

ROCKWELL LANDING - PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN HERRIMAN CITY, SALT LAKE COUNTY, UTAH

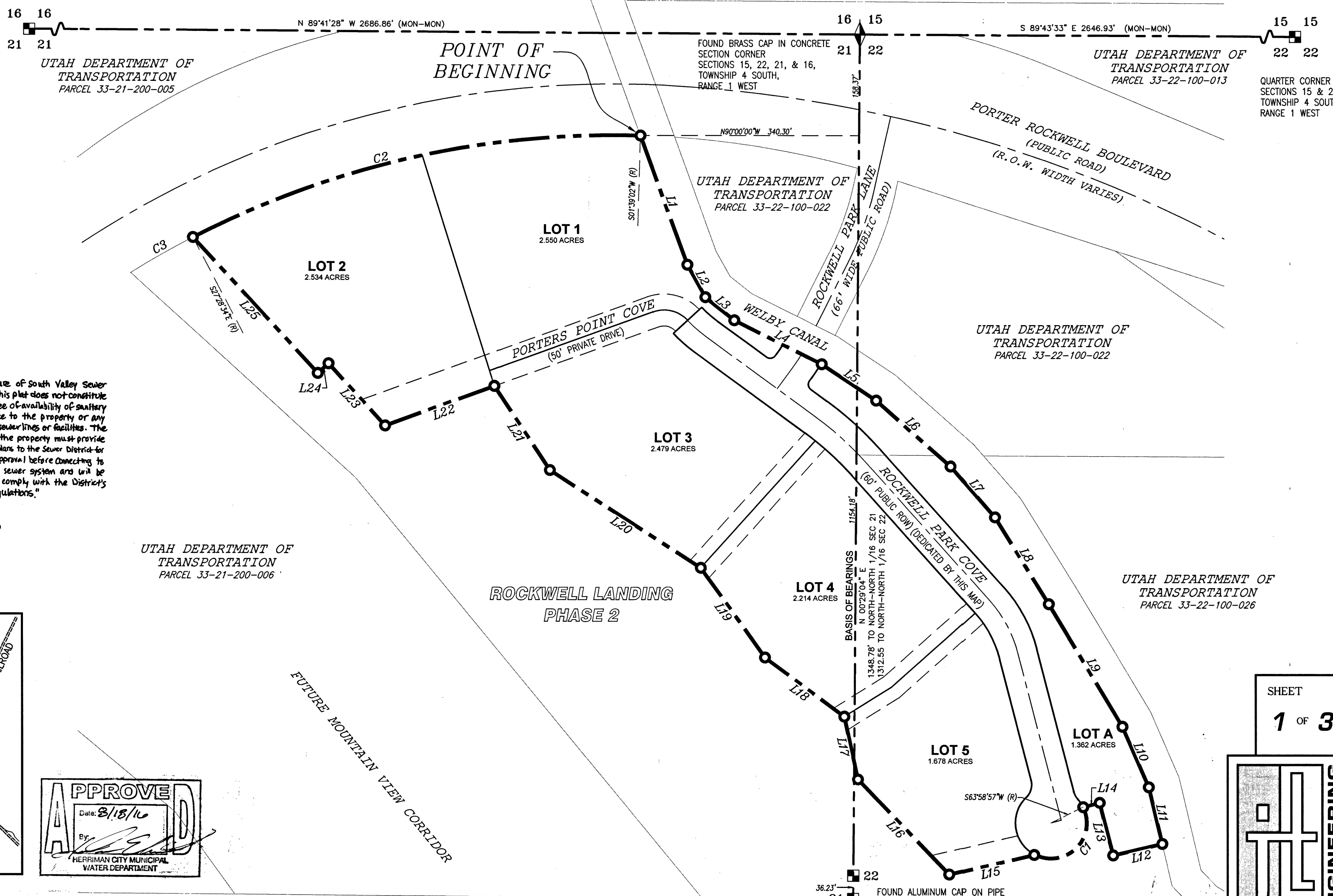
NOTES:
 1. REBAR AND CAP TO BE SET AT EACH REAR LOT CORNER.
 2. NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 3. SEE SHEETS 2 AND 3 FOR LABELS, EASEMENT LINES, MEASUREMENTS, AND ETC. NOT SHOWN ON SHEET 1.
 4. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

SURVEYOR'S CERTIFICATE:
 I, MARTIN W. SHEARER, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS AND STREETS.

