

# DECKER STATION SUBDIVISION

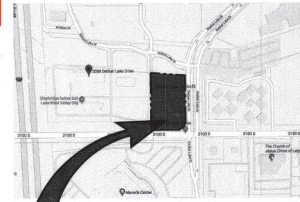
AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED  
 NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, UTAH

PARCEL A, E-CENTER  
 RETAIL SUBDIVISION  
 BOOK 2008P PG 141  
 UTAH POWER AND  
 LIGHT COMPANY  
 15-28-276-034

This plat is made solely for the purpose of assisting  
 in locating the property and Cottonwood Title  
 Insurance Agency, Inc. assumes no liability for  
 variation, if any, with actual survey.



SCALE: 1" = 30'



## SITE

### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD RIGHT OF WAY
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR 5/8" X 24" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- DENOTES RECORD INFORMATION
- AREA DEDICATED TO WEST VALLEY CITY FOR PUBLIC RIGHT OF WAY

NOTE:  
 OFFSET PINS TO BE PLACED IN TOP OF CURB AND 5/8" X 24" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR" TO BE PLACED AT LOT CORNERS.

## SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

## DECKER STATION SUBDIVISION

(AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED) AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

## SUBDIVISION DESCRIPTION

ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2019P AT PAGE 171, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2F; SAID POINT BEING NORTH 0°02'04" WEST ALONG THE SECTION LINE 40.00 FEET AND SOUTH 89°56'00" WEST 162.63 FEET FROM THE EAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT THE FOLLOWING THREE COURSES: 1) SOUTH 89°56'00" WEST 286.02 FEET; 2) NORTH 01°03'58" EAST 3.66 FEET; 3) NORTH 78°41'28" WEST 12.24 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 2F; THENCE NORTH ALONG THE WEST LINE EXTENDED OF SAID LOT 2E & 2F A DISTANCE OF 40.76 FEET TO THE NORTHERLY LINE OF SAID LOT 2G; THENCE SOUTH 89°56'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 26.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 2G; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS THE FOLLOWING FOUR COURSES: 1) SOUTH 00°00'27" EAST 36.83 FEET; 2) SOUTH 21°42'58" WEST 21.43 FEET; 3) SOUTH 49°38'36" WEST 49.39 FEET; 4) SOUTH 07°18'18" WEST 0.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 121,780 SQ. FT. OR 2.786 ACRES (1 LOT)



DAVID B. DRAPER  
 LICENSE NO. 6861599

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

## DECKER STATION SUBDIVISION

AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED

AND DO HEREBY CONVEY ANY EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS 3 DAY OF MAY A.D. 20 21.

DECKER STATION APARTMENTS LLC

BY: *Tom Henroid*

ITS: TOM HENROID

(PRINT NAME)

MANAGER

(TITLE)

## NOTES

- SUBJECT TO DECLARATION OF NONEXCLUSIVE EASEMENTS (UTILITY FACILITIES), DATED SEPTEMBER 9, 2015 AND RECORDED SEPTEMBER 11, 2015 AS ENTRY NO. 1213003 IN BOOK 1030D AT PAGE 225.
- SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED, BOOK 2019P AT PAGE 171.
- SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED, BOOK 2008P AT PAGE 141.

## DEVELOPER & OWNER

OWNER: ROCKWORTH COMPANIES  
 DEVELOPER CONTACT: TOM HENROID  
 9880 S 300 W SUITE 310  
 SANDY, UTAH 84070  
 TOM@ROCKWORTHCO.COM  
 801-617-0584

## SHEET

1 OF 1

## SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS 20 DAY OF April A.D. 2021.

*Rich Johnson*  
 SALT LAKE COUNTY HEALTH DEPARTMENT

## RECORD OF SURVEY

ROG NO. S2019-09-018

## COUNTY SURVEYOR REVIEWER DATE

GRANGER HUNTER IMPROVEMENT DISTRICT  
 APPROVED THIS 21<sup>st</sup> DAY OF April A.D. 2021.

*Ann By*  
 GRANGER HUNTER IMPROVEMENT DISTRICT

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah  
 COUNTY OF Salt Lake  
 ON THIS 3rd DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME Tom Henroid WHO BEING BY ME DULY SWORN DID SAY THAT HE Tom Henroid IS A MEMBER OF Decker Station Apartments LLC AND BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

*Rich Johnson*  
 NOT A PUBLIC  
 MY COMMISSION EXPIRES: 12/31/2024  
 RESIDING IN: Salt Lake

COMMISSION NO.   
 NOTARY PUBLIC  
 Rich Johnson  
 My Commission Expires 12/31/2024  
 STATE OF UTAH

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 NORTHEAST 1/4 OF SECTION 28,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN,  
 WEST VALLEY CITY, UTAH

## SALT LAKE COUNTY RECORDER

RECORD NO. 1367658  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Decker Station Apartments LLC  
 DATE: 05/12/2021 TIME: 11:37 AM BOOK: 2021P PAGE: 131  
 @ \$2.00  
*John P. Burt*  
 SALT LAKE COUNTY RECORDER

8 52-00 15-28-276-03 81 040 15 28-22

## PLANNING COMMISSION

APPROVED THIS 12<sup>th</sup> DAY OF May A.D. 2021, BY THE WEST VALLEY PLANNING COMMISSION.

*Cherri Meador*  
 CHAIRMAN, WEST VALLEY PLANNING COMMISSION

## CITY ATTORNEY

APPROVED AS TO FORM THIS DAY OF May 12 A.D. 2021, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

*Michael*  
 WEST VALLEY CITY ATTORNEY

## WEST VALLEY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IN HEREBY APPROVED.

5/12/21  
 DATE: *by [Signature]*  
 WEST VALLEY ENGINEER

## WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 12 DAY OF May A.D. 2021.

*William Z. [Signature]*  
 WEST VALLEY CITY MANAGER  
*Michael [Signature]*  
 WEST VALLEY RECORDER

## PREPARED BY:

**McNEIL ENGINEERING**  
 Economic and Sustainable Design, Professionals You Know and Trust  
 8610 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.333.7700 mcnileengineering.com  
 Civil Engineering • Consulting & Landscape Architecture  
 Structural Engineering • Land Surveying & HDS