

Planning Commission Staff Report

File # 10S22/ SSUB-000256-2022

Consideration of a Plat Amendment to Lot 1 of the Transwest Subdivision, to combine Lot 1 and adjacent parcel at 6161 S. Redwood to create "Lot 101" at 6189 S. Redwood Road, Taylorsville, Utah



Department of Community Development

Date:	December 7, 2022
Meeting Date:	December 13, 2022
Agenda Item:	Consideration of a Plat Amendment to the Transwest Subdivision to combine Lot 1 of the Transwest Subdivision and adjacent parcel located at 6161 South to create a new "Lot 101" at 6189 South Redwood Road, Taylorsville, Utah.
Subject Property Address:	6161 S. & 6189 S. Redwood Road
Applicant:	Avenues Consultants on behalf of Steve Pratt, Property Owner
Applicant Agent:	Tia Crow, Avenues Consultants
Author:	Terryne Bergeson, Planner I
Parcel #:	21154510990000; 21154510970000
Applicable Ordinances:	Including, but not limited to Chapter 13.30
Agenda Item #:	5

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Sit Map
- Exhibit D:** Vicinity Map
- Exhibit E:** Survey
- Exhibit F:** Current Plat
- Exhibit G:** Proposed Plat

Summary:

Avenues Consultants, on behalf of Steve Pratt, Transwest Credit Union, is requesting consideration to amend Lot 1 of the Transwest Subdivision plat at approximately 6189 South Redwood Road. The property is zoned Professional Office (PO). It is currently developed as a bank at 6189 S. Redwood Road and has an area of 52,272 square feet.

Directly north of Lot 1 is the property at 6161 South Redwood. This property is not currently part of any subdivision. The property is zoned Professional Office (PO) with an area of 28,314 square feet and is developed as a custom drape store. The proposed subdivision amendment will combine the two parcels to create "Lot 101" with total area of 80,717 square feet. There are currently no plans for new development or changes to existing structures.

Adjacent Land Uses

North	South	East	West
Professional Office (PO)	Bennion Boulevard, Industrial District (ID)	Residential (R-1-10)	Redwood Road, Professional Office (PO)

All subdivision amendments are required to be reviewed and approved by the Planning Commission, in accordance with [Section 13.30.060](#) of the Taylorsville Land Development Code (LDC).

Public Comment

A public notice was mailed to property owners withing 300 feet of the subject properties on December 2, 2022. Planning staff has not received public comments concerning this request.

Analysis

The proposed subdivision amendment is compliant with all City zoning standards as well as the standards for applicable review agencies.

There are two residential lots, located at 6161 South #Rear and 6163 South, directly east of the property on 6161 South (see exhibit D). The two homes are accessed via a 20' right-of-way that corresponds to the driveway on the north of the 6161 S. property. The existing right-of-way will be maintained and is illustrated on the plat. The proposed amendment also creates a water and sewer easement in the same area. The plat notes that the easement is in favor of parcel 21154510200000 and 21154510800000, ensuring that the rear parcels remain useable.

The Salt Lake County Recorder's Office has reviewed the plat for compliance with county standards. The comments have been forwarded to the applicant and the plat documents will reflect the changes prior to final approval and recording.

Findings

1. This application was initiated by Tia Crow of Avenues Consultants on behalf of Steve Pratt, property owner.
2. Steve Pratt owns the properties at 6161 S. and 6189 S. Redwood Road.
3. The properties are zoned Professional Office (PO).
4. The applicant is requesting to amend the Lot 1 of the Transwest Subdivision.
5. The proposed amendment will create a new Lot 101 as shown in Exhibit F.
6. Existing easements found in the title report for both properties will be maintained.

7. A water and sewer easement will be recorded along the northern most property line of the proposed lot.
8. The proposed plat amendment complies with Taylorsville subdivision and zoning standards.
9. A building permit must be obtained prior to any development or construction on the site.
10. The Taylorsville Planning Commission is the decision-making body related to subdivision amendment requests.

Staff Recommendation

Staff recommends the Planning Commission approve the proposed plat amendment to Lot 1 of the Transwest Subdivision to combine the parcels at 6161 South and 6189 South Redwood Road, to create "Lot 101" of the Transwest Subdivision at approximately 6189 South Redwood Road, Taylorsville, Utah.

