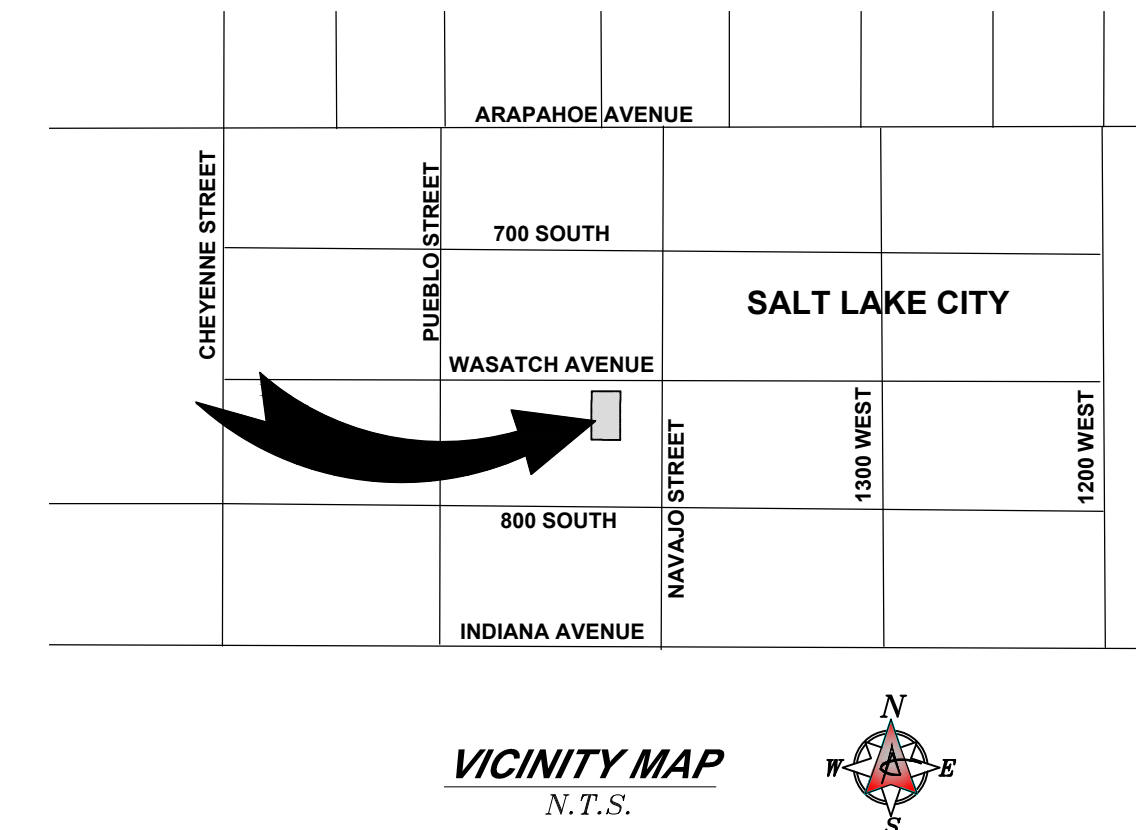


WASATCH AVENUE SUBDIVISION

A 2 LOT SUBDIVISION, SALT LAKE CITY

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
1387 WEST WASATCH AVENUE, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ WITH WARD ENGINEERING GROUP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155100, 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, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

WASATCH AVENUE SUBDIVISION

AUGUST 20, 2021
DATE: _____
SATTAR N. TABRIZ
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 155100

BOUNDARY DESCRIPTION

LOTS 35, 36, & 37, BLOCK 6, POPLAR GROVE ADDITION.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON THE SOUTH.
CONTAINS: 10,030 SQUARE FEET OR 0.23 ACRE

OWNER'S DEDICATION AND CONSENT TO RECORD

THE WASATCH AVE TRUST, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:
WASATCH AVENUE SUBDIVISION
DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. THE WASATCH AVE TRUST, LLC HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

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

NAME: _____ DATE _____
ON BEHALF OF WASATCH AVE TRUST, LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.
ON THIS ____ DAY OF _____, 20__, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____,
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE WASATCH AVENUE SUBDIVISION ACKNOWLEDGE HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC SIGNATURE: _____
PRINTED NAME OF NOTARY PUBLIC _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER CONSENT TO RECORD

STATE OF _____ }
COUNTY OF _____ } S.S.
ON THIS ____ DAY OF _____, 20__, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____,
THE _____ OF _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT TO RECORD REGARDING THE WASATCH AVENUE SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ AND ACKNOWLEDGE HE/SHE/THEY EXECUTED THE SAME.
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC SIGNATURE: _____
PRINTED NAME OF NOTARY PUBLIC _____
A NOTARY PUBLIC COMMISSIONED IN _____

