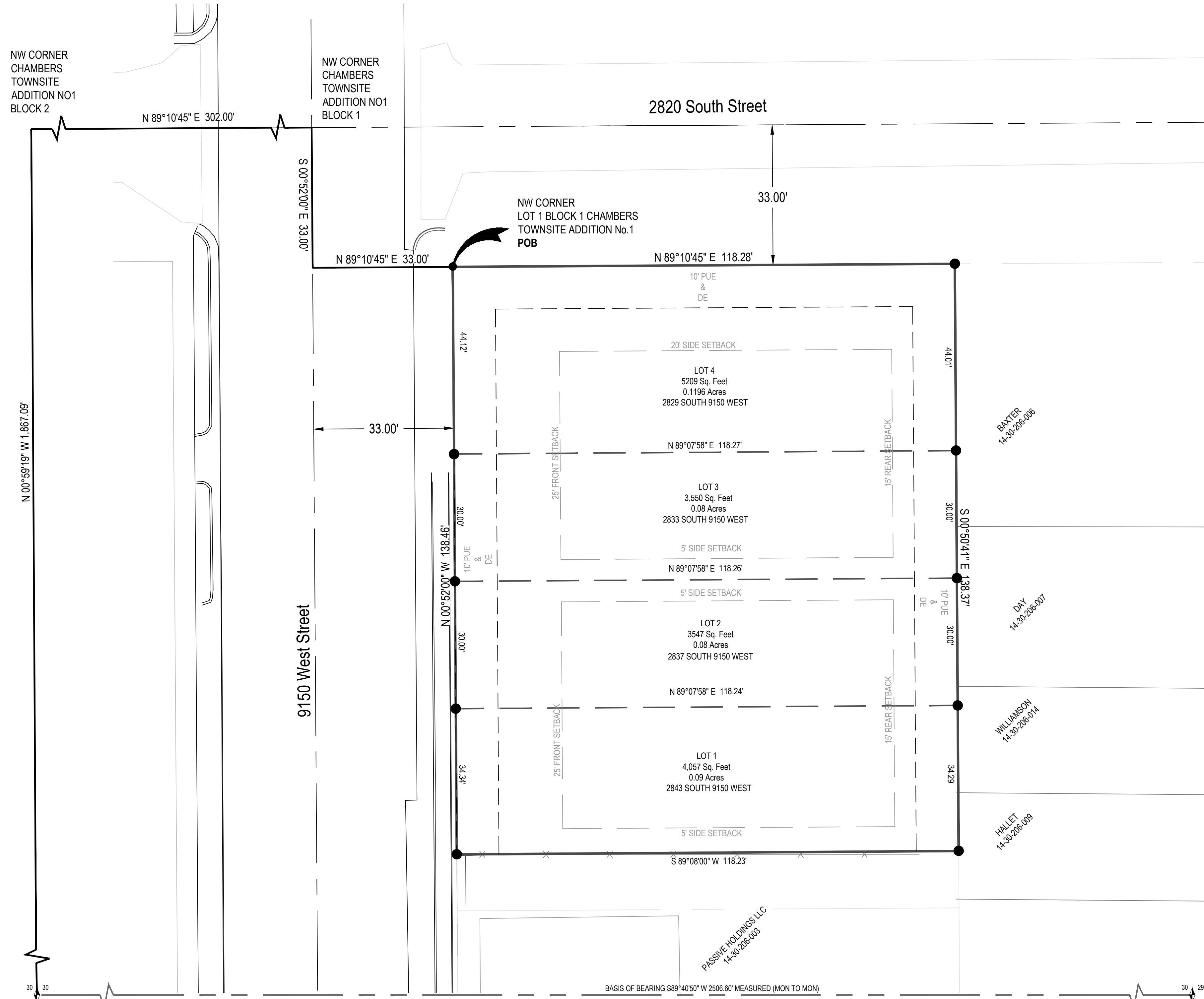


# LEAH COURT SUBDIVISION

PART OF THE NE QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



**NARRATIVE**

The purpose of this plat is to combine and subdivide parcels 14-30-206-001 and 14-30-206-002 into 4 lots for the construction of new homes. The parcels are part of Block 1 of the Chambers Townsite Addition No. 1, recorded in Book F of Plats page 90 in the office of the Salt Lake County Recorder. Street monuments were never installed to perpetuate the dedicated row to retraced the original block. I measured and mapped all existing occupation evidence within the block. I found concrete curb walls of a consistent age and type in several areas of both Chambers Townsite Addition No. 1 as well as the original Chambers Townsite. Upon measuring the roadside face of these curb walls I found them to be very near the record row width for 9150 West and have accepted the face of the curb walls to be the original intended ROW of 9150 West. The same curb walls can be found along 2820 South but fall short of the dedicated ROW width, the existing curb walls found on 2820 South were however used to establish the centerline of 2820 South and the North line of Chambers Townsite Addition No. 1. By using the face of the curb walls to establish the dedicated ROW and adjusting for the excess and deficiencies found therein the existing occupation lines that can be found with the block substantially agree with the original block lot lines. Similar curb walls can be found on 9100 West, using the same method I established the CL of 9100 West street to establish ROW however the 9100 West street and 9150 West street centerlines are not parallel which causes the east and west boundaries of block 1 to also not be parallel.

