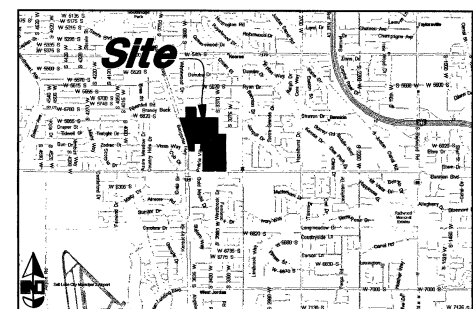


Summit Vista Subdivision

A part of the Northeast Quarter, Southeast Quarter, and Southwest Quarter of Section 17,
T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
September 2017



VICINITY MAP
Not to Scale



Scale 1" = 200'
Graphic Scale

NARRATIVE

This Subdivision plot was requested by Mr. Ryan Bevan of Gardner Company for purposes of subdividing this site into (8) eight parcels.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17, T2S, R1W, SLB&M, U.S. Survey with a bearing of N 89°57'49" W was used as the basis of bearings.

Lot corners were monumented as depicted on this plot.

NOTE:

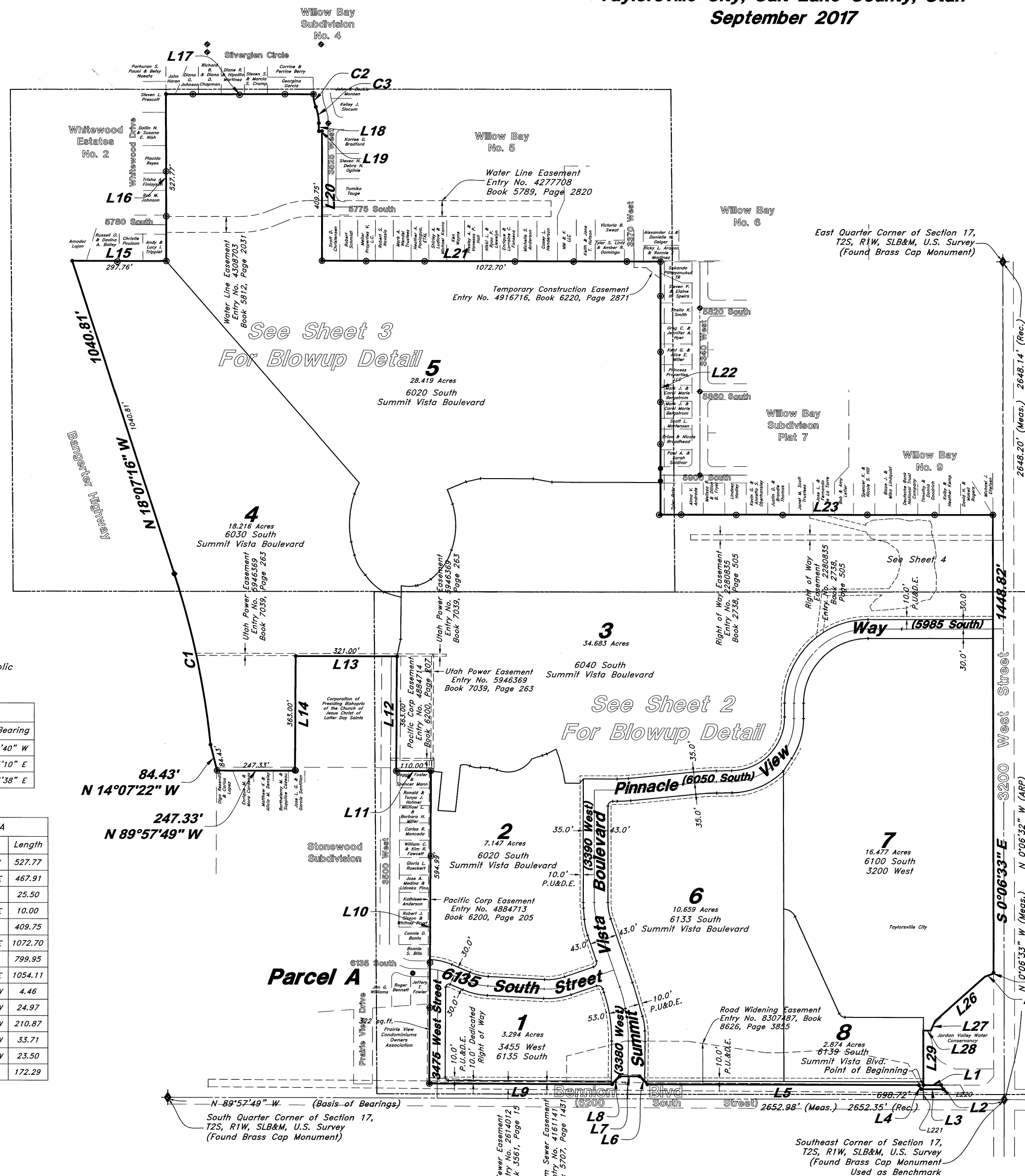
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
- Lots 2-5 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.
- No city maintenance will be provided for private roadways.
- City will pay for and install 3475 West Street public improvements.

