CONSENT TO DEDICATE THE UNDERSIGNED TRUSTEE, HOLIDAY BANK, OF AN EQUITABLE OR LEGAL INTEREST IN THE DESCRIBED AMENOMENT OF IRON ROSE SUBDIVISION, AS ATTACHED, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS, AS SHOWN HERON, FOR THE PERPETUAL USE OF IRON ROSE SUBDIVISION SURVEYOR'S CERTIFICATE THE PUBLIC. THE UNDERSIGNED DOES HEREBY DEDICATE ITS/THEIR INTEREST IN AND TO THE LAND I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO SALT LAKE CORPORATION FOREVER. SALT LAKE CITY, SALT LAKE COUNTY, UTAH SUBDIVISION IN SALT LAKE CITY, UTAH, HAS BEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT This map is provided solely for the purpose of INTERSTATE & JULY, 2000 STATE OF UTAH REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE TRUSTEE-HOLIDAY BANK assisting in locating the property and Cottonwood SUBJVISION, BASED UPON DATA COMPILED FROM RECURDS IN THE SALI LAKE COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SALT LAKE CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS Title Insurance Agency, Inc. assumes no liability DAY OF . 20___, PERSONALLY APPEARED PROJECT SITE Basis of Bearings BEFORE ME, Suranta Suranta BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE Lian Officer OF Hollagar Ranketrust, AND THAT THE for variation, if any, with any actual survey. THEY ARE THE LOO OFFICE OF HOUSING BAN-TUSE, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION LORI L. SMITH THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE A GRANTED EASEMENT TO SALT LAKE CITY: SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF HAVE BEEN COMPILED WITH, AND THE LOTS MEET THE SITE AND SAID PERSON ACKNOWLEDGED TO ME THAT SAID CORPORATION R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S89°51'47"E DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE OO SOUTH STREET LOTS 12 THROUGH 20 HAVE A BLANKET EASEMENT FOR INSPECTION, OPERATION, MAINTENANCE AND SIGNED THIS 14TH DAY OF JUSTIAND 20 00 Narrative Keith' Bar bara Grund mann THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY OF PRESERVENT LAND, FOR MIKE MILLS INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED FROM A PREVIOUS ALTA/ACSM LAND TITLE SURVEY FOR THE HUMANE SOCIETY OF THE UNITED STATES ON MARCH 25, 1996, BY FOUND BUSH & CAP N 77'45'56" E 435.56' N 77'45'56" E 435.56' COMMISSION EXPIRES NOTARY PUBLIC. CONSTRUCTION OF BACK LOT WEYHER LAND CO. 159437 UTAH LICENSE NUMBER SIGNATURED FOUND MOUNTAIN STATES S 89'57'23" E 684.26' BUSH & GUDGELL, INC. ALL LOT CORNERS TO BE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES". 14' TELEPHONE & LITAL POWER STORES F EASEMENT CANAL SOLE EASMENT VICINITY MAP Brightone Canal Book 6067 P. 404 OWNERS DEDICATION AND CERTIFICATION Boundary Description WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. LAND. DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS *L3* AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT BEGINNING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF 700 SOUTH STREET, SAID POINT BEING S89'51'47"E ALONG THE SECTION LINE 43825 SQ F 44490 SQ FT 45538 SQ F7 113433 SQ F7 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SALT LAKE CITY. 45656 SQ FT 667.06 FEET AND SOC'07'19'W 14.