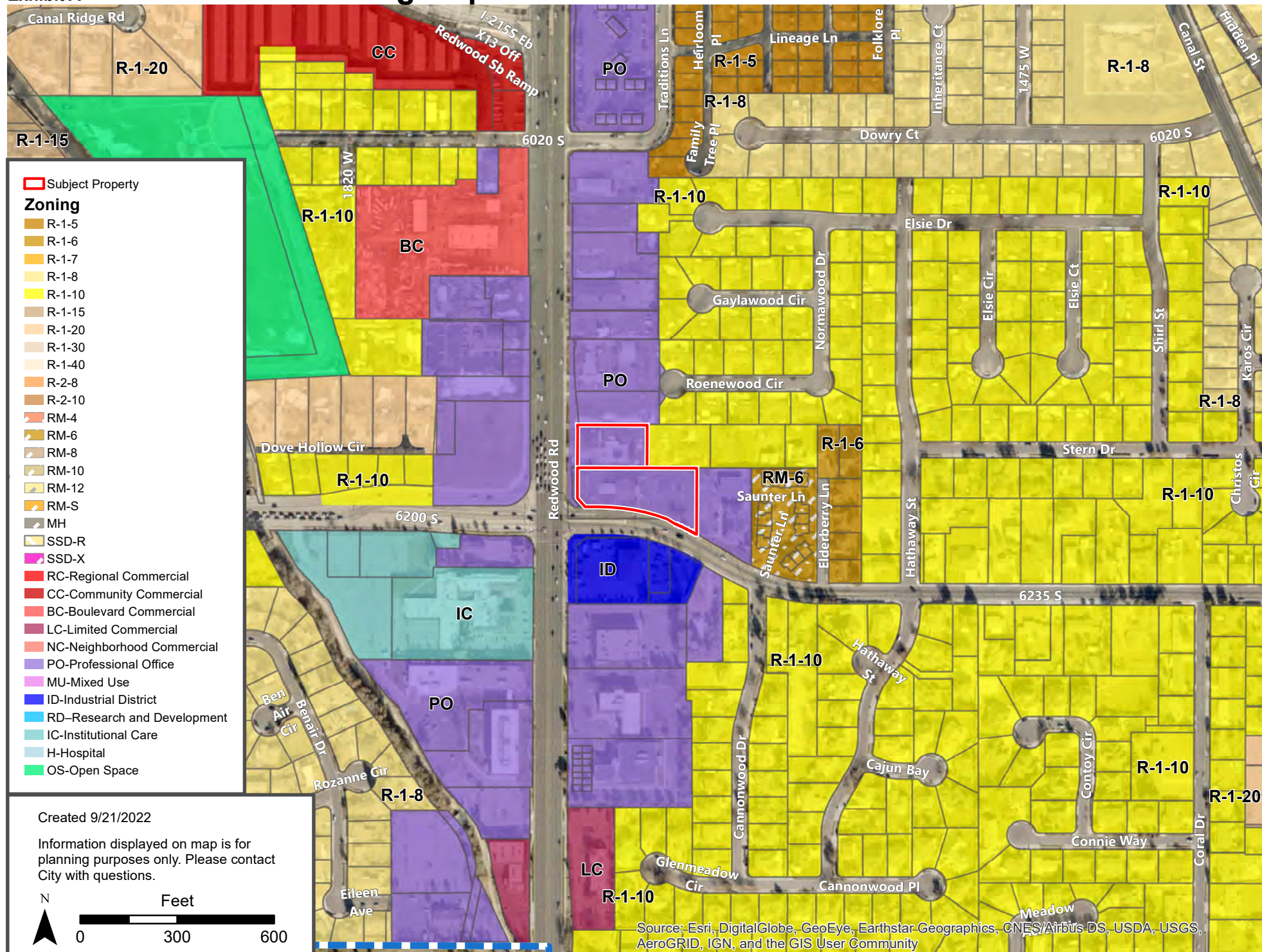
Conditions of Approval

1. Any outstanding city, county, or referral agency comments be addressed, prior to recording the final plat.

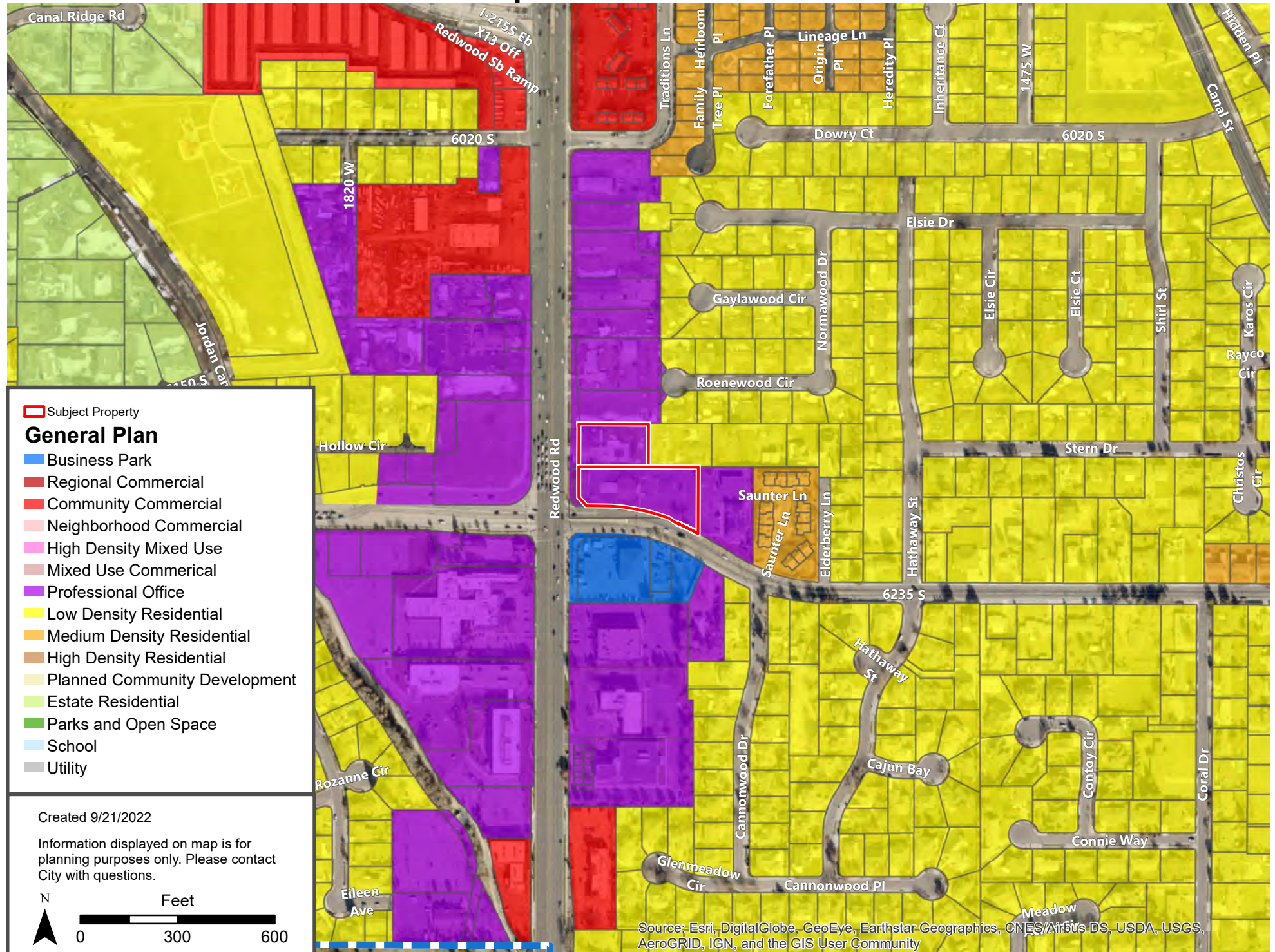
Recommended Motion

I move that we approve File #10S22, request to amend Lot 1 of the Transwest Subdivision to combine Lot 1 and adjacent parcel located at 6161 South and create a new "Lot 101" at 6189 South Redwood Road, Taylorsville, Utah.

Zoning Map: 6161 & 6189 S. Redwood Road



General Plan Map: 6161 & 6189 S. Redwood Road

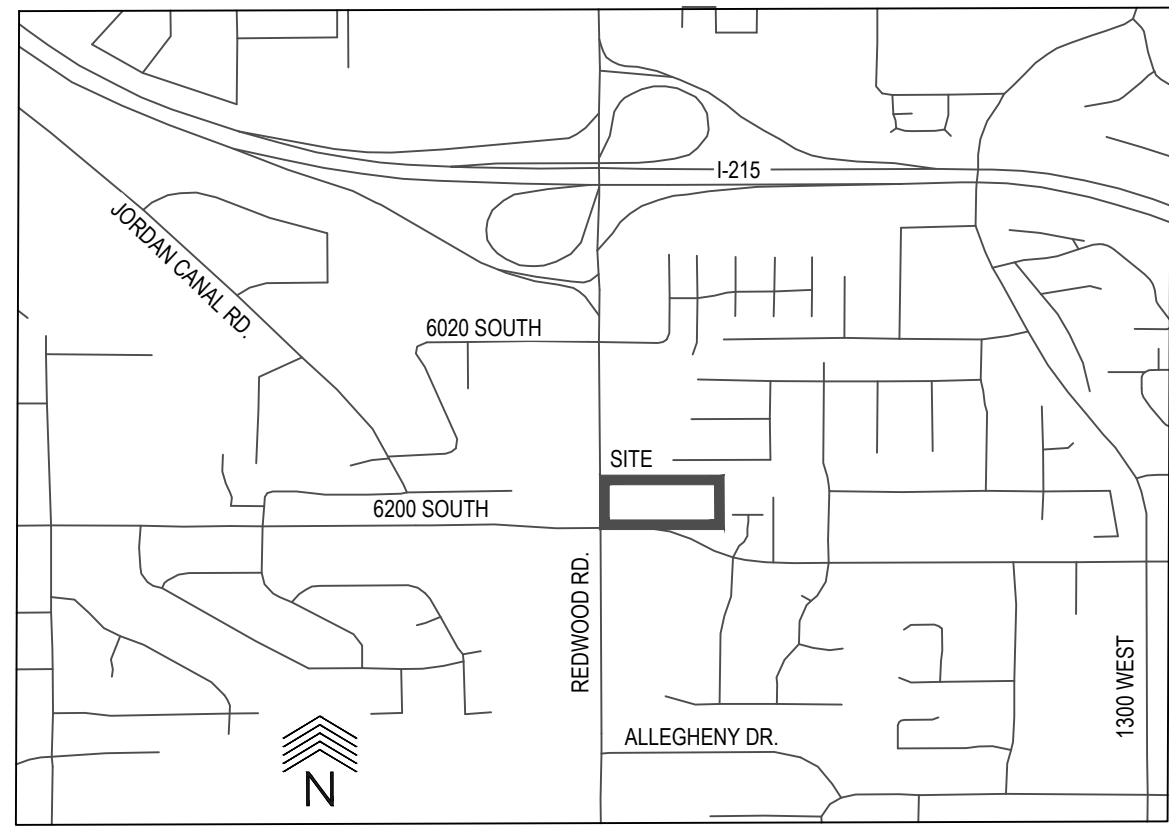


Site Map: 6161 & 6189 S. Redwood Road



Vicinity Map: 6161 & 6189 S. Redwood Road





VICINITY MAP
NOT TO SCALE

LEGEND

BOUNDARY	---
RIGHT OF WAY	---
PUBLIC UTILITY EASEMENT	---
CHAIN LINK FENCE	x x x
VINYL FENCE	
BURIED GAS LINE	g g
OVERHEAD ELEC. LINE	ohe ohe
BURIED ELEC. LINE	be be
STORM DRAIN LINE	sd sd
STORM DRAIN LINE	btel btel
MONUMENT LINES	---
EASEMENT	---
FOUND SECTION CORNER MONUMENT	+
FOUND STREET MONUMENT	+
SET 5/8" X 2" REBAR AND CAP	•
GUY WIRE	↑
POWER POLE	⊙
GAS METER	⊙
WATER METER	⊙
FIRE HYDRANT	⊙
WATER VALVE	⊙
SEWER MANHOLE	⊙
LIGHT	⊙
IRRIGATION VALVE BOX	⊙
ELECTRICAL BOX	⊙
SIGN	⊙
COMMUNICATION BOX	⊙
TRAFFIC BOX	⊙
TRAFFIC SIGNAL	⊙

KEY NOTES

- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED T PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED APRIL 26, 2010 AS ENTRY NO. 10940702 IN BOOK 9820 AT PAGE 6787 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED T PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 27, 2010 AS ENTRY NO. 10960198 IN BOOK 9828 AT PAGE 6863 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED T PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED JULY 15, 2010 AS ENTRY NO. 10991099 IN BOOK 9841 AT PAGE 287 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED T PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED JULY 14, 2011 AS ENTRY NO. 11212485 IN BOOK 9936 AT PAGE 7863 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTION OF STATE ROUTE 88 KNOWN AS PROJECT NO. F-0068(133)50 AND INCIDENTAL PURPOSES, AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED APRIL 12, 2022 AS ENTRY NO. 13931116 IN BOOK 11327 AT PAGE 8131 OF OFFICIAL RECORDS.
- EASEMENTS, NOTE AND RESTRICTIONS AS SHOWN ON TRANSWEST SUBDIVISION PLAT RECORDED AUGUST 04, 1997 AS ENTRY NO. 6705955 IN BOOK 97-8P OF PLATS AT PAGE 238.
- MUTUAL EASEMENT AGREEMENT RECORDED MAY 12, 1998 AS ENTRY NO. 6959737 IN BOOK 7974 AT PAGE 1255 OF OFFICIAL RECORDS, (NORTHERN EXTENT NOT DEFINED IN SAID EASEMENT AGREEMENT)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER AND SEWER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT, A BODY POLITIC BY INSTRUMENT RECORDED JUNE 12, 2003 AS ENTRY NO. 8687793 IN BOOK 8816 AT PAGE 8790 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTION OF THE EXISTING HIGHWAY STATE ROUTE 88 KNOWN AS PROJECT NO. F-0068(133)50 AND INCIDENTAL PURPOSES, AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED FEBRUARY 28, 2022 AS ENTRY NO. 13899903 IN BOOK 11310 AT PAGE 7641 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTION OF THE EXISTING HIGHWAY STATE ROUTE 88 KNOWN AS PROJECT NO. F-0068(133)50 AND INCIDENTAL PURPOSES, AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED FEBRUARY 28, 2022 AS ENTRY NO. 13899904 IN BOOK 11310 AT PAGE 7643 OF OFFICIAL RECORDS.

NOTES

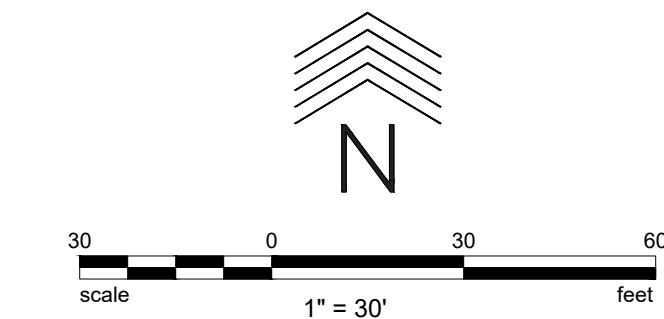
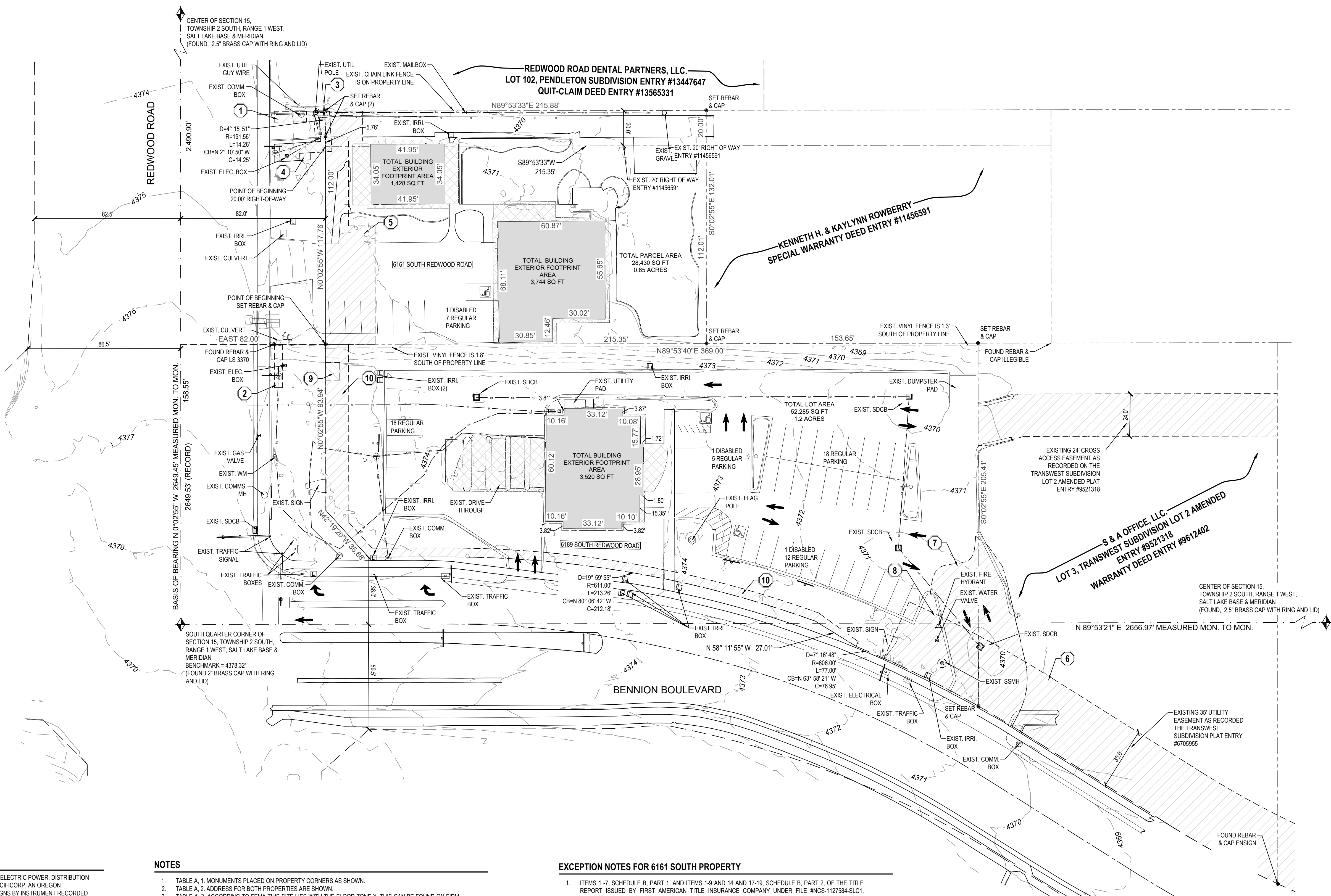
- TABLE A. 1. MONUMENTS PLACED ON PROPERTY CORNERS AS SHOWN.
- TABLE A. 2. ADDRESSES FOR BOTH PROPERTIES ARE SHOWN.
- TABLE A. 3. ACCORDING TO FEMA THIS SITE LIES WITH THE FLOOD ZONE X. THIS CAN BE FOUND ON FIRM PANEL 49035C0290G WITH AN EFFECTIVE DATE OF 09/25/2009.
- TABLE A. 4. GROSS LAND AREA SHOWN.
- TABLE A. 5. VERTICAL RELIEF OBTAINED FROM GROUND SURVEY IS SHOWN.
- TABLE A. 7. 4 & 8. EXTERIOR DIMENSIONS OF ALL BUILDINGS WITH SQUARE FOOTAGE ARE SHOWN.
- TABLE A. 8. SUBSTANTIAL FEATURES ARE SHOWN.
- TABLE A. 9. 60 REGULAR WITH 3 DISABLED PARKING STALLS ARE SHOWN.
- TABLE A. 11 A & B. OBSERVED UTILITIES ARE SHOWN.
- TABLE A. 13. ADJOINING PROPERTY OWNERS SHOWN.
- TABLE A. 15. EXISTING FEATURES WERE OBTAINED USING A HIGH DEFINITION LIDAR GROUND SCANNER ON MAY 19, 2022, ACHIEVING XX ACCURACY LEVEL.
- TABLE A. 16. ANY EVIDENCE OF RECENT EARTH WORK OR CONSTRUCTION IS SHOWN.
- TABLE A. 17. IF THERE ARE ANY PROPOSED STREET CHANGES IN ROW OF WAY LINES OR ANY STREET CONSTRUCTION IS SHOWN.

EXCEPTION NOTES FOR 6161 SOUTH PROPERTY

- ITEMS 1-7, SCHEDULE B, PART 1, AND ITEMS 1-9 AND 14 AND 17-19, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE #NCS-1127584-SLC1, COMMITMENT DATE: APRIL 19, 2022, AT 7:30 AM. ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.
- ITEMS 11-13 AND 15-16, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT, EASEMENTS, ARE PLOTTED. SEE KEY NOTES 1-4.

EXCEPTION NOTES FOR 6189 SOUTH PROPERTY

- ITEMS 1-7, SCHEDULE B, PART 1, AND ITEMS 1-9 AND 15-17, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE #NCS-1127584-1-SLC1, COMMITMENT DATE: APRIL 28, 2022, AT 7:30 AM. ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.
- ITEMS 10-14, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT, EASEMENTS, ARE PLOTTED. SEE KEY NOTES 5-9.



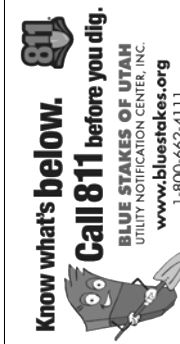
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

REVISIONS:

TRANSWEST CREDIT UNION
6189 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123

avenue CONSULTANTS

Avenue Consultants, Inc
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com



ALTANSPS SURVEY

LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

Designer	JH
Detailer	JH
Reviewer	JS

SURVEY NO.
22-065
SHEET NO.

1 of 2

SURVEYORS CERTIFICATE

I, Jared R Howland, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12331812 in accordance with Utah Code, Title 58, Chapter 22 - Professional Engineers and Professional Land Surveyors Licensing Act., as prescribed by the laws of the state of Utah.

SURVEYORS NARRATIVE

The purpose of this survey is to provide an ALTANSPS Land Title Survey for two parcels, located at 6161 S. and 6189 S. Redwood Rd in Taylorsville City, Salt Lake County, Utah. The parcel located at 6161 S. Redwood Road is described in the recorded Special Warranty Deed as Entry # 11455991 in Book 1148 on Page 9912 dated August 23, 2012 with a less and excepting portion as described in the Warranty Deed recorded as Entry #1391115 in Book 11327 on Page 8128 dated April 12, 2022. The parcel located at 6189 S. Redwood Road is described in the recorded Warranty Deed as Entry #13899902 in Book 11310 on Page 7638 dated February 28, 2022 with two less and excepting portions as described in the Warranty Deed as Entry #11212484 in Book 9536 on Page 7860 and as described in the Warranty Deed as Entry #11264324 in Book 9593 on Page 5573 dated October 20, 2011. The Method used to establish the boundary shown was by establishing said deeds and the subdivision boundaries based upon the recorded plats of the Transwest Subdivision as recorded as Entry #6705955 and the Transwest Subdivision Lot 2 Amended Plat as recorded as Entry #9521318. Upon doing this, the parcel and subdivision boundaries aligned with existing fences and found rebars and caps as shown hereon. The existing Right-of-Way lines were established based upon the Utah Department of Transportation's road widening projects, which numbers are F-0068(13350 and F-0068(491).

During this survey, an encroachment was found. An existing fence along the north property line with measured distances are noted. The legal description from the Title Report didn't mention or describe the 20' Right-of-Way on the north side of the property at the 6161 S. Redwood Rd property. The original description from said Special Warranty Deed describes two different descriptions for parcels 1 and 2 with a corrective statement before the second set of descriptions as "more correctly described as". To remove ambiguity from both the Title Report and Deed descriptions a new legal description was written and is found hereon.

The basis of bearing for this survey is the line between the found monuments at the South Quarter Corner and the Center Monument of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, which bears North 0°02'55" West 2649.45 feet.

ORIGINAL DESCRIPTION FROM TITLE REPORT 6161 S. REDWOOD RD. PARCEL
(Parcel No. 21-15-451-062-0000)

Beginning at a point North 158.4 feet and East 63.27 feet from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, thence North 03°51'45" West 132.28 feet; thence East 242.88 feet more or less; thence South 132 feet; thence West 234.08 feet more or less to the line point of beginning.

Less and excepting therefrom any portion of land conveyed to Utah department of Transportation as disclosed by Warranty Deed recorded April 12, 2022 as Entry No. 13931115 in Book 11327 at Page 8128 of official records, being more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property for the widening of the existing highway State Route 68 known as Project No. F-0068(13350), situate in the SW1/4 SE1/4 of Section 15, T.2S., R.1W., S.L.B.&M., in Salt Lake County, Utah, The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said entire tract, in the easterly right of way line of State Route 68, which corner is 158.40 feet North 00°02'55" West (9.6 rods north or 158.40 feet north 00°02'55" west by record) along the quarter section line and 63.27 feet North 89°53'21" East (2 rods and 20 feet and 10.27 feet east or 63.27 feet north 89°53'13" east by record) from the South Quarter Corner of said Section 15, said point is also 63.27 feet perpendicularly distant easterly from the control line of said project opposite engineer station 527+98.93, and running thence North 03°51'55" West (north 03°51'45" west by record) 132.28 feet along said easterly right of way line to the northwest corner of said entire tract; thence North 89°53'33" East (east by record) 27.00 feet along the northerly boundary line of said entire tract to a point in a non-tangent 191.56 foot radius curve to the right (note: radius bears 85°41'14" West) 81.47 feet perpendicularly distant easterly from said control line opposite engineer station 529+30.94; thence southerly along the arc of said curve 14.26 feet through a delta of 4°15'51" (note: chord to said curve bears South 02°10'50" East for a distance of 14.25 feet) to a point of tangency and a line parallel with and 82.00 feet perpendicularly distant easterly from said control line opposite engineer station 529+16.70; thence along said parallel line South 00°02'55" East 117.75 feet to the southerly boundary line of said entire tract; thence South 89°53'21" West (west by record) 18.73 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ORIGINAL DESCRIPTION FROM VESTING DOCUMENTS 6161 S. REDWOOD RD. PARCEL
(Parcel No. 21-15-451-062-0000)

All of the property situated in Salt Lake County, Utah, described as follows:

Commencing 9.6 Rods North and 2 Rods East from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 8 Rods; thence East 47.9 Rods; thence South 8 Rods; thence West 47.9 Rods the place commencement.

Excepting therefrom the following two parcels:

Parcel 1:

Beginning at a point which is North 0 degrees 02 Minutes 55 Seconds West 158.40 feet and North 89 Degrees 53 Minutes 33 Seconds East 297.35 feet from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base Meridian and Running thence North 89 Degrees 53 Minutes 33 Seconds East 195 feet; thence North 0 Degrees 02 Minutes 55 Seconds West 132 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 195 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 132 feet to the point of beginning.

Together with a 20 foot Right-of-Way beginning North 0 Degrees 02 Minutes 55 Seconds West 270.40 feet and North 89 Degrees 53 Minutes 33 Seconds East 33 feet from the above described monument and running thence North 89 degrees 53 minutes 33 seconds East 264.35 feet; thence North 0 Degrees 02 Minutes 55 Seconds West 20 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 264.35 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 20 feet to beginning also subject to a 20 foot Right of Way across the north edge of the property described.

Parcel 2:

Beginning at a point which is North 0 Degrees 02 Minutes 55 Seconds West 157.40 feet and North 89 Degrees 53 Minutes 33 Seconds East 492.35 feet from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base Meridian, and running thence North 89 Degrees 53 Minutes 33 Seconds East 330 feet; thence North 0 degrees 02 Minutes 55 Seconds West 133 feet; thence South 89 Degrees 53 Minutes 33 Seconds East 330 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 132 feet to the beginning.

Together with a 20 foot Right of Way beginning North 0 Degrees 02 Minutes 55 Seconds West 270.40 and North 89 Degrees 53 Minutes 33 Seconds East 33 feet from the above described monument, and running thence North 89 Degrees 53 Minutes 33 Seconds East 459.35 feet; thence North 0 Degrees 02 Minutes 33 Seconds West 20 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 459.35 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 20 to the point of beginning.

More correctly described as:

Commencing 9.6 Rods North and 2 Rods East from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 8 Rods; thence East 47.9 Rods; thence South 8 Rods; thence West 47.9 Rods to beginning.

Excepting therefrom the following four parcels:

Parcel 1:

Beginning at a point which is North 0 degrees 02 Minutes 55 Seconds West 158.40 feet and North 89 Degrees 53 Minutes 33 Seconds East 297.35 feet from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Meridian and Running thence North 89 Degrees 53 Minutes 33 Seconds East 195 feet; thence North 0 Degrees 02 Minutes 55 Seconds West 132 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 195 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 132 feet to the point of beginning.

Together with a 20 foot Right-of-Way beginning North 0 Degrees 02 Minutes 55 Seconds West 270.40 feet and North 89 Degrees 53 Minutes 33 Seconds East 33 feet from the above described monument and thence 89 degrees 53 Minutes 33 seconds East 264.35 feet; thence North 0 Degrees 02 Minutes 55 Seconds West 20 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 264.35 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 20 feet to beginning also subject to a 20 foot Right of Way across the north edge of the property described.

Parcel 2:

Beginning at a point which is North 0 Degrees 02 Minutes 55 Seconds West 158.40 feet and North 89 Degrees 53 Minutes 33 Seconds East 492.35 feet from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Meridian, and thence North 89 Degrees 53 Minutes 33 Seconds East 330 feet; thence North 0 degrees 02 Minutes 55 Seconds West 133 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 330 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 132 feet to the beginning.

Together with a 20 foot Right of Way beginning North 0 Degrees 02 Minutes 55 Seconds West 270.40 and North 89 Degrees 53 Minutes 33 Seconds East 33 feet from the above described monument, thence North 89 Degrees 53 Minutes 33 Seconds East 459.35 feet; thence North 0 Degrees 02 Minutes 55 Seconds West 20 feet; thence South 89 Degrees 53 Minutes 33 Seconds West 459.35 feet; thence South 0 Degrees 02 Minutes 55 Seconds East 20 feet to the point of beginning.

Parcel 3:

That portion of the property conveyed to the Utah Department of Transportation by Warranty Deed recorded on March 12, 1980 as Entry No. 3432761 in Book 5099 at Page 692 which is more particularly described as follows:

A parcel of land in fee for Highway know as Project No. M-1011, being part of an entire tract of property, in the SW1/4 SE1/4 of Section 15, T. 2 S., R. 1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the SW Corner of said entire tract, said corner being North 158.4 ft. and East 33 ft. from the S 1/4 Corner of said Section 15, thence North 132.0 ft. along the West Boundary of said entire tract to the NW Corner thereof; thence East 20.0 ft. along the north boundary of said entire tract; thence South 132.0 ft. parallel to said west boundary to the south boundary of said entire tract; thence West 20.0 ft. along said south boundary to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 4:

Land conveyed to Utah Department of Transportation from Veloy Rowberry, containing 0.018 acres, more or less, recorded 07/14/2011 in Warranty Deed Book 9936 Page 7860.

Less and excepting therefrom any portion of land conveyed to Utah Department of Transportation as disclosed by Warranty Deed recorded April 12, 2022 as Entry No. 13931115 in Book 11327 at Page 8128 of official records, being more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property for the widening of the existing highway State Route 68 known as Project No. F-0068(13350), situate in the SW1/4 SE1/4 of Section 15, T.2S., R.1W., S.L.B.&M., in Salt Lake County, Utah, The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said entire tract, in the easterly right of way line of State Route 68, which corner is 158.40 feet N.00°02'55"W. (9.6 rods North or 158.40 feet N.00°02'55"w. by record) along the quarter section line and 63.27 feet N.89°53'21"E. (2 rods and 20 feet and 10.27 feet East or 63.27 feet N.89 53'13"E. by record) from the South Quarter Corner of said Section 15, said point is also 63.27 feet perpendicularly distant easterly from the control line of said project opposite engineer station 527+98.93, and running thence N.03°51'45"W. (N.03 51'45"E. by record) 132.28 feet along said easterly right of way line to the northwest corner of said entire tract; thence N.89°53'33"E. (East by record) 27.00 feet along the northerly boundary line of said entire tract to a point in a non-tangent 191.56 foot radius curve to the right (Note: Radius bears 8.85°41'14"W.) 81.47 feet perpendicularly distant easterly from said control line opposite engineer station 529+30.94; thence southerly along the arc of said curve 14.26 feet through a delta of 4°15'51" (Note: Chord to said curve bears S.02°10'50"E. for a distance of 14.25 feet) to a point of tangency and a line parallel with and 82.00 feet perpendicularly distant easterly from said control line opposite engineer station 529+16.70; thence along said parallel line S.00°02'55"E. 117.75 feet to the southerly boundary line of said entire tract; thence S.89°53'21"W. (West by record) 18.73 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 3,051 square feet or 0.070 acre in area, more or less.

AS SURVEYED DESCRIPTION 6161 S. REDWOOD RD. PARCEL

A parcel of land, situate in the Southeast Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, also located in Taylorsville City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the east line of Redwood Road, which is the northwest corner of Lot 1, Transwest Subdivision, Entry #6405955 as recorded on file in the Salt Lake County Recorder's Office, less and excepting therefrom those portions of land conveyed in certain Warranty Deeds as Entry Numbers 11264324 and 1389902 as recorded on file in said office, said point being North 0°02'55" West 158.55 feet along the section line and East 82.00 feet from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 0°02'55" West 117.76 feet along said east line to a point of curvature; thence Northwesterly 14.26 feet along the arc of a 191.56 foot radius tangent curve to the left (center bears South 89°57' 05" West and the long chord bears North 2°10'50" West 14.25 feet through a central angle of 4°15'51") along said east line; thence North 89°53'33" East 215.88 feet; thence South 0°02'55" East 132.01 feet; thence South 89°53'40" West 215.35 feet, to the Point of Beginning.

Together with a 20 foot Right-of-Way more particularly described as follows:

Beginning at a point on the east line of Redwood Road which is North 0°02'55" West 158.55 feet along the section line, East 82.00 feet, and North 0°02'55" West 112.00 feet along said east line from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 0°02'55" West 5.76 feet along said east line to a point of curvature; thence Northwesterly 14.26 feet along the arc of a 191.56 foot radius tangent curve to the left (center bears South 89°57' 05" West and the long chord bears North 2°10'50" West 14.26 feet through a central angle of 4°15'51") along said east line; thence North 89°53'33" East 215.88 feet; thence South 0°02'55" East 20 feet; thence South 89°53'33" West 215.35 feet, to the Point of Beginning.

Parcel contains 28,430 square feet or 0.65 acres.

To: TransWest Credit Union, 6161 S Redwood RD, LLC, a limited liability company, its successors and/or assigns, First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2020, and includes items 1, 2, 3, 4, 5, 7, 8, 9, 11, 13, 15, 16, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report issued by First American Title Insurance Company under file #NCS-1127584-SLC1, Commitment Date: April 19, 2022 at 7:30 AM.

ORIGINAL DESCRIPTION FROM TITLE REPORT 6189 S. REDWOOD RD. PARCEL
(Parcel No. 21-15-451-065-0000)

Lot 1, Transwest Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Less and excepting therefrom that portion of land conveyed in that certain Warranty Deed recorded October 20, 2011 as Entry No. 11264324 in Book 9599 at Page 5573 of official records. More particularly described as follows:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. F-0068(491), upon part of an entire tract of property situate in the SW1/4SE1/4 of Section 15, T. 2 S., R. 1 W., S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at a southwesterly corner of said entire tract at a point on the northerly right of way line of 6200 South Street, which point is 37.05 ft. N.00°02'55"W. along the west line of said SW1/4SE1/4 of Section 15 and 72.54 ft. N.89°57'05"E. from the South Quarter corner of said Section 15; and running thence N.45°00'00"W. 27.95 feet to a point on the east right of way line of Redwood Road, which point is 53.00 ft. perpendicularly distant easterly from the centerline of the Redwood Road Alignment of said project No. F-0068, opposite Engineer Station 26+97.07; thence N.00°02'55"W., 101.78 ft. along said east right of way line to a point on the north line of said entire tract; thence N.89°53'13"E., 10.27 feet to a point 63.27 ft. perpendicularly distant easterly from the centerline of the Redwood Road Alignment of said project No. F-0068, opposite Engineer Station 27+98.86; thence S.03°51'45"E., 48.51 ft.; thence S.00°02'55"E., 45.50 ft.; thence S.44°02'27"E., 38.14 ft. to said northerly right of way line of 6200 South Street and a point 92.99 ft. perpendicularly distant easterly from the centerline of the Redwood Road Alignment of said project No. F- 0068, opposite Engineer Station 26+77.51; thence S.89°54'33"W., 20.45 ft. along said northerly right of way line to the point of beginning.

