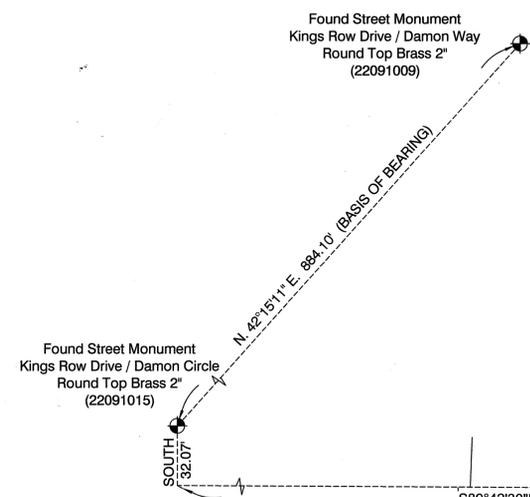
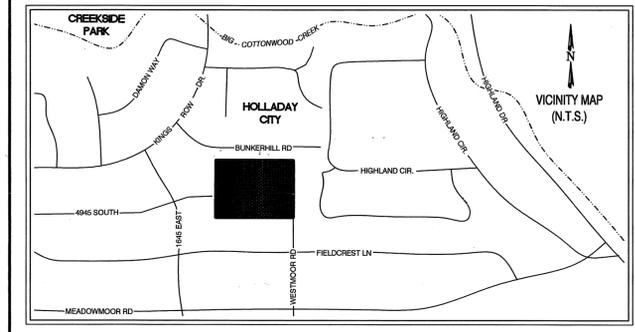
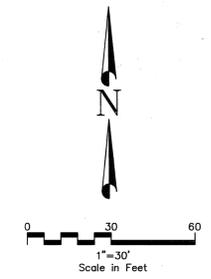
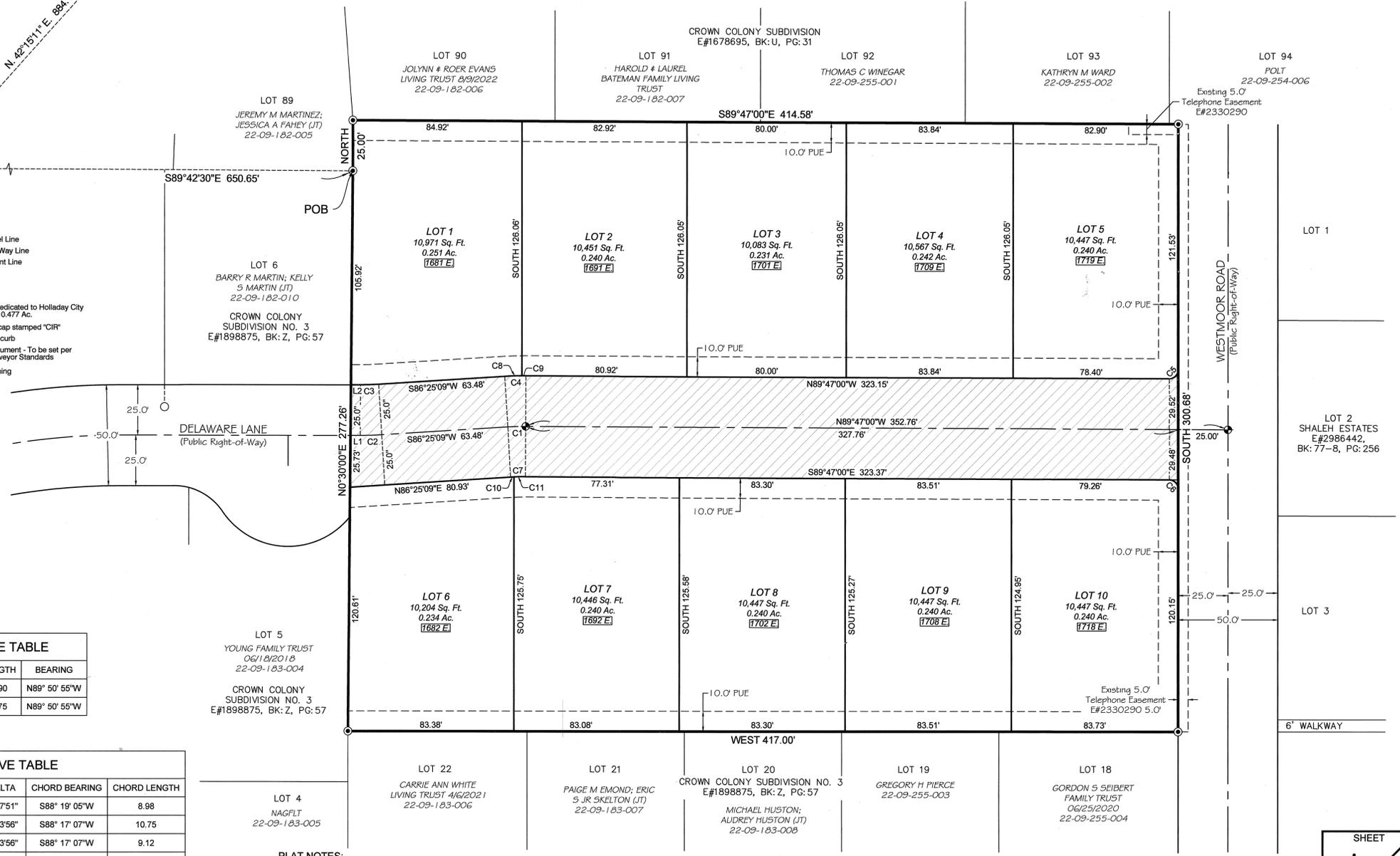


HOLLADAY PEAKS SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
HOLLADAY CITY, SALT LAKE COUNTY, UTAH



- LEGEND**
- Boundary Line
 - Adjacent Parcel Line
 - Road Right-of-Way Line
 - Road Monument Line
 - Lot Line
 - Tie Line
 - Easement Line
 - Area Hereby Dedicated to Holladay City 20,806 Sq. Ft. 0.477 Ac.
 - Set rebar and cap stamped "CIR"
 - Found Rivet in curb
 - Set Street Monument - To be set per SL County Surveyor Standards
 - POB Point of Beginning



LINE TABLE

LINE #	LENGTH	BEARING
L1	4.90	N89° 50' 55"W
L2	4.75	N89° 50' 55"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	8.98	135.50	3°47'51"	S88° 19' 05"W	8.98
C2	10.75	165.00	3°43'56"	S88° 17' 07"W	10.75
C3	9.12	140.00	3°43'56"	S88° 17' 07"W	9.12
C4	10.64	160.50	3°47'51"	S88° 19' 05"W	10.64
C5	7.09	4.50	90°13'00"	S45° 06' 30"W	6.38
C6	7.05	4.50	89°47'00"	S44° 53' 30"E	6.35
C7	7.32	110.50	3°47'51"	N88° 19' 05"E	7.32
C8	8.64	160.50	3°05'02"	N87° 57' 40"E	8.64
C9	2.00	160.50	0°42'49"	N89° 51' 36"E	2.00
C10	1.55	110.50	0°48'17"	S86° 49' 18"W	1.55
C11	5.77	110.50	2°59'34"	S88° 43' 13"W	5.77

- PLAT NOTES:**
- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
 - 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 (PUE) identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstruction 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 owner's expense, or the utility may remove such at the lot owner's 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 on file at the City of Holladay facilities in the PUE.
 - Each lot will be required to provide an onsite retention system as sized per the civil engineering plans on file at the City of Holladay for the Wheatland Subdivision improvements. The retention system will be required for a building permit on each lot.
 - Two street trees, planted in the park strip abutting each lot within the subdivision, shall be required as per City of Holladay Street/Community/Waterway Tree Sustainability ordinance Title 13, Chapter 13.77.090.
 - EACH LOT WILL BE REQUIRED TO RECONSTRUCT THE SIDEWALK THROUGH ANY NEW DRIVEWAY WITH A 6" THICK CONCRETE SIDEWALK. THE RECONSTRUCTED DRIVEWAY WILL BE REQUIRED FOR ADJUDICATING PERMIT ON EACH LOT.**

DEVELOPER:
Wheat Development
Ben Wheat
1214 Vine Street
Salt Lake City, UT 84121

OWNER:
Holladay Heights Subdivision, LLC
P.O. Box 186
Midvale, UT 84047

PREPARED ON DECEMBER 18, 2023 BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey and filed a plat as S2023-12-1026 in the office of the County Surveyor, in accordance with Section 17-23-17 and have verified all measurements, and that the description describes the land to be known as HOLLADAY PEAKS SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 9th day of September, 2024

