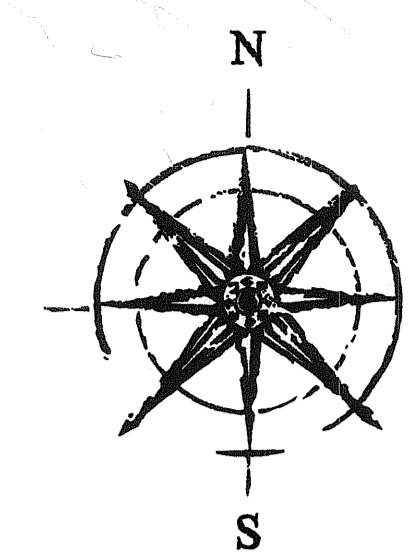


BUTLER HILLS VIEW

SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 27, T2S, R1E, SALT LAKE BASE & MERIDIAN
COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH
January 2023



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and a parcel, together with easements, to be hereafter known as BUTLER HILLS VIEW SUBDIVISION, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



BOUNDARY DESCRIPTION

Beginning at a point on the deed line of a Warranty Deed, Entry No. 12358797, Book: 10472, Pg: 8674, Date: September 6, 2016 on file with the Salt Lake County Recorder, said point being N0°21'44"W 2329.58 feet and West 507.96 feet from the South Quarter Corner of Section 27, Township 2 South, Range 1 East, Salt Lake Base & Meridian; thence running along said deed the following two (2) courses: (1) S46°02'46"E 188.68 feet; thence (2) N43°57'47"E 82.02 feet; thence S89°43'54"E 106.04 feet along the southerly deed line of a Warranty Deed, Entry No. 12936306, Book: 10753, Page: 8912, Date: February 19, 2019 on file with the Salt Lake County Recorder to the westerly deed line of a Warranty Deed, recorded as Entry No. 12936306, Book: 10753, Page: 8912, Date: February 19, 2019 on file with the Salt Lake County Recorder; thence S0°21'48"W 2.72 feet to the westerly deed line of a Warranty Deed, recorded as Entry No. 12775202, Book: 10676, Pg: 978, Date: May 21, 2018 on file with the Salt Lake County Recorder; thence running along said deed line S0°21'42"W 191.56 feet and along the westerly deed line of a Warranty Deed, recorded as Entry No. 13376635, Book: 11008, Page: 1615-1616, Date: August 28, 2020 on file with the Salt Lake County Recorder extending to the northerly line of UHRHAHN SUBDIVISION PLAT, recorded as Entry No. 7888887, Book: 2001P, Page: 103, Date: May 4, 2001 on file with the Salt Lake County Recorder; thence running along said subdivision line the following four (4) courses: (1) N89°43'58"W 12.74 feet; thence (2) S45°21'44"W 9.55 feet; thence (3) S0°20'12"W 47.89 feet; thence (4) S0°14'49"E 35.03 feet to the southwest corner of said subdivision plat; thence S89°01'55"W 2.52 feet; thence S10°36'46"W 71.13 feet to and along the westerly deed line of a Warranty Deed, recorded as Entry No. 3970501, Book: 5575, Page: 1208, Date: July 20, 1984 on file with the Salt Lake County Recorder extending to the northerly deed line of a Warranty Deed, recorded as Entry No. 12165814, Book: 10377, Page: 2985-2986, Date: November 6, 2015 on file with the Salt Lake County Recorder; thence along said deed line N89°32'46"W 250.03 feet to the southeast corner of a Quitclaim Deed, recorded as Entry No. 11705432, Book: 10169, Page: 1340-1342, Date: August 15, 2013 on file with the Salt Lake County Recorder; thence along said deed the following four (4) courses: (1) northeasterly with an arc of a 60 foot radius curve to the right a distance of 90.15 feet (central angle equals 86°05'19" and long chord bears N0°27'14"E 82.99 feet) to the point of reverse curve; thence (2) along the arc of a 20 foot radius curve to the left a distance of 15 feet (central angle equals 42°58'19" and long chord bears N18°04'23"E 14.65 feet); thence (3) N03°24'46"W 74.25 feet; thence (4) N86°24'44"W 241.13 feet to and along the northerly deed line of Warranty Deed Entry No. 11029206, Book: 9857, Page: 8298-8300, Date: September 10, 2010 on file with the Salt Lake County Recorder to the easterly line of BUTLER HILLS SUBDIVISION, recorded as Entry No. 1390624, Book "O" of Plats, Page: 56, Date: September 21, 1954 on file with the Salt Lake County Recorder; thence along said subdivision plat N0°27'14"E 82.99 feet to a point on the southerly deed line of Warranty Deed Entry No. 13816866, Book: 11264, Page: 8068-8069, Date: November 5, 2021 on file with the Salt Lake County Recorder; thence along said deed line the following three (3) courses: (1) S89°32'46"W 70.88 feet; thence (2) N0°27'14"E 63.22 feet; thence (3) N46°02'49"W 188.71 feet to and along the northwesterly deed line of Warranty Deed Entry No. 12996295, Book: 10785, Page: 1872, Date: May 28, 2019 on file with the Salt Lake County Recorder to a point on the southerly right of way line of Butler Hills Drive, thence along said right of way line N43°57'14"E 126.63 feet to the point of beginning.

