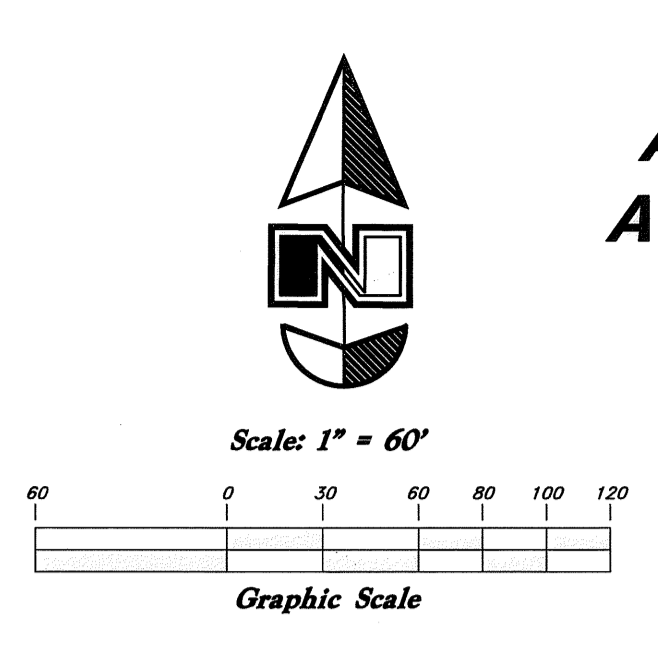
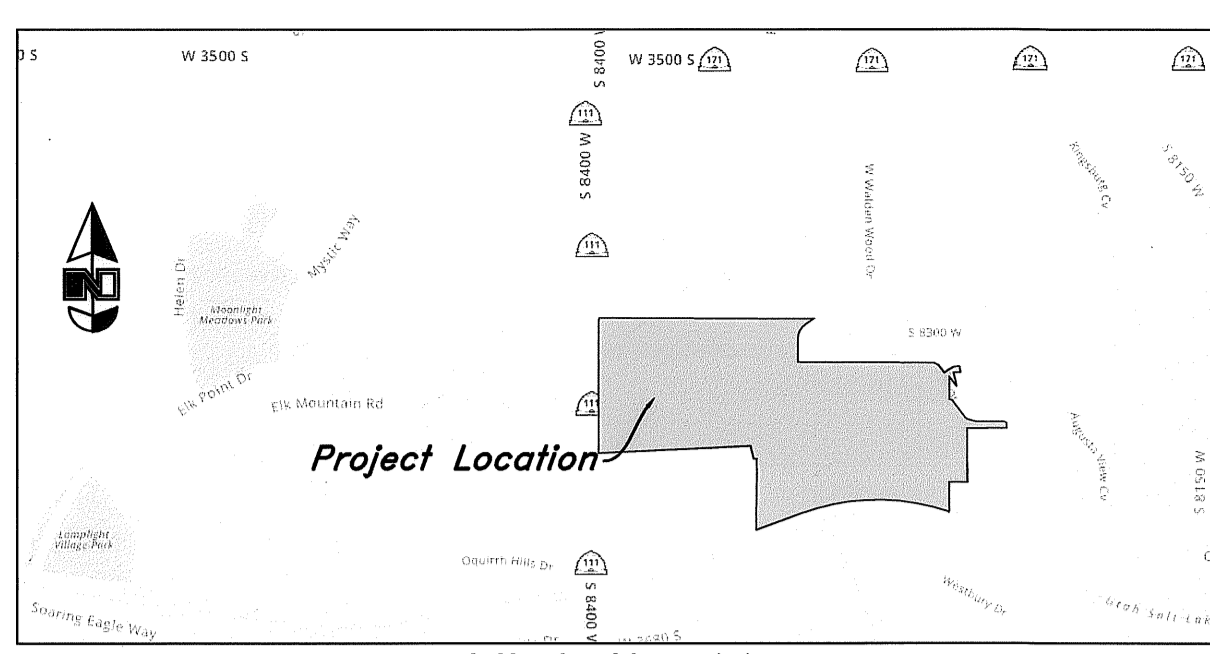
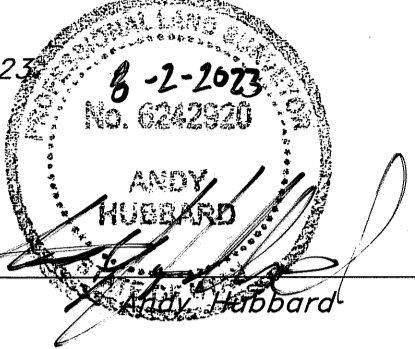


# Arbor Park Subdivision

## A portion of Parcel B, All of Parcel E Arbor Park Townhomes, together with A part of the Northeast Quarter of Section 32, T1S, R2W, SLB&M, U.S. Survey Magna Metro Township, Salt Lake County, Utah July 2023

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 License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plan of Arbor Park Subdivision in Magna, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the subdivision, based on data compiled from records in the Salt Lake County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17.

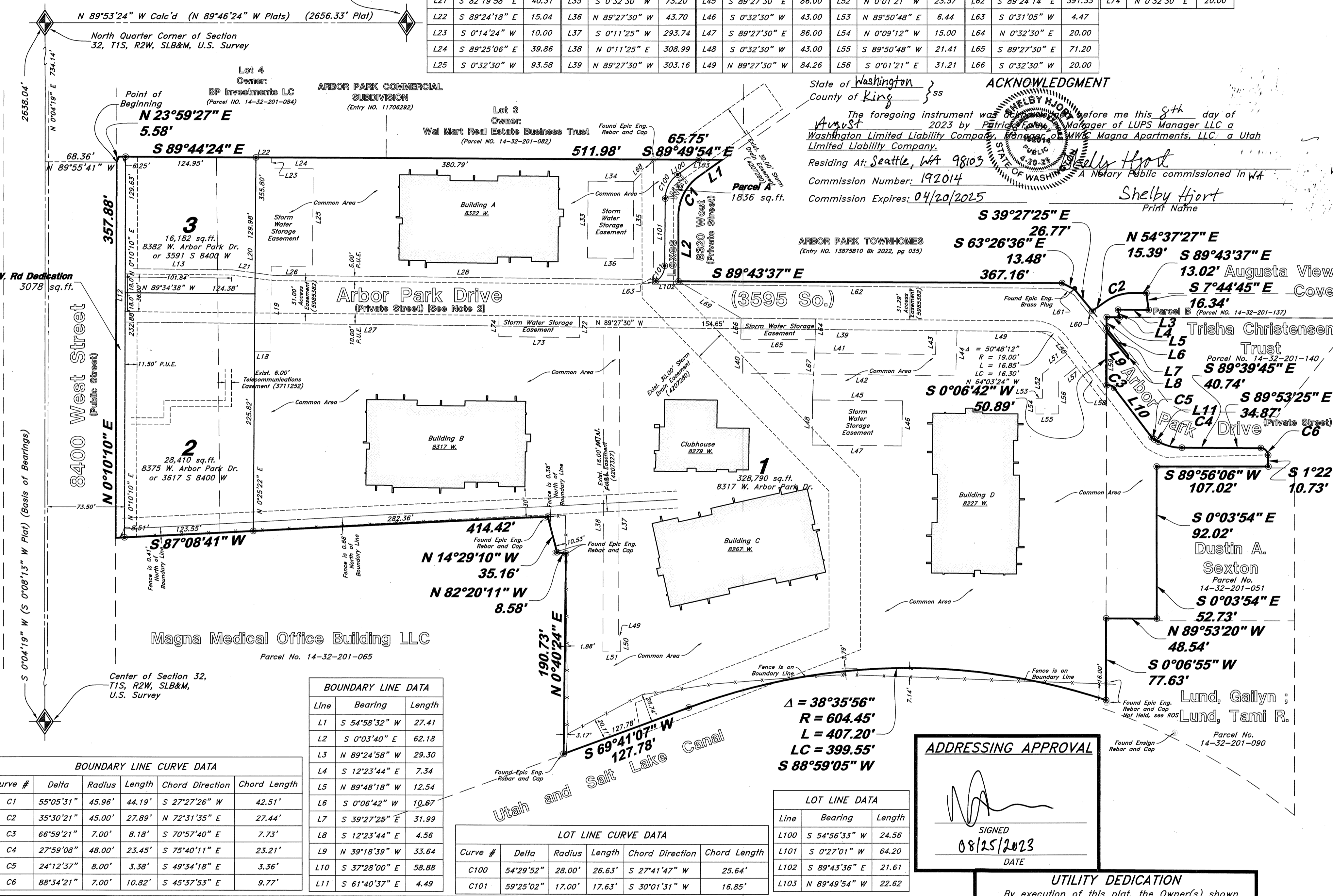
Signed this 2nd day of August, 2023.



Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L12	N 0°10'10" E	51.00	L26	N 89°25'04" W	39.38	L40	N 0°43'49" E	20.00	L49	N 89°32'23" E	1.86	L57	S 52°01'33" W	26.63	L67	N 2°32'30" E	57.19
L13	S 89°27'30" E	102.18	L27	N 89°27'30" W	458.59	L41	S 89°16'11" E	184.74	L50	N 38°39'18" W	15.41	L58	N 38°39'18" W	38.25	L68	N 42°13'29" E	28.24
L18	N 90°00'00" W	15.62	L28	S 89°27'30" E	362.92	L42	N 89°16'11" W	204.45	L50	S 0°30'48" E	14.99	L59	S 0°26'03" W	58.20	L69	N 59°37'06" W	69.38
L19	S 0°14'03" W	80.87	L33	N 0°32'30" E	73.20	L43	N 1°33'56" E	22.98	L51	N 52°01'33" E	33.78	L60	S 39°08'02" E	48.30	L72	S 0°32'30" W	20.00
L20	N 0°25'22" E	184.61	L34	S 89°27'30" E	43.70	L44	S 1°33'56" W	43.05	L51	S 89°32'23" W	17.04	L61	S 63°07'13" E	13.48	L73	N 89°27'30" W	77.10
L21	S 82°19'58" E	40.31	L35	S 0°32'30" E	73.20	L45	S 89°27'30" E	86.00	L52	N 0°01'21" W	23.57	L62	S 89°24'14" E	391.33	L74	N 0°32'30" E	20.00
L22	S 89°24'18" E	15.04	L36	N 89°27'30" W	43.70	L46	S 0°32'30" W	43.00	L53	N 89°50'48" E	6.44	L63	S 0°31'05" W	4.47			
L23	S 0°14'24" W	10.00	L37	S 0°11'25" W	293.74	L47	S 89°27'30" E	86.00	L54	N 0°09'12" W	15.00	L64	N 0°32'30" E	20.00			
L24	S 89°25'06" E	39.86	L38	N 0°11'25" E	308.99	L48	S 0°32'30" W	43.00	L55	S 89°50'48" W	21.41	L65	S 89°27'30" E	71.20			
L25	S 0°32'30" W	93.58	L39	N 89°27'30" W	303.16	L49	N 89°27'30" W	84.26	L56	S 0°01'21" E	31.21	L66	S 0°32'30" W	20.00			

- LEGEND**
- Found Section Monument
  - Calculated Section Position
  - Public Utility Easement Record
  - Centerline Road
  - Existing Parcel Line
  - Survey Monument Line
  - Easement Line
  - Lot Line
  - Boundary Line
  - Storm Water Easement
  - Set 5/8" x 24" Long Rebar & Cap w/ Lathe
  - Street Monument
  - Lot 1 Common Area
  - Proposed Buildings
  - Public Road hereby Dedicated to Magna Metro Township

- NOTE:**
- Common Area for Lot 1 is defined as areas outside of the Buildings and Clubhouse, and may be modified from time to time as approved.
  - Arbor Park Drive will follow the Existing Alignment defined in that certain Access Easement Entry No. 5995382.
  - This Plat was prepared with parts of the following documents or parts thereof, Arbor Park Townhomes (Entry # 13875810), Special Warranty Deed (Entry #13788381), Special Warranty Deed (Entry #13951645), Special Warranty Deed (Entry #14098534), Special Warranty Deed (Entry #14098536), and Special Warranty Deed Entry #14098537.
  - Specific Details of the Boundary re-tracement are shown on a record of survey filed with the Salt Lake County Surveyors Office (S2023-06-0482)



**SALT LAKE COUNTY ENGINEERING**  
Signed and Accepted this 12th day of Sept, 2023, A.D. by the Salt Lake County Engineering Department.  
*Kodi Maruna* 9/12/2023

**MAGNA WATER DISTRICT**  
Approved and Accepted this 14th day of August, 2023, A.D. by the District Manager.  
*Cliff Colley* 8/14/23

**MAGNA METRO COUNCIL CHAIR / MAYOR**  
Approved and Accepted this 29th day of Aug, 2023, A.D. by the Magna Metro Council Chair / Mayor.  
*Dan W. Peay*

**RECORD OF SURVEY**  
R.O.S. NO: 2023-06-0482  
*Stan Kasil* COUNTY SURVEYOR  
8/25/23

**HEALTH DEPARTMENT**  
Approved and Accepted this 17th day of August, 2023, A.D.  
*[Signature]* 8-17-2023

**MAGNA METRO TOWNSHIP PLANNING COMMISSION**  
Approved and Accepted this 29th day of August, 2023, A.D. by the Magna Metro Township Planning Commission.  
*[Signature]*

**PLAN CHECK**  
I hereby certify that this office has examined the plan and it is correct in accordance with information on file in this office.  
*[Signature]* 9/1/2023

**UTILITY DEDICATION**  
By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Magna Metro Township, Dominion Energy and other public utility companies, who are providing services benefiting the lots depicted hereon, a perpetual easement and right of way in and to those areas reflected on the map and defined as "Private Street", "Limited Common Area", and "Common Area" where no buildings or structures are being erected for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.  
*[Signature]* 9-1-23

**CHECKED FOR ZONING COMPLIANCE**  
Zone: R-M/C-2 Lot Area: See Code  
Lot Width: See Code Front Yard: See Code  
Side Yard: See Code Rear Yard: See Code  
*[Signature]* 9-1-23

**RESERVATION OF COMMON AREAS**  
By execution of this plat, the Owner(s) shown do hereby reserve all areas shown on this plat as "Common Area" for the common enjoyment of all owners and such owner's guests and invitees to the project.  
Containing 8.6845 acres, more or less.

**Arbor Park Subdivision**  
A portion of Parcel B, All of Parcel E Arbor Park Townhomes, together with A part of the Northeast Quarter of Section 32, T1S, R2W, SLB&M, U.S. Survey  
Magna Metro Township, Salt Lake County, Utah

**SALT LAKE COUNTY RECORDER**  
RECORDED # 14152124  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF **Great Basin Engineering Inc**  
DATE 9/13/2023 TIME 2:42 PM BOOK 2023P PAGE 192  
\$60.00 FEE  
*Paul Arnes* DEPUTY SALT LAKE COUNTY RECORDER

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET \_\_\_\_\_  
OF \_\_\_\_\_ SHEETS

**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

**UNIFIED FIRE AUTHORITY**  
Approved and Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2023, A.D. by the Unified Fire Authority.  
*[Signature]* 8/30/2023

**APPROVAL AS TO FORM**  
Approved as to form this 29th day of August, 2023, A.D.  
*[Signature]* Magna Metro Township Attorney

**PUBLIC UTILITY APPROVAL**  
Century Link: *[Signature]* 8/12/23  
Comcast: *[Signature]* 8/17/23  
Rocky Mt. Pwr: *[Signature]* 8/17/23  
Dominion Energy: *[Signature]* 8/17/23

**ENGINEER**  
Great Basin Engineering Inc.  
C/O Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-4515  
Andyh@greatbasineng.com

**DEVELOPER:**  
Lake Union Partners  
Kyle Kite -  
Managing Partner