

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

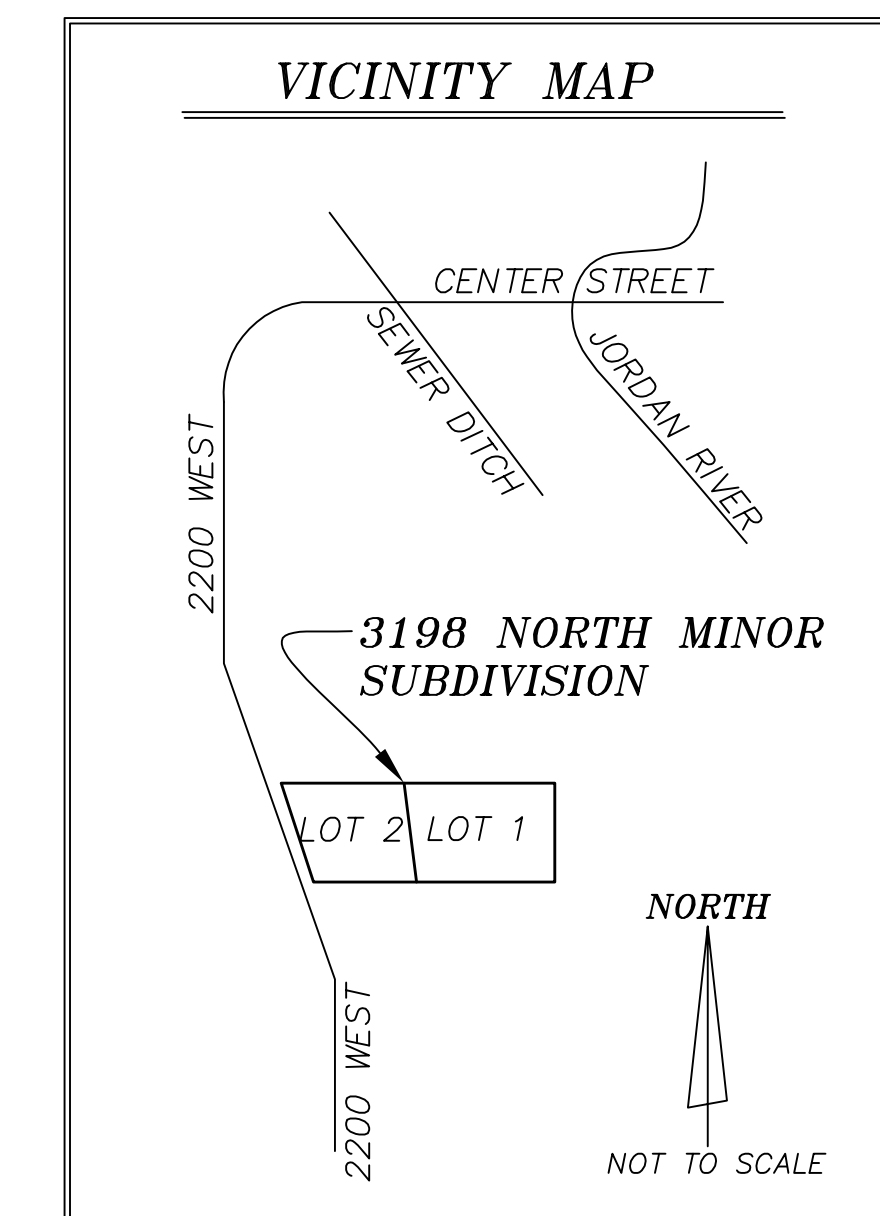
SURVEYOR'S CERTIFICATE

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.

DRAFT COPY
FOR REVIEW
&
SUBJECT TO
REVISION

BOUNDARY DESCRIPTION

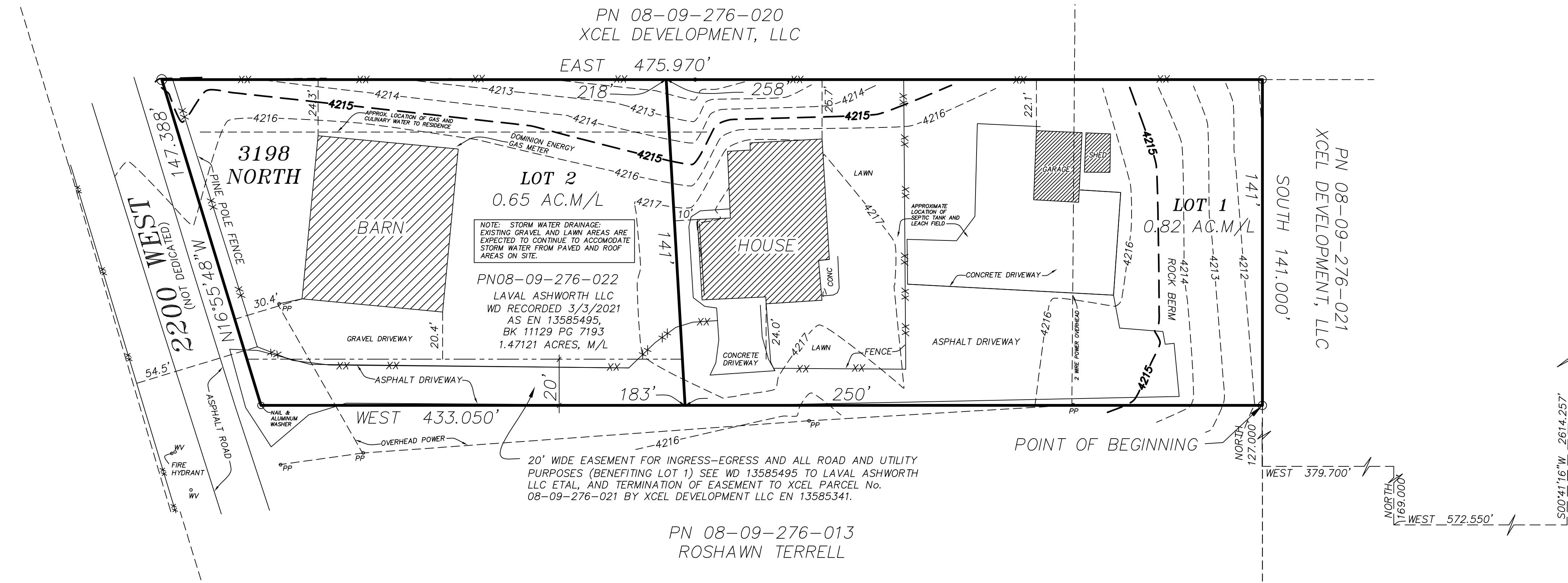
Beginning at a point South 89°26'23" East 2670.209 feet along the Section line to a Davis County Surveyor's office brass cap monument marking the Northeast Corner of Section 9 and South 00°41'16" West 2614.257 feet and WEST 572.550 feet and NORTH 169.000 feet and WEST 379.700 feet and NORTH 127.000 feet 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 the point of beginning.
 Containing 64086 square feet or 1.47121 acres, more or less.



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



NOTE: STORM WATER DRAINAGE:
 EXISTING GRAVEL AND LAWN AREAS ARE
 EXPECTED TO CONTINUE TO ACCOMMODATE
 STORM WATER FROM PAVED AND ROOF
 AREAS ON SITE.

PN08-09-276-022
 LAVAL ASHWORTH LLC
 WD RECORDED 3/3/2021
 AS EN 13585495,
 BK 11129 PG 7193
 1.47121 ACRES, M/L

20' WIDE EASEMENT FOR INGRESS-EGRESS AND ALL ROAD AND UTILITY
 PURPOSES (BENEFITING LOT 1) SEE WD 13585495 TO LAVAL ASHWORTH
 LLC ETAL, AND TERMINATION OF EASEMENT TO XCEL PARCEL No.
 08-09-276-021 BY XCEL DEVELOPMENT LLC EN 13585341.

PN 08-09-276-013
 ROSHAWN TERRELL

NOTES:

- 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.
- 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 nature or by reason of the location of this property in or near such hazardous, deleterious or environmental conditions, whether man-made or natural. This information on this map is subject to any facts, conflicts or discrepancies which would be disclosed by the details of a correct title insurance policy and updates and revisions thereto.
- 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, 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.
- This property is aligned with the landing zones of the Salt Lake City International Airport. Aviation easements may affect building height and noise levels. Please contact the Salt Lake City Department of Airports, and the Federal Aviation Administration.
 Copyright 2023

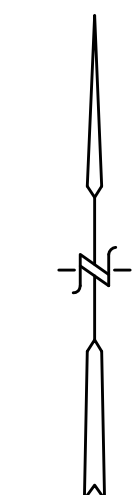
LEGEND: typical abbreviations are:

- 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

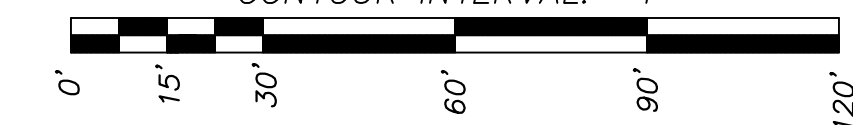
NARRATIVE

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.

NORTH



SCALE: 1"=30'
 CONTOUR INTERVAL: 1'



**SALT LAKE COUNTY
 SURVEYOR**
 RECORD OF SURVEY ON FILE:
 52006-08-0702

**UTILITY COMPANY
 APPROVALS**

ROCKY MOUNTAIN POWER

DOMINION ENERGY

COMMUNICATIONS

**SALT LAKE COUNTY
 ATTORNEY APPROVAL
 AS TO FORM**

NAME: _____
 TITLE: _____
 DATE: _____

**SALT LAKE CITY WATER
 DEPARTMENT APPROVAL**

NAME: _____
 TITLE: _____
 DATE: _____

**SALT LAKE COUNTY
 ADDRESSING APPROVAL**

NAME: _____
 TITLE: _____
 DATE: _____

**SALT LAKE COUNTY HEALTH
 DEPARTMENT APPROVAL**

NAME: _____
 TITLE: _____
 DATE: _____

**SALT LAKE COUNTY
 FLOOD CONTROL &
 ENGINEERING APPROVAL**

NAME: _____
 TITLE: _____
 DATE: _____

**FIRE DEPARTMENT
 APPROVAL**

NAME: _____
 TITLE: _____
 DATE: _____

**GREATER SALT LAKE
 MUNICIPAL SERVICES
 DISTRICT APPROVAL**

NAME: _____
 TITLE: _____
 DATE: _____

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

FOR:
LaVal Ashworth, LLC
 P.O. Box 540038
 North Salt Lake, Utah 84054

PRELIMINARY PLAT
3198 NORTH MINOR SUBDIVISION
 3198 NORTH 2200 WEST
 SALT LAKE COUNTY, UTAH