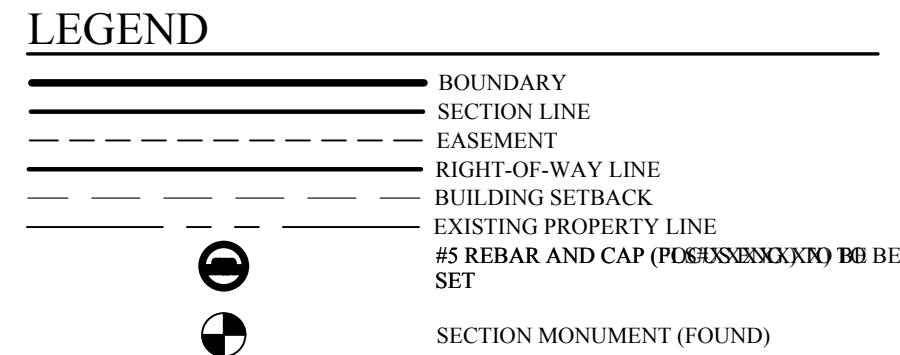


VICINITY MAP
N.T.S.

27TH STREET COLLECTIVE

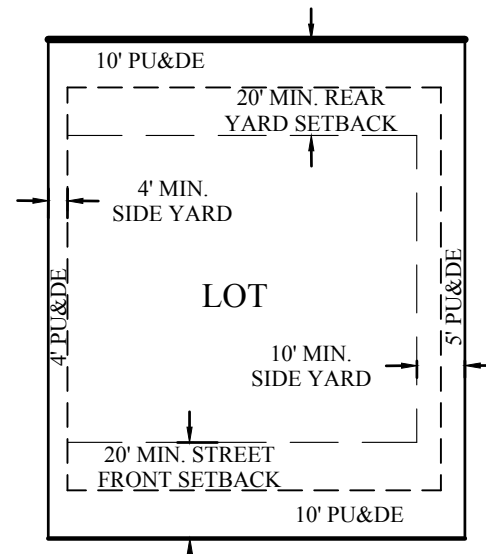
SUBDIVISION

LOCATED IN SW 1/4 OF SECTION 20, T1S, R1E, SLB&M
SALT LAKE CITY, UTAH

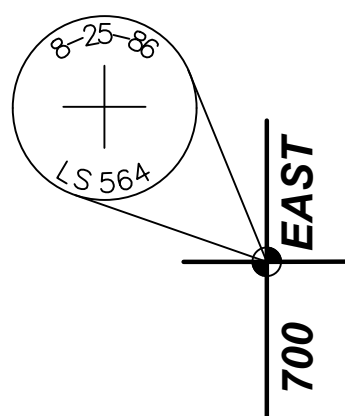
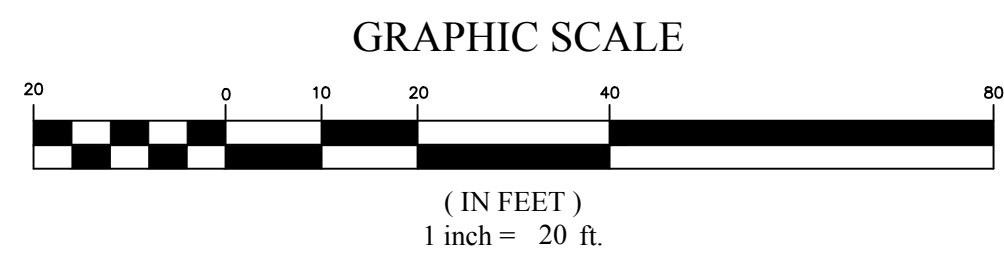


NOTES

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL BOUNDARY AND REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT THE EXTENSION OF SIDE LOT LINES.
- BOUNDARY CLOSURE: 1-90.421
- VERTICAL DATA (CONTOURS AND SPOT ELEVATIONS) SHOWN HEREON IS BASED ON THE NAVD88 FOOT EQUIVALENT ELEVATION OF 4,340.07 FEET PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR ON THE MONUMENT FOUND AT THE INTERSECTION OF 2700 S. AND 900 E.
- THE CURRENT ZONING FOR THE PROPERTY IS R-1-5
- THE PROPOSED USE OF THE PROPERTY IS 5 SINGLE FAMILY LOTS IN THE R-1-5 ZONE WITH AN AVERAGE LOT SIZE OF 5,000 SF.
- AVERAGE SIZE OF THE PROPOSED 5 LOTS IS 5,197 SF.
- WATER LATERALS FOR THE NEW LOTS WILL CONNECT TO THE 12" WATER MAIN IN 2700 SOUTH.
- SEWER LATERALS FOR THE NEW LOTS WILL CONNECT TO THE 18" SEWER MAIN IN 2700 SOUTH.
- THERE ARE NO MAJOR STORM DRAIN FACILITIES ANTICIPATED FOR THE PROPERTY.
- ACCORDING TO FEMA MAP #49035C0303G, THE SUBJECT PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



TYPICAL BUILDING SETBACKS
N.T.S.



