

TOWN SQUARE ESTATES

ALL OF LOTS 1, 2 AND 4, BLOCK 11, PLAT A, PLAIN CITY SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, APRIL 2018

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; 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 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. ALSO I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS TOWN SQUARE ESTATES.

SIGNED THIS 12TH DAY OF APRIL 2018

Klint H. Whitney
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
8227228

SUBDIVISION
BOUNDARY DESCRIPTION

ALL OF LOTS 1, 2 AND 4, BLOCK 11, PLAT A, PLAIN CITY SURVEY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 4425 WEST STREET AND THE NORTH RIGHT-OF-WAY LINE OF 2425 NORTH STREET BEING LOCATED SOUTH 00°41'59" WEST 1808.41 FEET ALONG THE EAST LINE OF SAID SECTION 32 AND NORTH 90°00'00" WEST 740.59 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32; RUNNING THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 4425 WEST STREET NORTH 1°31'01" EAST 213.00 FEET; THENCE SOUTH 88°28'59" EAST 139.00 FEET; THENCE NORTH 1°31'01" EAST 213.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2500 NORTH STREET; THENCE ALONG SAID LINE SOUTH 88°28'59" EAST 287.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 4350 WEST STREET; THENCE ALONG SAID LINE SOUTH 1°31'01" WEST 426.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2425 NORTH STREET; THENCE ALONG SAID LINE NORTH 88°28'59" WEST 426.00 FEET TO THE POINT OF BEGINNING, CONTAINING 151,869 SQ.FT. OR 3.486 ACRES AND 21 LOTS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER'S OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: TOWN SQUARE ESTATES.

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND FURTHER DEDICATE, GRANT AND CONVEY TO PLAIN CITY ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.) THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY PLAIN CITY; AND DEDICATE, GRANT AND CONVEY TO PLAIN CITY THOSE CERTAIN STRIPS DESIGNATED AS FIRE LANE, THE SAME TO BE USED AS A FIRE APPARATUS ACCESS ROAD, MAINTAINED WITH NO OBSTRUCTION, INCLUDING THE PARKING OF VEHICLES; AND DEDICATE GRANT AND CONVEY TO TOWN SQUARE ESTATES, HOMEOWNER'S ASSOCIATION, INC. THOSE CERTAIN STRIPS DESIGNATED AS COMMON AREAS TO BE USED FOR THE INGRESS AND EGRESS, PARKING, AND RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH OWNER; AND DEDICATE, GRANT AND CONVEY TO TOWN SQUARE ESTATES, HOMEOWNER'S ASSOCIATION, INC. EASEMENTS, OVER ALL THOSE CERTAIN STRIPS DESIGNATED AS COMMON AREAS TO BE USED FOR PUBLIC UTILITY (TELEPHONE, POWER, GAS, CABLE, CULINARY WATER, AND SANITARY SEWER) AND DRAINAGE PURPOSES AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED.

SIGNED THIS THE 12 DAY OF APRIL 2018

VALEO MANAGEMENT CORP
BY: BRETT SATTERTHWAITE, PRESIDENT

ADDRESS TABLE

UNIT #	ADDRESS
UNIT #1	2440 N
UNIT #2	2422 N
UNIT #3	4422 W
UNIT #4	4404 W
UNIT #5	4378 W
UNIT #6	4372 W
UNIT #7	4360 W
UNIT #8	2437 N
UNIT #9	2453 N
UNIT #10	2467 N
UNIT #11	2475 N
UNIT #12	2481 N
UNIT #13	4375 W
UNIT #14	2472 N
UNIT #15	2464 N
UNIT #16	2452 N
UNIT #17	4401 W
UNIT #18	4421 W
UNIT #19	2479 N
UNIT #20	2473 N
UNIT #21	4410 W