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	12°11'12"	2600.67'	553.16'	552.12'	N 12°01'40" W
C2	21°24'06"	110.00'	41.09'	40.85'	S 10°45'10" E
C3	21°27'13"	140.84'	52.74'	52.43'	S 10°43'38" E

Line	Bearing	Length
L1	S 89°57'49" E	55.87
L2	S 29°27'10" E	14.98
L3	N 89°57'49" W	69.89
L4	N 29°27'10" W	14.98
L5	N 89°57'49" W	861.60
L6	N 45°15'21" W	35.14
L7	S 89°44'39" W	63.00
L8	S 44°44'39" W	34.33
L9	N 89°57'49" W	578.90
L10	N 0°16'50" E	987.04
L11	N 89°57'49" W	110.00
L12	N 0°16'50" E	363.00
L13	N 89°57'49" W	321.00
L14	S 0°16'50" W	363.00
L15	N 89°56'25" E	297.76

Line	Bearing	Length
L16	N 0°06'28" W	527.77
L17	N 89°57'17" E	467.91
L18	S 0°00'00" E	25.50
L19	N 90°00'00" E	10.00
L20	S 0°00'00" E	409.75
L21	N 89°57'36" E	1072.70
L22	S 0°01'20" E	799.95
L23	N 89°57'26" E	1054.11
L24	S 53°00'07" W	4.46
L25	S 69°59'27" W	24.97
L26	S 48°32'40" W	210.87
L27	S 24°16'20" W	33.71
L28	N 90°00'00" W	235.00
L29	S 0°00'00" E	172.29

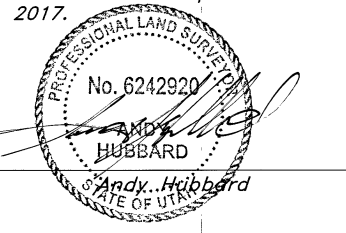
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 594-4515 S.L.C. (801) 594-0222 FAX (801) 592-7544
 WWW.GREATBASINENGINEERING.COM



Legend

- ▲ Set Nail & Washer
- Set Hub & Tack
- ⊙ Monument to be set
- (Red.) Radial Line
- (N/R) Non-Radial Line
- (S.L.C.S.) Salt Lake County Surveyor
- P.U.&D.E. Public Utility & Drainage Easement
- ARP Area Reference Point
- Set/Found 5/8" x 24" Long Rebar & GBE Cap w/ Lath

SURVEYOR'S CERTIFICATE
 I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plot of Summit Vista in Taylorsville City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-33-17. Monuments have been set as depicted on this Drawing. Signed this 17th day of September, 2017.



6242920
License No.

OWNER'S DEDICATION

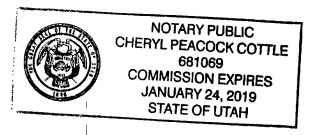
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Common Areas, and streets as shown on this plot, and name said Summit Vista Subdivision, and hereby dedicate, grant and convey to Taylorsville City, Salt Lake County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate and grant to Taylorsville City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Taylorsville City. We also dedicate and grant to Taylorsville City a blanket public utility easement over and across the portions of the lots 2 through 5, not encumbered with buildings, the same to be used for the installation, maintenance and operation and service of future buildings located on the these parcels as authorized by Taylorsville City, 2017. Signed this 16th day of September, 2017.

