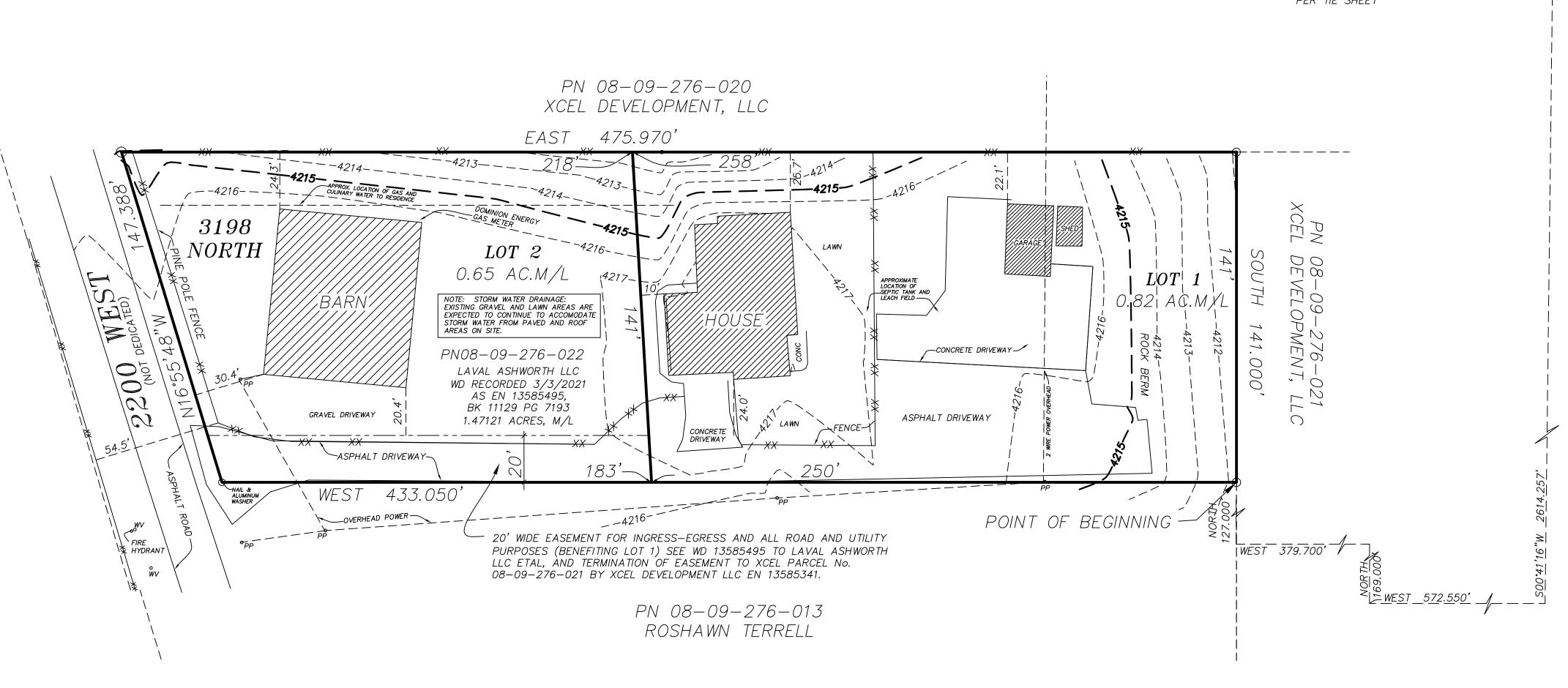
PRELIMINARY PLAT 3198 NORTH MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH JULY 2023

-NORTH QUARTER CORNER OF SECTION 9. TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN FOUND S.L.COUNTY BRASS CAP PER TIE SHEET BENCH MARK: 4215.92 (NGVD 29)

__BASIS_OF_BEARING: __SECTION_LINE: __S89°26'23"E__2670.209' ____/_

NORTHEAST CORNER OF SECTION 9, -TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN FOUND DAVIS COUNTY BRASS CAP PER TIE SHEET



NOTES:

1. The information on this map is subject to the details of Old Republic National Title Insurance Company Commitment File No. 2154037MS dated February 9, 2021.

nature or by reason of the location of this property in or near such hazardous, deleterious or

- 2. This map does not include location nor evaluation of hazardous, deleterious nor environmental conditions which may exist due to the current or prior uses of this property, or due to the forces of
- any facts, conflicts or discrepancies which would be disclosed by the details of a correct title insurance policy and updates and revisions thereto. 3. Utility company pipes, wires, etc are shown hereon in their approximate and/or proposed location. Other utility pipes, wires, concrete conduits, foundations and footings, easements, etc. may exist below, on, or above the surface of the ground, asphalt and/or concrete pavement. Therefore, owners,

environmental conditions, whether man-made or natural. This information on this map is subject to

