

MCNEIL'S AUTO SUBDIVISION

LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN,
RIVERTON CITY, SALT LAKE COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

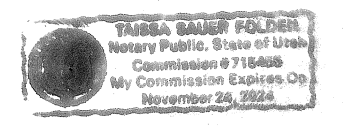
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT MCNEIL'S AUTO SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS 6 DAY OF December, 2022, A.D.

BY: Pete McNeil 12-06-2022
PETE MCNEIL - MANAGER
PGM PROPERTIES, LLC DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) SS.
ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, Talisa Faldut AND Pete McNeil WHO, BEING BY ME DULY SWORN SAID THAT HE/SHE/IT IS/ARE THE MANAGER AND OWNER OF PGM PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT, AND SAID MANAGER AND OWNER ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

Talisa Faldut
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/24/24



BOUNDARY LEGAL DESCRIPTION

DEED OF TRUST - Entry No. 12979929 of the Official Records
DESCRIBED AS:
A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERTON CITY, SALT LAKE COUNTY, UTAH;
BEGINNING AT A POINT 748.26 FEET NORTH 89°52'56" WEST ALONG THE SECTION LINE AND MONUMENT LINE OF 12600 SOUTH STREET; AND 80.17 FEET SOUTH 00°07'04" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 32; AND RUNNING THENCE SOUTH 00°23'56" WEST 331.28 FEET (Deed = S. 0°10'32"W, 326.07) TO THE NORTHEASTLY CORNER OF LOT 101, CASTLEWOOD ESTATES PHASE 1 (ENTRY #9573803, SALT LAKE COUNTY RECORDERS OFFICE); THENCE NORTH 89°51'38" WEST 180.21 FEET (Deed = S. 89°53'48" W, 179.86) ALONG THE NORTHERLY LINE OF SAID COTTONWOOD PHASE 1 TO A CHAIN LINK FENCE CORNER MONUMENTING THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 00°23'45" EAST 349.80 FEET (Deed = N. 0°10'32" E. 349.84) ALONG SAID FENCE LINE AND WESTERLY BOUNDARY OF THE PARCEL TO THE SOUTH LINE OF 12600 SOUTH STREET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 88°28'56" EAST 147.36 FEET (Deed = N. 89°53'40" E. 147.34); 2) SOUTH 45°33'35" EAST 32.63 FEET (Deed = S. 45°46'59" E. 31.61); 3) SOUTH 89°52'56" EAST 9.50 FEET (Deed = N. 89°53'40" E. 9.52) TO THE POINT OF BEGINNING.
CONTAINS 63,013 SQ. FT. OR 1.45 AC +/-