**BOUNDARY DESCRIPTION**

All of lots 1-5 and the north half of lot 6, block 1 Chambers Townsite Addition No. 1 recorded in Book F of Plats at Page 90 and the west half of an alley vacated by an ordinance recorded as Entry No. 8791502 in the office of the Salt Lake County Recorder, being part of the NW quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base & Meridian

Commencing at the E 1/4 Corner of section 30 T1S R2W Monument; Thence S89°40'50" W 2,506.60' along the 1/4 section line of Sec 30 to the Witness Corner Monument of the Center Quarter Corner of Section 30 T1S R2W Salt Lake Base and Meridian; Thence N00°59'19" W 1,867.09' to the NW corner of Chambers Townsite Addition No. 1 Block 2; Thence N89°10'45" E 302.00' to the NW corner of Chambers Townsite Addition No. 1 Block 1; Thence S 00°52'00" E 33.00' along the CL of 9150 South Street; Thence N89°10'45" E 33.00' to the East ROW of 9150 South Street and the NW corner of Lot 1 Block 1 Chambers Townsite Addition No. 1 and POB.

Thence along the boundary of three entire tracts disclosed in that Warranty Deed recorded as Entry No. 6066973 that Warranty Deed recorded as Entry No. 4175258, and that alley vacation recorded as Entry No. 8791502 the following (4) courses

- 1.) N 89°10'45" E 118.28' along the ROW of 2180 South
- 2.) S00°50'41" E 138.37'
- 3.) S89° 08'00" W 118.23'
- 4.) N00°52'00" W 138.46' along the ROW of 9150 West Street to the POB

contains 16,362.25 sf, .37 acres

**BASIS OF BEARING**

Along the quarter section line between E 1/4 of sec 30 T1S R2W Salt Lake Base and Meridian and the Witness Corner Monument of the Center Quarter Corner of section 30 T1SR2W salt lake base and meridian S 89°40'50" W 2506.60'

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREET AS SHOWN ON THIS PLAT, AND THE NAME OF SAID TRACT IS

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HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED FOR THE PERPETUAL USE OF THE PUBLIC.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY THE PROPERTY OWNERS