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NOO'07'19'E 674.95 FEET; THENCE N89'54'35'W 491,94 FEET TO THE EAST RIGHT—OF—WAY LINE OF THE BANGERTER HIGHWAY; THENCE UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET'S THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND CONVEY THOSE -10' UTILITY AND DRAINAGE 10' UTILITY GEORGE KATSOS DRAINAGE PORTIONS OF LAND LABELED AS PUBLIC EASEMENTS AND ALSO GRANT ALONG SAID EAST LINE NO2'18'09"E (NO2'00'00"E BY DEED) 438.05 FEET AND N13'08'57"E 132.76 FEET TO THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE WESTERN PACIFIC RAILROAD RIGHT—OF—WAY, THENCE N7'145'56"E ALONG SAID LINE 435.56 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF FOUND BUSH & ~EASEMENT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER SAID LANDS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, GUDGELL REBAR 3886 WEST 3864 WEST 3846 WEST THE SOUTHWEST QUARTER OF SECTION 5; THENCE S89'57'23"E ALONG SAID NORTH LINE 684.26 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S00'44'47"E ALONG STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR PUBLIC STREET NO ON STREET PA EASEMENT NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY IRON ROSE PLACE (540 SOUTH) SAID EAST LINE 914.89 FEET; THENCE S45-12'09"W 321.05 FEET; THENCE S66'08'15"W 100.76 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 700 SOUTH STREET AND A 1255.29 FOOT RADIUS CURVE THE CENTER OF SALT LAKE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS ALSO NO TREES OR OTHER WHICH BEARS N.31°58'26"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 17°53'11" A DISTANCE OF 391.87 FEET TO THE POINT OF BEGINNING. VEGETATION IS ALLOWED TO BE PLANTED IN SUCH EASEMENTS. O' UTILITY -3931 WEST UNIFORM REAL ESTATE CONTRACT RECORDED MAY **11** 47095 SQ FT 43208 SQ FT 5, 1998, AS ENTRY NO. 6952601, IN BOOK 7968, AT PAGE 33 DRAINAGE EASEMENT 10' UTILITY AND DRAINAGE-EASEMENT EAST 305.36 C& M MANUFACTURING INC. 15 17 20' Access Easement Description 44822 SQ FT A 20' ACCESS EASEMENT SITUATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS: Barbara arundmann Branch BEGINNING AT A POINT THAT IS S89'51'47"E 173.81 FEET, N00'07'19"E 660.04 FEET, N89'54'35"W 491.94 FEET, N02'18'09"E 297.47 FEET AND EAST 52.88 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE EAST 43.27 FEET TO A 63.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS 44413 SQ FT Holladay Bank + Trust -10' PRIVATE DRAINAGE EASEMENT FOR FRENCH DRAIN. ALL MAINTENANCE AND COSTS OF MAINTENANCE IS THE SOLE 44433 SQ FT EAST 307.25 FOUND BUSH & ACKNOWLEDGMENT N66'37'16"E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18'49'40" A DISTANCE OF 20.70 FEET; THENCE WEST RESPONSIBILITY OF THE ADJOINING LOT OWNERS 10' UTILITY AND DRAINAGE 37.59 FEET: THENCE SO2'00'27"W 20.01 FEET TO THE POINT OF REGINNING N 89°54'35" W 491.94 STATE OF UTAH CONTAINS: 797 SQUARE FEET 44378 SQ FT FOUND BUSH & GUDGELL REBAR & ON THE B DAY OF 2000, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND THE OLIVEY (AND) LEWIS CHANDAY SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO MESSIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. Curve Table 51711 SO FT ALUMINUM CAP CHORD IANGENI RAULUS LEWITH CHORD S 66*58*10" W 197.54 1255.29 391.87 390.28 N 17"00"33" W 31.69 103.61 61.52 60.62 S 63'30"59" W 12.46 25.00 23.11 22.30 S 53'17'28" W 18.37 63.00 35.75 35.28 S 43°55'14'' W-14.68' - A PREVIOUS SURVEY HAS BEEN COMPLETED OF THIS 44333 SQ FT COMMISSION EXPIRES PROPERTY BY BUSH & GUDGELL, INC., MARCH 25, 1996. - NOTICE OF POSSIBLE CONSTRUCTION WASTE ON 17.11' ACKNOWLEDGMENT PROPERTY, RECORDED DECEMBER Legend - RIGHT OF WAY EASEMENT RECORDED