Taylorsville City
 Larry Johnson - Mayor
 Summit Life Plan Communities, LLC
 Christian Gardner - Partner

ACKNOWLEDGMENTS

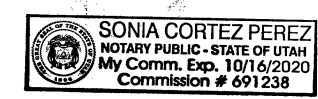
State of Utah
 County of Davis | 55

The foregoing instrument was acknowledged before me this 26th day of September, 2017 by Larry Johnson - Mayor of Taylorsville City, residing at Salt Lake County, Utah. A Notary Public commissioned in Utah. Commission Number: 691069. Commission Expires: January 24, 2019. Cheryl Peacock Cottle, Notary Public.



State of Utah
 County of Davis | 55

The foregoing instrument was acknowledged before me this 19th day of September, 2017 by Christian Gardner - Partner of Summit Life Plan Communities, LLC, residing at Davis County, Utah. A Notary Public commissioned in Utah. Commission Number: 691233. Commission Expires: 10/16/20. Sonia Cortez Perez, Notary Public.



DESCRIPTION

A tract of land, situate in the Northeast Quarter, the Southeast Quarter and the Southwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Beginning at the Southwest corner of said Section 17 and running thence South 89°57'49" East 55.87 feet along the South line of said Parcel, to the North Right of way line of 6200 South Street; thence the following eight (8) courses along said North Right of way line: (1) South 29°27'10" East 14.98 feet; (2) North 89°57'49" West 69.89 feet; (3) North 29°27'10" West 14.98 feet; (4) North 89°57'49" West 861.60 feet; (5) North 45°15'21" West 35.14 feet; (6) South 89°44'39" West 63.00 feet; (7) South 44°44'39" West 34.33 feet and (8) North 89°57'49" West 578.90 feet to the East Boundary line of Prairie View Condominiums, a condominium development in Taylorsville City, Salt Lake County, Utah; thence North 0°16'50" East 987.04 feet along said East Boundary line and the East Boundary line of Stonewood Subdivision, a residential development in Taylorsville City, Salt Lake County, Utah, to the Northeast corner of said subdivision; thence North 89°57'49" West 110.00 feet along the North Boundary line of said subdivision to the East right of way line of 3500 West Street; thence North 0°16'50" East 363.00 feet; thence North 89°57'49" West 321.00 feet; thence South 0°16'50" West 363.00 feet to said North Boundary line of said Stonewood Subdivision; thence North 89°57'49" West 247.33 feet along said North Boundary line to the East right of way line of Bangarter Highway; thence three (3) courses along said East right of way line as follows: (1) North 14°02'22" West 84.43 feet to the point of curve of a non-tangent curve whose center point bears South 84°03'56" West; (2) Northerly along the arc of a 2,600.67 foot radius curve to the left a distance of 553.16 feet (Central Angle equals 12°11'12", and Long Chord bears North 12°01'40" West 552.12 feet); and (3) North 18°07'16" West 1,040.81 feet to the South Boundary line of Whitewood Estates No. 2, a residential development in Taylorsville City, Salt Lake County, Utah; thence North 89°56'25" East 297.76 feet along said South Boundary line to the Southeast corner of said subdivision; thence North 0°06'28" West 527.77 feet along the East Boundary line of said Whitewood Estates No. 2, to the South line of Willow Bay No. 4, a residential development in Taylorsville City, Salt Lake County, Utah; thence North 89°57'17" East 467.91 feet along said South Boundary line to the point of curve of a non-tangent curve whose center point bears North 89°56'53" East; thence Southerly along the arc a 110.00 foot radius curve to the left a distance of 41.09 feet (Central Angle equals 21°24'06", and Long Chord bears South 10°45'10" East 40.85 feet) to the point of curve of a non-tangent curve whose center point bears South 68°32'45" West; thence Southerly along the arc a 140.84 foot radius curve to the right a distance of 52.74 feet (Central Angle equals 21°27'13", and Long Chord bears South 10°43'38" East 52.43 feet); thence due South 25.50 feet; thence due East 10.00 feet to the West Boundary line of Willow Bay No. 5, a residential development in Taylorsville City, Salt Lake County, Utah; thence due South 409.75 feet along said West Boundary line to the Southwest corner of said Willow Bay No. 5; thence North 89°57'16" East 1,072.70 feet along the South Boundary line of said Willow Bay No. 5, and the South Boundary line of Willow Bay Subdivision No. 7, a residential development in Taylorsville City, Salt Lake County, Utah; thence South 0°01'20" East 799.95 feet along said West Boundary line to the Southwest corner of said Willow Subdivision No. 7; thence North 89°57'26" East 1,054.11 feet along the South Boundary line of said Willow Bay Subdivision No. 7, and the South Boundary line of Willow Bay No. 9, a residential development in Taylorsville City, Salt Lake County, Utah to the West right of way line of 3200 West Street; thence South 0°06'33" East 1448.82 feet along said West right of way line to the North Boundary line of the Jordan Valley Water Conservancy District Property (Quit Claim Deed Recorded June 27, 2012 as Entry # 11418313 and Quit Claim Deed Recorded April 26, 2012 as Entry # 11378441); thence the following six (6) courses along said North and West Boundaries of said Parcel: (1) South 53°00'07" West 4.46 feet; (2) South 69°59'27" West 24.97 feet; (3) South 48°32'40" West 210.87 feet; (4) South 24°16'20" West 33.71 feet; (5) due West 23.50 feet; and (6) due South 172.29 feet to the POINT OF BEGINNING. Containing 121.776 acres, more or less.

