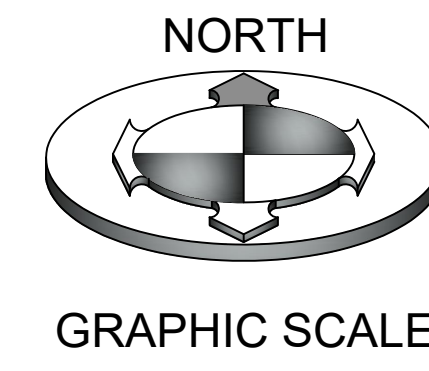


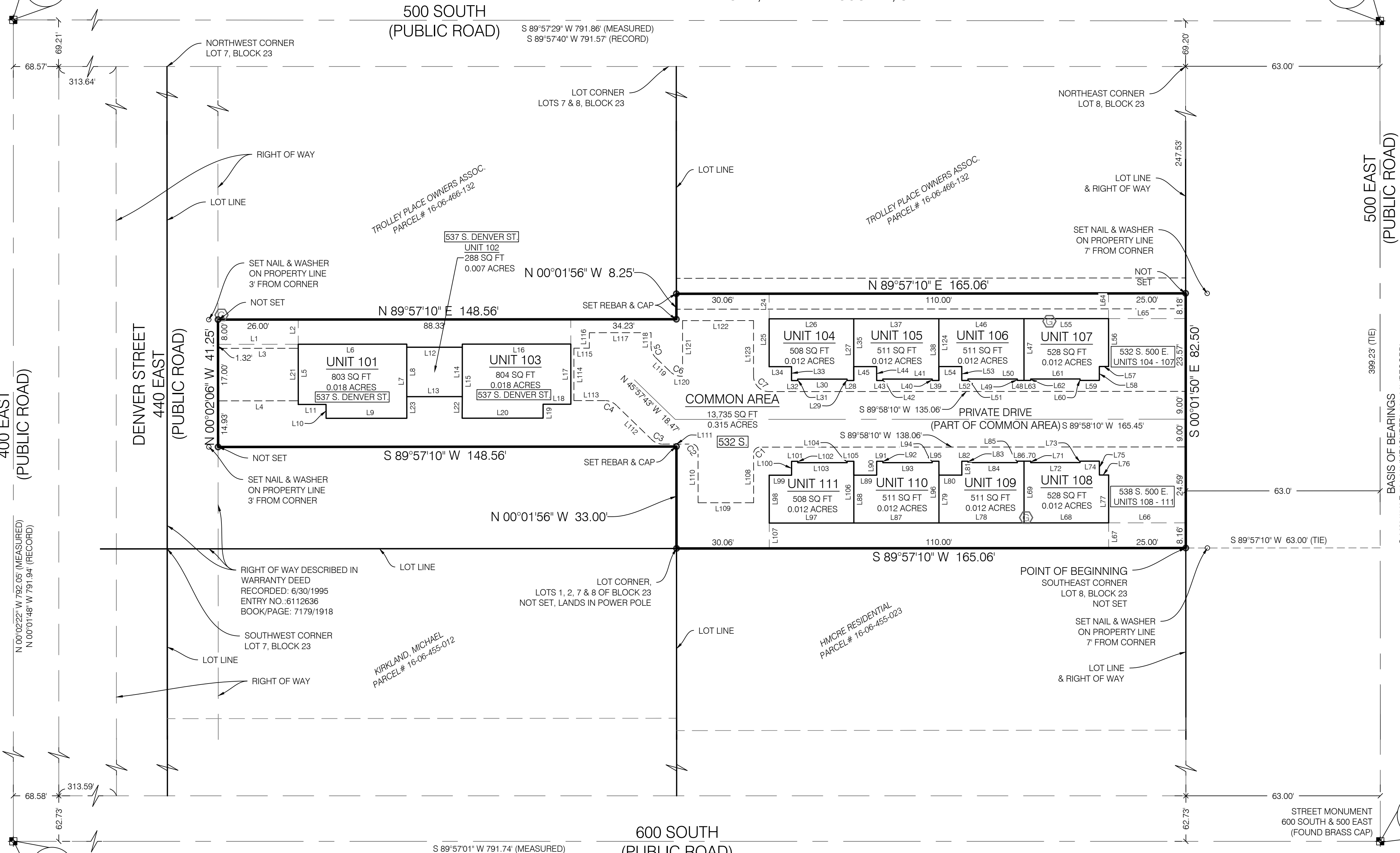
# 5TH AND DENVER A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN AND  
A PART OF LOTS 7 & 8 OF BLOCK 23, PLAT "B", SALT LAKE CITY SURVEY  
SALT LAKE COUNTY, UTAH