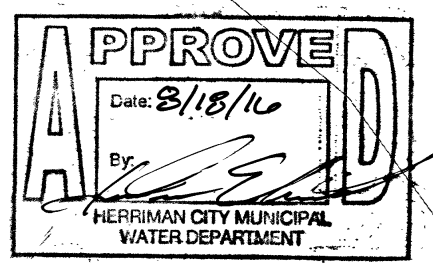
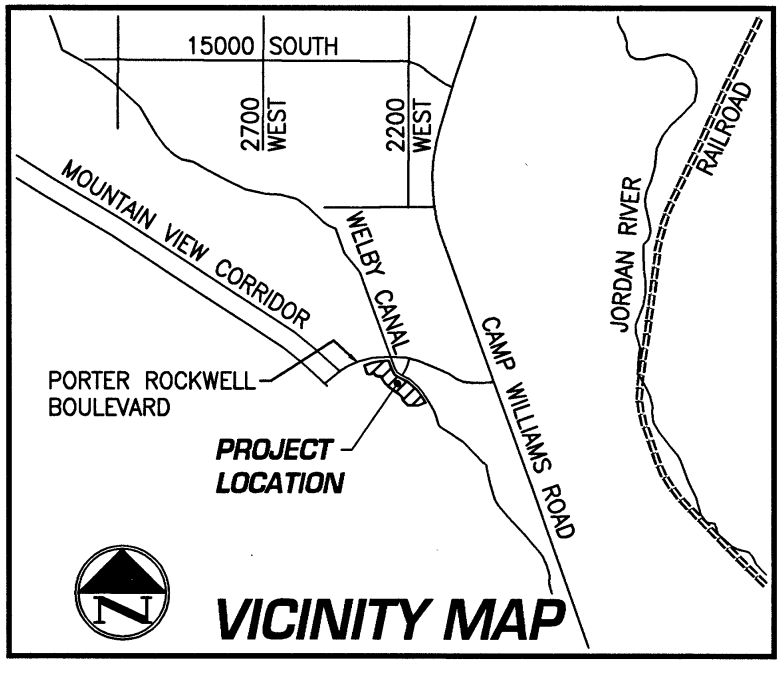
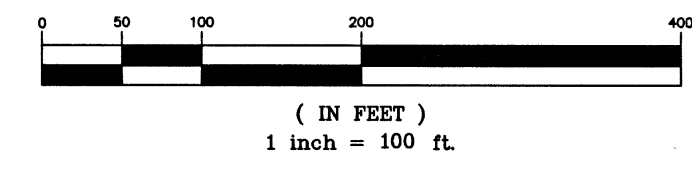
DATE: 8/5/16
 No. 4948
 MARTIN W. SHEARER
 LICENSE NO. 4948