SECTION TIE INFORMATION

L220 N 89°57'49" W 256.02'
 L221 N 0°02'11" E 45.96'

Sheet 1 of 4
SALT LAKE COUNTY RECORDER
 ENTRY NO. 12624730 FEE PAID \$128.00 FILED FOR RECORD AND RECORDED ON 09-21-2017 AT 1:00 PM IN BOOK 2017 P. OF OFFICIAL RECORDS, PAGE 263 RECORDED FOR: TAYLORSVILLE CITY
 SALT LAKE COUNTY RECORDER
 BY: [Signature] DEPUTY

21-17-41-42-32 21-17-400-010-020-025-027-028-030, 21-17-261-002, 21-17-226-004, 21-17-432-010, 21-17-291-027

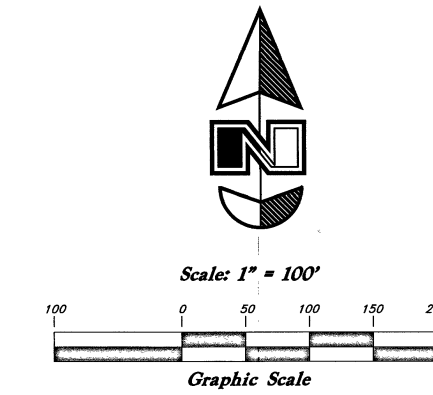
LINE DATA			LINE DATA		
Line	Bearing	Length	Line	Bearing	Length
L100	S 67°07'00" E	62.92	L204	N 0°37'16" E	88.13
L101	S 87°07'20" E	178.82	L205	N 19°01'52" W	88.13
L102	N 70°58'08" E	153.83	L206	S 19°01'52" W	33.52
L103	N 0°37'16" E	111.28	L207	S 0°00'00" E	33.52
L104	N 19°01'52" W	213.26	L208	N 80°00'00" E	19.95
L105	N 19°01'52" W	56.79	L209	N 84°17'20" E	19.95
L106	N 19°01'52" W	156.47	L210	S 84°17'20" W	34.66
L107	N 0°00'00" E	355.55	L211	S 89°15'00" W	34.66
L108	N 84°17'20" E	207.36	L212	N 89°15'00" E	197.40
L109	N 89°15'00" E	48.66	L213	N 0°00'00" E	197.40
L110	N 0°00'00" E	48.62	L214	N 84°07'42" W	34.88
L111	N 89°53'26" E	396.32	L215	S 71°47'58" W	35.07
L200	N 67°07'00" W	35.28	L216	S 71°02'53" W	14.54
L201	N 87°07'20" W	35.28	L217	S 62°10'46" W	32.97
L202	S 87°07'20" E	38.71	L218	S 89°58'35" W	45.82
L203	N 70°58'08" E	38.71	L219	S 38°58'59" W	17.82

NOTE:

1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
2. Lots 2-5 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.
3. No city maintenance will be provided for private roadways.
4. City will pay for and install 3475 West Street public improvements.