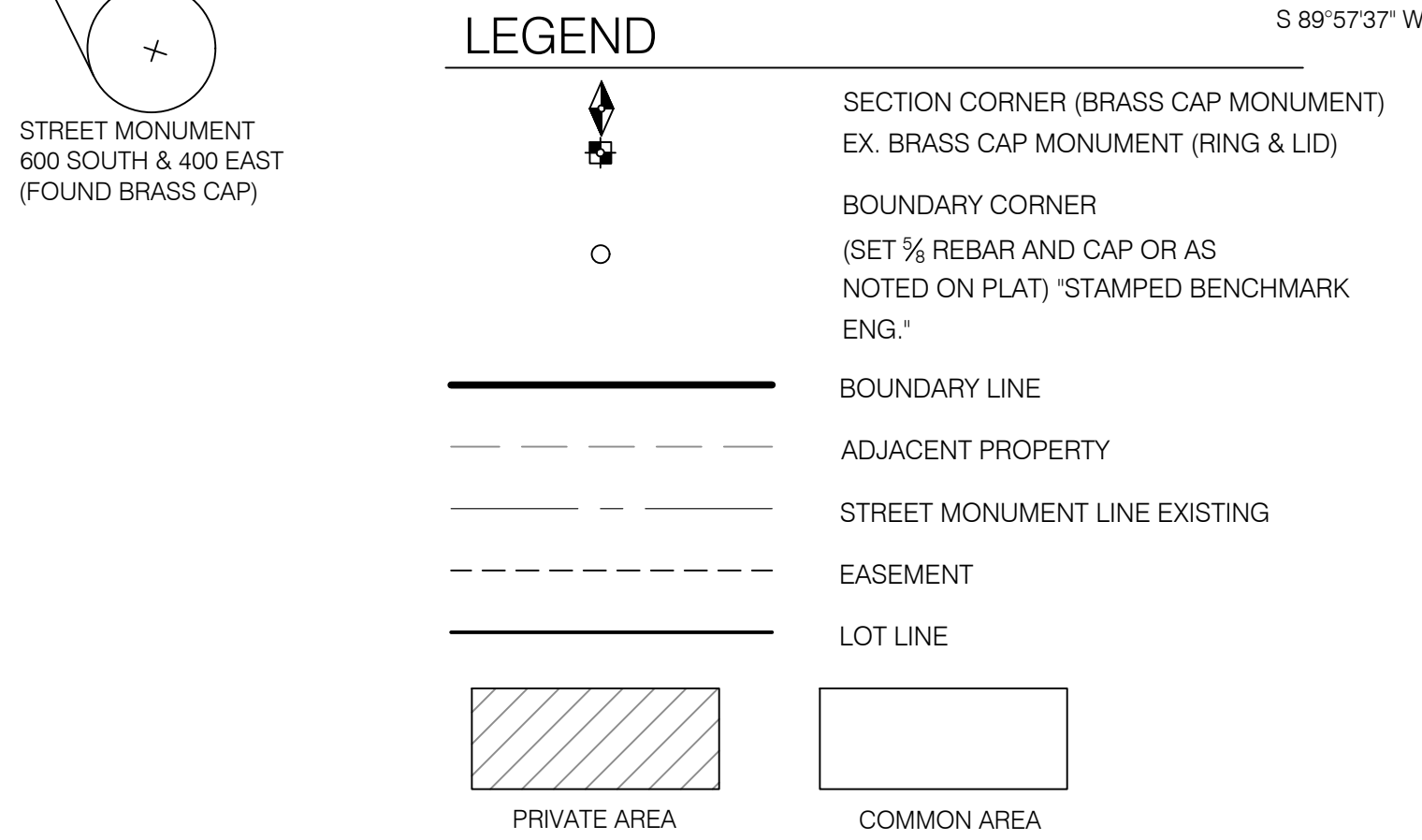


STREET MONUMENT  
500 SOUTH & 400 EAST  
(FOUND BRASS CAP)

