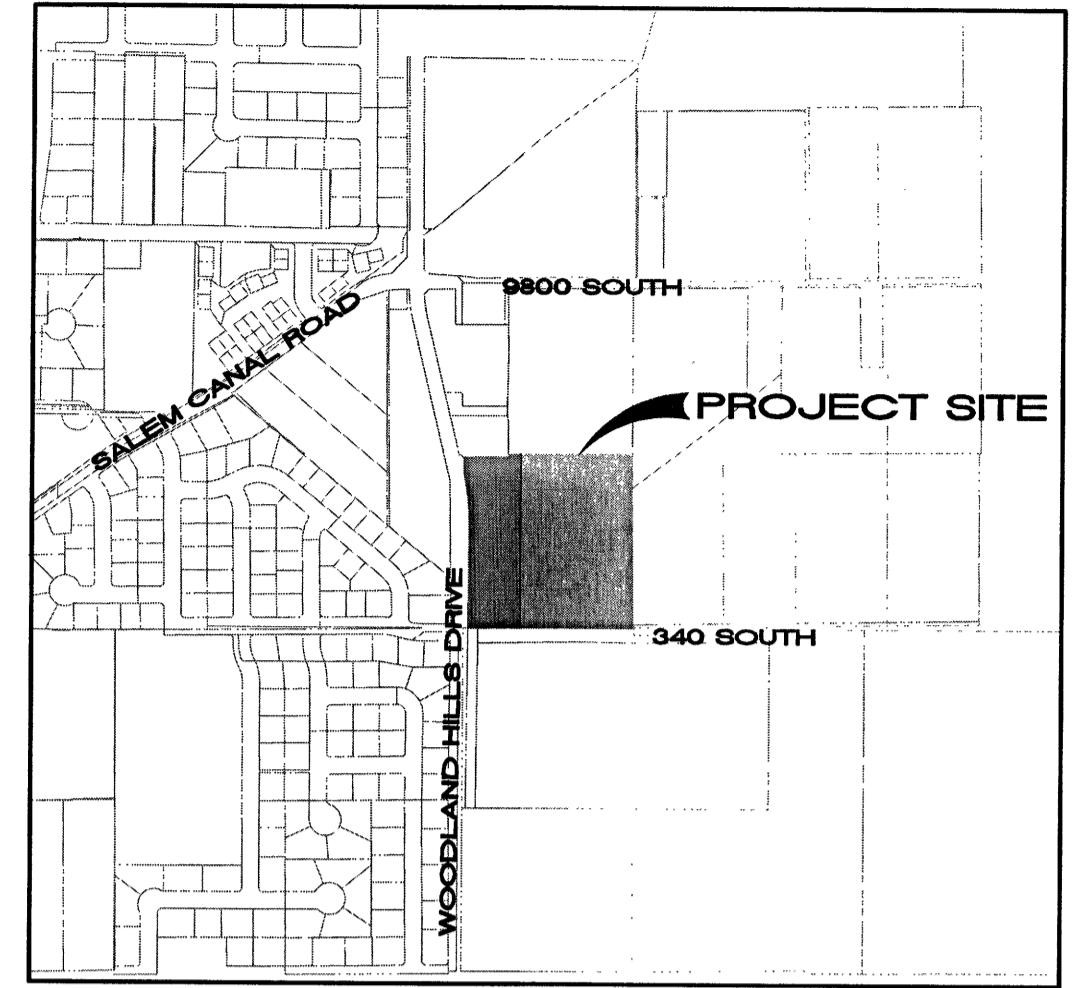
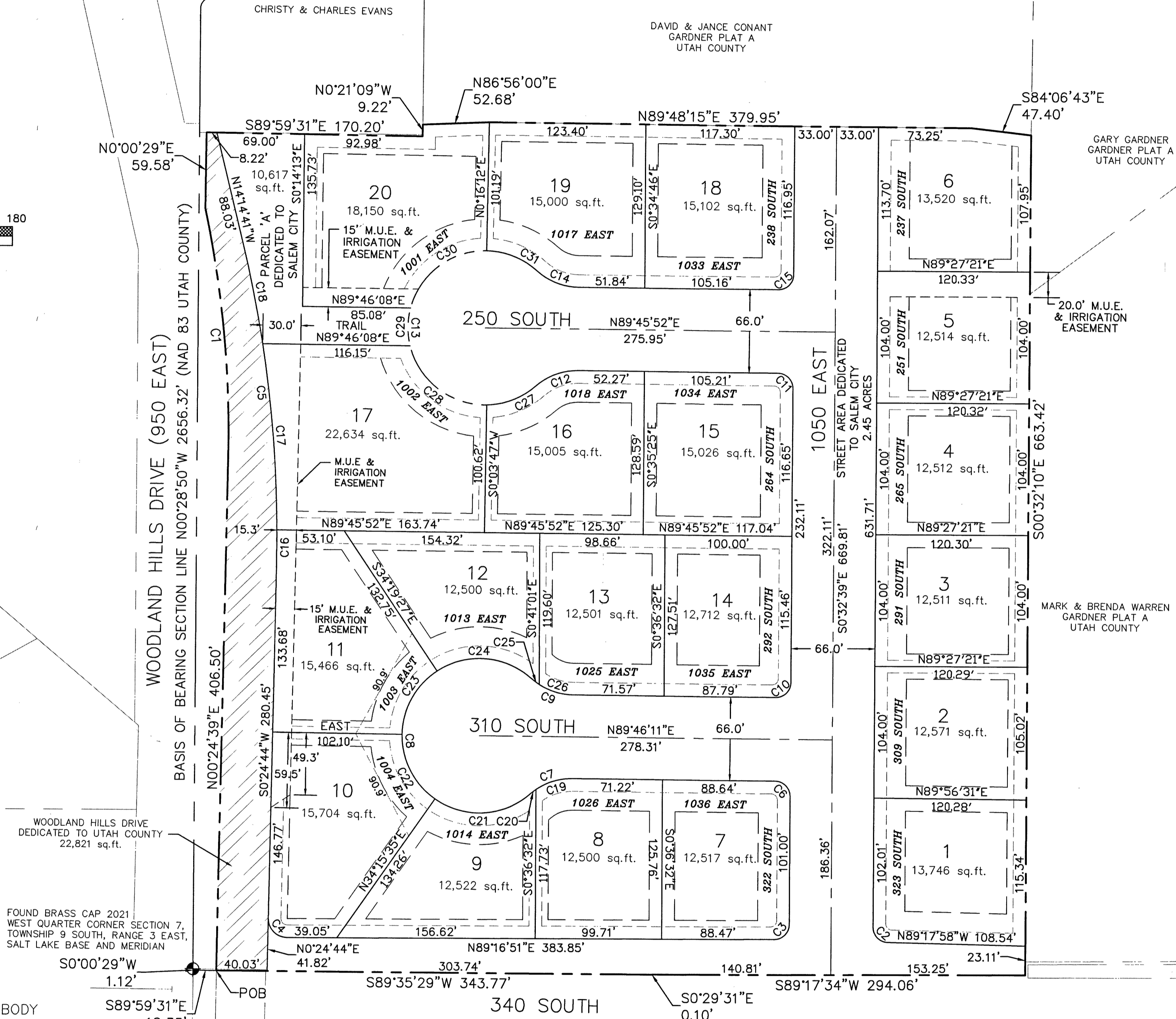