NAME OF ENTITY IN ALL CAPS
BY: _____
PRINT NAME: _____
TITLE: _____

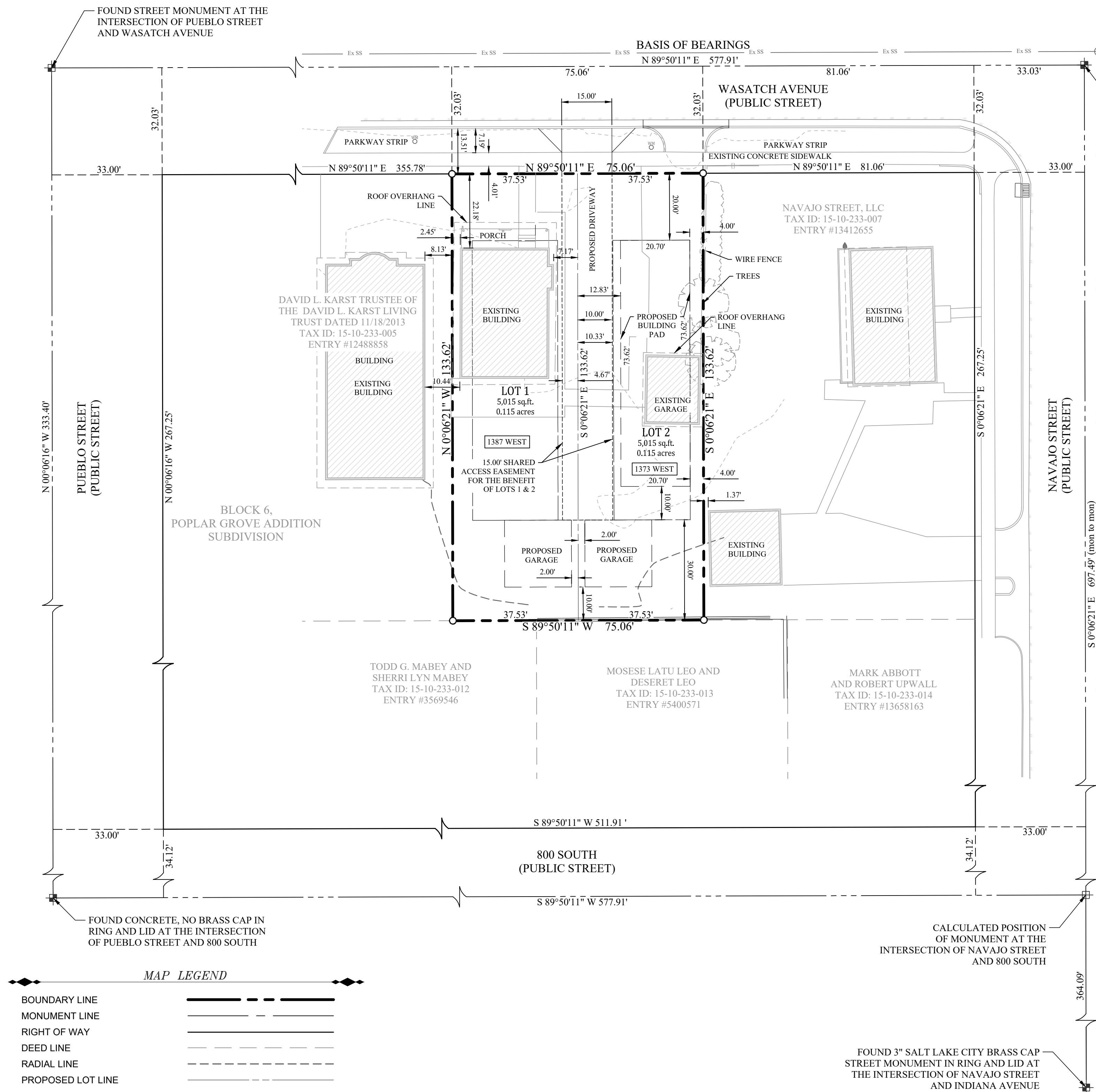
DATED THIS ____ DAY OF _____, 20__.

NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS N 89°50'11" E, 577.91 FEET ALONG THE MONUMENT LINE, FROM THE FOUND STREET MONUMENT AT THE INTERSECTION OF PUEBLO STREET AND WASATCH AVENUE, TO THE FOUND STREET MONUMENT AT THE INTERSECTION OF NAVAJO STREET AND WASATCH AVENUE. (AS SHOWN HEREON)
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- THIS MAP WAS PREPARED AT THE REQUEST OF THE WASATCH AVE TRUST, LLC FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 2 LOTS.
- PER SALT LAKE CITY SURVEY DEPARTMENT, THE SURVEY MEETS THE MINIMUM LINEAR CLOSURE OF 1:15,000.
- SURVEY MONUMENTS SET AT THE PROPERTY CORNERS WITH A 5/8" X 24" REBAR & CAP WITH NYLON CAP STAMPED WARDEG OR A NAIL & WASHER.
- PURSUANT TO UTAH CODE SECTION 54-3-27(5), THE SUBDIVIDER HAS NOTIFIED ALL RELEVANT PUBLIC UTILITIES THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THIS SUBDIVISION REGARDING THE FILING OF THIS PLAT.
- BUILDING AREA OF LOT IS 40% OF TOTAL LOT AREA; TOTAL LOT AREA EQUALS 5015 SQUARE FEET X .40 EQUALS 2006 SQUARE FEET - 20x20 FOR GARAGE EQUALS 1606 SQUARE FEET. (20x20) + 1523.9 = 1923.9 SQUARE FEET DIVIDED BY 5015 SQUARE FEET = 38.36%

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.
ON THIS ____ DAY OF _____, 20__, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____,
THE _____ OF _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT TO RECORD REGARDING THE WASATCH AVENUE SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ AND ACKNOWLEDGE HE/SHE/THEY EXECUTED THE SAME.
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC SIGNATURE: _____
PRINTED NAME OF NOTARY PUBLIC _____
A NOTARY PUBLIC COMMISSIONED IN _____



MAP LEGEND	
BOUNDARY LINE	—————
MONUMENT LINE	—————
RIGHT OF WAY	—————
DEED LINE	—————
RADIAL LINE	—————
PROPOSED LOT LINE	—————
BUILDING SETBACK	—————
PROPOSED EASEMENT LINE	—————
FOUND MONUMENT	⊕
FOUND LEAD PLUG	○
BOUNDARY CORNER	○

CITY PUBLIC UTILITIES DEPARTMENT	
NUMBER _____	APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS ____ DAY OF _____, 20__.
ACCOUNT _____	
SHEET _____	
OF _____ SHEETS	
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	

SALT LAKE COUNTY HEALTH DEPARTMENT	
APPROVED THIS ____ DAY OF _____, 20__.	
S. L. COUNTY HEALTH DEPARTMENT	

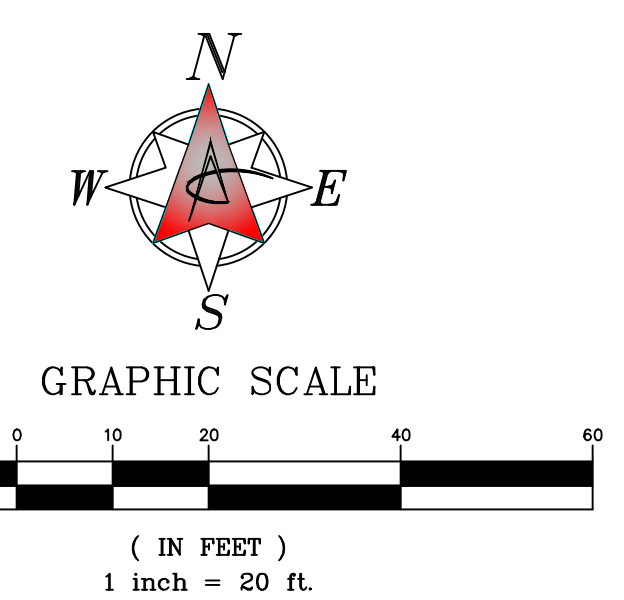
CITY ENGINEERING DIVISION	
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.	
CITY ENGINEER _____	DATE _____
CITY SURVEYOR _____	DATE _____

CITY PLANNING DIRECTOR	
APPROVED THIS ____ DAY OF _____, 20__.	
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: _____	RECORD NO. _____
DATE _____ TIME _____ BOOK _____ PAGE _____	
FEES _____	SALT LAKE COUNTY RECORDER



OWNER & DEVELOPER
THE WASATCH AVE TRUST, LLC
1387 W. WASATCH DR.
SALT LAKE CITY, UTAH, 84104

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

Salt Lake City Office
231 West 800 South
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Salt Lake City, Utah 84101
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fax (801) 487-8668
www.wardeg.com

WASATCH AVENUE SUBDIVISION

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

C:\TugSLC\1387 Wasatch SL County\ACAD\Preliminary Plat.dwg Sep 08, 2021 - 6:24pm