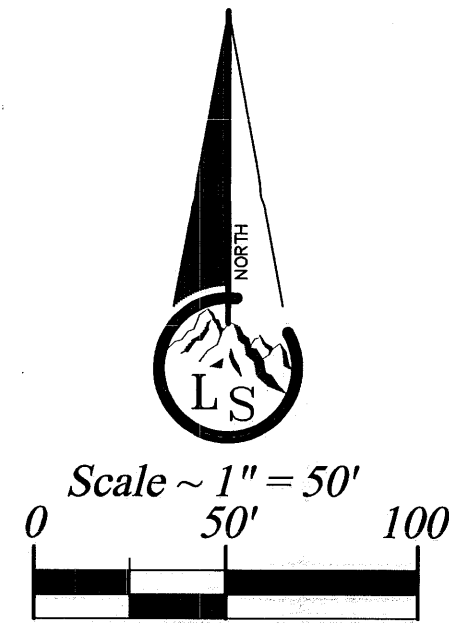


PARADISE PARK TOWNHOMES

A Planned Unit Development

PART OF THE SE 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
GARDEN CITY, RICH COUNTY, UTAH - Date of Survey: June 2020



Calculated C 1/4 cor, see narrative.
N89°43'12"W 1332.06'
Calculated E 1/16th cor, see narrative.
N89°43'12"W 1332.06'
#3 Fnd JSH rebar & cap
#4 Fnd JSH rebar & cap
615.04'
S 00°11'28" W 615.04'
N 00°29'18" E
Johnson Moley, LLC
41-17-00-065



Sheet 6

Sheet 5

Sheet 4

Sheet 3

OPEN SPACE AREA A
6.0296 ACRES, M/L, OF OPEN SPACE ABOVE CANAL

COMMON AREA E
2.2882 ACRES M/L

- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - CALC SECTION CORNER
 - FND REBAR AND CAP
 - ▨ PRIVATE ROADS
 - ▨ PRIVATE UNITS
 - ▨ COMMON AREA
 - ▨ LIMITED COMMON AREA
 - ▨ SPECIAL USE AREA PER CC&R DOCUMENTS

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann. §54-3-27 this plat conveys to the owner(s) or operator of utility facilities a public utility easement along with all the right and duties described therein.
- Pursuant to Utah Code Ann. §17-27a-603 (4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location.
- Rocky Mountain Power may require other easements in order to serve this development.
- This approval does not affect any right that Rocky Mountain Power has under:
 - A recorded easement or right-of-way,
 - the law applicable to prescriptive rights,
 - title 54, Chapter 6a, damage to underground utility facilities or
 - any other provision of law.

The easements on the plat have been reviewed and accepted by Rocky Mountain Power this 16 day of August, 2021.

Authorized Representative: *[Signature]*

Canyon Club Partners, LLC
41-17-00-073

S 1/4 cor Sec 17, T 14 N, R 5 E,
SLB+M, Alcap on pipe set by
LS837443 Eickbush + Assoc. locally
used for corner.
NAD83 Utah North Zone coordinates:
N-3869904.262 E-1664860.501

N 89°03'55" W 2702.38'

SE cor Sec 17, T 14 N, R 5 E, SLB+M,
gin spike 2' deep in asphalt locally
used for corner.
NAD83 Utah North Zone coordinates:
N-3871941.748 E-1667514.645

| | | | |
|---|--|--|--|
| <p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com</p> | | <p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p> | |
| <p>PARADISE PARK TOWNHOMES DEVELOPER: PSION HOMES Address: P.O. Box 160155, Clearfield, Utah 84016</p> | | <p>Rich County Recorder Entry no. 100982</p> | |
| <p>SE 1/4 of Section 17, Township 14 North, Range 5 East, Salt Lake Base and Meridian.</p> | | <p>P.U.D. PLAT Overall</p> | |
| <p>Revisions</p> | | <p>12 day of Aug 20 21. at 1:33 in book 012 of official records, on page 356</p> | |
| <p>DRAWN BY: EDR SCALE: 1"=50' DATE: March 3, 2021 PROJ: 4064</p> | | <p>County Recorder: Krystal Butterfield By Deputy: <i>[Signature]</i> Fee paid \$1200.00</p> | |