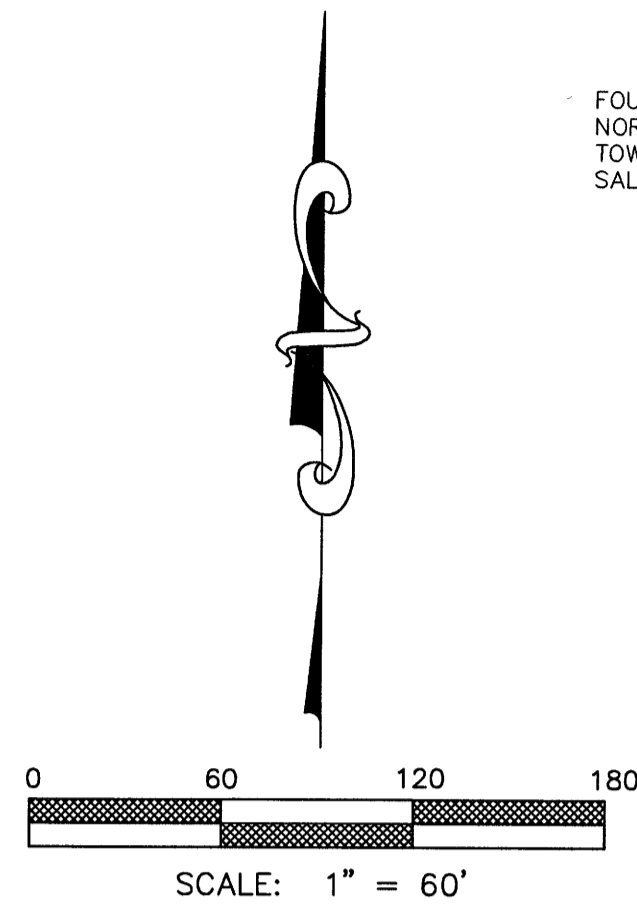