Less and excepting therefrom that portion of land conveyed in that certain Warranty Deed recorded February 28, 2022 as Entry No. 13899902 in Book 11310 at Page 7638 of official Records. More particularly described as follows:

A parcel of land in fee, being part of an entire tract of property for the widening of the existing highway State Route 68 known as Project No. F-0068(13350), situate in Lot 1, Transwest Subdivision, according to the official plat thereof, recorded August 4, 1997 as Entry No. 8705955 in Book 97-8P on Page 238, in the office of the Salt Lake County Recorder, in the SW1/4 SE1/4 of Section 15, and the NW1/4 NE1/4 of Section 22, T.2S., R.1W., S.L.B.&M., in Salt Lake County, Utah, the boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract in the easterly right of way line of the existing highway State Route 68, which corner is 158.40 feet N.00°02'36"W. (N.00°02'55"W. by record) along the quarter section line and 63.27 feet N.89°53'40"E. from the North Quarter Corner of said Section 22, which point is 63.27 feet perpendicularly distant easterly from the control line of said project opposite engineer station 527+98.93; and running thence N.89°53'40"E. 16.73 feet along the northerly boundary line of said Lot 1, Transwest Subdivision to a line parallel with and 82.00 feet perpendicularly distant easterly from the control line of said project opposite engineer station 527+98.95; thence S.00°02'36"E. 93.95 feet along said parallel line to a point opposite engineer station 527+05.00; thence S.42°14'32"E. 35.67 feet to a line parallel with and 38.00 feet perpendicularly distant northerly from the control line of Bemmon Boulevard (6200 South Street) opposite engineer station 1+06.00; thence N.89°53'40"E. 44.00 feet along said parallel line to the beginning of a 611.00-foot radius curve to the right opposite engineer station 1+50.00; thence easterly 213.26 feet along the arc of said curve, concentric with said control line, through a central angle of 19°56'55" (Note: Chord to said curve bears S.80°06'23"E. for a distance of 212.16 feet) to a point opposite engineer station 3+50.00; thence S.58°11'36"E. 27.01 feet to the northerly right of way line of Bemmon Boulevard (6200 South Street) to a point in a non-tangent 606.00-foot radius curve to the left; thence westerly 133.16 feet along the arc of said curve concentric with said control line, through a central angle of 12°35'25" (Note: Chord to said curve bears N.73°54'09"N. for a distance of 132.50 feet along said northerly right of way line; thence N.62°55'16"W. 104.26 feet along said northerly right of way line; thence S.89°53'40"W. 57.85 feet along said northerly right of way line to the easterly right of way line of said State Route 68; thence N.44°00'47"W. 38.08 feet (N.44°02'27"W. 38.14 feet by record) along said easterly right of way line; thence N.00°02'36"W. 45.50 feet (S.00°02'55"E. 45.50 feet by record) along said easterly right of way line; N.03°51'31"W. 48.57 feet (S.03° 51'45"E. 48.51 feet by record) along said easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

To: TransWest Credit Union, its successors and/or assigns, First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2020, and includes items 1, 2, 3, 4, 5, 7, 8, 9, 11, 13, 15, 16, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report issued by First American Title Insurance Company under file #NCS-1127584-1-SLC1, Commitment Date: April 28, 2022 at 7:30 AM.

Date
Jared R Howland
License no. 12331812

REVISIONS:					

TRANSWEST CREDIT UNION
6189 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123

avenue CONSULTANTS

avenue Consultants, Inc
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com



ALTANSPS SURVEY

LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

Designer	JH
Detailer	JH
Reviewer	JS

SURVEY NO.
22-065
SHEET NO.
2 of 2

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
97-8P-238

DRAWING NUMBER

SALT LAKE COUNTY ENGINEERING STANDARD SUBDIVISION FORM

SURVEYOR'S CERTIFICATE

I, John Jay Bollwinkel of Salt Lake City, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate Number 145787, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner's I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TRANSWEST SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Legal Description

Beginning at a point 158.40 feet North 0°02'55" West and 53.0 feet North 89°53'40" East from the South Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, thence running North 89°53'40" East 770.44 feet, thence South 0°01'00" East 158.40 feet, thence South 89°53'40" West 125.0 feet, thence South 0°01'25" East 176.98 feet to a point on a 540.00 foot radius curve to the right thence northwesterly along the arc of said curve 153.45 feet to the point of tangency, thence North 57°47'11" West 100.00 feet to the point of curve of a 606.00 foot radius curve to the left, thence westerly along the arc of said curve 237.04 feet, thence North 85°55'18" West 104.30 feet, thence South 89°53'40" West 78.32 feet, thence North 45°00" West 27.62 feet, thence North 0°02'55" West 101.83 feet to the point of beginning. Contains 3.342 acres.

7/14/97
DATE

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

TRANSWEST SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 19____

PRES. LEKS INC.

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On this 14th day of August, A.D. 1997, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ President of _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

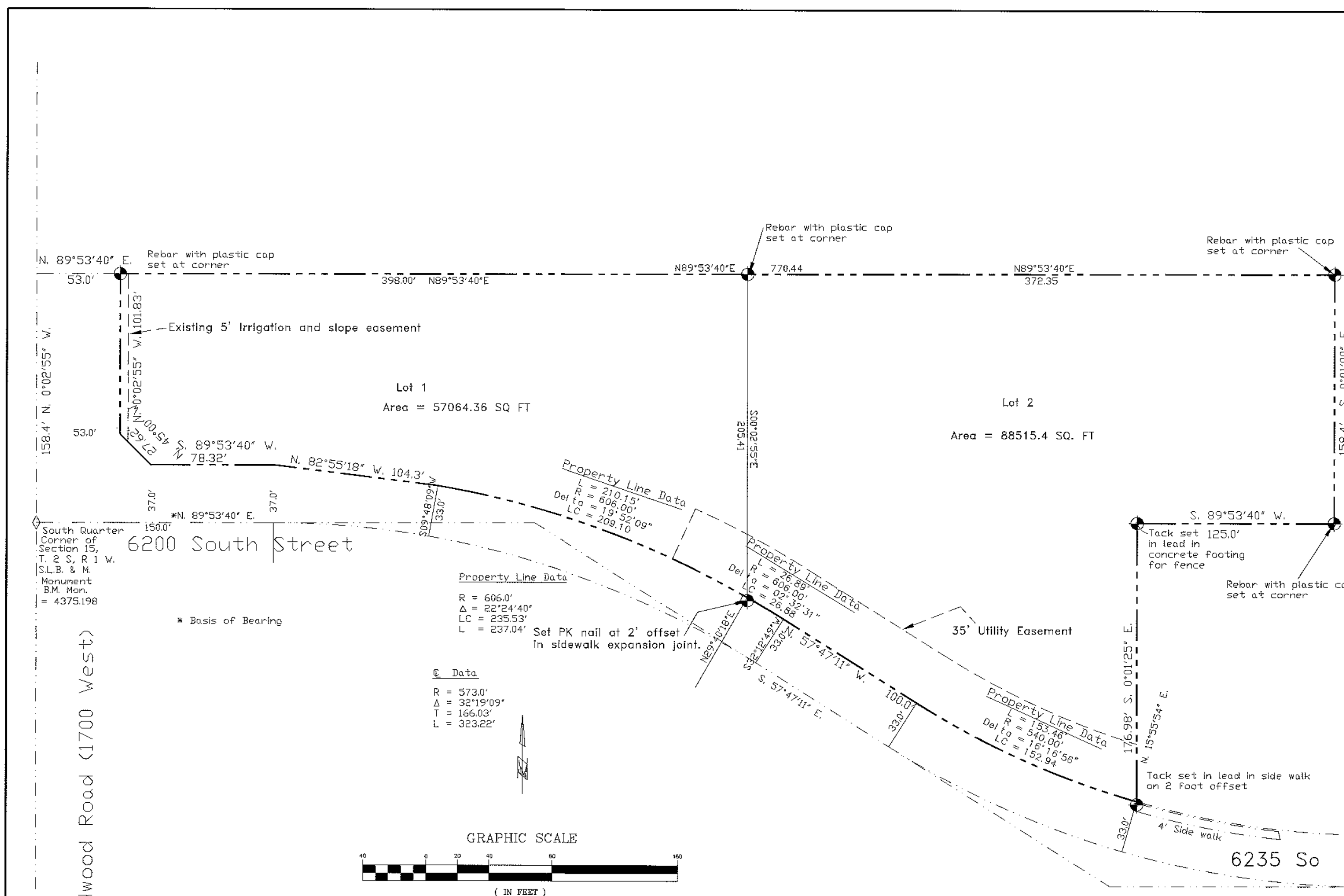
Transwest Subdivision

A Subdivision located in the SE 1/4 of Section 15 and the NE 1/4 of Section 22, T2S, R1W, SALT LAKE BASE & MERIDIAN