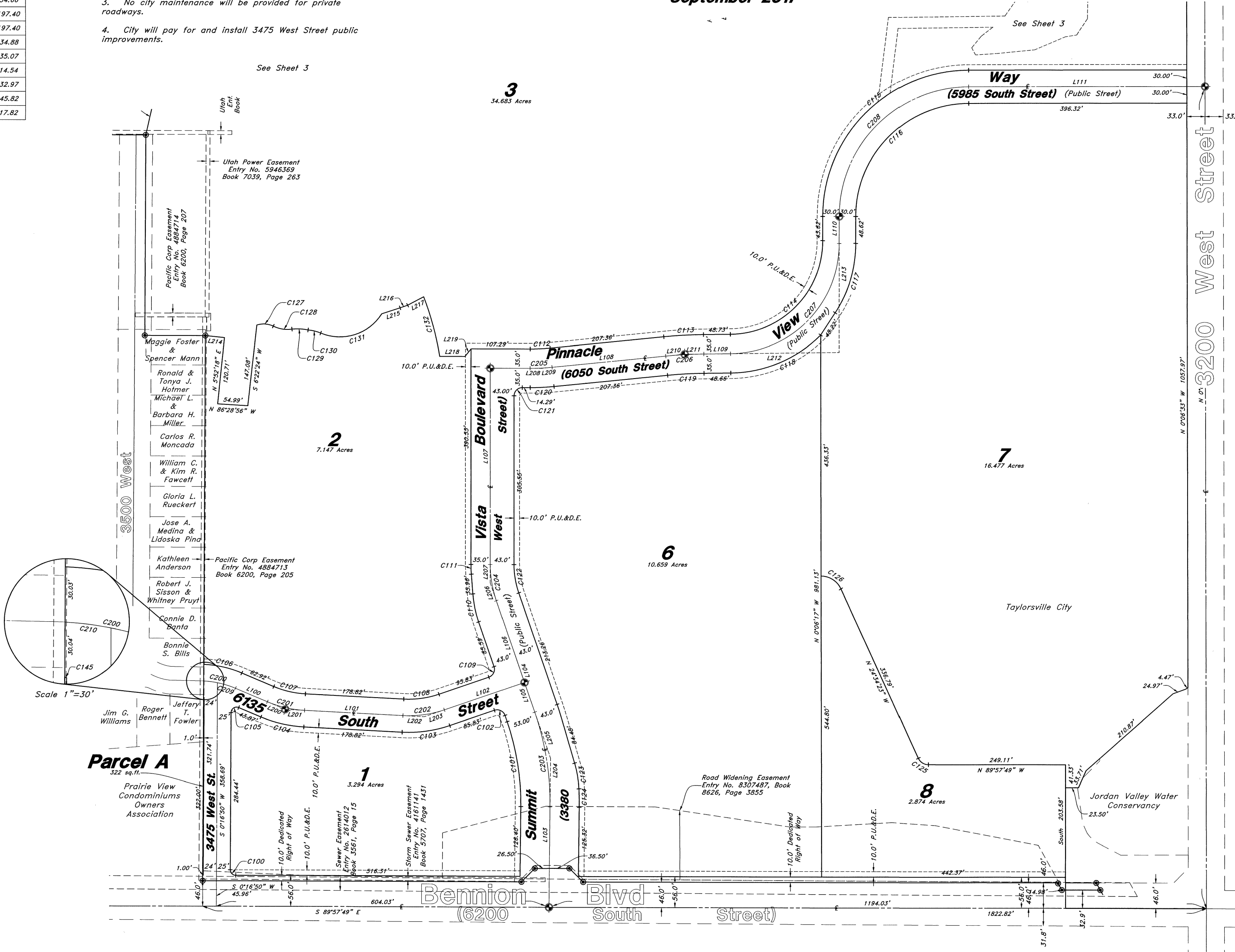
Summit Vista Subdivision

A part of the Northeast Quarter, Southeast Quarter, and Southwest Quarter of Section 17, T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
September 2017