SALEM VALLEY VIEW PLAT "A"

SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

FOUND BRASS CAP 1957
NORTHWEST CORNER SECTION 7,
TOWNSHIP 9 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP
NTS

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	196.64	853.14	131°12'21"	196.20	N6°11'49"W
C2	18.59	12.00	88°45'19"	16.79	S44°55'19"E
C3	18.81	12.00	89°49'30"	16.94	N44°22'06"E
C4	23.86	15.00	91°07'53"	21.42	S45°09'13"E
C5	255.81	1000.00	14°39'25"	255.12	N6°54'59"W
C6	18.78	12.00	89°41'10"	16.92	N45°23'14"W
C7	36.31	50.00	41°36'16"	35.51	S68°58'03"W
C8	280.23	61.00	263°12'31"	91.23	S01°3'49"E
C9	36.31	50.00	41°36'16"	35.51	S69°25'41"E
C10	18.92	12.00	90°18'50"	17.02	N44°36'46"E
C11	18.78	12.00	89°41'29"	16.92	N45°23'23"W
C12	36.31	50.00	41°36'16"	35.51	S68°57'44"W
C13	280.23	61.00	263°12'31"	91.23	S01°4'08"E
C14	36.31	50.00	41°36'16"	35.51	S69°26'00"E
C15	18.91	12.00	90°18'31"	17.02	N44°36'37"E
C16	26.16	1000.00	1°29'56"	26.16	N0°20'14"W
C17	147.33	1000.00	8°26'28"	147.19	N51°8'26"W
C18	82.33	1000.00	4°43'01"	82.30	N11°53'11"W
C19	30.25	50.00	34°39'49"	29.79	S72°26'16"W
C20	6.06	50.00	6°56'26"	6.05	S51°38'08"E
C21	81.01	61.00	76°05'40"	75.19	N86°12'45"E
C22	59.34	61.00	55°44'25"	57.03	S27°52'13"E
C23	59.34	61.00	55°44'25"	57.03	S27°52'12"W
C24	80.52	61.00	75°38'02"	74.80	N86°26'34"W
C25	7.80	50.00	8°56'08"	7.79	S53°05'38"E
C26	28.51	50.00	32°40'07"	28.12	S73°53'45"E
C27	42.29	61.00	39°43'34"	41.45	N68°01'24"E
C28	82.69	61.00	77°39'57"	76.50	S53°16'51"E
C29	30.31	61.00	28°28'13"	30.00	S01°2'45"E
C30	81.12	61.00	76°11'28"	75.27	S52°07'05"W
C31	43.82	61.00	41°09'18"	42.88	N69°12'31"W

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

Travis Trane
(SURVEYOR), P.L.S.