STREET MONUMENT  
500 SOUTH & 500 EAST  
(FOUND BRASS CAP)



500 SOUTH (PUBLIC ROAD)  
440 EAST (PUBLIC ROAD)  
DENVER STREET (PUBLIC ROAD)  
500 EAST (PUBLIC ROAD)  
600 SOUTH (PUBLIC ROAD)



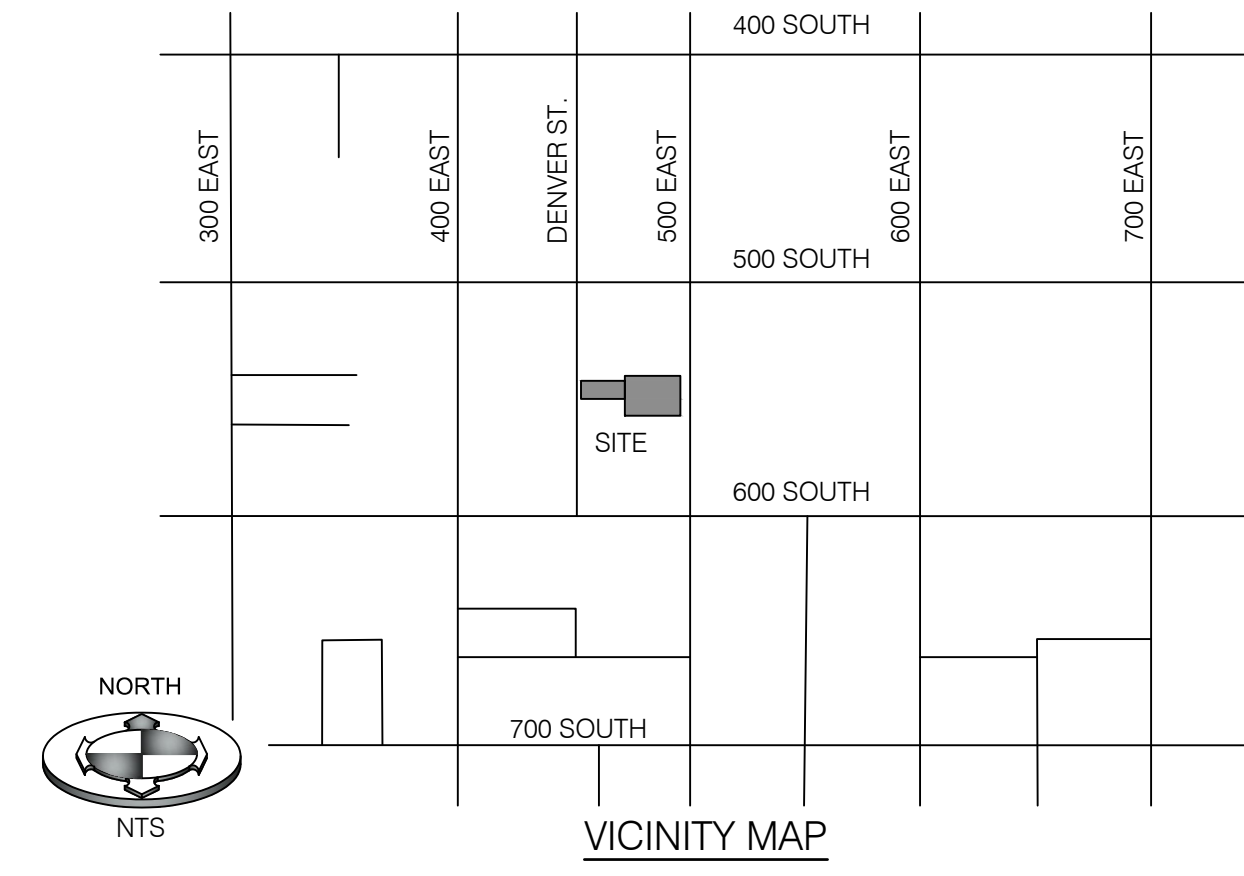
**LEGEND**

- SECTION CORNER (BRASS CAP MONUMENT)
- EX. BRASS CAP MONUMENT (RING & LID)
- BOUNDARY CORNER (SET 3/8 REBAR AND CAP OR AS NOTED ON PLAT) \*STAMPED BENCHMARK ENG.\*
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE
- PRIVATE AREA
- COMMON AREA