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - BOUNDARY MARKERS
 - ACCESS EASEMENT

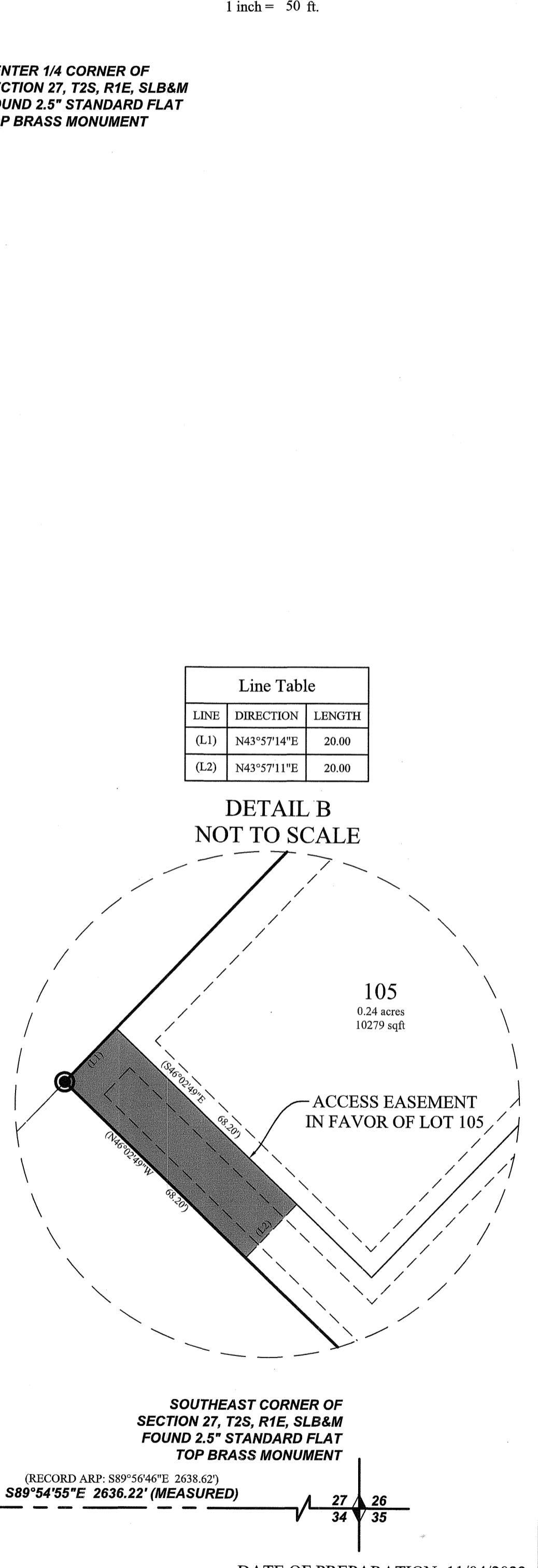
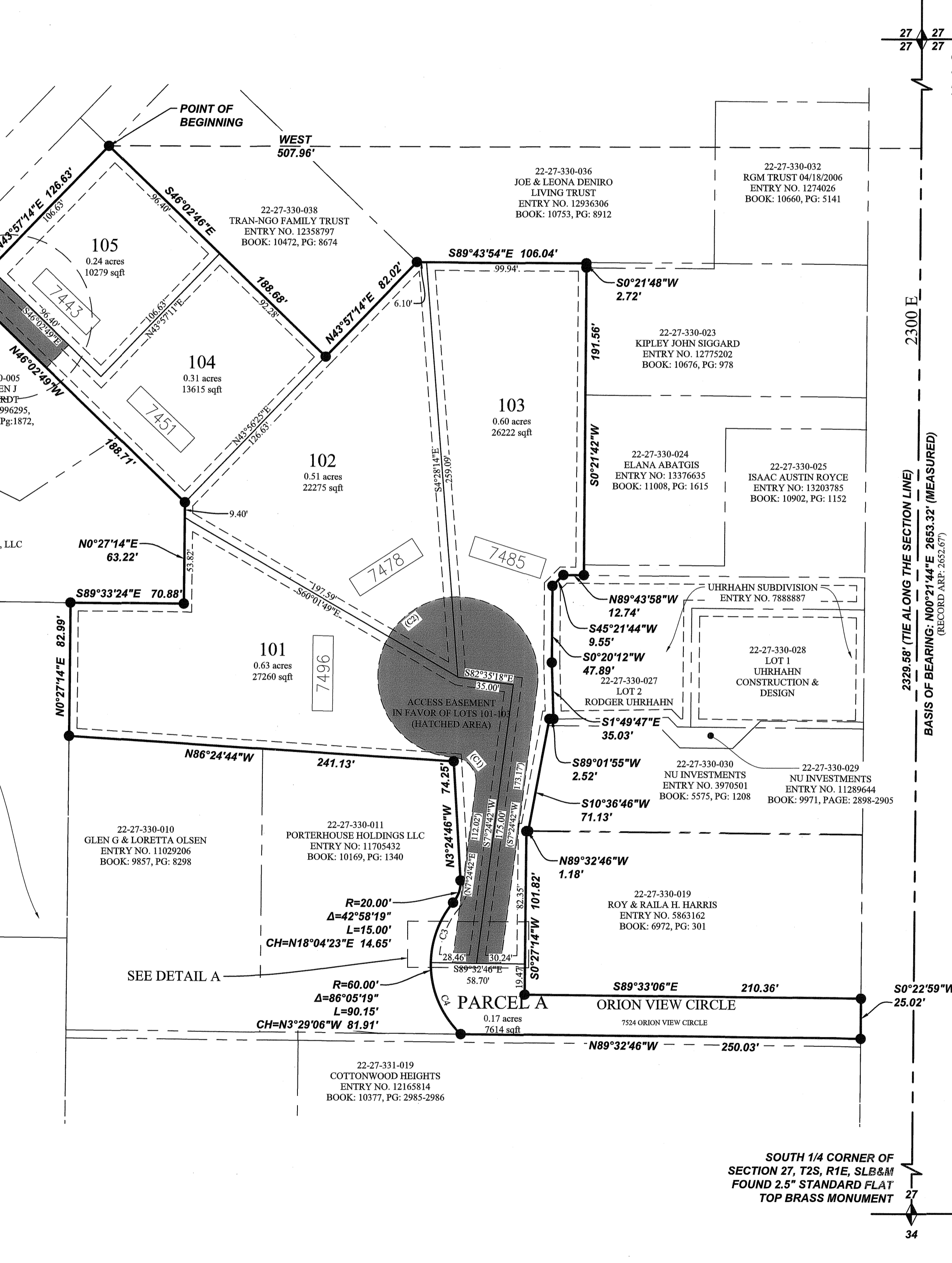
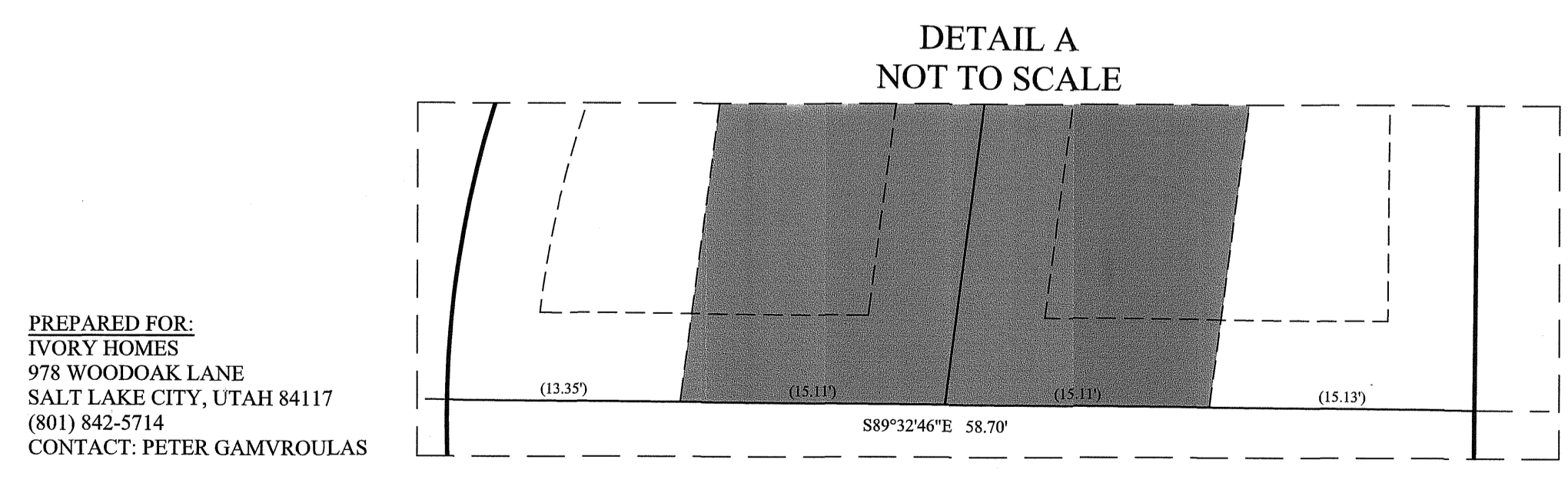
- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - PARCEL A IS HEREBY DEDICATED TO COTTONWOOD HEIGHTS AS PUBLIC RIGHT-OF-WAY. CONTAINS 7,614 SQFT.
 - EACH AND EVERY OWNER OF ANY INTEREST IN THE ACCESS EASEMENT SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS TO THE ACCESS ROADWAY. THE CITY SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OF OR REPAIR TO ANY PRIVATE ACCESS EASEMENT. EACH PRIVATE ACCESS EASEMENT SHALL BE MAINTAINED IN A MANNER WHICH ALLOWS EASY ACCESS AND PASSAGE OF EMERGENCY VEHICLES THROUGHOUT THE ENTIRE LENGTH OF THE ROADWAY.
 - NO CITY MAINTENANCE IS PROVIDED ON PRIVATE ROADWAYS.
 - FOR LOT 104 - THE MAXIMUM HEIGHT OF ANY STRUCTURE ON A FLAG LOT SHALL BE 26 FEET, MEASURED IN ACCORDANCE WITH SECTION 19.76.030 (D) (STRUCTURE HEIGHT - VERTICAL MEASUREMENTS) OF THIS CODE OR ITS SUCCESSOR.
 - ACCESS EASEMENT IN FAVOR OF LOT 105 IS A FIRE LANE AND NO STREET PARKING IS ALLOWED.
 - ALL LOTS WILL BE REQUIRED TO RETAIN ROOF STORM WATER ON SITE.
 - DEVELOPMENT WILL BE REQUIRED TO OBTAIN A RETAINING WALL/SLOPE STABILITY PERMIT PRIOR TO THE ACCEPTANCE OF BUILDING PERMIT APPLICATIONS.