July 28, 2023
DATE

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Corner of Section 7, Township 9 South, Range 3 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is South 00°00'29" West 1.12 feet and South 89°59'31" East 18.35 feet from the West Quarter Corner of Section 7, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence North along the East line of Woodland Hills Drive the following two courses 1) North 00°24'39" East 406.50 feet; 2) North 196.64 feet along the arc of a 853.14 foot radius curve to the left with a central angle of 131°12'21", the chord bears North 06°11'49" West 196.20 feet; thence North 00°00'29" East 59.58 feet; thence South 89°59'31" East 170.20 feet; thence North 00°21'09" West 9.22 feet; thence along Gardner Subdivision Plat "A" the following four courses 1) North 86°56'00" East 52.68 feet; 2) North 89°48'15" East 379.95 feet; 3) South 84°06'43" East 47.40 feet; 4) South 00°32'10" East 663.42 feet; thence South 89°17'34" West 294.06 feet; thence South 00°29'31" East 0.10 feet; thence South 89°55'29" West 343.77 feet to the Point of Beginning.

Basis of bearing: The line between the West Quarter Corner and the Northwest Corner of Section 7, Township 9 South, Range 3 East, Salt Lake Base and Meridian which bears North 00°28'50" West.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1st DAY OF August, 2023

Brad Bellison SALEM VIEW INVESTMENTS LLC
Mike Habers SALEM VIEW INVESTMENTS LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
) S.S.
COUNTY OF UTAH)

ON THE 1st DAY OF AUGUST, 2023 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY *Andrea Allen*
COMMISSION # 712712
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES 7-1-2027

ACCEPTANCE BY LEGISLATIVE BODY

The City 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 28 day of August, 2023.

Paul Chalcraft APPROVED BY MAYOR
John Nix APPROVED BY CITY ATTORNEY

Paul Chalcraft APPROVED BY CITY ENGINEER
John Nix ATTEST BY CITY RECORDER

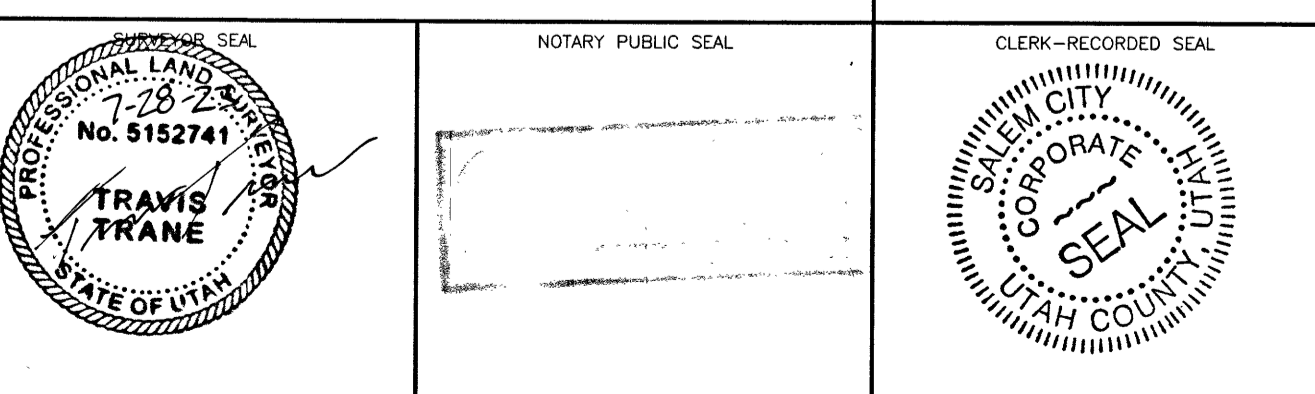
PLAT "A"

SALEM VALLEY VIEW

A RESIDENTIAL SUBDIVISION

SALEM, UTAH COUNTY, UTAH

RECORDING INFORMATION
ENT 58245+2023 MAP# 18900
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 5 02:13 PM FEE \$22.00 BY MC
RECORDED FOR SALEM CITY