- contractors, builders and excavators shall, at a minimum, contact Blue Stakes, refer to utility company maps and Salt Lake City and County records in order to verify the size, location and elevation of all existing utilities and structures prior to any excavation or construction.
- 4. This property is aligned with the landing zones of the Salt Lake City International Airport. Avigation easements may affect building height and noise levels. Please contact the Salt Lake City Department of Airports, and the Federal Aviation Administration. Copyright 2023

SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY ON FILE: S2006-08-0702

DRAWING No. 3198 NORTH MINOR SUBDIVISION.dwg DATE: JULY 14, 2023

RICHARDSON SURVEYING, INC. 3448 SOUTH 100 WEST BOUNTIFUL, UTAH 84010

(801) 518-6572 email: rsurvey@gmail.com

UTILITY COMPANY APPROVALS ROCKY MOUNTAIN POWER

DOMINION ENERGY

COMMUNICATIONS

LaVal Ashworth, LLC P.O. Box 540038

North Salt Lake, Utah 84054

LEGEND: typical abbreviations are:

- 21.....indicates a point identification number, typical.indicates a #5 rebar and 2" diameter plastic cap stamped
- PLS 152050 RICHARDSON SURVEYING, INC. set for boundary monument. FH....fire hydrant
- M/L...more or less PP ...power pole
- WV...water valve
- XX ... indicates an existing fence

NARRATIVE

The purpose of this map is to depict the proposed division of Parcel No. 08-09-276-022 into two lots hereafter to be known as 3198 NORTH MINOR SUBDIVISION.

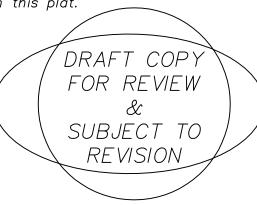
The basis of bearing of the courses shown on this map is along the section line between County monuments as depicted hereon.

SALT LAKE COUNTY ATTORNEY APPROVAL AS TO FORM	SALT LAKE CITY WATER DEPARTMENT APPROVAL	SALT LAKE COUNTY ADDRESSING APPROVAL NAME:	
NAME:	NAME:	TITLE:	
TITLE:	TITLE:	111LE:	
	DATE:	DATE:	
DATE:			

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL	SALT LAKE COUNTY FLOOD CONTROL & ENGINEERING APPROVAL	FIRE DEPARTMENT APPROVAL	GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT APPROVAL
NAME:	NAME:	NAME:	
TITLE:	TITLE:	TITLE:	NAME:
		DATE:	TITLE:
DATE:	DATE:		DATE:

SURVEYOR'S CERTIFICATE

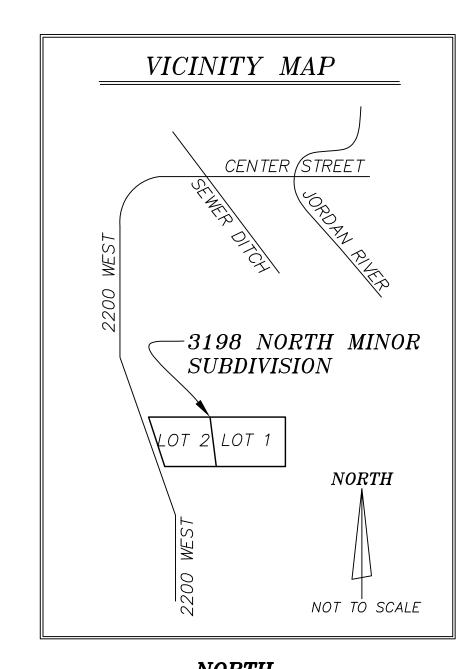
I, JOSEPH DON RICHARDSON, do hereby certify that I am a Professional Land Surveyor, and that I hold License No.152050, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, Utah Code Annotated; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as 3198 NORTH MINOR SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

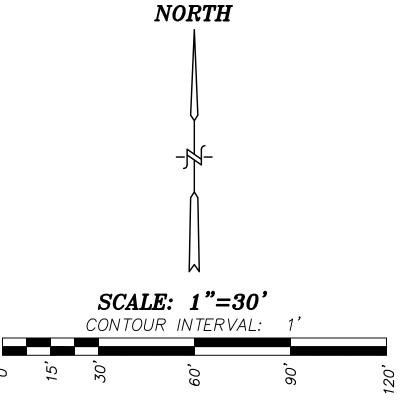


BOUNDARY DESCRIPTION

Beginning at a point South 89°26'23" East 2670.209 feet along the Section line to a Davis County Surveyor's office brass cap monument marking the Northeast Corner of Section 9 and South 00°41'16" West 2614.257 feet and WEST 572.550 feet and NORTH 169.000 feet and WEST 379.700 feet and NORTH 127.000 feet from the North Quarter Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence WEST 433.050 feet, more or less, to the easterly line of 2200 West Street: thence North 16°55'48" West 147.388 feet along said easterly line of 2200 West Street; thence EAST 475.970 feet; thence SOUTH 141.000 feet to

Containing 64086 square feet or 1.47121 acres, more or less.





PRELIMINARY PLAT 3198 NORTH MINOR SUBDIVISION

> 3198 NORTH 2200 WEST SALT LAKE COUNTY, UTAH