH

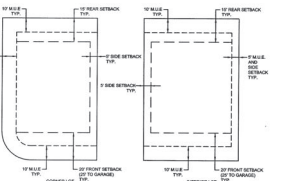
SCALE: 1" = 60 FEET



LINE TABLE			LINE TABLE		
LINE	DIST.	BEARING	LINE	DIST.	BEARING
L1	34.23	N90°00'00" W	L20	29.93	S88°12'47" E
L2	2.17	S88°12'47" E	L21	30.84	S88°12'47" E
L3	58.60	S88°12'47" E	L22	69.56	N90°00'00" E
L4	22.10	S21°47'33" W	L23	33.17	N69°09'39" W
L5	79.70	N90°00'00" E	L24	20.00	S0°00'00" E
L6	51.03	S11°31'22" E	L25	20.00	S0°00'00" E
L7	59.53	S39°21'37" W	L26	20.00	S0°00'00" E
L8	66.07	N90°00'00" E	L27	20.00	S0°00'00" E
L9	13.60	N90°00'00" E	L28	20.00	S0°00'00" E
L10	39.28	S32°51'07" W	L29	40.88	S75°52'36" W
L11	12.83	N90°00'00" W	L30	26.07	S67°26'27" E
L12	32.30	S0°00'00" E	L31	20.00	S0°00'00" W
L13	46.41	N0°00'00" E	L32	63.24	S62°14'47" W
L14	33.00	S90°00'00" E	L33	31.13	N90°00'00" E
L15	5.71	N90°00'00" W	L34	47.94	S46°29'47" E
L16	33.00	S0°00'00" E	L35	16.80	N90°00'00" E
L17	33.00	S0°00'00" W	L36	14.67	S88°12'47" W
L18	50.71	N90°00'00" W			
L19	44.95	N0°00'00" E			

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	98.03	78.00	56.70	N20°45'25" W	42°37'45"
C2	25.29	16.00	22.74	N44°43'17" W	90°33'26"
C3	18.85	12.00	16.97	S45°00'00" W	90°00'00"
C4	18.85	12.00	16.97	N45°00'00" W	90°00'00"
C5	69.33	400.00	69.24	S84°56'51" W	9°55'48"
C6	69.26	433.00	69.19	S85°25'03" W	9°59'55"
C7	69.22	400.00	69.16	N85°44'40" E	8°30'40"
C8	18.85	12.00	16.97	N45°00'00" E	90°00'00"
C9	18.85	12.00	16.97	S45°00'00" E	90°00'00"
C10	18.73	12.00	16.89	N45°16'43" E	89°26'34"
C11	17.60	335.25	17.60	N28°38'46" E	41°17'16"
C12	50.03	335.25	49.93	N10°22'47" E	121°12'02"
C13	17.74	12.00	16.17	N25°52'14" W	84°41'05"
C14	41.26	167.00	41.15	N75°17'26" W	14°05'18"
C15	15.60	50.00	15.74	N73°18'51" W	18°02'22"
C16	21.87	30.00	21.87	N79°24'25" W	34°02'24"
C17	45.84	169.25	43.82	S72°26'14" W	14°32'28"
C18	18.13	12.00	16.46	S59°08'36" W	89°34'21"
C19	46.50	233.00	46.47	N84°16'36" W	11°25'48"
C20	18.87	12.00	17.02	N44°43'17" W	90°33'26"
C21	18.73	12.00	16.89	N45°16'43" E	89°26'34"
C22	35.03	167.00	34.97	S83°59'27" W	12°01'58"
C23	28.47	167.00	28.44	S73°05'07" E	9°40'08"
C24	76.91	202.22	76.44	S10°33'33" W	21°47'13"
C25	76.00	200.00	75.59	S79°08'32" W	21°47'13"
C26	27.79	233.00	27.78	S71°37'40" E	6°50'03"
C27	41.44	233.00	41.38	S80°13'30" E	10°11'24"
C28	14.96	25.99	14.70	N77°28'24" E	33°30'28"
C29	5.43	30.00	5.43	N65°30'16" E	10°22'48"
C30	76.00	200.00	75.59	N79°08'32" W	21°47'13"
C31	122.52	78.00	110.31	N45°00'00" E	90°00'00"
C32	83.25	78.00	74.95	S45°00'00" W	90°00'00"
C33	43.98	28.00	39.60	N45°00'00" E	90°00'00"
C34	10.37	30.00	10.32	S80°36'09" W	15°48'41"

Know what's below. Call 811 before you dig. BLUE STATES OF UTAH



1. ALL M.U.E. (MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
2. A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.
3. LOT LAYOUT APPLIES TO LOTS 1-20 ONLY.
4. LOT 15 FRONTS 770 WEST.

SURVEYOR'S SEAL: KENNETH E. BARNEY, P.L.S.
NOTARY PUBLIC SEAL: [Signature]
CLERK-RECORDER SEAL: [Signature]