LINE / CURVE TABLE						
#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	137.93'	142°23'19"	55.50'	182.98'	105.07'	S45°10'36"W
C2	721.86'	29°07'35"	1420.00'	368.91'	714.11'	N77°05'14"E
C3	111.82'	4°30'43"	1420.00'	55.94'	111.79'	S60°16'05"W
L1	214.32'	S19°52'49"E	-	-	-	-
L2	57.82'	S28°51'57"E	-	-	-	-
L3	57.71'	S51°19'06"E	-	-	-	-
L4	152.26'	S63°19'39"E	-	-	-	-
L5	101.85'	S56°17'19"E	-	-	-	-
L6	154.57'	S48°25'04"E	-	-	-	-
L7	104.45'	S40°53'19"E	-	-	-	-
L8	159.48'	S31°39'54"E	-	-	-	-
L9	222.34'	S30°54'16"E	-	-	-	-
L10	103.11'	S23°27'02"E	-	-	-	-
L11	90.65'	S13°19'00"E	-	-	-	-
L12	78.38'	S7°41'00"W	-	-	-	-
L13	84.59'	N14°27'24"W	-	-	-	-
L14	26.44'	S75°32'36"W	-	-	-	-
L15	136.75'	S76°52'16"W	-	-	-	-
L16	205.13'	N43°46'40"W	-	-	-	-
L17	100.17'	N12°12'27"W	-	-	-	-
L18	153.88'	N5°51'43"W	-	-	-	-
L19	171.65'	N35°32'55"W	-	-	-	-
L20	280.02'	N56°57'21"W	-	-	-	-
L21	156.42'	N33°26'03"W	-	-	-	-
L22	180.63'	S70°07'11"W	-	-	-	-
L23	130.66'	N42°30'33"W	-	-	-	-
L24	22.50'	S47°29'27"W	-	-	-	-
L25	287.07'	N42°30'33"W	-	-	-	-

QUARTER CORNER SECTIONS 16 & 21 TOWNSHIP 4 SOUTH, RANGE 1 WEST



GRAPHIC SCALE



SHEET 1 OF 3

JT ENGINEERING
 JT Engineering, PC
 7955 South 2325 East
 South Weber, Utah
 Mobile 801.866.7702

BASIS OF BEARINGS:
 THE BEARING NORTH 00°29'04" EAST ALONG THE LINE FROM THE NORTH-NORTH SIXTEENTH CORNER OF SECTION 22 TO THE SECTION CORNER COMMON WITH SECTIONS 15, 22, 21, AND 16, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED AS NO. S2010-06-0605, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND & ABBREVIATIONS:

SECTION MONUMENT
BOUNDARY LINE
MONUMENT LINE/CENTER LINE
EXISTING PARCEL LINE
EASEMENT LINE
PROPOSED STREET MONUMENT
BOUNDARY SEGMENT MARKER
R.O.W. RIGHT OF WAY
TYP TYPICAL
MON MONUMENT

<p>CHECKED FOR ZONING</p> <p>ZONE: <u>M-1</u></p> <p>AREA: <u> </u> WIDTH: <u> </u></p> <p>NAME: <u>Bryana</u> DATE: <u>8-18-16</u></p>	<p>SALT LAKE COUNTY FLOOD CONTROL</p> <p>APPROVED THIS <u> </u> DAY OF <u> </u> A.D. 20<u> </u></p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED THIS <u>17</u> DAY OF <u>August</u> A.D. 20<u>16</u> BY SOUTH VALLEY SEWER DISTRICT</p>	<p>QUESTAR GAS</p> <p>APPROVED THIS <u>8TH</u> DAY OF <u>Aug.</u> A.D. 20<u>16</u></p>	<p>COMCAST CABLE</p> <p>APPROVED THIS <u>4</u> DAY OF <u>Aug.</u> A.D. 20<u>16</u></p>	<p>TABULATIONS:</p> <p>1. TOTAL PLAT ACREAGE: <u>14.414</u> ACRES</p> <p>2. TOTAL LOT ACREAGE: <u>11.455</u> ACRES</p> <p>3. TOTAL ACREAGE IN STREETS: <u>1.597</u> ACRES</p> <p>4. TOTAL ACREAGE IN OPEN SPACE: <u>1.362</u> ACRES</p> <p>5. AVERAGE LOT SIZE: <u>2.291</u> ACRES</p> <p>6. NUMBER OF LOTS: <u>5</u></p>
---	--	--	---	--	---