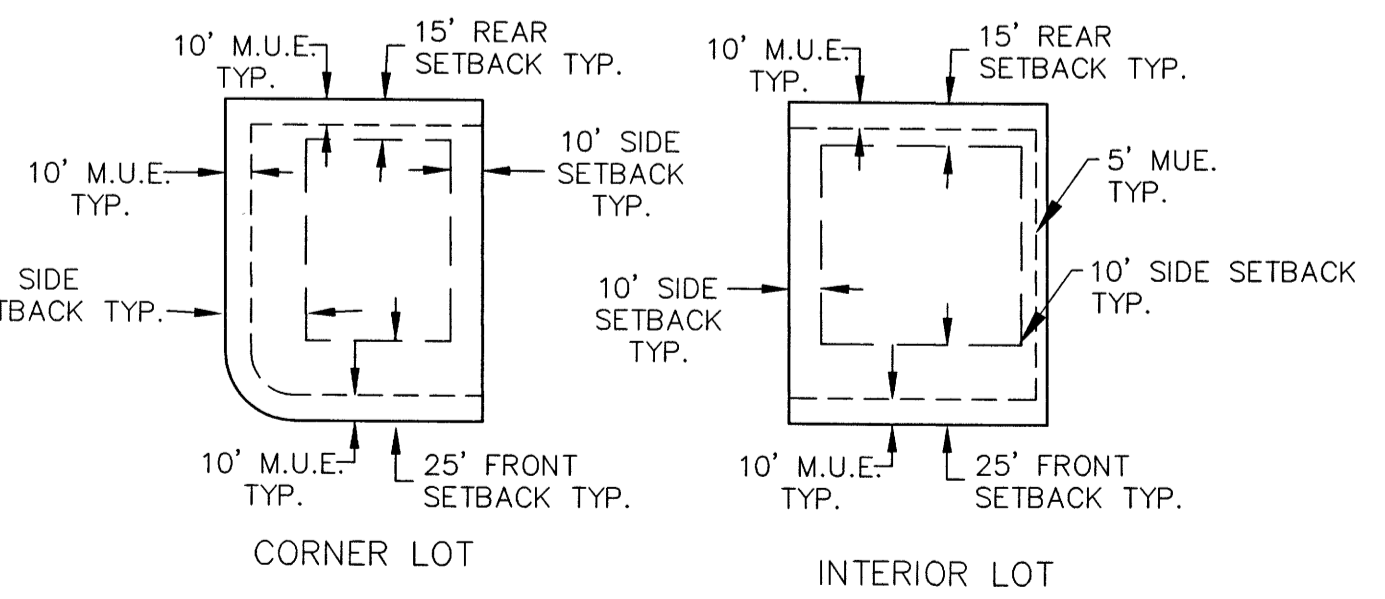
ACCEPTANCE BY LEGISLATIVE BODY
UTAH COUNTY

The County Commission of the County of Utah, hereby accepts the dedication of WOODLAND HILLS DRIVE, intended for public purposes for the perpetual use of the public this 1st day of August, 2023.

Andrea Allen
Paul Chalcraft
John Nix

APPROVED
UTAH COUNTY ENGINEER

ATTEST *Andrea Allen*
CLERK-RECORDER



TYPICAL BUILDING SETBACK AND MUNICIPAL UTILITY EASEMENTS

NOTES:
1- ALL M.U.E. (MUNICIPAL UTILITY EASEMENTS) DEDICATED TO SALEM CITY.
2- A SHARED 10' M.U.E. (5' EACH LOT) IS REQUIRED ON ONE SIDE OF EVERY OTHER LOT.

NOTES:
1. No drive entry on to Woodland Hills Drive or 340 South
2. The sandy silt soils within the upper 2 to 6 feet of the site have a moderate potential for collapse as confirmed by consolidation/collapse tests that indicated these soils have a collapse potential of 1.3% to 2%
3. Parcel 'A' is dedicated to Salem City.

LAND USE:

PLAT "A" =	9.76 ACRES
ZONING =	R-15
TOTAL LOTS =	20 LOTS
ACREAGE IN LOTS =	6.78 ACRES
ACREAGE IN ROW =	2.98 ACRES
DENSITY OVERALL =	2.05 LOTS/ACRE

18900

Sec. 7, T9S, R3E, S8444 Twibo Bm 2