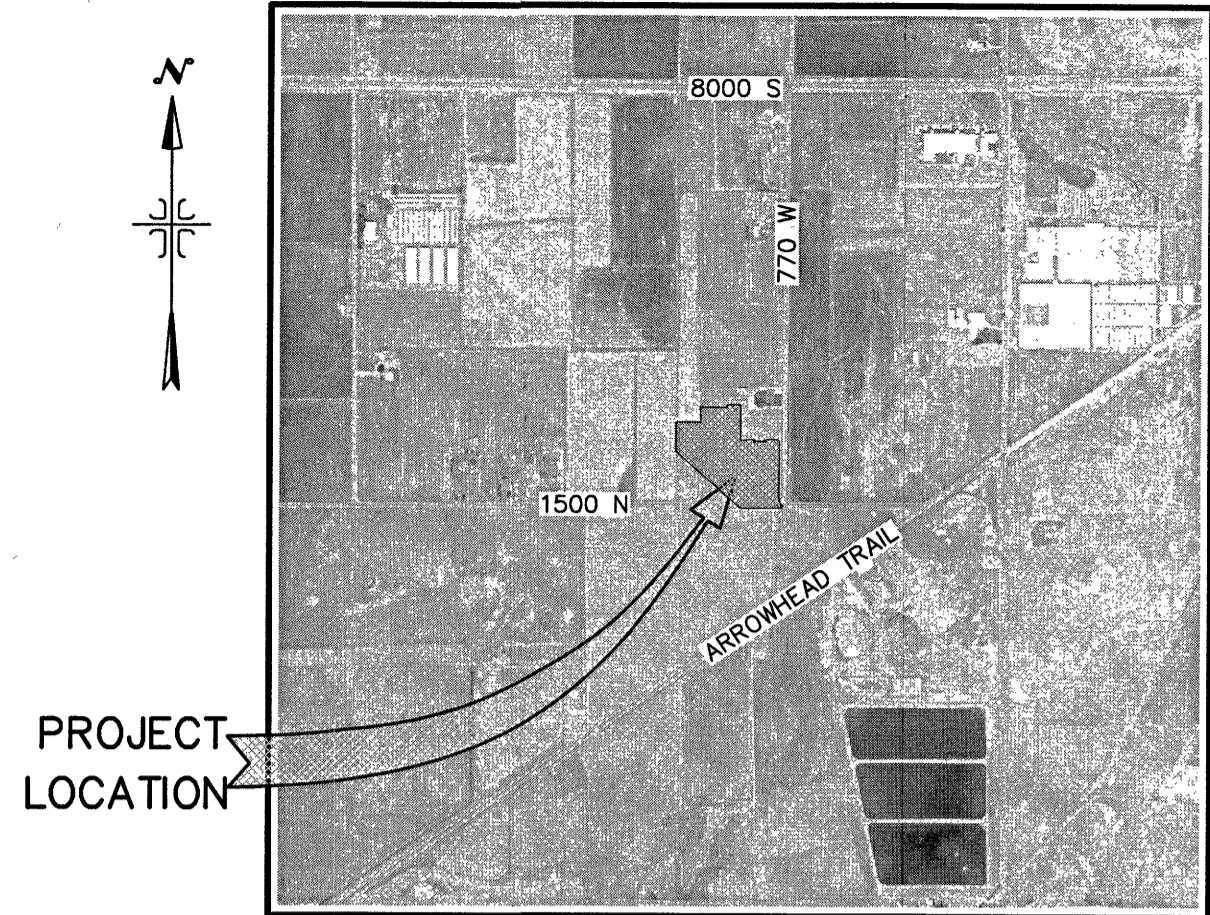


(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

ADDRESS TABLE			
UNIT #	ADDRESS	UNIT #	ADDRESS
62	1618 N. 840 W.	82	1571 N. SUMMER SPRINGS COVE
63	1614 N. 840 W.	83	1569 N. SUMMER SPRINGS COVE
64	1612 N. 840 W.	84	1567 N. SUMMER SPRINGS COVE
65	1608 N. 840 W.	85	1565 N. SUMMER SPRINGS COVE
66	1606 N. 840 W.	86	1563 N. SUMMER SPRINGS COVE
67	1617 N. 840 W.	87	1561 N. SUMMER SPRINGS COVE
68	1613 N. 840 W.	88	1545 N. SUMMER SPRINGS COVE
69	1609 N. 840 W.	89	1543 N. SUMMER SPRINGS COVE
70	1607 N. 840 W.	90	1539 N. SUMMER SPRINGS COVE
71	1605 N. 840 W.	91	1537 N. SUMMER SPRINGS COVE
72	1592 N. SUMMER SPRINGS COVE	92	1535 N. SUMMER SPRINGS COVE
73	1594 N. SUMMER SPRINGS COVE	93	1533 N. SUMMER SPRINGS COVE
74	1596 N. SUMMER SPRINGS COVE	94	1527 N. SUMMER SPRINGS COVE
75	1598 N. SUMMER SPRINGS COVE	95	1525 N. SUMMER SPRINGS COVE
76	1602 N. SUMMER SPRINGS COVE	96	1523 N. SUMMER SPRINGS COVE
77	1604 N. SUMMER SPRINGS COVE	97	1521 N. SUMMER SPRINGS COVE
78	1597 N. SUMMER SPRINGS COVE	98	1548 N. 800 W.
79	1595 N. SUMMER SPRINGS COVE	99	1552 N. 800 W.
80	1593 N. SUMMER SPRINGS COVE	100	1554 N. 800 W.