RECORDED # 6705955

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

TRANSWEST CREDIT UNION
DATE 8-4-97 TIME 12:23 PM BOOK 97-8P PAGE 238
FEE \$ 32.20
SALT LAKE COUNTY RECORDER



Bollwinkel Engineering and Land Surveying Corporation

P.O. BOX 521962, Salt Lake City, Utah 84152-1962
Phone: (801) 485-0450, Fax: (801) 463-1488, Mobile: 550-6100

TAYLORSVILLE PLANNING COMMISSION
APPROVED THIS 14th DAY OF July, A.D. 1997
CITY PLANNING COMMISSION
CHAIRMAN TAYLORSVILLE PLANNING COMM.

CITY/COUNTY HEALTH DEPARTMENT
APPROVED THIS 14th DAY OF July, A.D. 1997
CITY/COUNTY HEALTH DEPARTMENT

TAYLORSVILLE-BRINNON IMPROVEMENT DISTRICT
APPROVED THIS 14th DAY OF July, A.D. 1997

COMMUNITY DEVELOPMENT DIRECTOR
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 7-14-97
COMMUNITY DEVELOPMENT DIRECTOR

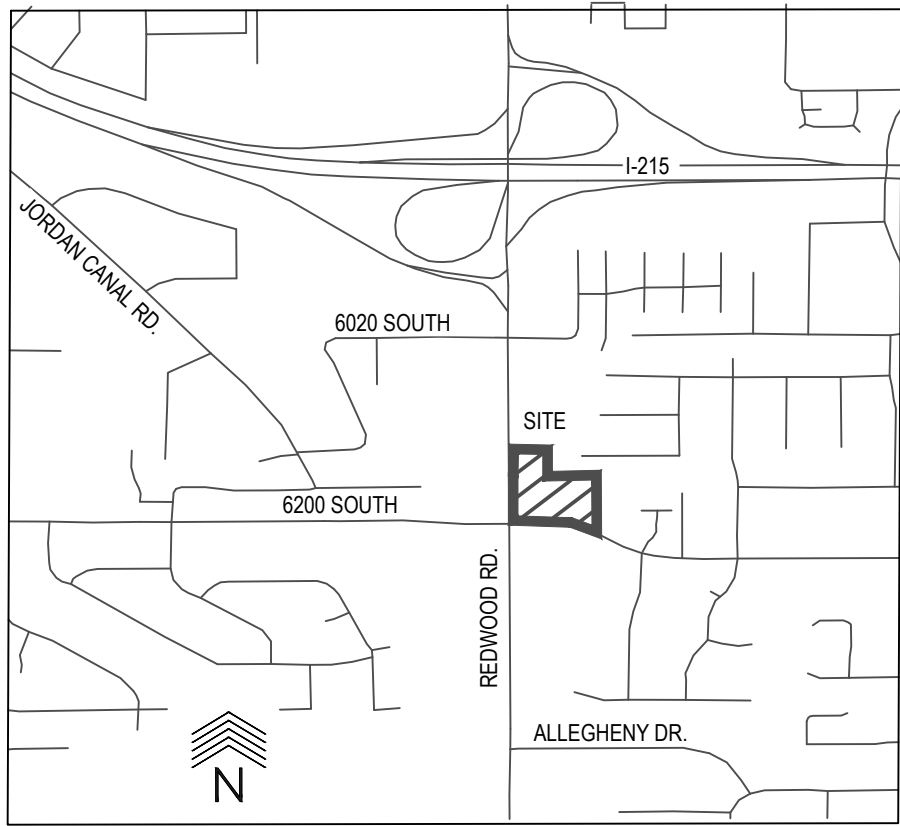
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 30th DAY OF July, A.D. 1997
TAYLORSVILLE CITY ATTORNEY

TAYLORSVILLE CITY COUNCIL
PRESENTED TO THE BOARD OF TAYLORSVILLE CITY COUNCIL THIS 22nd DAY OF July, A.D. 1997, AND THAT THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
TAYLORSVILLE CITY COUNCIL MAYOR, TAYLORSVILLE CITY

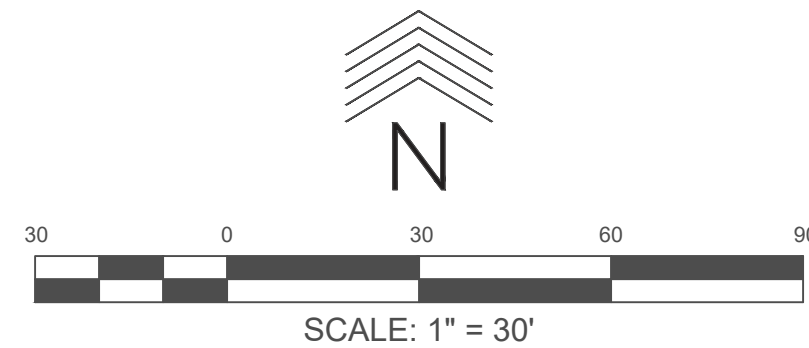
FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1987