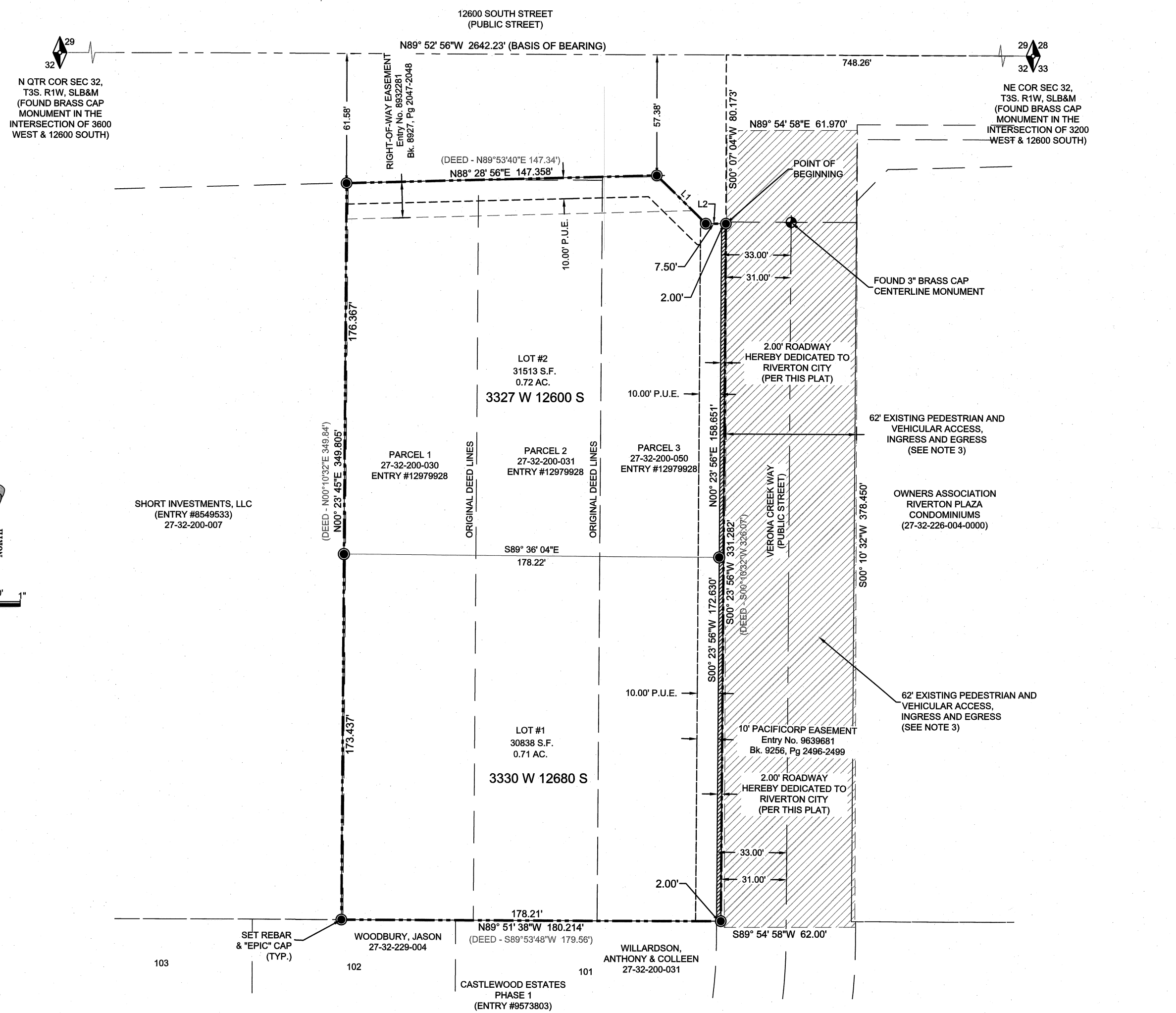
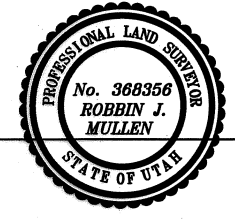
NOTES

- THIS PLAT IS INTENDED TO CREATE TWO (2) LOTS FROM PARCELS OF LAND, ENTRY NUMBER 12979928, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE.
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°52'56" WEST 2642.23 FEET BETWEEN TWO FOUND 2.5" FLAT STANDARD BRASS CAP MONUMENTS, BEING THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
- EXISTING PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS, RECORDED OCTOBER 28, 2002 AS ENTRY NO. 8400463 IN BOOK 8673 AT PAGE 5065-5075 OF THE OFFICIAL RECORDS
- LOT 1 AND LOT 2 ARE SUBJECT TO A CROSS-ACCESS AND SHARED PARKING AGREEMENT AS RECORDED Cross access AS ENTRY NO. 14079888 IN BOOK 11405 AT PAGE 2192 OF THE OFFICIAL RECORDS

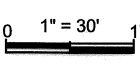
SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, EMPLOYED BY EPIC ENGINEERING PC, AT 50 EAST 100 SOUTH, HEBER, UTAH, CONTACT NUMBER, 435-854-6600, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD LICENSE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN MAY 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER S2021-07-0431, AS FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: MCNEIL'S AUTO SUBDIVISION.

