

Preliminary Plat "Not To Be Recorded"

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

VICINITY MAP

NOT TO SCALE

Remove the cross hatch from this symbol

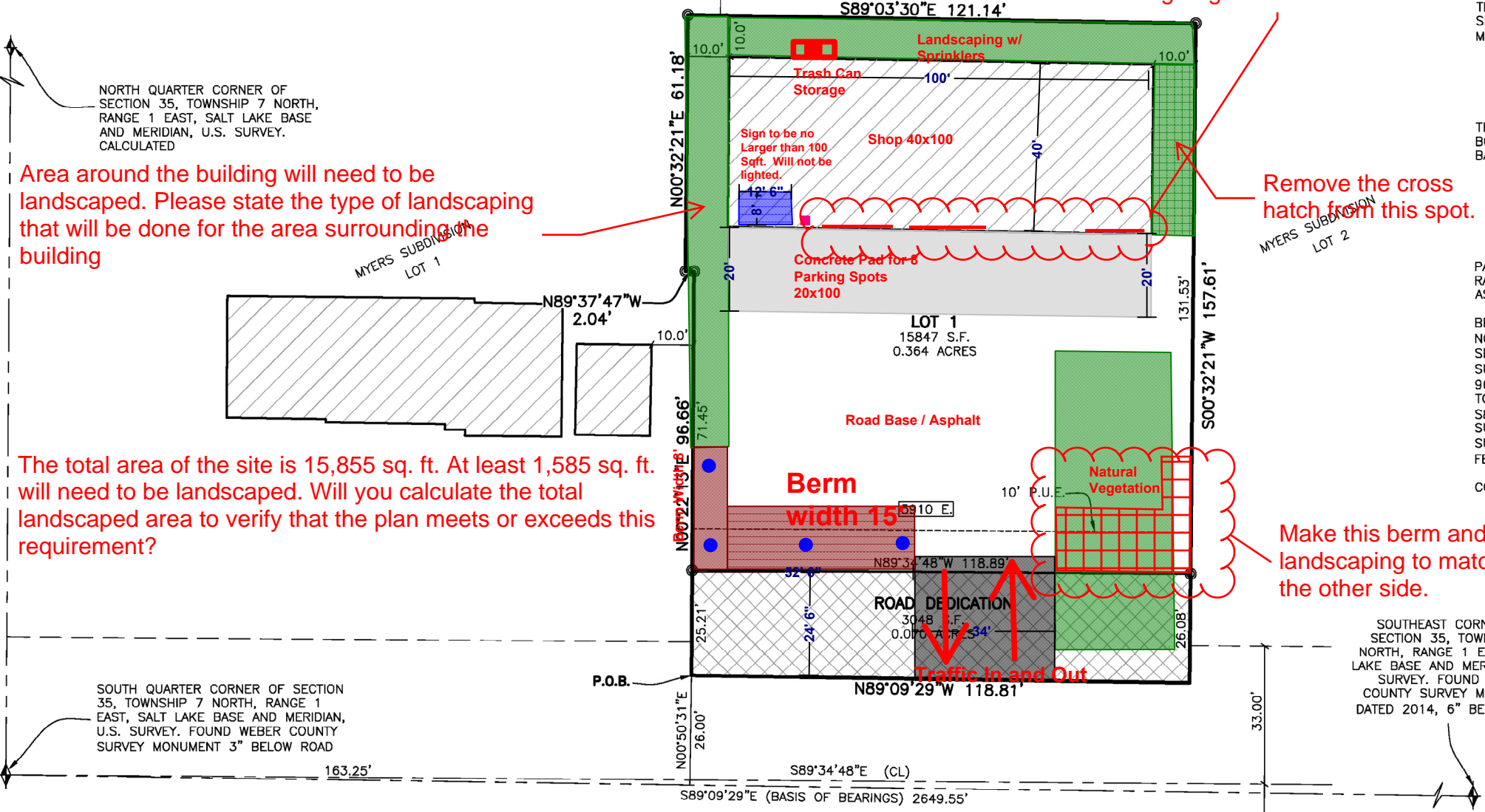
- Landscaping w/ automatic sprinklers - 4950 SQF
- Garbage Can Storage
- Sign Location - 100 SQF
- Outdoor Shielded Light
- Blue Spruce Pine Tree
- Earth Berm w/ Landscaping & Automatic Sprinklers
- Hard Surface Parking Area -10,775
- Paving
- Earthen Berm w/ Landscaping 15' Wide

Show where the vehicles will park and will not obstruct access through the garage doors.

Remove the cross hatch from this spot.

Area around the building will need to be landscaped. Please state the type of landscaping that will be done for the area surrounding the building

The total area of the site is 15,855 sq. ft. At least 1,585 sq. ft. will need to be landscaped. Will you calculate the total landscaped area to verify that the plan meets or exceeds this requirement?



NOTES

1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED
2. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°09'29"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARY FOR A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BASED ON THE REMAINDER PARCEL OF MYERS SUBDIVISION.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°09'29"E 163.25 FEET AND N00°50'31"E 26.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE EASTERLY LINE OF LOT 1 OF MYERS SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) N00°22'13"E 96.66 FEET; (2) N89°37'47"W 2.04 FEET; (3) N00°32'21"E 61.19 FEET TO THE SOUTHERLY LINE OF LOTS 1 OF MYERS SUBDIVISION; THENCE S89°03'30"E ALONG SAID SOUTHERLY LINE OF LOTS 1 AND 2 OF MYERS SUBDIVISION, 121.14 FEET TO THE WESTERLY LINE OF LOT 2 OF MYERS SUBDIVISION; THENCE S00°32'21"W ALONG SAID WESTERLY LINE, 157.61 FEET; THENCE N89°09'29"W 118.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,894 SQUARE FEET OR 0.434 ACRES MORE OR LESS.

DEVELOPER:

TELFORD MYERS
5910 E. 1900 N.
EDEN, UTAH 84310

LEGEND

- = SECTION CORNER
- = FOUND AS REBAR & CAP MARKED "RFFVF & ASSOC."

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT THE STATE OF UTAH IN ACCORDANCE WITH THE ENGINEERS AND LAND SURVEYORS ACT; PROPERTY DESCRIBED ON THIS PLAT IN VERIFIED ALL MEASUREMENTS, AND HAVE PLAT, AND THAT THIS PLAT OF MYERS SUBDIVISION HAS BEEN DRAWN CORRECTLY TO THE BEST REPRESENTATION OF THE HEREIN DESCRIBED UPON DATA COMPILED FROM RECORDS IN FROM SAID SURVEY MADE BY ME ON THE REQUIREMENTS OF ALL APPLICABLE STATUTES CONCERNING ZONING REQUIREMENTS REQUIRED WITH.

SIGNED THIS _____ DAY OF _____

9031945

UTAH LICENSE NUMBER

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE PROPERTY SET APART AND SUBDIVIDE THE SAME INTO TRACT MYERS COMMERCIAL SUBDIVISION, COUNTY A PERPETUAL RIGHT AND EASEMENT DESIGNATED HEREON AS PUBLIC UTILITY INSTALLATION MAINTENANCE AND OPERATING DRAINAGE FACILITIES, IRRIGATION CANALS CHANNELS IN THEIR NATURAL STATE WHICH THE GOVERNING AUTHORITY, WITH NO BUT SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____

TELFORD R MYERS

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ABOVE OWNER'S DEDICATION AND CERTIFICATION ACKNOWLEDGE TO ME _____
PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC _____ BEING BY ME DULY AND
SIGNED THE ABOVE OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION FOR _____