\* ANY AREA OF THE SITE THAT IS NOT OCCUPIED BY A HABITABLE STRUCTURE IS SUBJECT TO A PUBLIC UTILITY AND DRAINAGE EASEMENT. HOA WILL PROVIDE MANAGEMENT AND MAINTENANCE OF ALL SHARED UTILITIES.

STATEMENT OF ACCURACY, MINIMUM LINEAR CLOSURE OF 1:15,000.

DEVELOPER/OWNER:  
TYSON WILLIAMSON  
801-786-9809  
TYSON@REVIVALBUILD.COM



**SURVEYOR'S CERTIFICATE**

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A 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:

## 5TH AND DENVER A PLANNED UNIT DEVELOPMENT

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

**BOUNDARY DESCRIPTION**

A TRACT OF LAND CONTAINING THOSE PARCELS DESCRIBED IN THE FOLLOWING THREE INSTRUMENTS ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE: 1) WARRANTY DEED RECORDED MAY 14, 1990 AS ENTRY NO. 4916517, IN BOOK 6220, AT PAGE 2498; 2) WARRANTY DEED RECORDED DECEMBER 13, 2005 AS ENTRY NO. 9581422, IN BOOK 8229, AT PAGE 7987; 3) WARRANTY DEED RECORDED JUNE 20, 2017 AS ENTRY NO. 12559097, IN BOOK 10569, AT PAGE 3409, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 23, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 500 EAST STREET, SAID POINT ALSO BEING SOUTH 00°01'50" EAST 399.23 FEET ALONG THE MONUMENT LINE OF 500 EAST STREET AND SOUTH 89°57'10" WEST 63.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 500 EAST STREETS (BASIS OF BEARINGS BEING SOUTH 00°01'50" EAST 791.98 FEET BETWEEN SAID MONUMENT AND THE STREET MONUMENT AT THE INTERSECTION OF 600 SOUTH AND 500 EAST STREETS), AND RUNNING THENCE SOUTH 89°57'10" WEST 165.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 00°01'56" WEST 33.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 8; THENCE SOUTH 89°57'10" WEST 148.56 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DENVER STREET; THENCE NORTH 00°02'06" WEST 41.25 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 89°57'10" EAST 148.56 FEET TO SAID WESTERLY LINE OF LOT 8; THENCE NORTH 00°01'56" WEST 8.25 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 89°57'10" EAST 165.06 FEET TO SAID WESTERLY LINE OF 500 SOUTH STREET; THENCE SOUTH 00°01'50" EAST 82.50 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINS 19,746 SQ FT OR 0.453 ACRES, MORE OR LESS  
11 UNITS

**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**OWNER'S DEDICATION AND CONSENT TO RECORD**

THE OWNERS OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS 5TH AND DENVER, A PLANNED UNIT DEVELOPMENT, HEREBY CONSENT AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HERETO UNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BILL DIAMANT \_\_\_\_\_ JAMES DIAMANT \_\_\_\_\_  
FOTINI DIAMANT \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
County of Salt Lake

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED BILL DIAMANT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT REGARDING CORNER HOUSE, A PLANNED UNIT DEVELOPMENT AND WAS SIGNED BY HIM AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME \_\_\_\_\_ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
County of Salt Lake

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2019, 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 REGARDING CORNER HOUSE, A PLANNED UNIT DEVELOPMENT AND WAS SIGNED BY THEM AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME \_\_\_\_\_ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

