

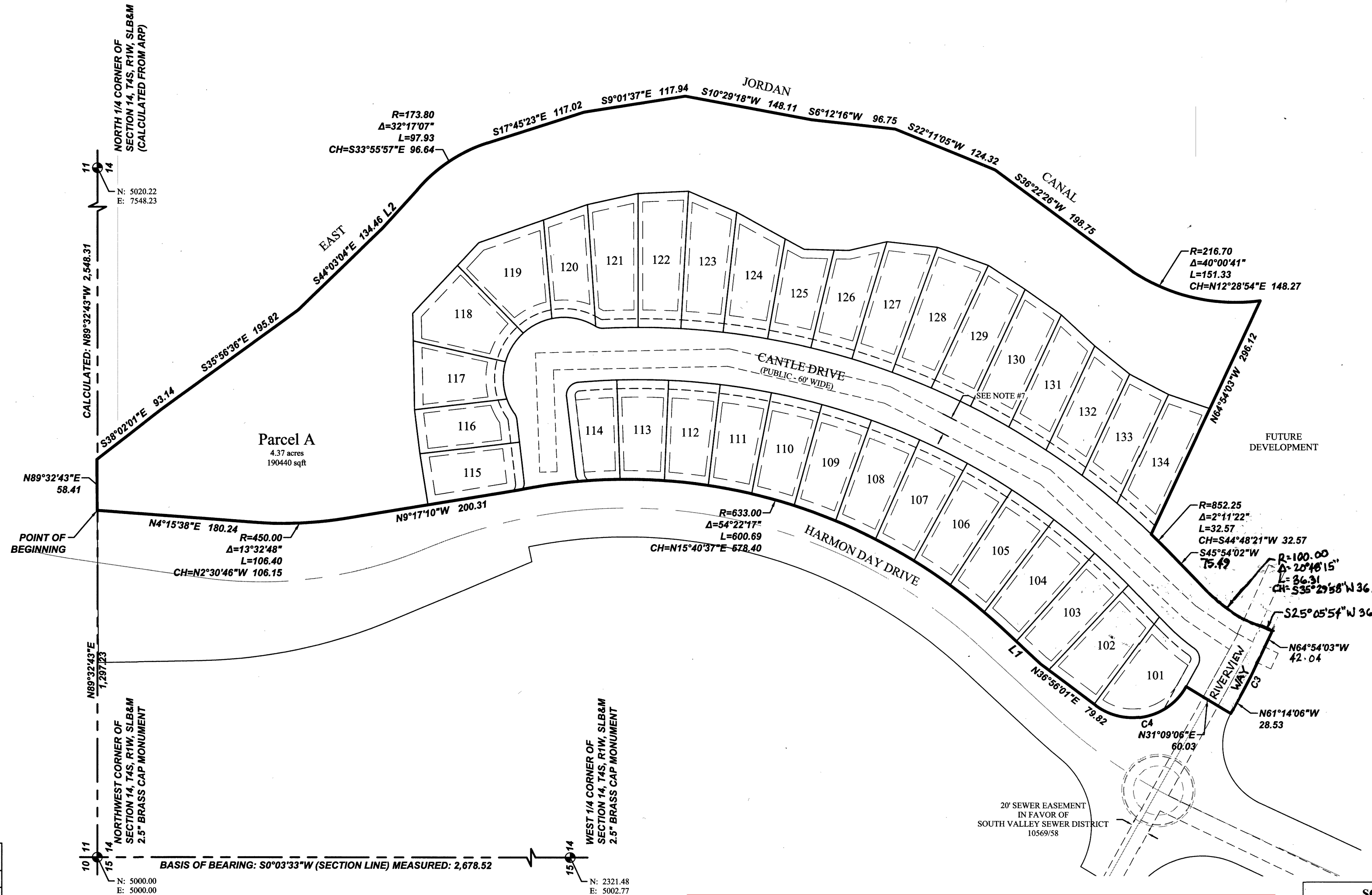
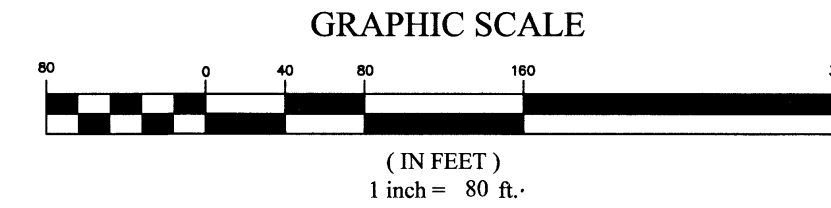
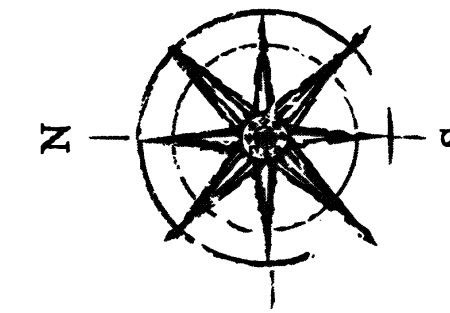
VICINITY MAP
N.T.S.

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)

DAY RANCH ESTATES PHASE 1

LOCATED IN THE NW1/4 OF SECTION 14, T4S, R1W,
SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



NOTES:

- STREET MONUMENT (TO BE SET)
- #5 REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS UNLESS NOTED OTHERWISE. NAIL PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES
- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- 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.
- 20' SEWER EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT RECORDED AS ENTRY NO. 12746587, CORRECTED WITH ENTRY NUMBER 2835373.

Boundary Line Table

LINE	DIRECTION	LENGTH
L1	N42°51'45"E	62.36
L2	S47°47'37"E	60.46

Boundary Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	530.00	3°37'24"	33.52	N63°05'20"W	33.51
C4	70.00	98°04'53"	119.83	N12°06'47"W	105.72

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.

SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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:

DAY RANCH ESTATES PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date: 8/22/18

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Bluffdale City, Utah, more particularly described as follows:
Beginning at a point located N89°32'43"E along the Section line 1,297.23 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence N89°32'43"E along the Section line 58.41 feet; thence S38°02'01"E 93.14 feet; thence S35°56'36"E 195.82 feet; thence S44°03'04"E 134.46 feet; thence S47°47'37"E 60.46 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 173.80 feet (radius bears: S39°53'29"W) a distance of 97.93 feet through a central angle of 32°17'07" Chord: S33°55'57"E 96.64 feet; thence S17°45'23"E 117.02 feet; thence S09°01'37"E 117.94 feet; thence S10°29'18"W 148.11 feet; thence S06°12'16"W 96.75 feet; thence S22°11'05"W 124.32 feet; thence S36°22'26"W 198.75 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 216.70 feet (radius bears: S57°30'46"E) a distance of 151.33 feet through a central angle of 40°00'41" Chord: S12°28'54"W 148.27 feet; thence N64°54'03"W 296.12 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 852.25 feet (radius bears: N46°17'20"W) a distance of 32.57 feet through a central angle of 02°11'22" Chord: S44°48'21"W 32.57 feet; thence S45°54'02"W 79.49 feet; thence along the arc of a curve to the left with a radius of 633.00 feet a distance of 600.69 feet through a central angle of 20°48'15" Chord: S35°29'58"W 36.11 feet; thence S25°05'57"W 96.81 feet; thence N64°54'03"W 42.04 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 530.00 feet (radius bears: N25°05'58"E) a distance of 33.52 feet through a central angle of 03°37'24" Chord: N63°05'20"W 33.51 feet; thence N61°14'06"W 28.53 feet; thence N31°09'06"E 60.03 feet; thence along the arc of a non-tangent curve to the right having a radius of 70.00 feet (radius bears: N28°50'13"E) a distance of 119.83 feet through a central angle of 98°04'53" Chord: N12°06'47"W 105.72 feet; thence N36°56'01"E 79.82 feet; thence N42°51'45"E 62.36 feet; thence along the arc of a curve to the left with a radius of 633.00 feet a distance of 600.69 feet through a central angle of 54°22'17" Chord: N15°40'37"E 578.40 feet; thence N09°17'10"W 200.31 feet; thence along the arc of a curve to the right with a radius of 450.00 feet a distance of 106.40 feet through a central angle of 13°32'48" Chord: N02°30'46"W 106.15 feet; thence N04°15'38"E 180.24 feet to the point of beginning.

