

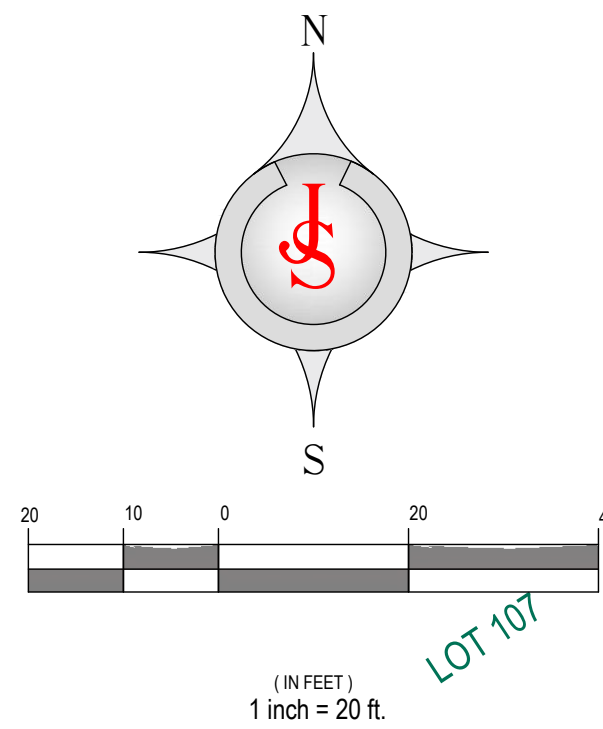
FOUND 2" ROUND TOP BRASS CAP,
ACCEPTED AS THE NORTH 1/4 COR.
SECTION 15, T. 2 S., R. 1 W. S.L.B.&M.
EL= 4334.90' NAVD88

PARCEL # 21-15-279-001
OWNER THOMPSON, TROY D

LOT 112

LOT 113

LOT 111



DRAWING TITLE

RECORD OF SURVEY TOPOGRAPHIC

CLIENT CONTACT

TIM COVINGTON

LOT 109 KASHMIR AMENDED &
EXTENDED SUBDIVISION
LOCATED WITHIN, SALT LAKE
COUNTY, UTAH. A PART OF THE
N.E. 1/4 SEC. 15, T. 2 S., R. 1. W.
S.L.B.&M.

PROPERTY DESCRIPTION

Parcel # 21-15-279-010
Lot 109, Kashmir Amended & Extended, according to the official plat thereof on file and
of record in the office of the Salt Lake County Recorder

SURVEYOR'S NARRATIVE

This Survey was performed at the request of Tim Covington For the purpose to develop a
Record of survey and topographical data in relation to major improvements and the intended
positioning of this lot, for the purpose of sub division platting.

The basis of bearing was derived from the sectional monumentation accepted as original
monumentation, and utilized on this survey as "South 50°02'55" East as shown on this Kashmir
Amended and Extended Subdivision plat as recorded within the official records of Salt Lake
County Records' Office.

Area surveys as recorded within the records of the Salt Lake County Surveyor's Office
have been pulled and examined during the course of this survey. No Survey discrepancies were
found, that relate to this lots location.

Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. Found rebars
(possibly original staking) and monumentation have been tied, utilized and shown on this
survey. The elevation base is derived from the Salt Lake County Monument Tie sheet. Said
point is a found 2" round top brass cap, accepted as the North 1/4 corner of Section 15, T. 2 S., R.
1 E. S.L.B.&M. with and elevation of = 4334.90' NAVD88 as shown hereon.

NOTE:

1. Surveyor has made no investigation or independent search for easements of record
encumbrances restrictive ownership title evidence, or any other facts, conflicts, or
discrepancies which may be disclosed by the details of a currant title insurance policy.

2. See city and county planning, and zoning maps for information regarding setback, side yard,
and rear yard instances as well as other building, use restrictions, and requirements.

3. Utilities shown are based on ground evidence, together with a request for utility maps. Such
information relayed to the survey is to the best of our knowledge in regards to evidence provided
from responding utility companies. It is recommended that a utility review together with
physical on site blue stake request be made prior to any constriction/excavation for the ability to
update any final construction plan(s).

4. Subdivision plat notes, pertaining to this lot and other restrictions obligations, convents etc.,
that may effect the design and use of this lot, see subdivision.

5. All tree and tree grouping locations are approximate and should not be relied upon as exact
placement. Any trees or tree grouping considered part of the planning process must be staked
out on site for field review, prior to any construction.