OWNER/DEVELOPER

STRASSER ORGANIZATION
1935 SOUTH 900 EAST
SALT LAKE CITY, UT 84105
COLIN STRASSER
801-381-3821

PREPARED BY

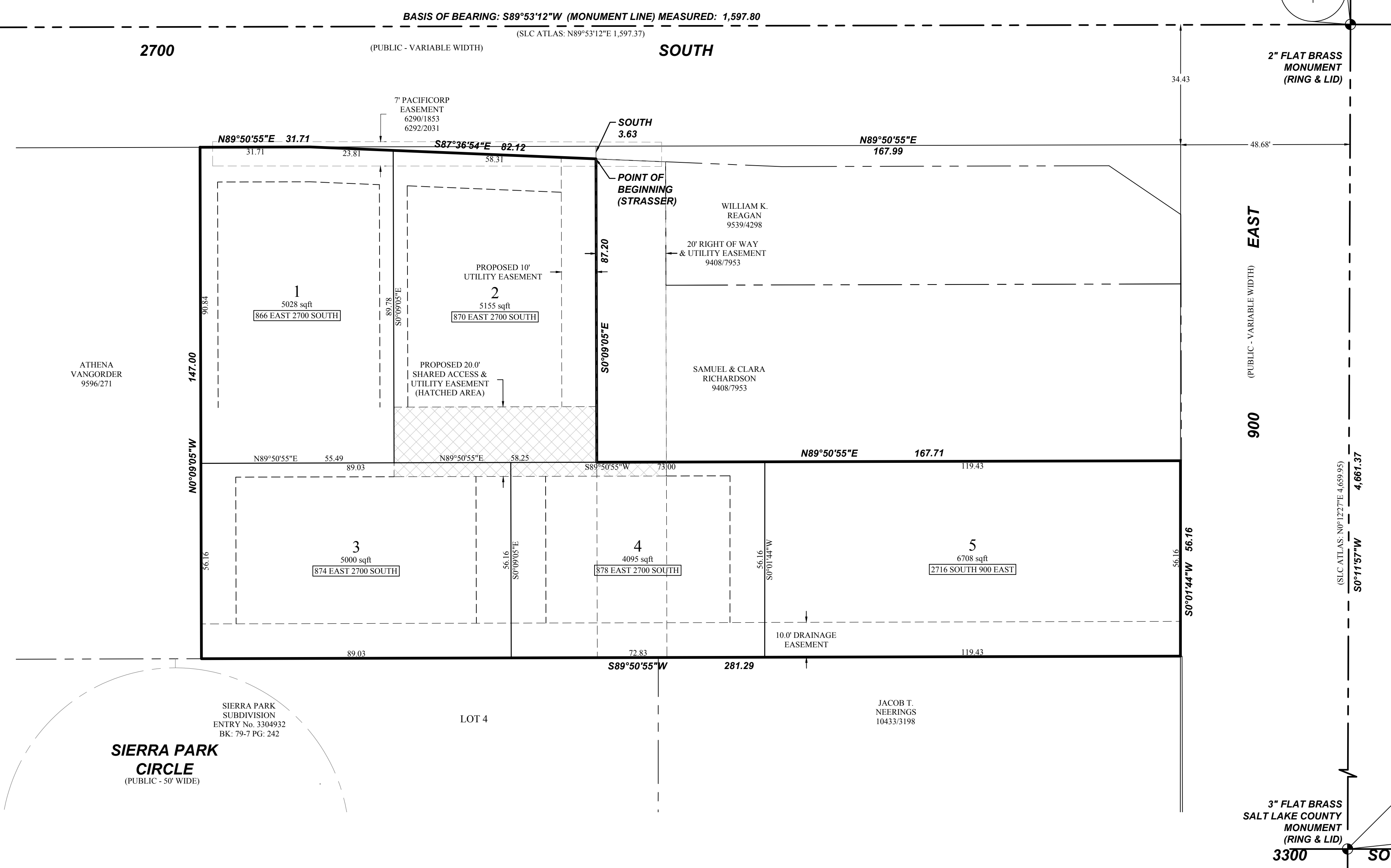
FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

2/28/19

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____.

ACCOUNT _____
SHEET _____
OF _____ SHEETS

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR



SALT LAKE VALLEY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____, 20____.

S.L. VALLEY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

CITY ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE _____

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____ DATE _____

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

SALT LAKE CITY ATTORNEY _____

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED.

SALT LAKE CITY MAYOR _____
SALT LAKE CITY RECORDER _____

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

SURVEYOR'S CERTIFICATE

I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Brad A. Llewellyn
Professional Land Surveyor
Certificate No. 4938735

Date _____

BOUNDARY DESCRIPTION

A portion of Lot 10, Block 29, 10 Acre Plat "A" Big Field Survey, more particularly described as follows: Beginning on the South line of 2700 South Street located 889°50'55"W along the Block line 167.99 feet and South 3.63 feet from the Northeast Corner of Lot 10, Block 29, 10 Acre Plat "A" Big Field Survey; thence S0°09'05"E 87.20 feet to the Southwest corner of that Real Property described in Deed Book 9408 Page 7953 of the Official Records of Salt Lake County; thence N89°50'55"E along said deed 167.71 feet to the West line of 900 East Street; thence S0°01'44"W along said street 56.16 feet; thence S89°50'55"W along the extension of and along the North line of SIERRA PARK SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder 281.29 feet to the Southeast corner of that Real Property described in Deed 9596 Page 271 of the Official Records of Salt Lake County; thence N0°09'05"W along said deed 147.00 feet to the South line of 2700 South Street; thence N89°50'55"E along said street 31.71 feet; thence S87°36'54"E along said street 82.12 feet to the point of beginning.

Contains: 25,987± s.f.

OWNER'S DEDICATION

KNOWN HERE BY ALL THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREINAFTER BE KNOWN AS

27TH STREET COLLECTIVE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

STRASSER ORGANIZATION INC.
COLIN STRASSER (PRESIDENT)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

27TH STREET COLLECTIVE

SUBDIVISION
LOCATED IN SW 1/4 OF SECTION 20, T1S, R1E, SLB&M
SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS