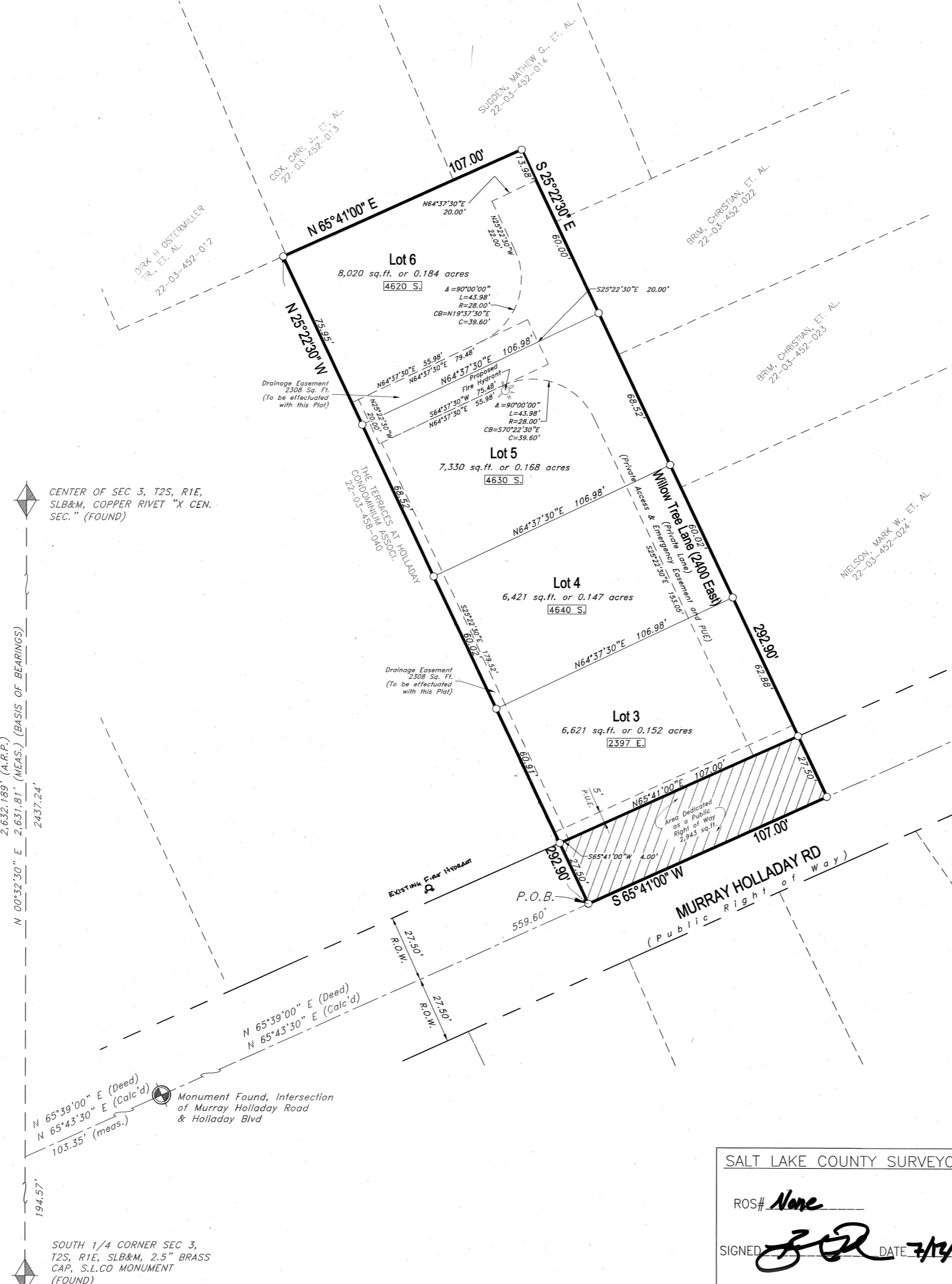


HULTON PARK PUD NORTH SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, T2S, R1E OF THE SALT LAKE BASE & MERIDIAN CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH R-2-10



VICINITY MAP
NOT TO SCALE



- NOTES:
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITHIN THE FACILITIES IN THE PUE.
 - NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
 - NO PARKING SIGNS TO BE INSTALLED AND MAINTAINED ON STREETS OR EASEMENTS DEDICATED AS EMERGENCY ACCESS.
 - NO STRUCTURES, WALLS, POLES, DECKS, OR OTHER FEATURES THAT RESTRICT STORM WATER FLOW OR MAINTENANCE ACCESS WITHIN THE DRAINAGE EASEMENT.
 - EACH LOT TO PROVIDE AND MAINTAIN STORM WATER RETENTION FACILITY PER HOLLADAY CITY ORDINANCE CHAPTER 17.

LEGEND	
	EXISTING RIGHT OF WAY
	SUBJECT PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CENTERLINE
	FENCE LINE
	LOT LINE
	SECTION LINE
	TIE LINE
	FOUND MONUMENT (AS DESCRIBED)
	SET MONUMENT NO. 5 REBAR WITH YELLOW PLASTIC CAP "GALLOWAY & CO" UNLESS OTHERWISE NOTED
	CENTERLINE MONUMENT (AS DESCRIBED)
	SECTION CORNER (AS DESCRIBED)
	FIRE HYDRANT
	STREET LIGHT
	CALCULATED
	MEASURED
	AREA REFERENCE PLAT

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.