Robbin J. Mullen
ROBBIN J. MULLEN
November 26, 2022
DATE



Line #	Length	Direction	DEED - Length	Direction
L1	32.63	S45°33'35"E	31.61	S45°46'59"E
L2	9.50	S89°52'56"E	9.52	N89°53'40"E



SOUTH VALLEY SEWER DISTRICT NOTE
THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

DOMINION ENERGY NOTE
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 PLAT, INCLUDING THOSE SET FORTH 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 1-800-366-8532.

N:\PROJECTS\MCNEIL AUTO\DWG\SHEETSTOPO AND BOUNDARY 20210506.DWG

EASEMENT APPROVAL

<u>[Signature]</u>	<u>12-6-22</u>
DOMINION ENERGY	DATE
<u>[Signature]</u>	<u>12/6/22</u>
ROCKY MOUNTAIN POWER	DATE
<u>[Signature]</u>	<u>12-6-2022</u>
CENTURY LINK	DATE
<u>[Signature]</u>	<u>12-6-2022</u>
XFINITY	DATE

LEGEND

SECTION CORNER (FOUND) 1/2" x 1/2"

MONUMENT LINE ---

PROPERTY LINE ---

LOT LINE ---

SET MONUMENT ●

FOUND MONUMENT ⊕

APPROVAL AS TO FORM

APPROVED THIS 7TH DAY OF MARCH, 2023 A.D.

[Signature]
RIVERTON CITY ATTORNEY

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X (NO SHADING) AS DELINEATED BY FEMA FLOOD INSURANCE RATE MAP 49035C0440G EFFECTIVE SEPTEMBER 25, 2009. FLOOD ZONE X IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD."

GEOTECH NOTE

NO GEOTECHNICAL STUDY WAS CONDUCTED AS PART OF THIS SUBDIVISION. A GEOTECHNICAL STUDY MAY BE REQUIRED AS PART OF A BUILDING PERMIT.

OWNER/DEVELOPER

Pete McNeil
PGM Properties
10665 S 700 E
Sandy, UT 84070

MCNEIL'S AUTO SUBDIVISION

NE 1/4 OF SEC 32, T3S, R1W, SLB&M
RIVERTON CITY, SALT LAKE COUNTY, UTAH

epic ENGINEERING

1126/2022
11/26/2022

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 8 DAY OF December, 2022, A.D. BY THE SOUTH VALLEY SEWER DISTRICT DIRECTOR.

[Signature]
DIRECTOR - SOUTH VALLEY SEWER DISTRICT

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 8TH DAY OF December, 2022 A.D.

[Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

SALT LAKE COUNTY SURVEYORS OFFICE

RECORD OF SURVEY
R.O.S. No. - S2021-07-0431

COUNTY SURVEYOR REVIEWER DATE

RIVERTON CITY PLANNING

APPROVED THIS 31 DAY OF January, 2023 A.D. BY THE RIVERTON CITY PLANNING DEPARTMENT.

[Signature]
DIRECTOR

RIVERTON CITY ENGINEER'S CERTIFICATE

APPROVED THIS 7TH DAY OF MARCH, 2023 A.D. BY THE RIVERTON CITY ENGINEERING DEPARTMENT.

[Signature]
CITY ENGINEER

RIVERTON CITY MAYOR / COUNCIL

PRESENTED TO THE MAYOR AND RIVERTON CITY COUNCIL THIS 7 DAY OF MARCH, 2023 A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
RIVERTON CITY MAYOR

SALT LAKE COUNTY RECORDER

RECORDED # 14079927
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

Veritas Construction
DATE: 3/8/2023 TIME: 1:41pm BOOK: 2023P PAGE: 055
\$ 54.00
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

27-32-22 27-32-200-030; 27-32-200-031; 27-32-200-050 \$54.00