Brian F. Mitchell
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
LIC. 5707871

BOUNDARY DESCRIPTION

All of an entire tract of land described in that Special Warranty Deed recorded February 7, 2024 as Entry No. 14202306 in Book 11470, at Page 5484 in the Office of the Salt Lake County Recorder. Said entire tract is located in the North Half of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at the southeasterly corner of Lot 89, Crown Colony Subdivision recorded October 2, 1959 as Entry No. 1678695 in Book U, at Page 31 in the Office of said Recorder, which is South 32.07' and South 89°42'30" East 650.65' feet from a street monument found at the intersection of King's Row Drive and Damon Circle, said point also being 768.95 feet North and 215.38 feet West from the Southeast Corner of the Northwest Quarter of said Section 9; thence along said Crown Colony Subdivision the following two (2) courses: 1) North 25.0 feet; 2) South 89° 47' East 414.58 feet to the westerly right-of-way line of Westmoor Road; thence South 300.68 feet along said westerly right-of-way line of Westmoor Road to the northeasterly corner of Lot 18, Cottonwood Meadows Plat "A" recorded May 3, 1954 as Entry No. 1370579 in Book O of Plats, at Page 7 in the Office of said Recorder; thence West 417.00 feet along the northerly line of said Cottonwood Meadows Plat "A" to the northwesterly corner of Lot 22 of said Cottonwood Meadows Plat "A" and a point on the easterly line of Crown Colony Subdivision No. 3 recorded February 8, 1953 as Entry No. 1898875 in Book Z, Page 57, in the Office of said Recorder; thence North 0°30' East 277.26 feet along said easterly line of said Crown Colony Subdivision No. 3 to the **Point of Beginning**.

The above-described tract of land contains 125,317 sq. ft. in area or 2.878 acres more or less. Including 10 Lots.
Parcel ID No. 22-09-182-011

OWNER'S DEDICATION

Holladay Heights Subdivision, LLC, a Utah limited liability company, the owner of the described tracts of land to be hereafter known as HOLLADAY PEAKS SUBDIVISION, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this 9th day of September, 2024.

Holladay Heights Subdivision, LLC, a Utah limited liability company

By: *Benjamin Wheat*
Print Name: Benjamin Wheat
Title: Manager

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Salt Lake)

On 09 day of Sept, in the year 2024, BETHAIDA ROMAN WHEAT personally appeared before me who being by me duly sworn, did say that he/she is the said MANAGER of HOLLADAY PEAKS SUBDIVISION LLC, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said BETHAIDA ROMAN WHEAT duly acknowledged to me that said corporation executed the same.

Commission Number JANUARY 19, 2025
My Commission Expires

Signature: *Bethaida Roman*
Print Name: Bethaida Roman

Bethaida Roman Garcia
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires January 19, 2025
COMMISSION NUMBER 72885

A Notary Public Commissioned in Utah

HOLLADAY PEAKS SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HOLLADAY CITY, SALT LAKE COUNTY, UTAH
R-1-10 ZONE

PLANNING COMMISSION
Approved this 20 day of Sept, A.D., 2024 by the City of Holladay.

David M. [Signature]
Planning Commission Chair

S.L. COUNTY HEALTH DEPARTMENT
Approved this 10th day of September, A.D., 2024

Rick Sedberry
Salt Lake County Health Department

COMMUNITY AND ECONOMIC DEVELOPMENT
I hereby certify that this office has examined this plat and it is correct and in accordance with information on file in this office.

9/10/2024
Date
[Signature]
Community Development Director

CITY ENGINEER
Approved as to form this 23 day of September, A.D., 2024.

[Signature]
City of Holladay ENGINEER

CITY ATTORNEY
Approved this 23rd day of Sept, A.D., 2024

[Signature]
City of Holladay ATTORNEY

CITY OF HOLLADAY
Approved and accepted this 30 Day of Sept, A.D., 2024.

Stephanie A. Cannon
Mina Chamorro
Recorder
City Manager

SALT LAKE COUNTY RECORDER
Recorded # 1429493
State of Utah, County of Salt Lake, Recorded and filed at the request of
Holladay Heights Subdivision
Date: 9/30/2024 Time: 2:03 PM Book: 2024P Page: 213
Fee \$ 70.00
Mike Ziger
Deputy, Salt Lake County Recorder