<p>CENTURYLINK</p> <p>APPROVED THIS <u>1</u> DAY OF <u>August</u> A.D. 20<u>16</u></p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS <u>28</u> DAY OF <u>July</u> A.D. 20<u>16</u></p>	<p>HEALTH DEPARTMENT</p> <p>APPROVED THIS <u>18</u> DAY OF <u>August</u> A.D. 20<u>16</u></p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>18</u> DAY OF <u>August</u> A.D. 20<u>16</u> BY THE HERRIMAN CITY PLANNING COMMISSION.</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>18</u> DAY OF <u>Aug.</u> A.D. 20<u>16</u> BY THE BLUFFDALE CITY ATTORNEY.</p>	<p>HERRIMAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.</p>	<p>CITY ENGINEER</p> <p>PRESENTED TO HERRIMAN CITY ENGINEER THIS <u> </u> DAY OF <u> </u> A.D. 20<u> </u>, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p>
--	--	---	---	--	---	---

BOUNDARY DESCRIPTION:
 A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SECTION CORNER COMMON WITH SECTIONS 15, 22, 21, AND 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, SOUTH 00°29'04" WEST, ALONG THE LINE COMMON WITH SECTIONS 21 AND 22, A DISTANCE OF 158.37 FEET; THENCE, WEST, A DISTANCE OF 340.30 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF PORTER ROCKWELL BOULEVARD (WIDTH VARIES), WESTERLY SIDELINE OF THE WELBY CANAL, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG SAID WESTERLY SIDELINE OF THE WELBY CANAL THE FOLLOWING 11 COURSES: (1) SOUTH 19°52'49" EAST, A DISTANCE OF 214.32 FEET; (2) SOUTH 28°51'57" EAST, A DISTANCE OF 57.82 FEET; (3) SOUTH 51°19'06" EAST, A DISTANCE OF 57.71 FEET; (4) SOUTH 63°19'39" EAST, A DISTANCE OF 152.26 FEET; (5) SOUTH 56°17'19" EAST, A DISTANCE OF 101.85 FEET; (6) SOUTH 48°25'04" EAST, A DISTANCE OF 154.57 FEET; (7) SOUTH 40°53'19" EAST, A DISTANCE OF 104.45 FEET; (8) SOUTH 31°39'54" EAST, A DISTANCE OF 159.48 FEET; (9) SOUTH 30°54'16" EAST, A DISTANCE OF 222.34 FEET; (10) SOUTH 23°27'02" EAST, A DISTANCE OF 103.11 FEET; (11) SOUTH 13°19'00" EAST, A DISTANCE OF 90.65 FEET; THENCE, SOUTH 7°41'00" WEST, A DISTANCE OF 78.38 FEET; THENCE NORTH 14°27'24" WEST, A DISTANCE OF 84.59 FEET; THENCE, SOUTH 75°32'36" WEST, A DISTANCE OF 26.44 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 55.50 FEET, THROUGH A CENTRAL ANGLE OF 142°23'19", THE CENTER OF WHICH BEARS SOUTH 63°58'57" WEST, A DISTANCE OF 137.93 FEET (CHORD BEARS SOUTH 45°10'36" WEST, A DISTANCE OF 105.07 FEET); THENCE, SOUTH 76°52'16" WEST, A DISTANCE OF 136.75 FEET; THENCE, NORTH 43°46'40" WEST, A DISTANCE OF 205.13 FEET; THENCE, NORTH 12°12'27" WEST, A DISTANCE OF 100.17 FEET; THENCE, NORTH 5°51'43" WEST, A DISTANCE OF 153.88 FEET; THENCE, NORTH 35°32'55" WEST, A DISTANCE OF 171.65 FEET; NORTH 56°57'21" WEST, A DISTANCE OF 280.02 FEET; THENCE, NORTH 33°26'03" WEST, A DISTANCE OF 156.42 FEET; THENCE, SOUTH 70°07'11" WEST, A DISTANCE OF 180.63 FEET; THENCE NORTH 42°30'33" WEST, A DISTANCE OF 130.66 FEET; THENCE, SOUTH 47°29'27" WEST, A DISTANCE OF 22.50 FEET; THENCE, NORTH 42°30'33" WEST, A DISTANCE OF 287.07 FEET; TO THE SOUTHERLY SIDELINE OF SAID PORTER ROCKWELL BOULEVARD (WIDTH VARIES); THENCE, ALONG SAID SOUTHERLY SIDELINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1420.00 FEET, THE CENTER OF WHICH BEARS SOUTH 27°28'34" EAST, THROUGH A CENTRAL ANGLE OF 29°07'35", A DISTANCE OF 721.86 FEET (CHORD BEARS NORTH 77°05'14" EAST, A DISTANCE OF 714.11 FEET) TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS: 14.414 ACRES MORE OR LESS