## 5TH AND DENVER A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN AND  
A PART OF LOTS 7 & 8 OF BLOCK 23, PLAT "B"  
SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NUMBER _____	<p><b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b></p> <p>9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</p>	<p><b>SALT LAKE COUNTY HEALTH DEPARTMENT</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20__</p> <p>SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p><b>CITY PLANNING DIRECTOR</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20__, BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p>PLANNING DIRECTOR _____ DATE _____</p>	<p><b>CITY PUBLIC UTILITIES DEPT.</b></p> <p>APPROVED AS TO SEWER AND WATER DETAILS THIS ____ DAY OF _____, A.D., 20__</p> <p>SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____ DATE _____</p>	<p><b>CITY ENGINEERING DIVISION</b></p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p>CITY ENGINEER _____ DATE _____</p> <p>CITY SURVEYOR _____ DATE _____</p>	<p><b>CITY ATTORNEY</b></p> <p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__</p> <p>SALT LAKE CITY ATTORNEY _____ DATE _____</p>	<p><b>CITY APPROVAL</b></p> <p>PRESENTED TO THE MAYOR OF SALT LAKE CITY THIS ____ DAY OF _____, A.D., 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED</p> <p>SALT LAKE CITY RECORDER _____ DATE _____</p> <p>SALT LAKE CITY MAYOR _____ DATE _____</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>FEES \$ _____</p> <p>SALT LAKE COUNTY RECORDER _____</p>	NUMBER _____
ACCOUNT _____		ACCOUNT _____							
SHEET _____		SHEET _____							
OF _____ SHEETS		OF _____ SHEETS							

# 5TH AND DENVER A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN AND  
A PART OF LOTS 7 & 8 OF BLOCK 23, PLAT "B", SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

LOT INFORMATION		
UNIT #	ADDRESS	AREA (SQ FT)
101	XXXX	803
102	XXXX	781
103	XXXX	548
104	XXXX	552
105	XXXX	552
106	XXXX	548
107	XXXX	548
108	XXXX	552
109	XXXX	552
110	XXXX	548
111	XXXX	548

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.14'	2.00'	90°00'00"	S 44°58'10" W	2.83'
C2	3.14'	2.00'	90°00'00"	N 45°01'50" W	2.83'
C3	3.85'	5.00'	44°04'07"	S 67°59'47" E	3.75'
C4	3.85'	5.00'	44°04'07"	N 67°59'47" W	3.75'
C5	4.01'	5.00'	45°55'53"	S 22°59'47" E	3.90'
C6	3.80'	5.00'	43°33'45"	S 67°44'36" E	3.71'
C7	7.85'	5.00'	90°00'00"	S 45°01'50" E	7.07'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°57'54" W	26.00'
L2	N 00°02'50" W	8.00'
L3	S 89°56'05" W	26.00'
L4	S 89°56'05" W	26.00'
L5	N 00°02'50" W	19.50'
L6	N 89°57'10" E	35.17'
L7	S 00°02'50" E	24.00'
L8	S 00°02'50" E	16.00'
L9	S 89°57'10" W	26.17'
L10	N 00°02'50" W	4.50'
L11	S 89°57'10" W	9.00'
L12	N 89°57'10" E	18.00'
L13	S 89°57'10" W	18.00'
L14	N 00°02'50" W	16.00'
L15	S 00°05'08" W	24.00'
L16	N 89°57'10" E	35.17'
L17	S 00°02'50" E	19.50'
L18	S 89°57'10" W	9.00'
L19	S 00°02'50" E	4.50'
L20	S 89°57'10" W	26.22'
L21	N 00°02'50" W	17.00'
L22	N 00°24'29" E	7.00'
L23	S 00°02'50" E	7.00'
L24	N 00°02'50" W	8.14'
L25	N 00°01'50" W	15.50'
L26	S 89°58'10" W	27.42'
L27	N 00°01'47" W	20.00'
L28	S 89°58'05" W	2.17'
L29	N 00°01'50" W	0.46'
L30	S 89°58'10" W	16.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L31	S 00°01'50" E	0.46'
L32	S 89°58'10" W	2.00'
L33	N 00°01'50" W	4.50'
L34	S 89°58'10" W	7.25'
L35	N 00°01'50" W	15.50'
L37	N 89°58'10" E	27.58'
L38	N 00°01'50" W	20.00'
L39	S 89°58'10" W	2.17'
L40	N 00°01'50" W	0.46'
L41	S 89°58'10" W	16.00'
L42	S 00°01'50" E	0.46'
L43	S 89°58'10" W	2.00'
L44	N 00°01'50" W	4.50'
L45	S 89°58'10" W	7.42'
L46	N 89°58'10" E	27.58'
L47	S 00°01'50" E	20.00'
L48	S 89°57'58" W	2.17'
L49	N 00°01'50" W	0.46'
L50	S 89°58'10" W	16.00'
L51	S 00°01'50" E	0.46'
L52	S 89°58'10" W	2.00'
L53	N 00°01'50" W	4.50'
L54	S 89°58'10" W	7.42'
L55	S 89°58'10" W	27.42'
L56	S 00°01'50" E	15.50'
L57	S 89°58'10" W	3.00'
L58	S 00°01'50" E	4.50'
L59	S 89°58'10" W	6.25'
L60	N 00°01'50" W	0.46'
L61	S 89°58'10" W	16.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L62	S 00°01'50" E	0.46'
L63	S 89°58'10" W	2.17'
L64	N 00°02'50" W	8.17'
L65	N 89°58'10" E	25.00'
L66	N 89°58'10" E	25.00'
L67	S 00°02'50" E	8.17'
L68	S 89°58'10" W	27.42'
L69	N 00°01'50" W	20.00'
L70	N 89°58'10" E	2.17'
L71	N 00°01'50" W	0.46'
L72	S 89°58'10" W	16.00'
L73	S 00°01'50" E	0.46'
L74	S 89°58'10" W	6.25'
L75	N 00°01'50" W	4.50'
L76	S 89°58'10" W	3.00'
L77	N 00°01'50" W	15.50'
L78	N 89°58'10" E	27.58'
L79	S 00°01'50" E	15.50'
L80	S 89°58'10" W	7.42'
L81	S 00°01'50" E	4.50'
L82	S 89°58'10" W	2.00'
L83	N 00°01'50" W	0.46'
L84	S 89°58'10" W	16.00'
L85	S 00°01'50" E	0.46'
L86	N 89°58'10" E	2.17'
L87	N 89°58'10" E	27.58'
L88	S 00°01'50" E	15.50'
L89	S 89°58'10" W	7.42'
L90	S 00°01'50" E	4.50'
L91	S 89°58'10" W	2.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L92	N 00°01'50" W	0.46'
L93	S 89°58'10" W	16.00'
L94	S 00°01'50" E	0.46'
L95	S 89°58'10" W	2.17'
L96	S 00°01'50" E	20.00'
L97	N 89°58'10" E	27.42'
L98	S 00°01'50" E	15.50'
L99	S 89°58'10" W	7.25'
L100	S 00°01'50" E	4.50'
L101	S 89°58'10" W	2.00'
L102	N 00°01'50" W	0.46'
L103	S 89°58'10" W	16.00'
L104	S 00°01'50" E	0.46'
L105	S 89°58'10" W	2.17'
L106	S 00°01'50" E	20.00'
L107	S 00°02'50" E	8.20'
L108	N 00°01'50" W	16.00'
L109	S 89°58'10" W	18.00'
L110	N 00°01'50" W	17.00'
L111	S 89°58'10" W	9.48'
L112	N 45°57'43" W	16.23'
L113	N 89°58'10" E	10.13'
L114	S 00°01'50" E	17.00'
L115	N 89°58'10" E	5.00'
L116	N 00°01'50" W	5.00'
L117	N 89°58'10" E	20.00'
L118	N 00°01'50" W	4.49'
L119	N 45°57'43" W	6.66'
L120	N 89°31'29" W	0.48'
L121	S 00°01'50" E	18.02'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L122	S 89°58'10" W	23.00'
L123	S 00°01'50" E	18.00'
L124	N 00°01'50" W	15.50'



**5TH AND DENVER  
A PLANNED UNIT DEVELOPMENT**

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SALT LAKE BASE AND MERIDIAN AND  
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SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET 2 OF 2

---

**SALT LAKE COUNTY RECORDER**

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND  
FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$ \_\_\_\_\_

SALT LAKE COUNTY RECORDER

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET \_\_\_\_\_  
OF \_\_\_\_\_ SHEETS

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