Contains: 11.47 acres +/-

OWNER'S DEDICATION
KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

DAY RANCH ESTATES PHASE 1

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 27 DAY OF August A.D. 2018

Spencer W. Llewelyn
Authorized Agent
Woodside Day Ranch, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 27 DAY OF August A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Garrett B. Seely, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Authorized Agent OF Woodside Day Ranch, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10/17/21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 697265
Claire Drew
PRINTED FULL NAME OF NOTARY

DAY RANCH ESTATES PHASE 1

LOCATED IN THE NW1/4 OF SECTION 14, T4S, R1W,
SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12852586
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Woodside Day Ranch

DATE: 9/20/2018 TIME: 2:10 PM BOOK: 208P PAGE: 329

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FEE

SALT LAKE COUNTY RECORDER

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CITY PLANNING COMMISSION
APPROVED THIS 21 DAY OF March A.D. 2018 BY THE BLUFFDALE CITY PLANNING COMMISSION

Chairman
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED

Nicholas
BLUFFDALE CITY ENGINEER DATE 11 SEP 2018

BLUFFDALE CITY COUNCIL
PRESENTED TO THE BLUFFDALE CITY COUNCIL THIS 20 DAY OF March A.D. 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor
CITY OF BLUFFDALE
CORPORATE SEAL
BLUFFDALE CITY MAYOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19 DAY OF Sep. A.D. 2018

Attorney
BLUFFDALE CITY ATTORNEY

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS 27 DAY OF August A.D. 2018

Trick Seelbrite
COUNTY HEALTH DEPT.

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 29 DAY OF August A.D. 2018

Trick Seelbrite
SOUTH VALLEY SEWER DISTRICT

EASEMENT APPROVAL

CENTURYLINK	DATE
Rocky Mountain Power	8-28-18
QUESTAR GAS CO.	8-28-18
COMCAST CABLE CO.	8-27-18

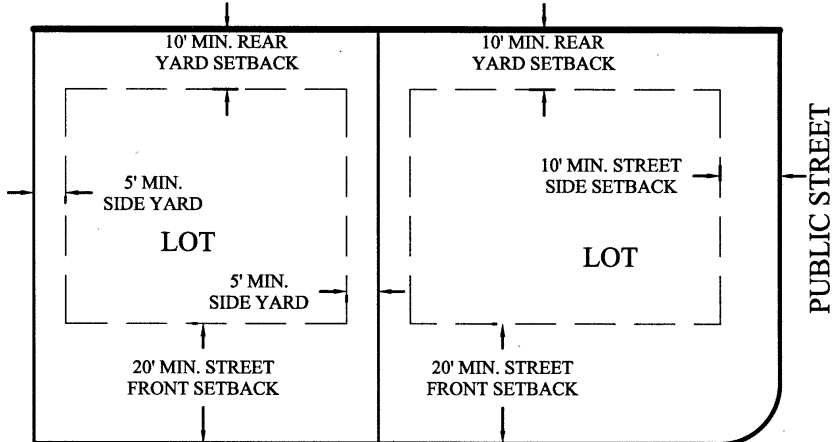
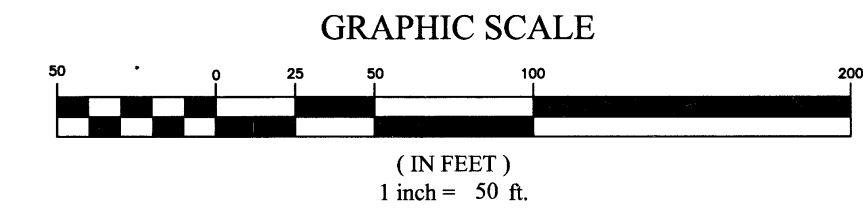
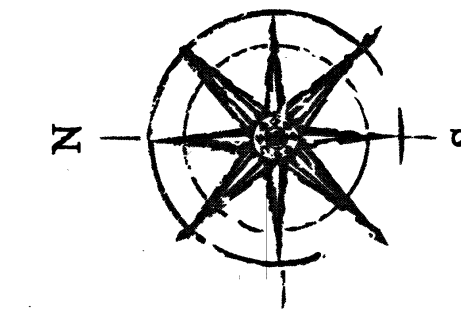
2017-11-11; 33-14-11; 33-14-12; 33-14-11-1022; -008 + -005; 2018 P-329