\$30.20

97-8P-238



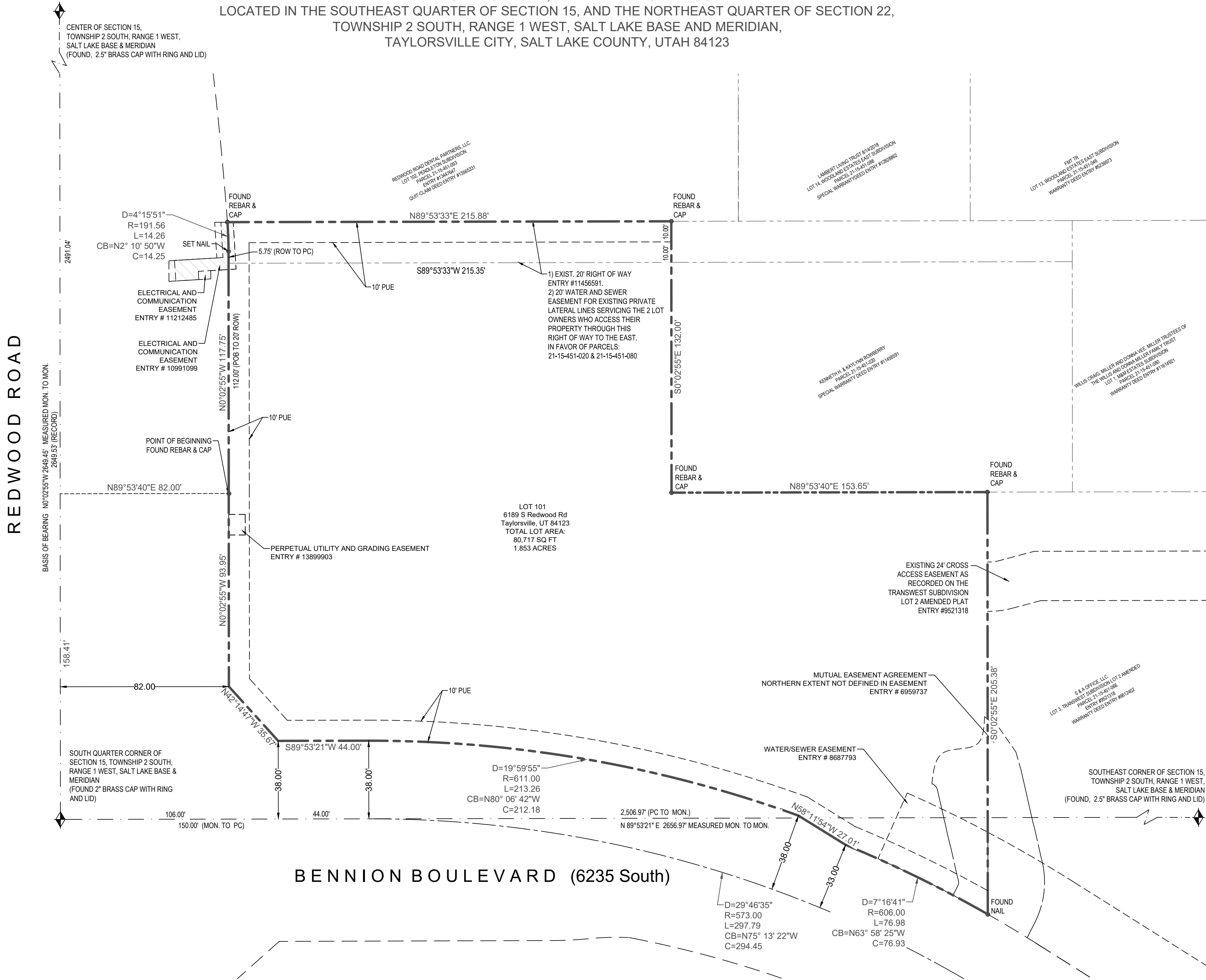
VICINITY MAP
NOT TO SCALE



- LEGEND**
- SECTION CORNER (FOUND)
 - PROPERTY CORNERS (FOUND)
 - SUBDIVISION BOUNDARY
 - PUBLIC UTILITIES & DRAINAGE EASEMENT
 - SETBACK LINES
 - SECTION LINE
 - PUE PUBLIC UTILITY EASEMENT

TRANSWEST SUBDIVISION LOT 1 AMENDED

AMENDING ALL OF LOT 1, TRANSWEST SUBDIVISION.
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH 84123



SURVEYORS CERTIFICATE

I, JARED R. HOWLAND WITH AVENUE CONSULTANTS INC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12331812 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS TRANSWEST SUBDIVISION LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: JARED R. HOWLAND, PLS

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO LOCATED IN TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD, WHICH POINT IS NORTH 0°02'55" WEST 158.41 FEET ALONG THE SECTION LINE AND N89°53'40"E 82.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH 0°02'55" WEST 117.75 FEET ALONG SAID EAST LINE TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 14.26 FEET ALONG THE ARC OF A 191.56 FOOT RADIUS TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°15'51" THE LONG CHORD BEARS NORTH 2°10'50" WEST 14.25 FEET ALONG SAID EAST LINE;
THENCE NORTH 89°53'33" EAST 215.88 FEET;
THENCE SOUTH 0°02'55" EAST 132.00 FEET;
THENCE NORTH 89°53'40" EAST 153.65 FEET;
THENCE SOUTH 0°02'55" EAST 205.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BENNION BOULEVARD. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BENNION BOULEVARD THE FOLLOWING FIVE CALLS:
THENCE NORTHWESTERLY 76.98 FEET ALONG THE ARC OF A 606.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 29°40'03" WEST AND THE LONG CHORD BEARS NORTH 63°58'25" WEST 76.93 FEET THROUGH A CENTRAL ANGLE OF 7°16'41");
THENCE NORTH 58°11'54" WEST 27.01 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 213.26 FEET ALONG THE ARC OF A 611.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 19°53'13" WEST AND THE LONG CHORD BEARS NORTH 80°09'42" WEST 212.18 FEET THROUGH A CENTRAL ANGLE OF 19°59'55");
THENCE SOUTH 89°53'21" WEST 44.00 FEET;
THENCE NORTH 42°14'47" WEST 35.67 FEET TO A POINT ON THE EAST RIGHT OF WAY OF REDWOOD ROAD;
THENCE NORTH 0°02'55" WEST 93.95 ALONG SAID EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 80,717 SQUARE FEET OR 1.853 ACRES

SUBJECT TO A 20 FOOT RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD WHICH IS NORTH 0°02'55" WEST 158.41 FEET ALONG THE SECTION LINE, NORTH 89°53'40" EAST 82.00 FEET, AND NORTH 0°02'55" WEST 112.00 FEET ALONG SAID EAST LINE FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH 0°02'55" WEST 5.75 FEET ALONG SAID EAST LINE TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 14.26 FEET ALONG THE ARC OF A 191.56 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 89°57'05" WEST AND THE LONG CHORD BEARS NORTH 2°10'50" WEST 14.25 FEET THROUGH A CENTRAL ANGLE OF 4°15'51") ALONG SAID EAST LINE;
THENCE NORTH 89°53'33" EAST 215.88 FEET;
THENCE SOUTH 0°02'55" EAST 20 FEET;
THENCE SOUTH 89°53'33" WEST 215.35 FEET, TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF TRANSWEST SUBDIVISION LOT 1 AMENDED, AND HEREBY DEDICATE, GRANT AND CONVEY TO TAYLORSVILLE CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND FURTHER DEDICATE, GRANT AND CONVEY TO TAYLORSVILLE CITY 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 TAYLORSVILLE CITY.

DATED THIS DAY OF , 20 .

BY: STEVE PRATT PRINT NAME:

TITLE: CHIEF EXECUTIVE OFFICER

BY: PRINT NAME:

TITLE:

ACKNOWLEDGEMENT

STATE OF UTAH)

Salt Lake County)

ON THIS DAY OF , IN THE YEAR 20 , BEFORE ME , A NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, STEVE PRATT, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER: MY COMMISSION EXPIRES: PRINT NAME: A NOTARY PUBLIC COMMISSIONED IN UTAH

CORPORATION ACKNOWLEDGEMENT

STATE OF UTAH) TRANS WEST CREDIT UNION)

SALT LAKE COUNTY)

BY: STEVE PRATT

ON THIS DAY OF , IN THE YEAR 20 , PERSONALLY APPEARED BEFORE ME, STEVE PRATT

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT HE/SHE IS THE CEO OF TRANSWEST CREDIT UNION, A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF TRANSWEST CREDIT UNION, A UTAH CORPORATION, BY AUTHORITY OF ITS CHIEF EXECUTIVE OFFICER.

A NOTARY PUBLIC COMMISSIONED IN UTAH

TRANSWEST SUBDIVISION LOT 1 AMENDED

AMENDING ALL OF LOT 1, TRANSWEST SUBDIVISION.
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH 84123

RECORDED#	NUMBER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE	ACCOUNT
REQUEST OF:	SHEET NO. 1 OF 1
DATE: TIME: BOOK: PAGE:	
FEES	DEPUTY SALT LAKE COUNTY RECORDER

PLANNING COMMISSION APPROVED THIS DAY OF , 2022. By: CHAIRMAN, TAYLORSVILLE PLANNING COMMISSION	TAYLORSVILLE/BENNION IMPROVEMENT DISTRICT APPROVED THIS DAY OF , 2022 By: TAYLORSVILLE BENNION IMPROVEMENT DISTRICT	SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY ROS No.: 2022-09-0689 CHRISTOPHER SANSTROM COUNTY SURVEYOR REVIEWER DATE
COUNTY HEALTH DEPARTMENT APPROVED THIS DAY OF , 2022. By: SALT LAKE COUNTY HEALTH DEPARTMENT		
DOMINION ENERGY APPROVED THIS DAY OF , 2022. By: DOMINION ENERGY	APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF , 2022. TAYLORSVILLE CITY ATTORNEY	ECONOMIC AND COMMUNITY DEVELOPEMENT THIS IS TO CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT, AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS DAY OF , 2022 By: DIRECTOR, ECONOMIC AND COMMUNITY DEVELOPEMENT
ROCKY MOUNTAIN POWER APPROVED THIS DAY OF , 2022. By: ROCKY MOUNTAIN POWER	CITY OF TAYLORSVILLE ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT, AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE TAYLORSVILLE CITY ENGINEER	CITY OF TAYLORSVILLE PRESENTED TO THE MAYOR OF TAYLORSVILLE CITY THIS day of APPROVED AND ACCEPTED. ATTEST: CITY RECORDER MAYOR

avenue CONSULTANTS

Avenue Consultants, Inc
6605 South Redwood Road, Suite 101
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

NUMBER	REVISIONS:	DATE	BY
ACCOUNT	NO.	DESCRIPTION	
SHEET NO. 1 OF 1			