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	15.00	94°24'42"	24.72	N39°47'39"W	22.01
(C2)	50.00	274°2'442"	239.47	N50°12'21"E	67.94

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	60.00	38°31'46"	40.35	S20°17'40"W	39.59
C4	60.00	47°33'11"	49.80	N22°45'00"W	48.39



Line Table

LINE	DIRECTION	LENGTH
(L1)	N43°57'14"E	20.00
(L2)	N43°57'11"E	20.00

COMMUNITY DEVELOPMENT

APPROVED THIS 24th DAY OF MARCH A.D. 2023

MICHAEL JOHNSON
DIRECTOR

CITY ENGINEER

APPROVED THIS 27th DAY OF MARCH A.D. 2023

MATTHEW F. SHIPP, P.E.
CITY ENGINEER

BOARD OF HEALTH

APPROVED THIS 23rd DAY OF February A.D. 2023

DIRECTOR

PLANNING COMMISSION

APPROVED THIS 30th DAY OF MARCH A.D. 2023 BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION

CHAIR

CITY ATTORNEY

APPROVED THIS 4th DAY OF April A.D. 2023

WM. SHANE TOPHAM, CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 30th DAY OF March A.D. 2023

MICHAEL J. WEICHERS, MAYOR

ATTEST: PAULA MEXGAR, CITY RECORDER

RECORD OF SURVEY

R.O.S. NO.: S2022120830

4/25/23

DATE COUNTY SURVEYOR REVIEWER

SALT LAKE COUNTY RECORDER

RECORDED # 14097893

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

Ivory Development

DATE: 4/25/2023 TIME: 1:40 PM BOOK: 2023P PAGE: 085

62.00 Mike Zeiger DEPUTY SALT LAKE COUNTY RECORDER

BUTLER HILLS VIEW SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 27, T2S, R1E, COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH

SUBDIVISION ADDRESS: 7467 SOUTH BUTLER HILLS DRIVE WILLEY, MARION 7467 S BUTLER HILLS DR

PREPARED BY: FOCUS ENGINEERING AND SURVEYING, LLC

PLAT

DATE OF PREPARATION: 11/04/2022