

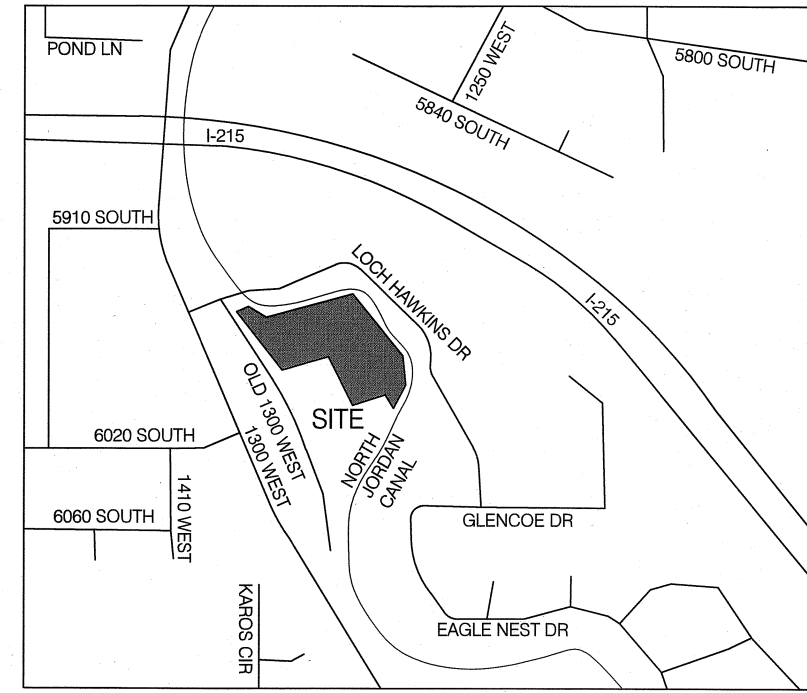
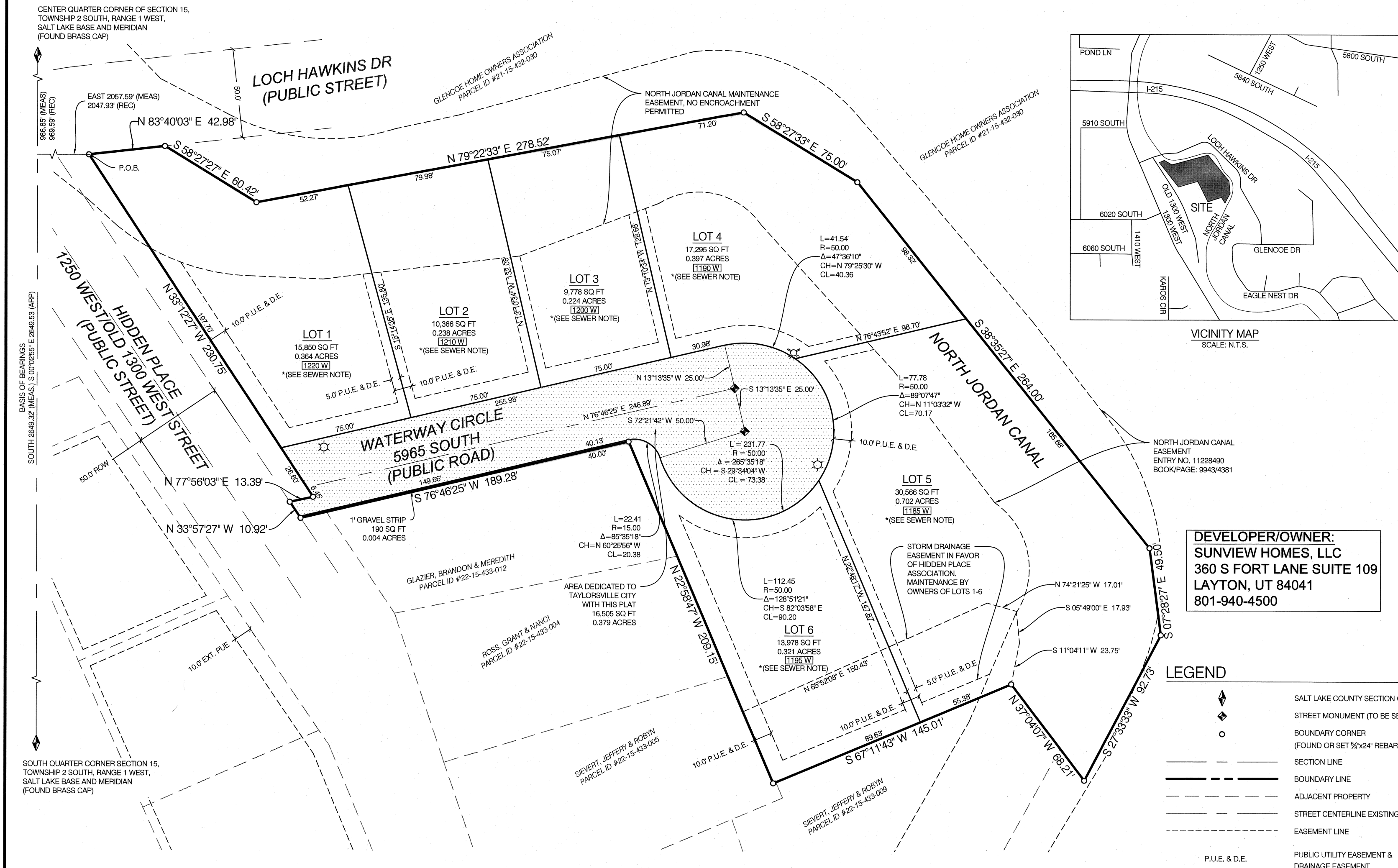
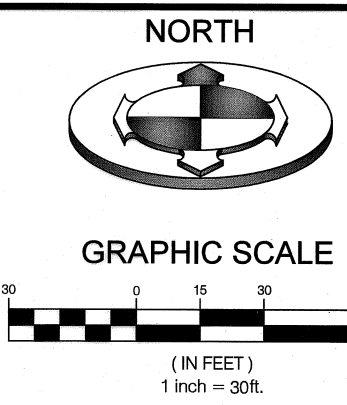
NOTES:  
 1. PER 13.28.110 AND 13.21.180 (B) OF THE TAYLORSVILLE MUNICIPAL CODE APPROVAL AND INSTALLATION OF A SIX (6) FOOT NON-CLIMBABLE CANAL FENCE OR OTHER PROTECTIVE BUFFER AS APPROVED BY THE TAYLORSVILLE COMMUNITY DEVELOPMENT DIRECTOR WILL BE REQUIRED PRIOR TO TEMPORARY OR FINAL OCCUPANCY BEING GRANTED.  
 2. AS PER THE OCTOBER 8, 2015 AGED GEOTECHNICAL REPORT FOR HIDDEN PLACE SUBDIVISION, IF UNDERDRAINS/FOUNDATION DRAINS ARE REQUIRED FOR DEVELOPMENT OF EACH LOT A SEPARATE GEOTECHNICAL REPORT MUST BE SUBMITTED TO THE TAYLORSVILLE CITY ENGINEER FOR APPROVAL. THE REPORT SHALL ADDRESS VOLUME AND ROUTING OF DRAINAGE FROM THE UNDERDRAIN SYSTEM, AS WELL AS INSURING BANKS SUPPORTING THE CANAL ARE NOT COMPROMISED IN ANY MANNER. FLOWS FROM THE UNDERDRAIN SYSTEM WILL NOT BE PERMITTED TO DISCHARGE INTO THE WATERWAY CIRCLE STORM WATER SYSTEM, WHICH INCLUDES PIPES, CATCH BASINS, AND THE RETENTION BASIN SOUTH OF LOTS 5 AND 6.  
 3. THE HIDDEN PLACE SEWER ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER SYSTEM SERVING HIDDEN PLACE SUBDIVISION. MAINTENANCE ITEMS ARE THOSE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING PIPING, INLETS, OVERFLOWS, AND RETENTION BASIN BEHIND LOTS 5 AND 6.