Owner:
Ron Hilton
2394 E Murray Holladay Road
Holladay, UT 84117

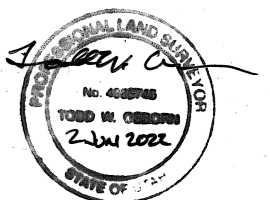
SURVEYOR'S CERTIFICATE

I, Todd W. Osborn, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4838746 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as HULTON PARK PUD NORTH SUBDIVISION and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct. The following documents recorded at the SALT LAKE COUNTY Records Office were relied upon in conducting this survey: Special Warranty Deed as Entry No. 1527899, in Book 11162, at Page 102.

Date of Plat: JUNE 2, 2022

Signature: *Todd W. Osborn*

License No.: 4838746



BASIS OF BEARINGS:

A BEARING OF NORTH 00°32'30" EAST BETWEEN A FOUND 3" BRASS CAP MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND A FOUND 1" BRASS CAP MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY DESCRIPTION:

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°32'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 194.57 FEET TO A POINT WHICH IS THE CENTERLINE OF MURRAY HOLLADAY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 65°43'30" EAST TO A FOUND MONUMENT AT THE INTERSECTION MURRAY HOLLADAY ROAD & HOLLADAY BLVD. THENCE CONTINUING ALONG SAID CENTERLINE NORTH 65°39'00" EAST 559.60 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 25°22'30" WEST, A DISTANCE OF 292.90 FEET; THENCE NORTH 65°41'00" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 25°22'30" WEST, A DISTANCE OF 292.90 FEET TO A POINT ON THE CENTERLINE OF MURRAY HOLLADAY BLVD. THENCE SOUTHWESTERLY ALONG SAID CENTERLINE SOUTH 65°41'00" WEST, A DISTANCE OF 107.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS: 31,335 SQ.FT./ 0.719 ACRES ±

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A 4 LOT SUBDIVISION OF A PARCEL OF PROPERTY LOCATED IN HOLLADAY CITY, UTAH. TWO SALT LAKE COUNTY MONUMENTS WERE FOUND IN SECTION 3 T2S, R1E, SLB&M, AT THE SOUTH 1/4 CORNER AND CENTER CORNER. A LINE BEARING N 0°32'30" E BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

OWNER'S CONSENT TO RECORD

HOLLADAY COTTAGES LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

HULTON PARK PUD NORTH SUBDIVISION

HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND

THIS 3 DAY OF JUNE 2022.

BY: *R.M. Hilton*
NAME: **RONALD N. HILTON**
TITLE: REPRESENTATIVE

CITY OF HOLLADAY

APPROVED THIS 27 DAY OF June 2022.

ATTEST: CITY RECORDER *Stephanie D. Condon*

CITY OF HOLLADAY CITY MANAGER: *H. Chambers*

CITY OF HOLLADAY PLANNING COMMISSION

APPROVED THIS 13th DAY OF June 2022

Howard J. Layton
CITY OF HOLLADAY PLANNING COMMISSION CHAIR

CITY OF HOLLADAY ENGINEER

APPROVED THIS 10th DAY OF June 2022

John
CITY OF HOLLADAY ENGINEER

SALT LAKE COUNTY SURVEYOR

ROS# None

SIGNED *[Signature]* DATE 7/13/22

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 10th DAY OF June 2022

SALT LAKE COUNTY HEALTH DEPARTMENT

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS 3 DAY OF June IN THE YEAR 2022, PERSONALLY APPEARED BEFORE ME RONALD NATHAN HILTON, KNOWN TO ME TO BE THE SIGNER OF THE FOREGOING INSTRUMENT, AND ON HIS OATH, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, AS REPRESENTATIVE OF HOLLADAY COTTAGES LLC, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID LLC.

COMMISSION NUMBER 719021
MY COMMISSION EXPIRES August 10, 2025

Crystal Nichols
CRYSTAL NICHOLS
Notary Public, State of Utah
My Commission Expires on
August 10, 2025
Comm. Number: 719021
A NOTARY PUBLIC COMMISSIONED IN UTAH

HULTON PARK PUD NORTH SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, T2S, R1E OF THE SALT LAKE BASE & MERIDIAN CITY OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH R-2-10

PREPARED BY DATED: 06/2/2022

Galloway

2015 W Grove Parkway, Suite H
Pleasant Grove, UT 84062
385.248.0460
GallowayUS.com

CITY OF HOLLADAY ATTORNEY	CITY OF HOLLADAY COMMUNITY & ECONOMIC DEVELOPMENT	SALT LAKE COUNTY RECORDER <u>13983924</u>
APPROVED THIS <u>27th</u> DAY OF <u>June</u> 20 <u>22</u>	APPROVED THIS <u>13th</u> DAY OF <u>June</u> 20 <u>22</u>	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Ronald Hilton</u>
<i>[Signature]</i>	<i>[Signature]</i>	DATE: <u>7/12/2022</u> TIME: <u>2:31 PM</u> BOOK: <u>2022P</u> PAGE: <u>168</u>
CITY OF HOLLADAY ATTORNEY	CITY OF HOLLADAY COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR	NUMBER _____
		ACCOUNT _____
		SHEET _____
		OF _____ SHEETS
		FEE <u>\$ 58.00</u>
		DEPUTY: <u>Crystal Nichols</u> SALT LAKE COUNTY RECORDER
		2022P-168

22-03-41 22-03-452-020, -021 \$ 58.00