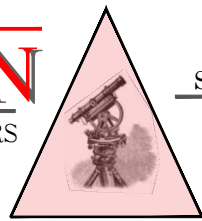
SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Professional Land Surveyor, holding
certificate No. 7075114 as prescribed under the laws of the State of Utah. I further certify that
by the owners' authority, I have made a survey of the tract of land shown on this plat and
described hereon. The same has been correctly surveyed and referenced with ground
measurements and other data as shown on this plat. This survey retraces lot/deed lines and may
have corrected said lot/deed lines to coincide with found evidence and other interpolations and
conclusions, based on said ground measurements, data surveys and other information and
records. Furthermore, other unwritten rights of ownership or lines of occupation may have
implied rights or may exist, and in conducting this survey and preparing this plat it is expressly
understood that I do not warrant or certify any of those rights unless evidence and records of
agreements or acts among the appropriate parties are provided to me sufficient to establish the
existence and position of those lines.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON
PROFESSIONAL LAND SURVEYORS



SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

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This drawing is and at all times remains the exclusive property of Johanson
Surveying shall not be used with out complete authorization and written support.



PROJECT NO.
S-23-054
DATE:
5-25-2023
DRAWN BY: BROCK T. CISNEROS
OVERSEEN BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER

SHEET-1

FOUND 2" ROUND TOP BRASS CAP,
ACCEPTED AS THE NORTH 1/4 COR.
SECTION 15, T. 2 S., R. 1 W. S.L.B.&M.
EL= 4334.90' NAVD88

REF. TIE
S 00°02'55" E 384.70'

FOUND 2.5" FLAT BRASS CAP,
ACCEPTED AS THE CENTER OF
SECTION 15, T. 2 S., R. 1 W. S.L.B.&M.

PARCEL # 21-15-276-009
OWNER UTAH STATE BOARD

REF. TIE
EAST 1682.29'

PARCEL # 21-15-276-009
OWNER UTAH STATE BOARD

PARCEL # 21-15-279-018
OWNER O'NEILL, ALEXIS; JT

PARCEL # 21-15-279-019
OWNER DALRYMPLE, MARITTA; JT

LOT 1
Containing 27,491 Sq. Ft. or
0.63 Acres

LOT 2
Containing 28,232 Sq. Ft. or
0.65 Acres

PARCEL # 21-15-279-011
OWNER JERRY & SHIRLEY LARSEN LIVING

1300 WEST
PUBLIC STREET

I, Shane Johanson, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No.7075114 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; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as SUBDIVISION



Beginning at a point that is the West corner of lots 109 & 110 of the Kashmir Extended and Amended Subdivision plat on file with the official records of Slat Lake County Recorder's office, Recorded July 5th/ 1972 in Book LL at Page 80 of plats, Said point lies North 00° 02' 25" West a distance of 384.70 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base & Meridian

Running Thence North 00° 03' 15" West a distance of 185.74 feet, Thence North 90° 00' 00" East a distance of 20.00 feet, Thence South 48° 58' 21" East a distance of 447.21 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 06° 34' 37", having a radius of 987.93 feet along the arc a distance of 113.40 feet, and whose long chord bears South 37° 44' 16" West a distance of 113.34 feet to a point of intersection with a non-tangential line, Thence North 55° 32' 58" West a distance of 349.04 feet to the point of beginning.

Containing 55,724 Sq. Ft. or 1.28 Acres

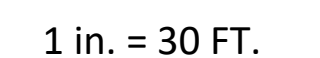
Know all men by these presents that the undersigned owner of the above described tract of land having caused same to be subdivided into lots together with easements to be hereafter known as COWINGTON HILLS SUBDIVISION. The undersigned owners hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other, easements as shown and/or noted on this plat to the parties indicated and for the purposes shown hereon. In witness whereof have hereunto set this _____ day of _____, A.D., 20____.

:Misty Covington
Date:

STATE OF UTAH : S.S. County of Salt Lake : On the ____ day of _____ A.D., 2017,
personally appeared before me, Eric Saxey, AS MANAGING MEMBER, of EVEREST BUILDERS LLC, the signer
of the above Owner's dedication, who duly acknowledged to me that he is authorized to execute the
foregoing owner's certificate on behalf of the company. MY COMMISSION EXPIRES: _____

NGTON HILLS SUBDIVISION

AMENDING LOT 109 KASHMIR AMENDED & EXTENDED
SUBDIVISION RECORDED WITHIN SALT LAKE COUNTY
RECORDERS OFFICE, UTAH. A PART OF THE N.E. 1/4 SEC. 15, T. 2
S., R. 1. W. S.L.B.&M. TAYLORSVILLE CITY, UTAH.



DOMINION ENERGY

DIRECTOR S.L.CO. BOARD OF HEALTH

COMMUNITY DEVELOPMENT DIRECTOR

CHAIRMAN, TAYLORSVILLE PLANNING COMMISSION

CITY OF TAYLORSVILLE ENGINEER

CITY OF TAYLORSVILLE ATTORNEY

ATTEST: CITY RECORDER

Fee \$	Deputy Salt Lake County Recorder
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F 1 SHEETS