BY: \_\_\_\_\_

BY: \_\_\_\_\_

**Acknowledgement**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

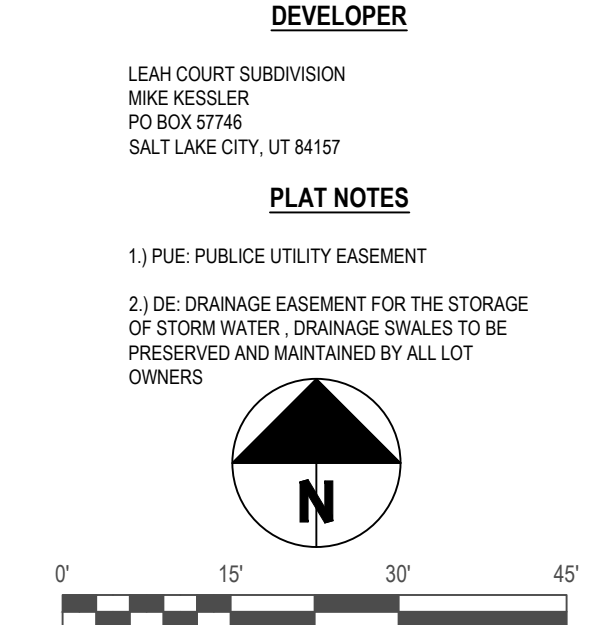
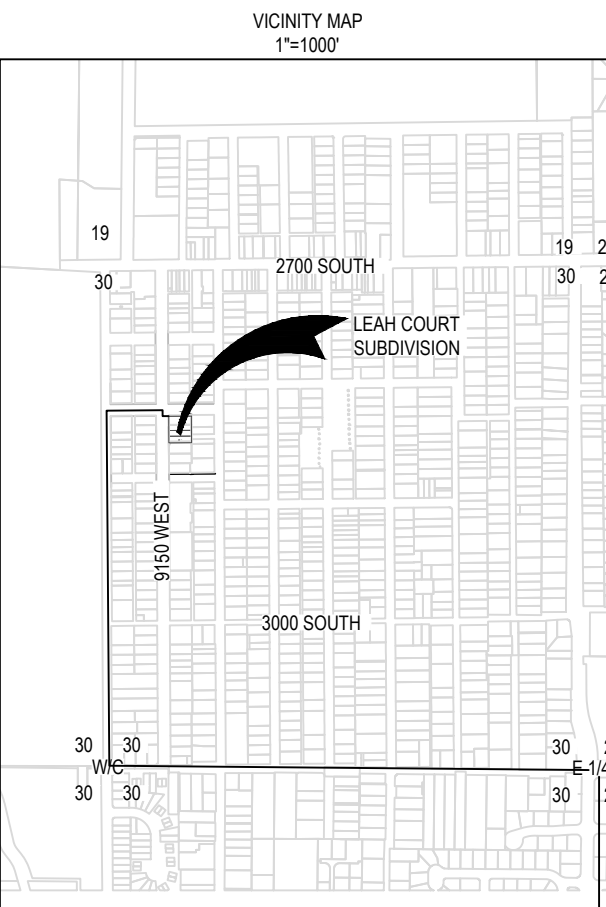
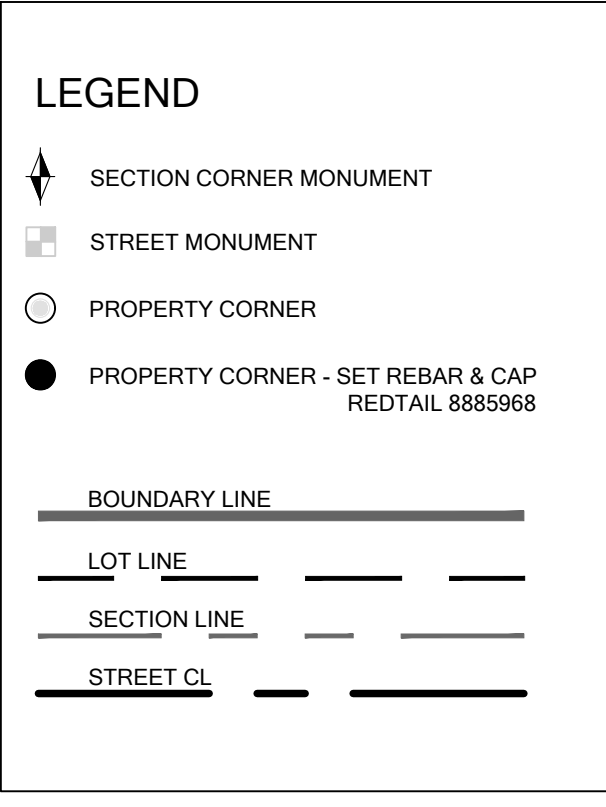
RESIDING IN \_\_\_\_\_ COUNTY

\_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, NICHOLAS WARDELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH "TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT" LICENSE NO. 8885968, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF MIKE KESSLER.
2. THE LAND SURVEYED LIES WITHIN THE NE 1/4 OF SECTION 30, T1S, R2W, SLB&M AND THE SURVEY WAS COMPLETED ON 3/13/2023
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE, AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE.



SLCO ID 152W305B  
WITNESS CORNER  
ROUND TOP BRASS 2"  
FOUND IN PLACE

<p><b>RECORD OF SURVEY</b></p> <p>R. O. S. NO: _____</p> <p>_____ COUNTY SURVEY</p> <p>_____ DATE</p>	<p><b>PLAN CHECK</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE.</p> <p>_____ PLAN REVIEW SECTION MANAGER</p> <p>_____ DATE</p>	<p><b>PUBLIC UTILITY APPROVAL</b></p> <p>COMCAST _____ DATE _____</p> <p>ROCKY MOUNTAIN POWER _____ DATE _____</p> <p>DOMINION ENERGY _____ DATE _____</p> <p>OTHER _____ DATE _____</p> <p>OTHER _____ DATE _____</p>	<p><b>CHECK FOR ZONING COMPLIANCE</b></p> <p>ZONE: _____ LOT AREA: _____</p> <p>LOT WIDTH: _____ FRONT YARD: _____</p> <p>SIDE YARD: _____ REAR YARD: _____</p> <p>_____ SIGNATURE</p> <p>_____ DATE</p>	<p>SLCO ID 152W3006 E 1/2 SECTION 30 STANDARD FLAT BRASS 2.5" FOUND IN PLACE BM: 4321.22 NAVD88 (GEOID 2018)</p>		
<p><b>SALT LAKE COUNTY ENGINEERING</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ BY</p>	<p><b>SALT LAKE COUNTY BOARD OF HEALTH</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ BY</p>	<p><b>MAGNA METRO TOWNSHIP MAYOR</b></p> <p>PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL APPROVED THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED</p> <p>_____ MAGNA METRO TOWNSHIP MAYOR</p> <p>_____ DATE</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ MAGNA METRO TOWNSHIP ATTORNEY</p> <p>_____ DATE</p>	<p><b>MAGNA WATER DISTRICT</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ BY</p>	<p><b>ADDRESSING APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ BY</p>	<p><b>SALT LAKE COUNTY RECORDER</b></p> <p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>_____ FEE</p> <p>_____ DEPUTY, SALT LAKE COUNTY RECORDER</p>