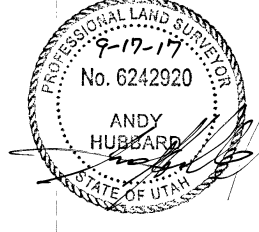


CURVE DATA				
Curve	Delta	Radius	Length	Chord
C100	90°14'39"	10.00	15.75	14.17
C101	19°39'08"	455.82	156.35	155.58
C102	90°00'00"	15.00	23.56	21.21
C103	21°54'32"	230.00	87.95	87.41
C104	20°00'20"	230.00	80.31	79.90
C105	112°36'10"	10.00	19.65	16.64
C106	20°26'22"	200.00	71.35	70.97
C107	20°00'20"	170.00	59.36	59.06
C108	21°54'32"	170.00	65.01	64.61
C109	89°59'57"	15.00	23.56	21.21
C110	14°44'54"	200.00	51.46	51.32
C111	41°17'18"	235.00	175.59	175.59
C112	5°42'40"	365.00	36.38	36.37
C113	4°57'40"	835.00	72.30	72.28
C114	89°15'00"	170.00	264.81	238.84
C115	89°53'26"	265.00	415.75	374.41
C116	89°53'26"	205.00	321.62	289.64
C117	33°05'30"	230.00	132.84	131.00
C118	44°18'45"	235.00	181.75	177.25
C119	4°57'40"	765.00	66.24	66.22
C120	5°42'40"	435.00	43.36	43.34
C121	90°00'00"	15.00	23.56	21.21
C122	19°01'52"	157.00	52.15	51.91
C123	13°30'07"	200.00	47.13	47.02
C124	3°24'30"	561.82	33.47	33.47
C125	65°24'11"	20.00	22.83	21.61
C126	64°55'10"	40.00	45.32	42.94
C127	42°52'44"	40.85	30.65	29.94
C128	35°05'42"	57.02	34.93	34.38
C129	17°49'01"	94.51	29.39	29.27
C130	17°47'01"	76.16	23.64	23.54
C131	80°04'00"	90.49	126.45	116.41
C132	12°00'40"	533.24	111.79	111.58
C145	0°24'36"	140.00	1.00	1.00

CENTERLINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C200	20°03'27"	170.00	59.51	59.21
C201	20°00'20"	200.00	69.83	69.48
C202	21°54'32"	200.00	76.48	76.01
C203	19°39'08"	508.82	174.52	173.67
C204	19°01'52"	200.00	66.43	66.13
C205	5°42'40"	400.00	39.87	39.86
C206	4°57'40"	800.00	69.27	69.25
C207	89°15'00"	200.00	311.54	280.99
C208	89°53'26"	235.00	368.69	332.02
C209	12°30'27"	157.00	34.29	34.23
C210	10°19'38"	139.86	25.22	25.19

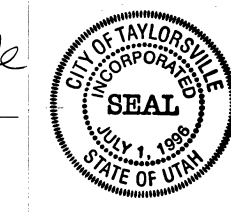


- Legend**
- Set Nail & Washer
 - Set Hub & Tack
 - Monument to be set
 - (R/L) Radial Line
 - (N/R) Non-Radial Line
 - (S.L.C.S.) Salt Lake County Surveyor
 - P.U.&D.E. Public Utility & Drainage Easement
 - ABP Area Reference Plot
 - Set/Found 5/8" x 24" Long Hubbar & GBE Cap
 - Lathe



TAYLORSVILLE CITY APPROVAL
Presented to the Taylorsville City Mayor this 26 day of September, 2017.

Attest: *Cheryl Roseville*
City Recorder
John
Mayor



TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
Approved by Taylorsville-Bennion Improvement District, this 19th day of September, 2017.

Keith Pad
Chairman
General Manager

TAYLORSVILLE CITY COMMUNITY DEVELOPMENT
I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office.
Signed this 26 day of September, 2017.

Mike
Director

TAYLORSVILLE CITY PLANNING COMMISSION
Approved by the Taylorsville City Planning Commission this 26 day of September, 2017.
Carl Cochran
Chairman

TAYLORSVILLE CITY ENGINEER
I hereby certify that this office has examined this plat and it is correct in accordance with the provisions of Taylorsville City Code.
D.R.S.
September 26, 2017

ROCKY MOUNTAIN POWER
Approved by Rocky Mountain Power on the 20th day of September, 2017.
W. H. H.
Rocky Mountain Power

DOMINION ENERGY
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Dominion Energy may require other 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, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right of Way department at 1-800-368-8532.
Approved this 20 day of September, 2017.
Dominion Energy

TAYLORSVILLE CITY ATTORNEY
Approved by the Taylorsville City Attorney this 26th day of September, 2017.
Deilly
Attorney