81	1591 N. SUMMER SPRINGS COVE	101	1556 N. 800 W.
		102	1558 N. 800 W.
		103	1576 N. 800 W.
		104	1578 N. 800 W.
		105	1582 N. 800 W.
		106	1584 N. 800 W.
		107	1586 N. 800 W.
		108	1585 N. 800 W.
		109	1583 N. 800 W.
		110	1579 N. 800 W.
		111	1577 N. 800 W.
		112	1538 N. SUMMER SPRINGS COVE
		113	1542 N. SUMMER SPRINGS COVE
		114	1544 N. SUMMER SPRINGS COVE
		115	1546 N. SUMMER SPRINGS COVE
		116	1562 N. SUMMER SPRINGS COVE
		117	1564 N. SUMMER SPRINGS COVE
		118	1566 N. SUMMER SPRINGS COVE
		119	1568 N. SUMMER SPRINGS COVE



WAYNE & ROSANAA PATTERSON
(R-8)

VICINITY MAP

-NTS-

50°00'00"E 15.05'

LINE TABLE

LINE	DIST.	BEARING
L1	20.00'	N0°00'00"W
L2	139.20'	N36°12'56"E
L3	91.45'	N27°41'40"E
L4	70.07'	S3°07'46"E
L5	45.54'	S77°22'35"E
L6	57.74'	N33°20'37"E
L7	20.00'	S48°39'14"E
L8	20.00'	S48°39'14"E
L9	91.58'	S81°44'38"E
L10	47.92'	N36°34'56"W
L11	79.31'	N77°34'07"E
L12	33.00'	N48°33'57"W
L13	33.00'	N48°33'57"W
L14	36.12'	S57°25'12"W
L15	40.98'	N75°52'36"W
L16	25.00'	N90°00'00"E
L17	25.00'	S89°56'07"E
L18	23.05'	S64°17'12"W
L19	33.40'	S0°00'00"E
L20	33.57'	S0°00'00"E
L21	28.56'	S59°46'39"E
L22	32.38'	S68°43'44"W
L23	25.00'	S90°00'00"E
L24	25.00'	N90°00'00"E
L25	29.83'	N78°05'46"W