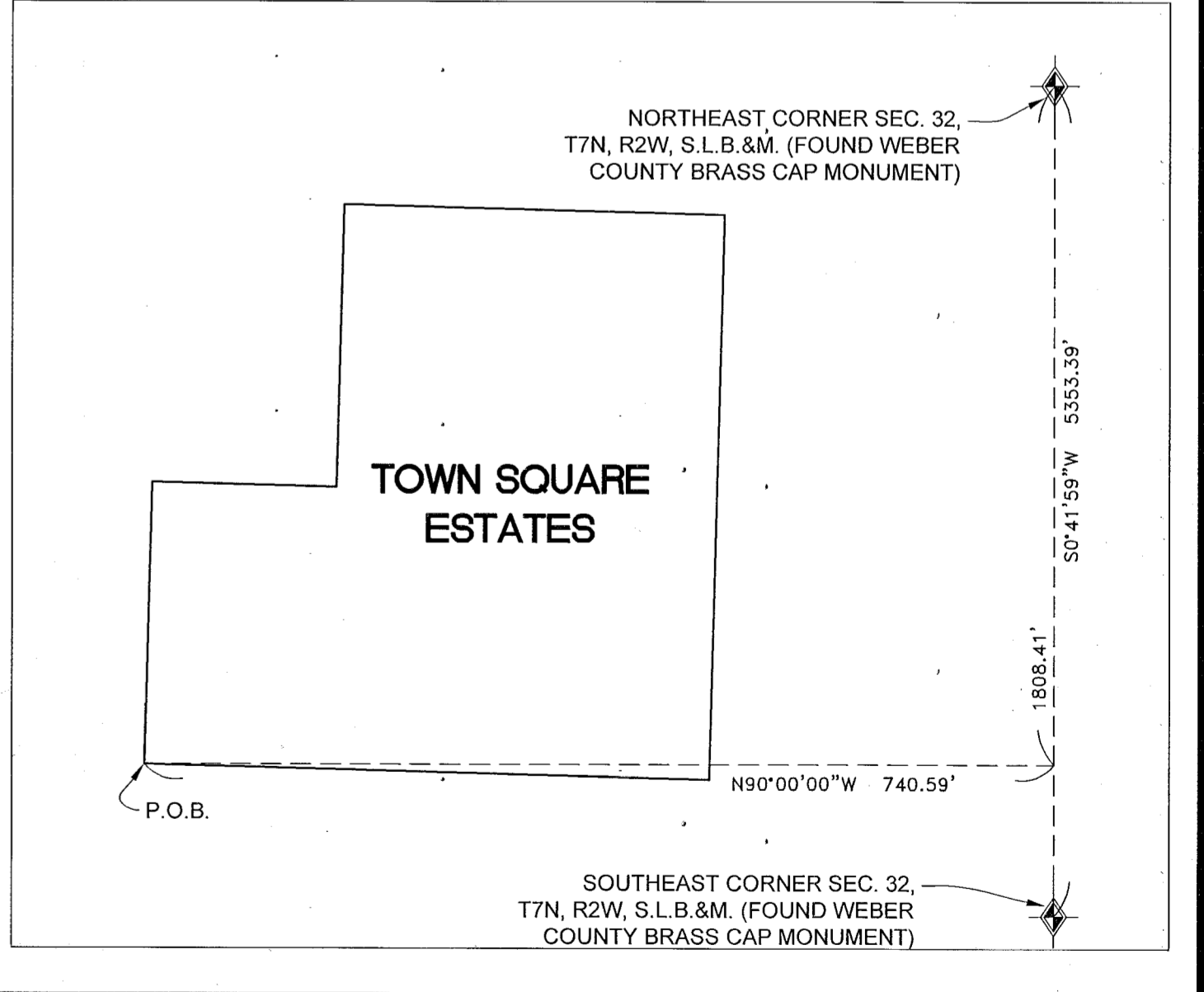
STATE OF UTAH }
COUNTY OF WEBER } SS

ON THIS 12 DAY OF APRIL 2018,

ON THIS 12 DAY OF APRIL 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRETT SATTERTHWAITE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF VALEO MANAGEMENT CORP, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE ABOVE 'OWNER'S DEDICATION' WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BYLAWS, AND SAID BRETT SATTERTHWAITE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MICHAEL L. HENDRY
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 696208
COMM. EXP. 03/28/2022



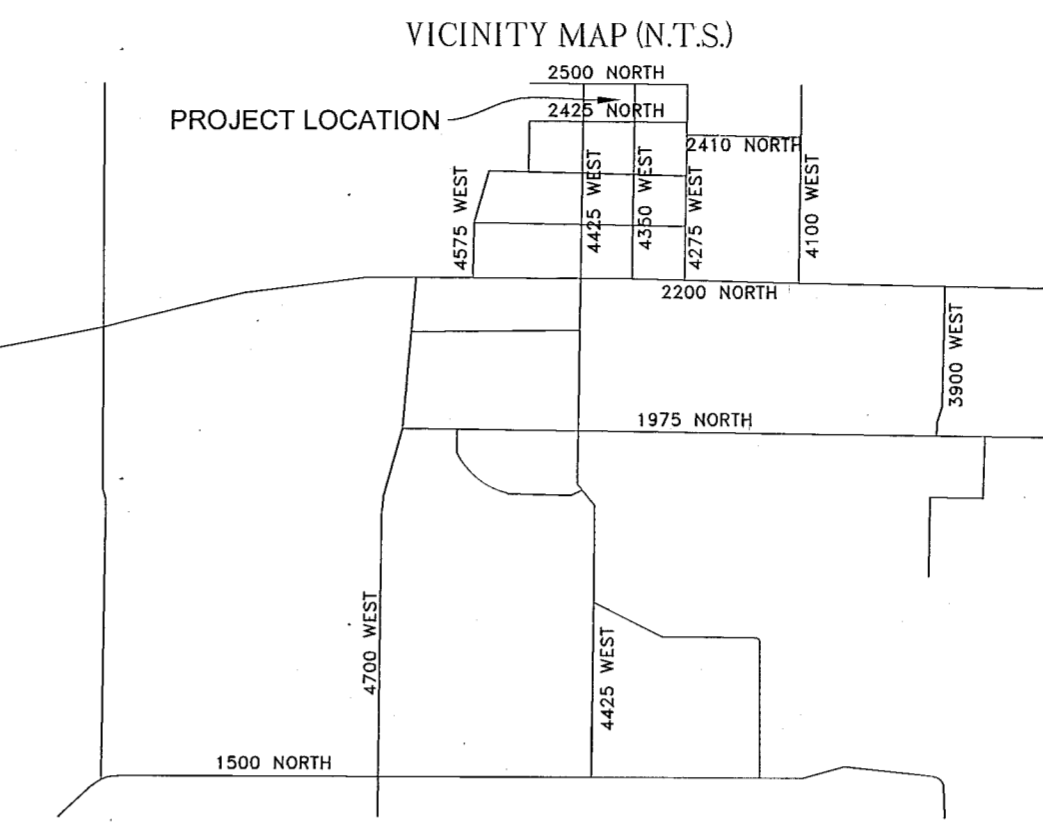
TOWN SQUARE ESTATES

NORTHEAST CORNER SEC. 32,
T7N, R2W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT)

SOUTHEAST CORNER SEC. 32,
T7N, R2W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT)

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
IN _____ BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY



ADDRESS TABLE

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UNIT #1	2440 N
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UNIT #5	4378 W
UNIT #6	4372 W
UNIT #7	4360 W
UNIT #8	2437 N
UNIT #9	2453 N
UNIT #10	2467 N
UNIT #11	2475 N
UNIT #12	2481 N
UNIT #13	4375 W
UNIT #14	2472 N
UNIT #15	2464 N
UNIT #16	2452 N
UNIT #17	4401 W
UNIT #18	4421 W
UNIT #19	2479 N
UNIT #20	2473 N
UNIT #21	4410 W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.71	10.00	90°00'00"	N43° 28' 59"W	14.14
C2	31.42	20.00	90°00'00"	S46° 31' 01"W	28.28
C3	31.42	20.00	90°00'00"	S43° 28' 59"E	28.28

NOTES

10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.

#5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.

THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO THE FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.

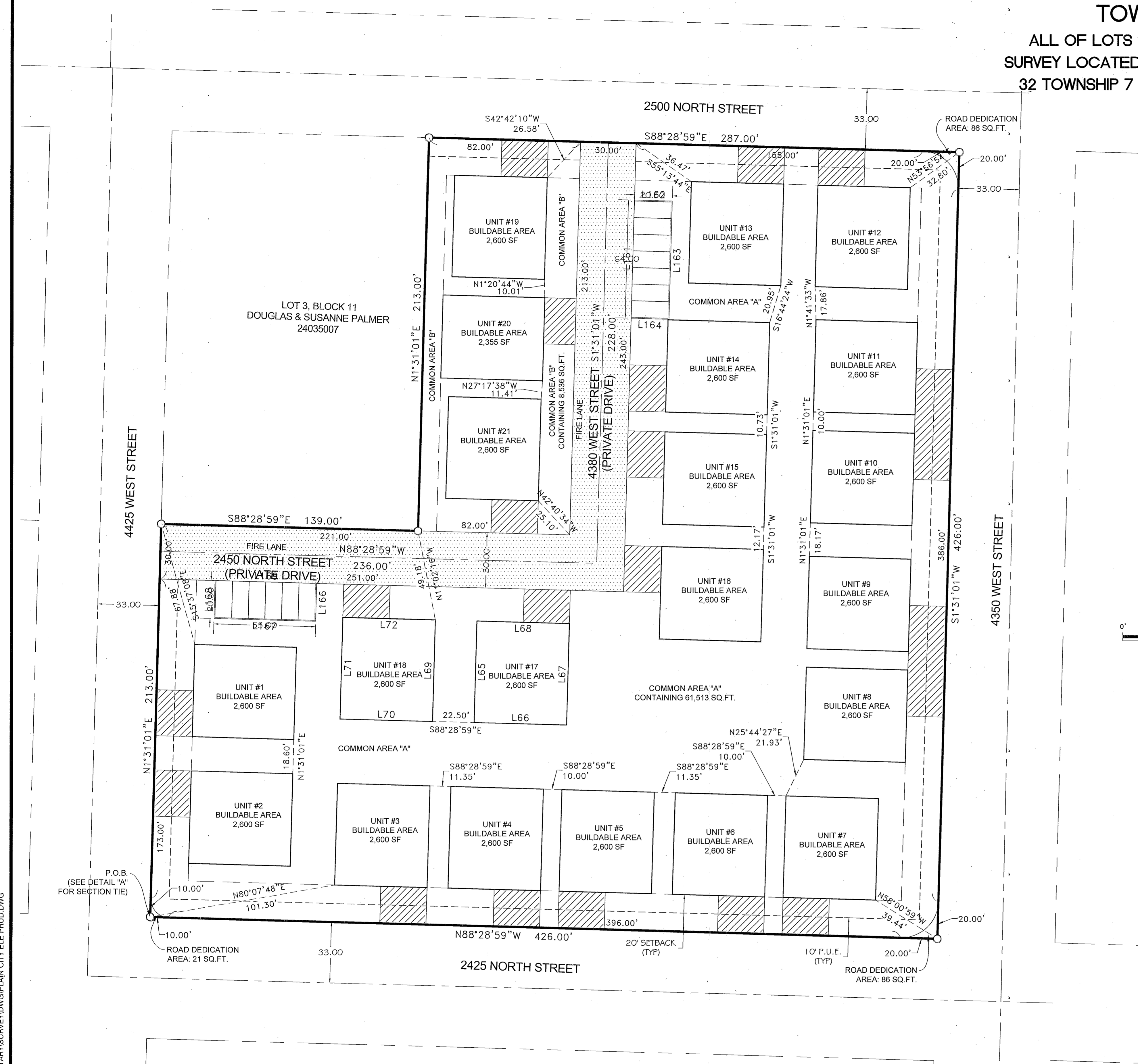
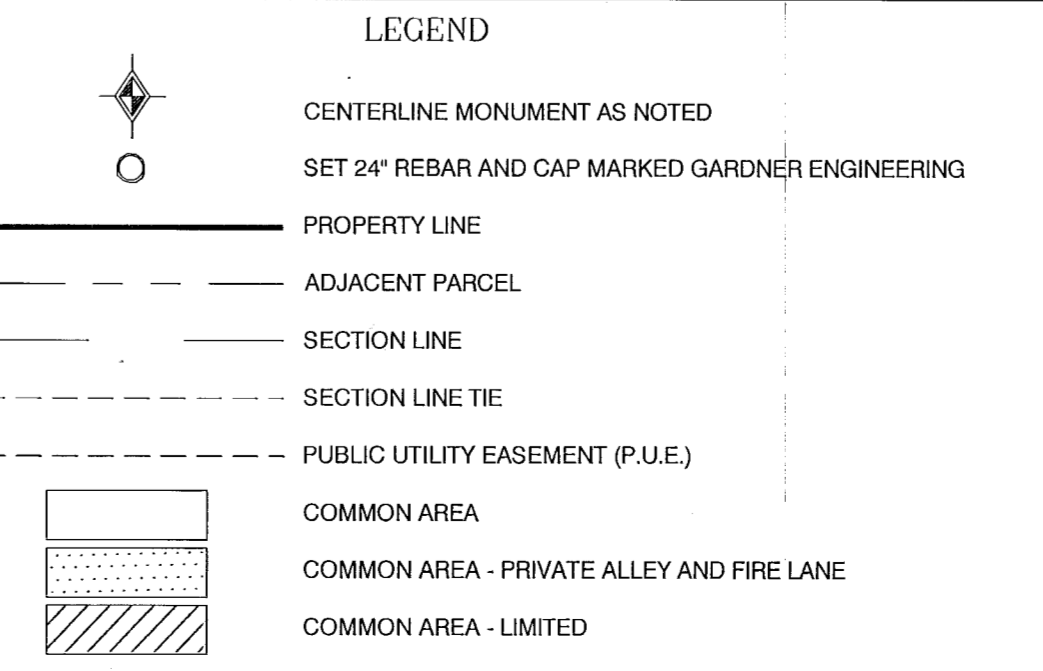
WATER AND SEWER LATERALS ARE TO BE INSTALLED PER CURRENT PLAIN CITY STANDARDS.

PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL UNITS AS SHOWN ON SHEET 2.

LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION AND LIMITED USE IS RESTRICTED TO ADJOINING UNIT OWNER.

DISTANCE BETWEEN BUILDINGS TO BE NO CLOSER THAN 10.00 FEET.

TOTAL SITE AREA 151,869 SQ.FT.
TOTAL COMMON AREA 80,286 SQ.FT. OR 1.679 ACRES = 53%
TOTAL LIMITED COMMON AREA 10,672 SQ.FT. OR 0.244 ACRES = 0.07%
TOTAL ROAD DEDICATION AREA 193 SQ.FT.
PRIVATE ROAD AREA 13,920 SQ.FT. = 0.09%



PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE PLAIN CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

April 19, 2018
DATE

CITY ATTORNEY

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION ON

THIS 19 DAY OF April 2018

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN THE ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS 12 DAY OF APRIL 2018.

PLAIN CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH

THIS 19 DAY OF April 2018

MAYOR

ATTEST:
CITY RECORDER

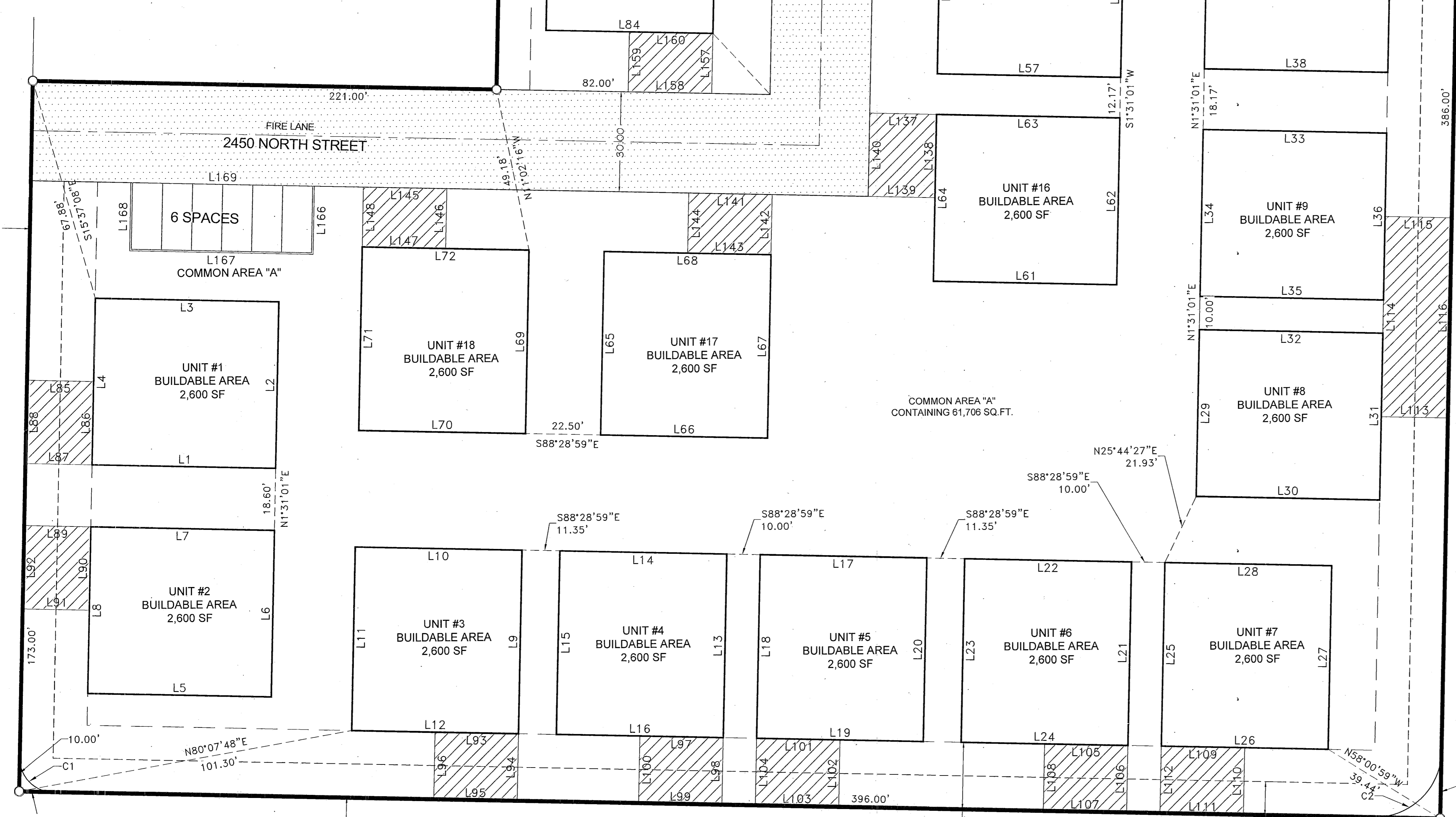
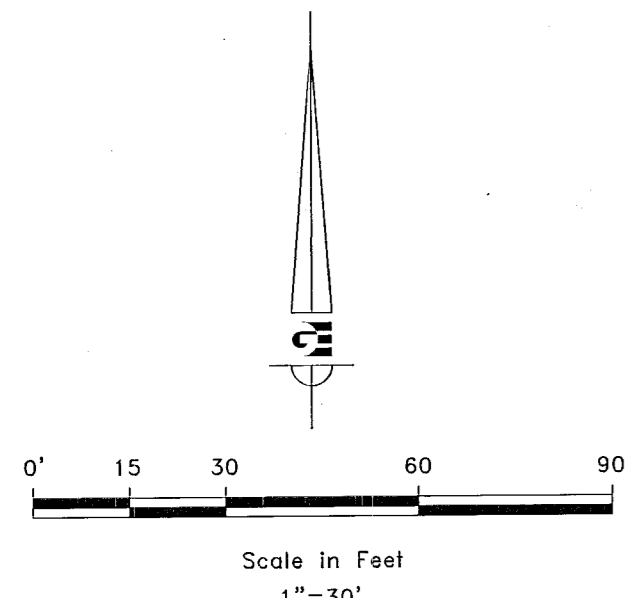
R:\2205 - VALEO MANAGEMENT\PLAIN CITY ELEMENTARY\SURVEY\DWG\PLAIN CITY ELE PLU.DWG

TOWN SQUARE ESTATES

ALL OF LOTS 1, 2 AND 4, BLOCK 11, PLAT A, PLAIN CITY SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
MARCH 2018

LEGEND

- CENTERLINE MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- CENTERLINE
- SECTION LINE
- SECTION LINE TIE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- COMMON AREA
- COMMON AREA - PRIVATE ALLEY AND FIRE LANE
- COMMON AREA - LIMITED



LINE #	LENGTH	BEARING
L1	55.00	S88°28'59"E
L2	50.00	N1°31'01"E
L3	55.00	N88°28'59"W
L4	50.00	S1°31'01"W
L5	55.00	S88°28'59"E
L6	50.00	N1°31'01"E
L7	55.00	N88°28'59"W
L8	50.00	S1°31'01"W
L9	55.00	S88°28'59"E
L10	50.00	N1°31'01"E
L11	55.00	S1°31'01"W
L12	50.00	S88°28'59"E
L13	55.00	N1°31'01"E
L14	50.00	N88°28'59"W
L15	55.00	S1°31'01"W
L16	50.00	S88°28'59"E
L17	50.00	N88°28'59"W
L18	55.00	S1°31'01"W
L19	50.00	S88°28'59"E
L20	55.00	N1°31'01"E
L21	55.00	N1°31'01"E
L22	50.00	N88°28'59"W
L23	55.00	S1°31'01"W
L24	50.00	S88°28'59"E
L25	55.00	S1°31'01"W
L26	50.00	S88°28'59"E
L27	55.00	N1°31'01"E
L28	50.00	N88°28'59"W
L29	50.00	S1°31'01"W
L30	55.00	S88°28'59"E
L31	50.00	N1°31'01"E
L32	55.00	N88°28'59"W
L33	55.00	N88°28'59"W
L34	50.00	S1°31'01"W
L35	55.00	S88°28'59"E
L36	50.00	N1°31'01"E
L37	50.00	S1°31'01"W
L38	55.00	S88°28'59"E
L39	50.00	N1°31'01"E
L40	55.00	N88°28'59"W
L41	55.00	N88°28'59"W
L42	50.00	S1°31'01"W
L43	55.00	S88°28'59"E
L44	50.00	N1°31'01"E
L45	50.00	S88°28'59"E
L46	55.00	N1°31'01"E
L47	50.00	N88°28'59"W
L48	55.00	S1°31'01"W
L49	54.89	S1°31'01"W
L50	50.00	S88°28'59"E

LINE #	LENGTH	BEARING
L51	55.00	N1°31'01"E
L52	50.00	N88°36'18"W
L53	55.00	S88°28'59"E
L54	50.00	S1°31'01"W
L55	55.00	N88°28'59"W
L56	50.00	N1°31'01"E
L57	55.00	S88°28'59"E
L58	50.00	N1°31'01"E
L59	55.00	N88°28'59"W
L60	50.00	S1°31'01"W
L61	55.00	S88°28'59"E
L62	50.00	N1°31'01"E
L63	55.00	N88°28'59"W
L64	50.00	S1°31'01"W
L65	55.00	S1°31'01"W
L66	50.00	S88°28'59"E
L67	55.00	N1°31'01"E
L68	50.00	N88°28'59"W
L69	55.00	S1°31'01"W
L70	50.00	N88°28'59"W
L71	55.00	N1°31'01"E
L72	50.00	S88°28'59"E
L73	55.00	S1°31'01"W
L74	50.00	S88°28'59"E
L75	55.00	N1°31'01"E
L76	50.00	N88°28'59"W
L77	55.00	N88°28'59"W
L78	45.00	N1°31'01"E
L79	55.00	S88°28'59"E
L80	45.00	S1°31'01"W
L81	55.00	N1°31'01"E
L82	50.00	S88°28'59"E
L83	55.00	S1°31'01"W
L84	50.00	N88°28'59"W
L85	20.00	S88°28'59"W
L86	25.00	S1°31'01"W
L87	20.00	S88°28'59"E
L88	25.00	N1°31'01"E
L89	20.00	S88°28'59"E
L90	25.00	S1°31'01"W
L91	20.00	N88°28'59"W
L92	25.00	N1°31'01"E
L93	25.00	S88°28'59"E
L94	20.00	S1°31'01"W
L95	25.00	N88°28'59"W
L96	20.00	N1°31'01"E
L97	25.00	S88°28'59"E
L98	20.00	S1°31'01"W
L99	25.00	N88°28'59"W
L100	20.00	N1°31'01"E

LINE #	LENGTH	BEARING
L101	25.00	S88°28'59"E
L102	20.00	S1°31'01"W
L103	25.00	N88°28'59"W
L104	20.00	N1°31'01"W
L105	25.00	S88°28'59"E
L106	20.00	S1°31'01"W
L107	25.00	N88°28'59"W
L108	20.00	N1°31'01"E
L109	25.00	S88°28'59"E
L110	20.00	S1°31'01"W
L111	25.00	N88°28'59"W
L112	20.00	N1°31'01"E
L113	20.00	N88°28'59"W
L114	60.00	N1°31'01"W
L115	20.00	S88°28'59"E
L116	60.00	S1°31'01"W
L117	20.00	N88°28'59"W
L118	60.00	N1°31'01"E
L119	20.00	S88°28'59"E
L120	60.00	S1°31'01"W
L121	20.00	N1°31'01"E
L122	25.00	S88°28'59"E
L123	20.00	S1°31'01"W
L124	50.00	S88°28'59"E
L125	20.00	S1°31'01"W
L126	25.00	N88°28'59"W
L127	20.00	N1°31'01"E
L128	25.00	S88°28'59"E
L129	20.00	S88°28'59"E
L130	25.00	S1°31'01"W
L131	20.00	N88°28'59"W
L132	25.00	N1°31'01"E
L133	20.00	S88°28'59"E
L134	25.00	S1°31'01"W
L135	20.00	N88°28'59"W
L136	25.00	N1°31'01"E
L137	20.00	S88°28'59"E
L138	25.00	S1°31'01"W
L139	20.00	N88°28'59"W
L140	25.00	N1°31'01"E
L141	25.00	N88°28'59"W
L142	18.00	S1°31'01"W
L143	25.00	N88°28'59"E
L144	18.00	N1°31'01"E
L145	25.00	S88°28'59"E
L146	18.00	S1°31'01"W
L147	25.00	S88°28'59"E
L148	18.00	N1°31'01"E
L149	25.00	S88°28'59"E
L150	20.00	N1°31'01"E

LINE #	LENGTH	BEARING
L151	25.00	N88°28'59"W
L152	20.00	S1°31'01"W
L153	17.00	S88°28'59"E
L154	25.00	S1°31'01"W
L155	17.00	N88°28'59"W
L156	25.00	N1°31'01"E
L157	18.00	S1°31'01"W
L158	25.00	N88°28'59"W
L159	18.00	N1°31'01"E
L160	25.00	S88°28'59"E

NOTES

- 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
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- LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION AND LIMITED USE IS RESTRICTED TO ADJOINING UNIT OWNER.
- DISTANCE BETWEEN BUILDINGS TO BE NO CLOSER THAN 10.00 FEET.

RECEIVED
APR 25 2018
BY: 5991 B

Prepared By:

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

R:\2205 - VALEO MANAGEMENT\PLAIN CITY ELEMENTARY\SURVEY\DWG\PLAIN CITY ELE PRUD.DWG