BOARD OF HEALTH
Approved this 19 day of September, 2017.
John
Salt Lake County Board of Health

By: *Deilly*
Title: pre-construction REP

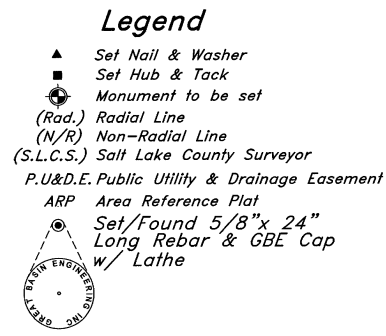
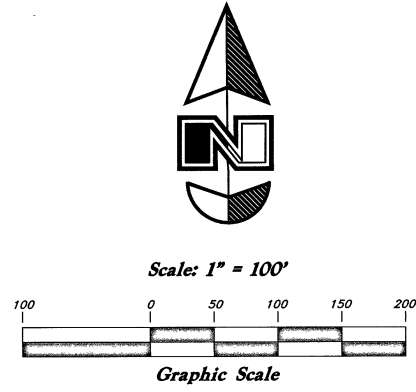
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Sheet 2 of 4
SALT LAKE COUNTY RECORDER
ENTRY NO. 12624730 FEE PAID \$129.00 FILED FOR RECORD AND RECORDED 9-27-2017 AT 1:02 PM IN BOOK 2317 OF OFFICIAL RECORDS, PAGE 23 RECORDED FOR TAYLORSVILLE CITY
SALT LAKE COUNTY RECORDER
BY: *John*
DEPUTY

Summit Vista Subdivision

A part of the Northeast Quarter, Southeast Quarter, and Southwest Quarter
of Section 17, T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
September 2017

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C133	8°53'05"	257.53	38.44	38.40'	N 23°29'59" E
C134	29°58'48"	293.92	153.79	152.04'	N 3°55'58" E
C135	7°17'18"	337.46	42.93	42.90'	N 1°56'13" W
C136	30°10'45"	137.63	72.49	71.66'	N 28°49'51" W
C137	23°40'53"	192.75	79.67	79.10'	N 47°52'10" W
C138	7°57'45"	413.56	57.47	57.43'	N 73°48'50" W
C139	23°17'59"	113.97	46.34	46.03'	S 89°41'23" E
C140	3°01'22"	116.73	6.16	6.16'	N 77°11'22" E
C141	20°47'37"	127.77	46.37	46.12'	N 64°58'41" E
C142	35°26'36"	185.43	114.70	112.88'	N 35°29'42" E
C143	36°26'50"	232.58	147.95	145.47'	N 1°17'31" E
C144	6°17'36"	444.78	48.85	48.83'	N 20°10'04" W



Whitewood Estates
No. 2

Willow Bay
Subdivision No. 6

5780 South

5775 South

3370 West

Willie
N

- NOTE:**
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
 - Lots 2-5 are subject to a blanket Public Utility Easement in open areas not required for the Development of future buildings on the parcels.
 - No city maintenance will be provided for private roadways.
 - City will pay for and install 3475 West Street public improvements.

Bangerter Highway

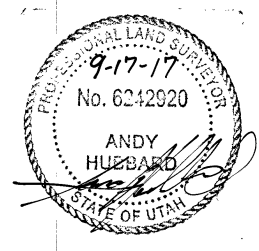
5
28.415 Acres

4
18.216 Acres

3
34.683 Acres

Corporation of
Presiding Bishopric
of the Church of
Jesus Christ of
Latter Day Saints

GREAT BASIN ENGINEERING INC.
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



Sheet 3 of 4

SALT LAKE COUNTY
RECORDER

ENTRY NO. 17624730 FEE PAID
\$124.00 FILED FOR RECORD AND
RECORDED 9-27-2017 AT
1:10 PM IN BOOK 2017 OF OFFICIAL
RECORDS PAGE 263 RECORDED
FOR Taylorsville City