NOTES:

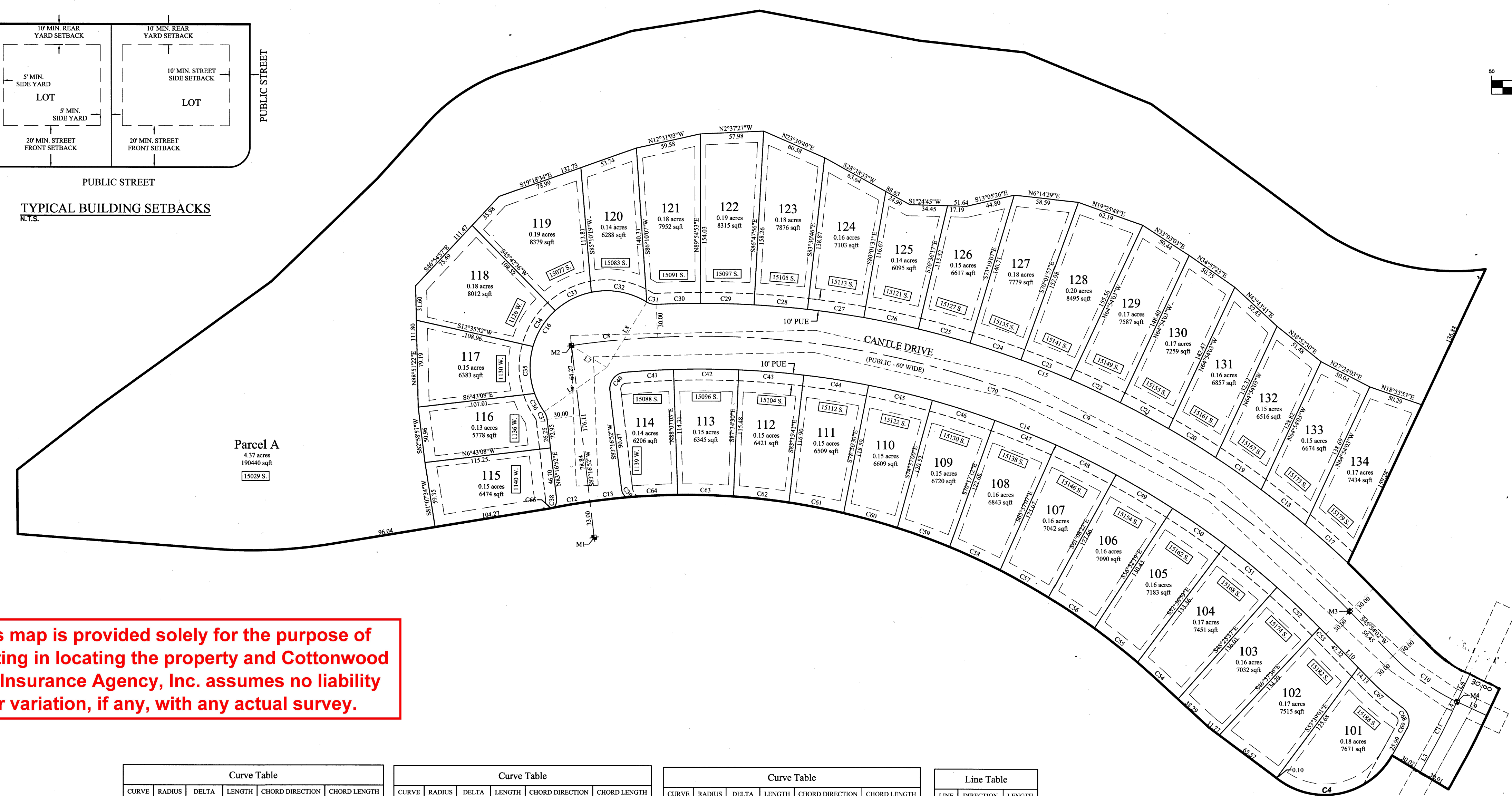
1. STREET MONUMENT (TO BE SET)
2. PARCEL A HEREBY DEDICATED TO EAST JORDAN CANAL COMPANY.
3. #5 REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS UNLESS NOTED OTHERWISE. NAIL/PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES

DAY RANCH ESTATES PHASE 1

LOCATED IN THE NW1/4 OF SECTION 14, T4S, R1W,
SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



TYPICAL BUILDING SETBACKS
N.T.S.



Monument Table		
M1	N: 4484.62	E: 6294.59
	15080 S.	1150 W.
M2	N: 4505.22	E: 6469.49
	15075 S.	1130 W.
M3	N: 3795.82	E: 6228.09
	15180 S.	1145 W.
M4	N: 3697.93	E: 6145.70
	15195 S.	1165 W.

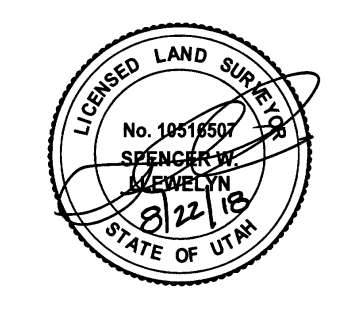
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Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C8	822.26	5°30'27"	79.04	N05°33'42"W	79.01
C9	822.26	48°42'30"	699.02	N21°32'47"E	678.16
C10	200.00	20°44'38"	72.41	S35°31'43"W	72.02
C11	500.00	3°37'24"	31.62	S63°05'20"E	31.61
C12	633.00	3°01'36"	33.44	N09°30'00"W	33.43
C13	633.00	3°03'12"	33.73	N06°27'36"W	33.73
C14	792.26	50°59'26"	705.08	N20°24'19"E	682.04
C15	852.26	48°42'30"	724.52	N21°32'47"E	702.90
C16	70.00	156°38'21"	191.37	N46°58'10"W	137.10
C17	852.26	3°30'46"	52.25	S41°57'17"W	52.24
C18	852.26	3°27'20"	51.40	S38°28'14"W	51.39
C19	852.26	3°24'47"	50.77	S35°02'10"W	50.76
C20	852.26	3°23'02"	50.33	S31°38'15"W	50.33
C21	852.26	3°22'01"	50.08	S28°15'44"W	50.08
C22	852.26	3°21'43"	50.01	S24°53'52"W	50.00
C23	852.26	3°14'50"	48.30	S21°35'35"W	48.30
C24	852.26	3°17'09"	48.88	S18°19'35"W	48.87
C25	852.26	3°17'09"	48.88	S15°02'26"W	48.87
C26	852.26	3°25'13"	50.88	S11°41'15"W	50.87
C27	852.26	3°29'14"	51.87	S08°14'01"W	51.86
C28	852.26	3°17'09"	48.88	S04°50'49"W	48.87

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C29	852.26	3°17'09"	48.88	S01°33'40"W	48.87
C30	852.26	2°43'33"	40.55	S01°26'42"E	40.54
C31	15.00	34°09'29"	8.94	S14°16'16"W	8.81
C32	70.00	42°58'32"	52.50	S09°54'47"W	51.28
C33	70.00	30°34'09"	37.35	S26°51'33"E	36.91
C34	70.00	32°01'51"	39.13	S58°09'33"E	38.63
C35	70.00	35°42'23"	43.62	N87°58'20"E	42.92
C36	70.00	15°24'29"	18.82	N62°24'54"E	18.77
C37	15.00	28°34'13"	7.48	N68°59'46"E	7.40
C38	10.00	48°39'50"	8.49	S72°23'12"E	8.24
C39	10.00	51°09'51"	8.93	S57°41'57"W	8.64
C40	15.00	91°37'43"	23.99	N50°54'16"W	21.51
C41	792.26	3°12'41"	44.40	N03°29'04"W	44.40
C42	792.26	4°18'26"	59.56	N00°16'29"E	59.54
C43	792.26	4°18'48"	59.64	N04°35'06"E	59.63
C44	792.26	4°19'10"	59.73	N08°54'05"E	59.71
C45	792.26	4°19'29"	59.80	N13°13'24"E	59.79
C46	792.26	4°19'47"	59.87	N17°33'02"E	59.86
C47	792.26	4°20'03"	59.93	N21°52'58"E	59.92
C48	792.26	4°24'52"	61.04	N26°15'25"E	61.03
C49	792.26	4°19'17"	59.76	N30°37'30"E	59.74

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C50	792.26	4°15'55"	58.98	N34°55'06"E	58.96
C51	792.26	4°22'52"	60.58	N39°14'30"E	60.57
C52	792.26	3°52'07"	53.49	N43°21'59"E	53.48
C53	792.26	0°35'59"	8.29	N45°36'02"E	8.29
C54	633.00	2°20'53"	25.94	S41°41'19"W	25.94
C55	633.00	4°31'41"	50.03	S38°15'02"W	50.01
C56	633.00	4°32'38"	50.20	S33°42'52"W	50.19
C57	633.00	4°34'11"	50.48	S29°09'28"W	50.47
C58	633.00	4°34'54"	50.62	S24°34'56"W	50.60
C59	633.00	4°35'30"	50.73	S19°59'44"W	50.71
C60	633.00	4°35'58"	50.81	S15°24'00"W	50.80
C61	633.00	4°36'19"	50.88	S10°47'52"W	50.86
C62	633.00	4°36'32"	50.92	S06°11'26"W	50.90
C63	633.00	4°36'37"	50.93	S01°34'52"W	50.92
C64	633.00	4°12'34"	46.50	S02°49'44"E	46.49
C66	633.00	0°29'43"	5.47	N11°15'40"W	5.47
C67	230.00	9°59'12"	40.09	S40°54'26"W	40.04
C68	15.00	82°31'10"	21.60	N77°10'25"E	19.78
C69	470.00	0°17'22"	2.37	S61°25'19"E	2.37
C70	822.26	54°12'57"	778.06	N18°47'33"E	749.35

Line Table		
LINE	DIRECTION	LENGTH
L3	S61°16'38"E	27.26
L4	S64°54'03"E	14.19
L5	S64°54'03"E	21.86
L6	N35°17'21"W	70.00
L7	N31°49'17"E	37.91
L8	S58°39'00"E	70.00
L9	S25°01'57"W	29.97
L10	S45°54'02"W	56.45



DAY RANCH ESTATES PHASE 1
LOCATED IN THE NW1/4 OF SECTION 14, T4S, R1W,
SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12852586
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Woodside Day Ranch
DATE: 9/20/2018 TIME: 2:10P BOOK: 2018P PAGE: 329
FEE: 95
SALT LAKE COUNTY RECORDER