# HIDDEN PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15  
 AND THE SOUTHWEST QUARTER OF SECTION 14  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

\* SEWER NOTE: (THIS APPLIES TO ALL LOTS)  
 THIS PROJECT IS SERVICED BY A PRIVATE SEWER LIFT STATION SYSTEM THAT SHALL BE PERPETUALLY OPERATED AND MAINTAINED BY THIS SUBDIVISION'S HIDDEN PLACE PRIVATE SEWER ASSOCIATION, SPECIFIED IN DOCUMENT.  
 DATED:  
 ENTRY NO.:  
 BOOK/PAGE:

NEITHER TAYLORSVILLE-BENNIION IMPROVEMENT DISTRICT NOR THE CITY OF TAYLORSVILLE SHALL ACCEPT ANY RESPONSIBILITY FOR OPERATION, MAINTENANCE, INSPECTION OR LIABILITY OF THE LIFT STATION OR COLLECTION SYSTEM AT ANY TIME. THE DISTRICT POINT OF MAINTENANCE AND RESPONSIBILITY SHALL BEGIN AT THE MANHOLE LOCATED AT 591.11 FEET DUE WEST AND 1384.3 FEET DUE NORTH FROM THE SOUTHEAST SECTION CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



## SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

## HIDDEN PLACE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LOCH HAWKINS DRIVE, SAID POINT BEING SOUTH ALONG THE SECTION LINE 986.85 FEET AND EAST 2657.59 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 82°00'00" EAST 42.98 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF GLENCOE TOWNHOMES PHASE 1, A PLANNED UNIT DEVELOPMENT, ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE IN BOOK 99 AT PAGE 147; THENCE ALONG SAID GLENCOE TOWNHOMES PHASE 1 THE FOLLOWING SIX (6) COURSES: 1) SOUTH 58°27'27" EAST 60.42 FEET; 2) NORTH 7°22'33" EAST 278.52 FEET; 3) SOUTH 58°27'23" EAST 75.00 FEET; 4) SOUTH 8°35'27" EAST 284.00 FEET; 5) SOUTH 07°28'27" EAST 49.50 FEET; 6) SOUTH 27°32'33" WEST 92.73 FEET; THENCE NORTH 37°04'07" WEST 88.21 FEET; THENCE SOUTH 67°11'43" WEST 145.01 FEET; THENCE NORTH 22°58'47" WEST 209.15 FEET; THENCE SOUTH 76°42'26" WEST 189.26 FEET TO A POINT THAT IS 24.75 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING PAVING ON 1300 WEST STREET; THENCE PARALLEL WITH SAID STREET NORTH 33°57'27" WEST 10.92 FEET; THENCE NORTH 77°58'03" EAST 13.39 FEET; THENCE NORTH 33°12'27" WEST 230.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.829 ACRES, MORE OR LESS  
 6 LOTS



### OWNERS DEDICATION

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

### HIDDEN PLACE SUBDIVISION

DO HEREBY DEDICATE, GRANT AND CONVEY TO, TAYLORSVILLE CITY, UTAH, ALL PUBLIC STREETS ON THIS PLAT FOR PERPETUAL USE OF THE PUBLIC, IN WITNESS WHEREBY **WE** HAVE HEREUNTO SET **OUR** HAND(S) THIS DAY OF **April 20**, 20**20** A.D.

*Sunview Homes LLC.*  
 Troy A. Horton, Jason K. Rindlerbank

### ACKNOWLEDGMENT

STATE OF UTAH }  
 County of Salt Lake } S.S.  
 ON THE 20 DAY OF April, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, Troy A. Horton, Jason K. Rindlerbank WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES: 01/11/2022 (DATE) Amanda Gilbert (PRINT NAME)  
618029 COMMISSION NUMBER Amanda Gilbert A NOTARY PUBLIC COMMISSIONED IN UTAH

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 MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) \_\_\_\_\_ (PRINT NAME)  
 \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

### HIDDEN PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 	<b>DOMINION ENERGY</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 	<b>CITY ENGINEER</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 	<b>TAYLORSVILLE/BENNIION IMPROVEMENT DISTRICT</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 	<b>NORTH JORDAN IRRIGATION COMPANY</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 
<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7182 www.benchmarkcivil.com	<b>TAYLORSVILLE PLANNING COMMISSION</b> APPROVED THIS <u>20</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. BY THE TAYLORSVILLE CITY PLANNING COMMISSION. 	<b>SALT LAKE VALLEY HEALTH DEPARTMENT</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 	<b>COMMUNITY DEVELOPMENT DIRECTOR</b> APPROVED THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D. 
<b>CITY OF TAYLORSVILLE MAYOR</b> PRESENTED TO THE CHIEF CLERK TAYLORSVILLE THIS <u>14</u> DAY OF <u>April</u> , 20 <u>20</u> A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. 		<b>SALT LAKE COUNTY RECORDER 1326 4354</b> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>SUNVIEW HOMES LLC</u> DATE <u>06/12/2020</u> TIME <u>1:05 PM</u> BOOK <u>1072</u> PAGE <u>105</u> FEE \$ <u>42.00</u> SALT LAKE COUNTY RECORDER		