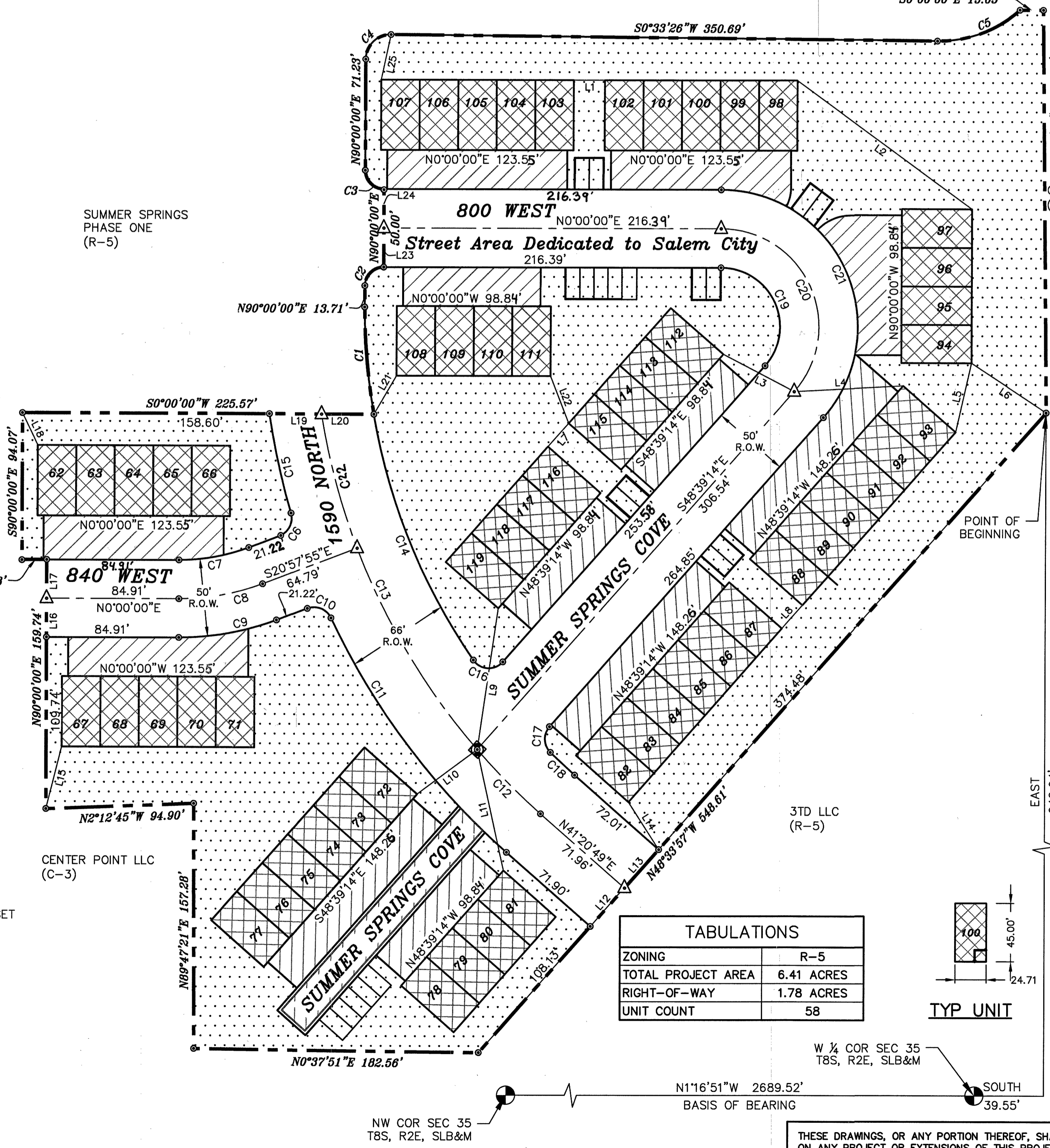
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	69.33'	400.00'	69.24'	N84°56'51"E	9°55'48"
C2	18.85'	12.00'	16.97'	S45°00'00"E	90°00'01"
C3	18.85'	12.00'	16.97'	N45°00'00"E	90°02'42"
C4	25.29'	16.00'	22.74'	S44°43'17"E	90°33'26"
C5	58.03'	78.00'	56.70'	S20°45'25"E	42°37'46"
C6	17.92'	12.00'	16.30'	N63°14'14"W	85°33'38"
C7	45.72'	125.00'	45.46'	N10°29'23"W	20°57'18"
C8	54.89'	150.00'	54.58'	N10°28'58"W	20°57'55"
C9	64.04'	175.00'	63.68'	N10°28'58"W	20°57'55"
C10	17.92'	12.00'	16.30'	N21°48'53"E	85°33'38"
C11	189.08'	466.00'	187.74'	S52°58'16"W	23°14'53"
C12	57.88'	433.00'	57.83'	S45°10'34"W	7°39'31"
C13	151.37'	433.00'	150.60'	S9°01'12"W	20°01'45"
C14	171.63'	400.00'	170.32'	N67°46'45"E	24°35'03"
C15	65.19'	466.00'	65.13'	N77°28'53"E	8°00'53"
C16	21.81'	12.00'	18.93'	N3°25'00"E	104°09'28"
C17	18.21'	12.00'	16.51'	N87°52'34"E	86°59'00"
C18	21.36'	400.00'	21.35'	N42°52'35"E	3°03'33"
C19	87.11'	38.00'	69.25'	S85°40'23"W	131°20'46"
C20	144.42'	63.00'	114.81'	N65°40'23"E	131°20'46"
C21	201.73'	88.00'	160.37'	N65°40'23"E	131°20'46"
C22	84.18'	433.00'	84.02'	S74°56'05"W	11°48'00"

NOTES:

- ALL COMMON AREA AND LIMITED COMMON AREA IS AN M.U.E.
- IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF SALEM CITY AND ASSOCIATED STUDIES.
- ALL CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY CMT ENGINEERING DATED FEBRUARY 26, 2020. AS PER THE REPORT, THIS PROPERTY IS LOCATED IN A HIGH LIQUEFACTION AREA.
- PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND SALEM CITY.
- LOTS ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) FOR SALEM SPRINGS SUBDIVISION PHASE TWO.
- ALL COMMON AREAS AND LIMITED COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

	SUBDIVISION MONUMENT
	SECTION CORNER
	SET 1/2" IRON PIN
	CALCULATED POINT, NOT SET
	PHASE TWO BOUNDARY
	CENTERLINE
	LOT LINE
	RIGHT-OF-WAY LINE
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



TABULATIONS	
ZONING	R-5
TOTAL PROJECT AREA	6.41 ACRES
RIGHT-OF-WAY	1.78 ACRES
UNIT COUNT	58

TYP UNIT

19186

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 179072. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

July 7, 2023
DATE

Kenneth E. Barney P.L.S.

BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH A DISTANCE OF 39.55 FEET AND EAST 942.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE N 48° 33' 57" W A DISTANCE OF 548.61 FEET; THENCE N 00° 37' 51" E A DISTANCE OF 182.56 FEET; THENCE N 89° 47' 21" E A DISTANCE OF 157.28 FEET; THENCE N 02° 12' 45" W A DISTANCE OF 94.90 FEET; THENCE S 90° 00' 00" E A DISTANCE OF 159.74 FEET; THENCE N 00° 00' 00" E A DISTANCE OF 16.08 FEET; THENCE S 90° 00' 00" E A DISTANCE OF 94.07 FEET; THENCE S 00° 00' 00" W A DISTANCE OF 225.57 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 9°55'48" AND A CHORD THAT BEARS N 84°56'51" E A DISTANCE OF 69.24 FEET; THENCE N 90° 00' 00" E A DISTANCE OF 13.71 FEET TO A POINT OF CURVATURE OF A 12.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.85 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'01" AND A CHORD THAT BEARS S 45°00'00" E A DISTANCE OF 16.97 FEET; THENCE N 90° 00' 00" E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A 12.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.85 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°02'42" AND A CHORD THAT BEARS N 45°00'00" E A DISTANCE OF 16.97 FEET; THENCE N 90° 00' 00" E FOR A DISTANCE OF 71.23 FEET TO A POINT OF CURVATURE OF A 16.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°33'26" AND A CHORD THAT BEARS S 44°43'17" E A DISTANCE OF 22.74 FEET; THENCE S 00° 33' 26" W A DISTANCE OF 350.69 FEET TO A POINT OF CURVATURE OF A 78.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°37'46" AND A CHORD THAT BEARS S 20° 45' 25" E A DISTANCE OF 56.70 FEET; THENCE S 00° 00' 00" E A DISTANCE OF 15.05 FEET; THENCE S 89° 23' 45" W A DISTANCE OF 258.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.41 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, EASEMENTS AND COMMON AREAS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO THE UTAH CODE 10-9A-604(1)(D). THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE SUMMER SPRINGS HOME OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 11650 S STATE ST. STE 300 DRAPER, UT 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF July, 10 A.D. 2023

BACH LAND AND DEVELOPMENT, LLC

Acknowledgment-Bach Land and Development, LLC

STATE OF UTAH
COUNTY OF Salt Lake } ss.
ON THE 10th DAY OF July 2023 A.D.
PERSONALLY APPEARED BEFORE ME Brandon J. Ames WHO BEING DULY SWORN DID SAY THAT HE IS A MANAGER OF BACH LAND AND DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY AND DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN
FULL NAME SIGNATURE: Brandon J. Ames
FULL NAME PRINT: Brandon J. Ames
EXPIRATION DATE: 6/16/27 COMMISSION NO.: 731515
A NOTARY PUBLIC COMMISSIONED Utah
IN THE STATE OF
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF THE ABOVE INFORMATION IS FILLED IN)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SALEM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF January A.D. 2024

APPROVED Kevin J. Christian Mayor ATTEST Jeffrey A. Paul
CITY ENGINEER CITY RECORDER (SEE SEAL)

SUMMER SPRINGS SUBDIVISION PHASE TWO

RESIDENTIAL DEVELOPMENT

SALEM UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

Kenneth E. Barney No. 179072 STATE OF UTAH	ANDREA ALLEN 2024 Apr 4 11:52 AM FEE 165.00 RECORDED FOR SALEM CITY	ENT 21772-2024 MAP# 1135 UTAH COUNTY RECORDER RECORDED FOR SALEM CITY