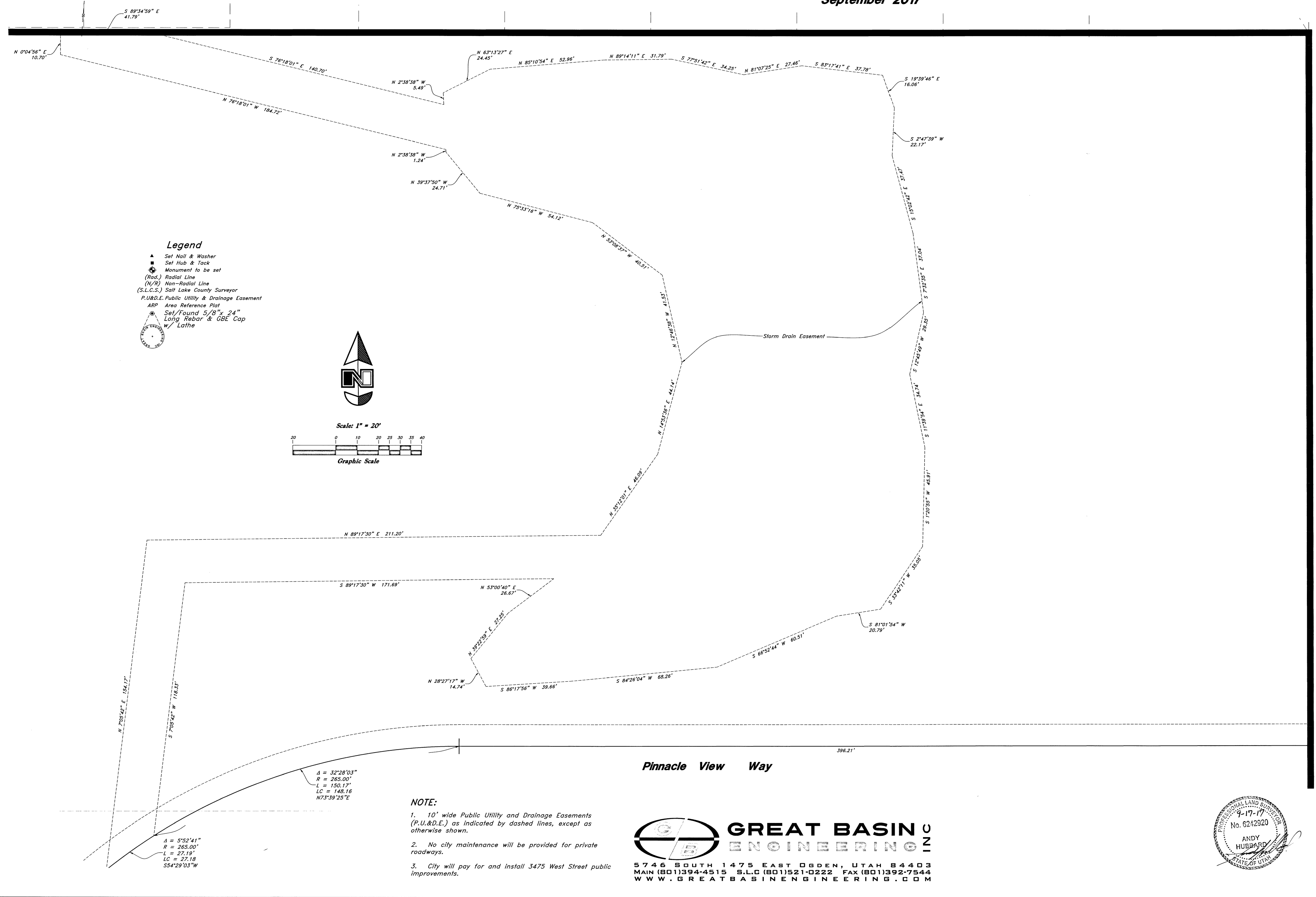
SALT LAKE COUNTY RECORDER
BY: *[Signature]*
DEPUTY

See Sheet 2

15N702 - Summit Vista Subdivision

Summit Vista Subdivision

A part of the Northeast Quarter, Southeast Quarter, and Southwest Quarter
of Section 17, T2S, R1W, SLB&M, U.S. Survey
Taylorsville City, Salt Lake County, Utah
September 2017



Sheet 4 of 4

SALT LAKE COUNTY
RECORDER

FILED FOR RECORD AND
RECORDED 9-21-2017 AT
1:16 PM IN BOOK 2417 OF OFFICIAL
RECORDS PAGE 263 REQUIRED
FOR TAYLORSVILLE CITY

SALT LAKE COUNTY RECORDER

BY: *[Signature]*
DEPUTY

