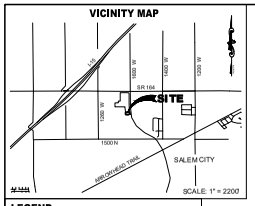
VICINITY MAP



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. "NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN BENJAMIN DRAINAGE DISTRICT EASEMENTS."

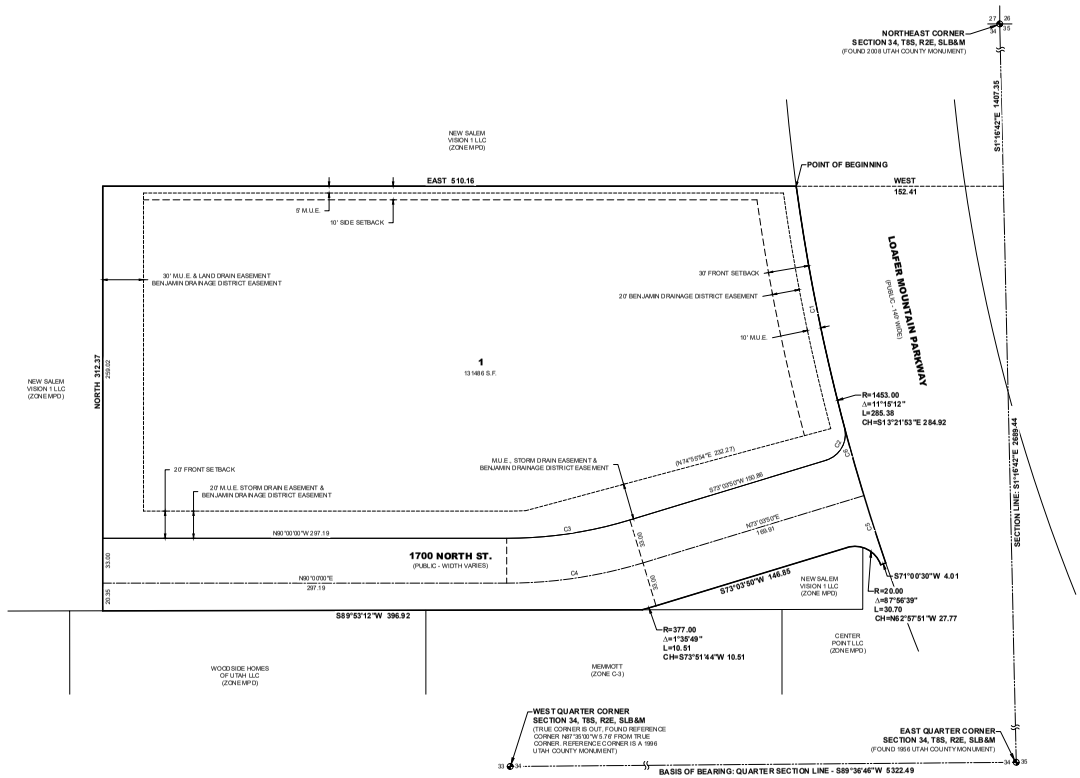
TABULATIONS

OVERALL AREA	3.66 ACRES
COMMERCIAL LOTS	1 LOTS
DENSITY	0.27 UNITS PER ACRE
ZONING	MASTER PLAN DEVELOPMENT

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	3.66	159,613	100%
RIGHT-OF-WAY AREA	0.66	28,954	18%
LOT AREA	3.00	130,681	82%

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1453.00	7°08'06"	180.94	S11°18'20"E 180.82
C2	2.00	87°56'39"	30.70	S29°05'44"W 27.77
C3	311.00	16°56'10"	91.93	S81°31'55"W 91.59
C4	344.00	16°56'10"	101.68	N81°31'55"E 101.31
C5	1453.00	2°03'23"	52.15	S17°57'47"E 52.15
C6	1453.00	9°11'49"	233.23	S12°30'11"E 232.98



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6310734 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.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOAFER MOUNTAIN PARKWAY, SAID POINT IS LOCATED S01°16'42"E ALONG THE SECTION LINE 1407.35 FEET AND WEST 152.41 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: S89°36'46"W BETWEEN THE EAST QUARTER CORNER & THE WEST QUARTER CORNER OF SECTION 34); THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT 285.38 FEET WITH A RADIUS OF 1453.00 FEET THROUGH A CENTRAL ANGLE OF 11°15'12", CHORD: S13°21'53"E 284.92 FEET; THENCE S71°00'30"W 4.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 30.70 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 87°56'39", CHORD: N52°57'51"W 27.77 FEET; THENCE S73°03'50"W 146.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.51 FEET WITH A RADIUS OF 377.00 FEET THROUGH A CENTRAL ANGLE OF 01°35'49", CHORD: S73°51'44"W 10.51 FEET; THENCE S89°53'12"W 396.92 FEET; THENCE NORTH 312.37 FEET; THENCE EAST 510.16 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.78 ACRES.

DATE _____ SURVEYOR (See Seal Below) _____

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____, A.D. 20 _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS_____ DAY OF_____ A.D. 20___ PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE_____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

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

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS_____ DAY OF_____ A.D. 20___ PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE_____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SALEM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS_____DAY OF_____ A.D. 20___

APPROVED BY_____

APPROVED _____ ENGINEER (See Seal Below) ATTEST_____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____ A.D. 20___ BY THE_____ _____PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIR, PLANNING COMMISSION _____

NEW SALEM COMMERCIAL AREA "A" SUBDIVISION PLAT A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SALEM, UTAH COUNTY, UTAH

SCALE: 1" = 40'

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #20-0062

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