OWNERS DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO A STREET TO BE HEREAFTER KNOWN AS:
ROCKWELL LANDING - PHASE 1
 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 HAVE HERETO SET OUR HANDS THIS 18th DAY OF August A.D. 2016
Shirley Butterfield, STD
Shirley Butterfield, General Partner

CORPORATE ACKNOWLEDGEMENT:
 STATE OF UTAH COUNTY OF SALT LAKE } S.S.
 ON THE DAY OF A.D. 20 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT IS THE OF AND THAT SAID OWNER'S DEDICATION WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

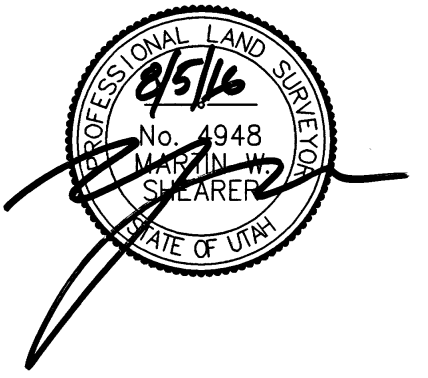
ACKNOWLEDGEMENT:
 STATE OF UTAH COUNTY OF SALT LAKE } S.S.
 ON THE 18 DAY OF August A.D. 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN THE STATE OF Utah THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Shirley Butterfield IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE AT ON THIS 18 DAY OF August A.D. 2016.

RECORDED # 12347450
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Pioneer Title
 DATE 8/22/2016 TIME 12:04 PM BOOK 2016P PAGE 199
 \$ 95.00 FEE \$
Pratt Rolins, Deputy
 SALT LAKE COUNTY RECORDER

PLAT: X-RBP-PH1-SURV.DWG PLOTTED: July 20, 2016 4:20PM

ROCKWELL LANDING - PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



PORTER ROCKWELL BOULEVARD
(PUBLIC ROAD)
(WIDTH VARIES)

LOT 1
2.550 ACRES
[2286 WEST]

NOTE: LOT 2 HAS A BLANKET DRAINAGE
EASEMENT ACROSS LOT 1

LOT 2
2.534 ACRES
[2342 WEST]

LOT 3
2.479 ACRES
[15856 SOUTH]

LINE / CURVE TABLE						
#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C2	721.86'	29°07'35"	1420.00'	368.91'	714.11'	N77°05'14"E
C3	380.32'	15°20'44"	1420.00'	191.31'	379.19'	S70°11'49"W
C3	111.82'	4°30'43"	1420.00'	55.94'	111.79'	S60°16'05"W
C4	341.54'	13°46'51"	1420.00'	171.60'	340.71'	S84°45'36"W
C5	58.57'	67°07'02"	50.00'	33.17'	55.28'	N76°19'19"W
C6	32.83'	11°03'55"	170.00'	16.47'	32.78'	S48°17'45"E
C7	38.62'	11°03'55"	200.00'	19.37'	38.56'	S48°17'45"E
C8	44.42'	11°03'55"	230.00'	22.28'	44.35'	S48°17'45"E
C9	15.71'	90°00'00"	10.00'	10.00'	14.14'	N81°10'18"E
C10	15.93'	52°7'56"	167.00'	7.97'	15.92'	N33°26'20"E
C11	21.40'	67°07'55"	200.00'	10.71'	21.39'	N33°06'20"E
C12	26.88'	6°36'33"	233.00'	13.45'	26.86'	S32°52'01"W
C13	15.71'	90°00'00"	10.00'	10.00'	14.14'	S08°49'42"E
C14	23.04'	2°29'26"	530.00'	11.52'	23.04'	N52°35'00"W
C15	21.73'	2°29'26"	500.00'	10.87'	21.73'	N52°35'00"W
C16	20.43'	2°29'26"	470.00'	10.22'	20.43'	S52°35'00"E
C27	49.04'	14°47'13"	190.00'	24.65'	48.90'	S24°40'39"E
C28	68.10'	20°32'09"	190.00'	34.42'	67.74'	S42°20'21"E
L1	214.32'	S19°52'49"E	-	-	-	-
L2	57.82'	S28°51'57"E	-	-	-	-
L3	57.71'	S51°19'06"E	-	-	-	-
L4	152.26'	S63°19'39"E	-	-	-	-
L5	101.85'	S56°17'19"E	-	-	-	-
L20	280.02'	N56°57'21"W	-	-	-	-
L21	156.42'	N33°28'03"W	-	-	-	-
L22	180.63'	S70°07'11"W	-	-	-	-
L23	130.66'	N42°30'33"W	-	-	-	-
L24	22.50'	S47°29'27"W	-	-	-	-
L25	287.07'	N42°30'33"W	-	-	-	-

NOTE:
NO CITY MAINTENANCE ON PRIVATE ROADS.

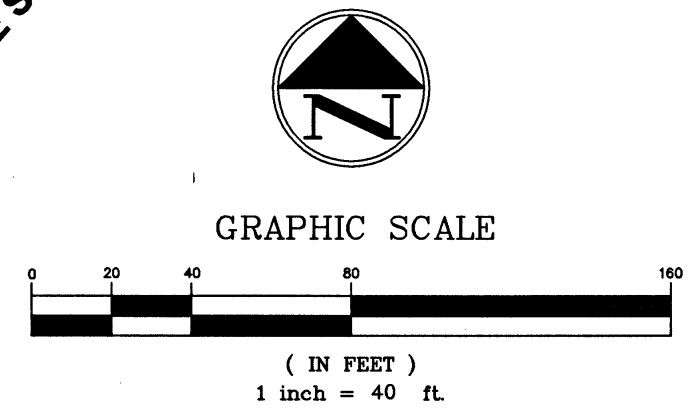
UTAH DEPARTMENT OF
TRANSPORTATION
PARCEL 33-21-200-006

ROCKWELL LANDING
PHASE 2

MATCHLINE - SEE SHEET 3 OF 3

LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- ROAD CENTER LINE
- MONUMENT LINE
- EXISTING EASEMENT (AS NOTED)
- EXISTING PARCEL LINE
- EASEMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- SANITARY SEWER EASEMENT (AS NOTED WITH BOOK & PAGE)
- R.O.W. LINE
- LOT ADDRESS
- PROPOSED STREET MONUMENT
- BOUNDARY SEGMENT MARKER
- RIGHT OF WAY
- TYP
- MON
- (R)
- (NR)



SHEET
2 OF 3

RECORDED # **12347456**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Pioneer Title
DATE **8/22/2016** TIME **12:04pm** BOOK **2016P** PAGE **199**

\$ 95.00
FEE \$

Barbara Rollins, Deputy
SALT LAKE COUNTY RECORDER

ROCKWELL LANDING - PHASE 1

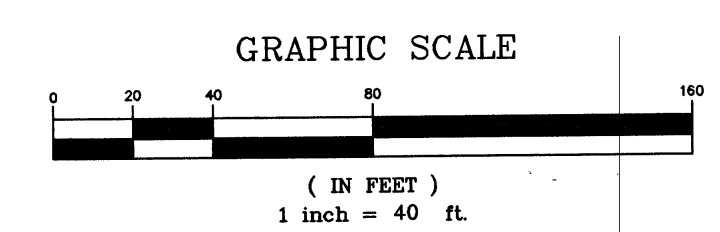
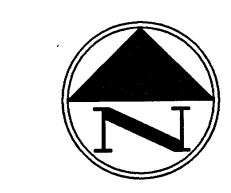
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND
THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

UTAH DEPARTMENT OF
TRANSPORTATION
PARCEL 33-22-100-022



LINE / CURVE TABLE						
#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	137.93'	142°23'19"	55.50'	162.98'	105.07'	S45°10'36"W
C17	89.36'	9°39'37"	530.00'	44.79'	89.25'	N46°30'28"W
C18	84.30'	9°39'37"	500.00'	42.25'	84.20'	N46°30'28"W
C19	79.24'	9°39'37"	470.00'	39.72'	79.15'	S46°30'28"E
C20	109.27'	27°13'16"	230.00'	55.69'	108.25'	S28°04'02"E
C21	95.02'	27°13'16"	200.00'	48.42'	94.13'	N28°04'02"W
C22	80.77'	27°13'16"	170.00'	41.16'	80.01'	S28°04'02"E
C23	13.24'	27°05'19"	28.00'	6.75'	13.12'	S28°00'04"E
C24	15.04'	15°31'40"	55.50'	7.57'	15.00'	N33°46'53"W
C25	29.36'	60°04'18"	28.00'	16.19'	28.03'	N15°34'45"E
C26	105.82'	109°14'38"	55.50'	78.16'	90.50'	S09°00'26"E
L5	101.85'	S56°17'19"E	-	-	-	-
L6	154.57'	S48°25'04"E	-	-	-	-
L7	104.45'	S40°53'19"E	-	-	-	-
L8	159.48'	S31°39'54"E	-	-	-	-
L9	222.34'	S30°54'16"E	-	-	-	-
L10	103.11'	S23°27'02"E	-	-	-	-
L11	90.65'	S13°19'00"E	-	-	-	-
L12	78.38'	S7°41'00"W	-	-	-	-
L13	84.59'	N14°27'24"W	-	-	-	-
L14	26.44'	S75°32'36"W	-	-	-	-
L15	136.75'	S76°52'16"W	-	-	-	-
L16	205.13'	N43°46'40"W	-	-	-	-
L17	100.17'	N12°12'27"W	-	-	-	-
L18	153.88'	N5°14'39"W	-	-	-	-
L19	171.65'	N35°32'55"W	-	-	-	-

NOTE:
NO CITY MAINTENANCE ON PRIVATE ROADS.



LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- - - ROAD CENTER LINE
- MONUMENT LINE
- - - EXISTING EASEMENT (AS NOTED)
- - - EXISTING PARCEL LINE
- - - EASEMENT LINE
- - - PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- /// SANITARY SEWER EASEMENT (AS NOTED WITH BOOK & PAGE)
- R.O.W. LINE
- LOT ADDRESS
- PROPOSED STREET MONUMENT
- BOUNDARY SEGMENT MARKER
- ROW
- TYP
- MON
- (R) RADIAL
- (NR) NON RADIAL

SHEET
3 OF 3

RECORDED # 12.3474516
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Pioneer, Title
DATE 8/22/2016 TIME 12:04pm BOOK 2016P PAGE 199
FEE \$ 95.00
Barbara Rollins, Deputy
SALT LAKE COUNTY RECORDER

PLOT: X-RBP-PH1-SURVEY.dwg PLOTTED: July 20, 2016 4:15PM

UTAH DEPARTMENT OF
TRANSPORTATION
PARCEL 33-22-300-011

FUTURE MOUNTAIN VIEW CORRIDOR

ROCKWELL LANDING
PHASE 2

ROCKWELL LANDING
PHASE 2