DECEMBER 30, 1937, AS ENTRY NO. 825121, IN BOOK 202, AT 13, 2000, AS ENTRY NO. 7779337, IN BOOK 8407, AT BEGINNING OF ROAD TAPER STATE OF UTAH = CENTER LINE MONUMENT TO BE SET PAGE 7548, IN THE COUNTY PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS ON THE DAY OF ______, 2000, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DESCRIPTION AND CONTROL OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED. RECORDER'S OFFICE. - RIGHT OF ACCESS CONDEMNED BY THE STATE ROAD COMMISSION OF UTAH, RECORDED JUNE 20, = SECTION CORNER 1997, AS ENTRY NO. 2959011, AT BOOK 4505, S 6777 52 W 190.17 1255.29 377.48 376.06 S 48°35′59″ W 102.74 1255.29 205.03 204.80 N 73'17′57″ E 404.51 1297.29 784.23 772.34 N 49'57'03″ E 137.04 1297.29 273.07 272.57 N 67'16'08″ E 560.00 1297.29 1057.31 1028.28 15' PUBLIC UTILITY AND = EXISTING FENCE LINE - RIGHT OF WAY EASEMENT RECORDED MAY 28, 1976, AS ENTRY NO. 2818938, IN 800K 4212, AT PURPOSES THEREIN MENTIONED = RAILROAD 7-15-02 - AGREEMENT, RECORDED SEPTEMBER 26, 1988, AS ENTRY NO. 4680087, IN BOOK 6067, AT PAGE 398 COMMISSION EXPIRES NOTARY PUBLIC ADDITIONAL SOUTH QUARTER CORNER OF SECTION 6, T.1S., R.1W., S.L.B.&M., U.S. ROAD DEDICATION ** KEITH GRUNDMANN CHILDREN'S TRUST IN 700 SOUTH STREET DREDGE MANAGEMENT L.L.C. C26 NOTES: Start is surveyed to an accuracy BETTER THAN ONE PART IN 15,000. Lander's Acknowledge 89°51'47" W (RASIS Holaday Buk + Trust Ompany SOUTHWEST CORNER OF SECTION 5. Signed this 9th day of T.1S., R.1W., S.L.B.&M., U.S. SURVEY, FOUND FLAT BRASS CAP by: Convey Kthenson SOUTH QUARTER CORNER OF SECTION 5, T.1S., R.1W., S.L.B.&M., U.S. SURVEY, FOUND STANDARD BRASS CAP April 2001. LANDSCAPING IS PARK STRIP ADJACENT TO EACH LOT, IT IS TO BE PLACED & MAINTAINED BY EACH Hs Executive Vice President S 89°22'58" E 347.18' Stull motary publi THERE IS AN AVIGATION FASEMENT WHICH COVERS THE ENTIRE PROPERTY FOR FREE LINDESTRICTED COUNTY HEALTH DEPARTMENT APPROVED THIS 19 DAY OF JULY PASSAGE OF AIRCRAFT AND ALL OTHER AERONAUTICAL ACTIVITIES, RECORDED MARCH 18,1998, AS ENTRY NO. 6895909, IN BOOK 7913, AT PAGE 2093. JOB #: 3394-01 SURVEYOR: R. WILLIFORD EACH LOT WILL BE ALLOWED THE MAXIMUM DISCHARGE RATE OF 0.18 CFS/ACRE. CORDED DATE: NOVEMBER, 1998 DRAFTED: H. GUNN AN ODOR EASEMENT HAS BEEN RECORDED AS A SEPARATE DOCUMENT TO THIS PLAT TO NOTIFY Burne ? Jane 1'=100' PROPERTY OWNERS THE INTENT OF A WATER RECLAMATION PLANT BEING CONSTRUCTED WITHIN 1.4 REVISION: DIRECTOR-S.L. CO. BOARD OF HEALTH CITY PLANNING DIRECTOR CITY ENGINEERING DIVISION CITY DEPT. OF PUBLIC UTILITIES **CITY ATTORNEY** CITY APPROVAL NUMBER: SALT LAKE COUNTY RECORDER **NUMBER:** APPROVED THIS 2011 DAY OF CITY PLANNING COMMISSION. REEVE & ASSOCIATES, INC. I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AND IT IS HEREBY APPROVED. RECORDED # 8343796 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF KIETH GRUNDMANN DATE 5-24-2002TIME 8:12 AM BOOK 2002P PAGE 119 ACCOUNT: RM THIS ______, PRESENTED TO SALT LAKE CITY THIS _______A.D., 2002 AND IS HEREBY APPROVED Civil Engineering * Structural Engineering * Land Planning APPROVE AS TO FORM THIS 17 ACCOUNT: APPROVE THIS 19 DAY OR JULY, A.D., 2000 3670 QUINCY AVE. SUITE #1 OGDEN, UTAH 84403 (801) 621-3100 FAX (801) 621-2666 SHEET: SHEET: Van 20 Geller 7-18.0 Nepun a. Curt 7.18.2000 Boverly Jones Ball HI VYLO HOOTE malt PLANNING DIRECTOR CITY SURVEYOR S.L.C. ATTORNEY S.L.C. RECORDER S.L.C. MAYOR FEE \$ SALT LAKE COUNTY RECORDER