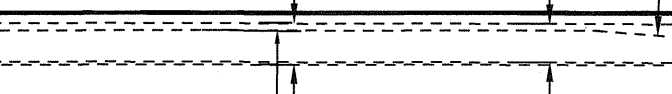


SAGE VALLEY SUBDIVISION

(AMENDING LOT 1 OF JMYL WEST VALLEY SUBDIVISION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

- ### LEGEND
- PROPERTY CORNER SET 5/8" X 24" REBAR AND CAP STAMP CIR OR NAIL AND WASHER STAMPED CIR ENG
 - FOUND PROPERTY CORNER (AS NOTED)
 - FOUND STREET MONUMENT
 - BOUNDARY LINE
 - EASEMENTS
 - PUE PUBLIC UTILITY EASEMENT

Scale in Feet
1" = 60'



SURVEYOR'S CERTIFICATE

I, Gary G. Christensen, do hereby certify that I am a Professional Land Surveyor with CIR Surveying, LLC, and that I hold License No. 5152617 as prescribed by the laws of the State of Utah. I further certify that by the 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 amended lots together with easements, hereafter to be known as "SAGE VALLEY SUBDIVISION" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 34, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in West Valley City, County of Salt Lake, State of Utah, said parcel being all of the Lot 1 as shown on the JMYL West Valley City Plat recorded in the Office of the Salt Lake County Recorder in Book 2019P at Page 17 Entry No. 12918636. Being further described as follows:

Commencing at the Southwest Corner of Section 34, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence 260.00 feet North 07°02' West; thence 53.00 feet North 89°53'39" West to the Point of Beginning; said point of beginning being witnessed by a copper rivet set in the curb line 10.3 feet East to the point of beginning; and running thence North 89°53'39" West 314.00 feet to a nail and washer stamped 'Moeil Eng'; thence South 00°01'20" East 47.88 feet to the northeast corner of Lot 4 of said JMYL West Valley City Plat; thence North 89°53'39" West 130.30 feet along the north line of said Lot 4; thence following three (3) courses (1) thence South 00°01'20" East 31.3 feet; (2) thence South 00°01'20" East 18.83 feet to a point on the north right-of-way line of a 200.00 foot non-tangent radius curve to the left, having a central angle of 08°55'38"; (chord bears South 04°21'27" East 31.13 feet); (3) thence South 08°49'16" East 23.55 feet to a point of curvature to the right (4) thence southerly 31.16 feet along the arc of a 200.00 foot non-tangent radius curve, having a central angle of 08°55'38"; (chord bears South 04°21'27" East 31.13 feet); (5) thence South 00°01'20" East 31.3 feet to a point on the north right-of-way line of 4100 South Street to a point being the southeast corner of Lot 5 of said subdivision; thence northerly along the east line of said Lot 5 the following (4) courses (1) thence North 00°01'20" East 101.01 feet to a point being the northeast corner of a 100.00 foot non-tangent radius curve to the left, having a central angle of 08°55'27"; (chord bears North 04°21'27" West 15.56 feet); (2) thence North 08°49'16" West 8.94 feet; (3) thence northerly 15.58 feet along the arc of a 100.00 foot non-tangent radius curve to the right, having a central angle of 08°55'27"; (chord bears North 04°21'27" West 15.56 feet); (4) thence northerly 58.00 feet along the arc of a 169.00 foot non-tangent radius curve to the right, having a central angle of 29°44'30"; (chord bears North 04°21'27" East 58.00 feet); (5) thence South 00°01'20" East 18.14 feet; (6) thence southerly 88.00 feet along the arc of a 131.00 foot non-tangent radius curve to the right, having a central angle of 29°44'30"; (chord bears South 14°45'55" East 87.24 feet); (7) thence North 00°01'20" East 13.22 feet to a point on the north right-of-way line of 4100 South Street to a point of curvature; thence westerly 10.86 feet along the arc of a 115.21 foot non-tangent radius curve to the right, having a central angle of 08°55'38"; (chord bears North 04°21'27" West 10.86 feet) along the north right-of-way line of 4100 South Street to a point being the southeast corner of Lot 7 of said subdivision; thence northerly along the east line of said Lot 7 the following four (4) courses (1) North 00°01'20" East 13.31 feet; (2) thence northerly 51.91 feet along the arc of a 100.00 foot non-tangent radius curve to the left, having a central angle of 29°44'30"; (chord bears North 14°45'55" West 51.91 feet); (3) thence North 29°58'11" West 18.14 feet; (4) thence northwesterly 36.36 feet along the arc of a 200.00 foot non-tangent radius curve to the right, having a central angle of 10°24'59"; (chord bears North 24°25'41" West 36.36 feet) to a point being the northeast corner of said Lot 7; thence westerly along the north line of said Lot 7 the following two (2) courses (1) thence South 89°58'59" West 66.21 feet; (2) thence South 73°07'20" West 79.95 feet to a point on the anterior boundary of said subdivision said point also being the northeast corner of said Lot 7; thence westerly along the west line of said Lot 7 the following two (2) courses (1) thence North 00°01'20" East 11.66 feet to a point being the southeast corner of Lot 1 of said subdivision; also being a rebar and cap stamped 'Snideman and Associate Record of Survey No. 500-10-0829 on file with the Salt Lake County Recorder's Office; thence North 31°22'27" West 74.43 feet; (2) thence North 40°22'48" West 69.63 feet; (3) thence North 38°27'27" West 121.94 feet; (4) thence North 30°18'14" West 50.39 feet to a point being the northeast corner of Lot 1 of said subdivision; also being a rebar and cap stamped 'Snideman and Associate Record of Survey No. 500-10-0829 on file with the Salt Lake County Recorder's Office; thence North 00°01'20" East 116.54 feet to a rebar and cap stamped 'Great Basin' set per Record of Survey No. 500-01-0074 and the west line of Redwood Road, said point also being the northeast corner of Lot 1 of JMYL West Valley Plat; thence South 00°01'20" East 11.66 feet along the west right-of-way line of Redwood Road to a point being the northeast corner of Lot 2 of said subdivision; thence South 89°58'59" West 156.82 feet along the north line of said Lot 2 to a point being the northwest corner of said Lot 2; thence North 00°01'20" East 31.13 feet along the west line of said Lot 2 and Lot 3 to a point being the southwest corner of said Lot 3; thence North 89°58'59" East 156.82 feet along the south line of said Lot 3 to a point being the southeast corner of said Lot 3; thence North 89°58'59" East 156.82 feet along the west right-of-way line of Redwood Road to the Point of Beginning.

Contains 2 Lots containing 482,024 square feet or 10.61 acres, more or less.

OWNER'S DEDICATION AND/OR CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO AMENDED LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS "SAGE VALLEY SUBDIVISION" AND DOES HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 21st DAY OF April, 2020.

BY: Rich L. Day
PRINT NAME: Rich L. Day
TITLE: Manager
BWF STAY SV PROPERTY OWNER LLC, A DELEWARE LIMITED LIABILITY COMPANY

NOTARY ACKNOWLEDGMENT

STATE OF UTAH :SS
COUNTY OF SALT LAKE

ON THIS 20th DAY OF April, IN THE YEAR 2020, BEFORE ME, Dixie Young, a Notary Public, Personally Appeared Rich L. Day, the Manager of BWF STAY SV PROPERTY OWNER LLC, a Delaware Limited Liability Company, whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the SAGE VALLEY SUBDIVISION and was signed by him/her on behalf of said BWF Stay SV property, and acknowledged that he/she/they executed the same.

COMMISSION NUMBER 709834
MY COMMISSION EXPIRES 2-17-21
SIGNATURE: Dixie Young
PRINT NAME: Dixie Young
A NOTARY PUBLIC COMMISSIONED IN UTAH

PLAT NOTES

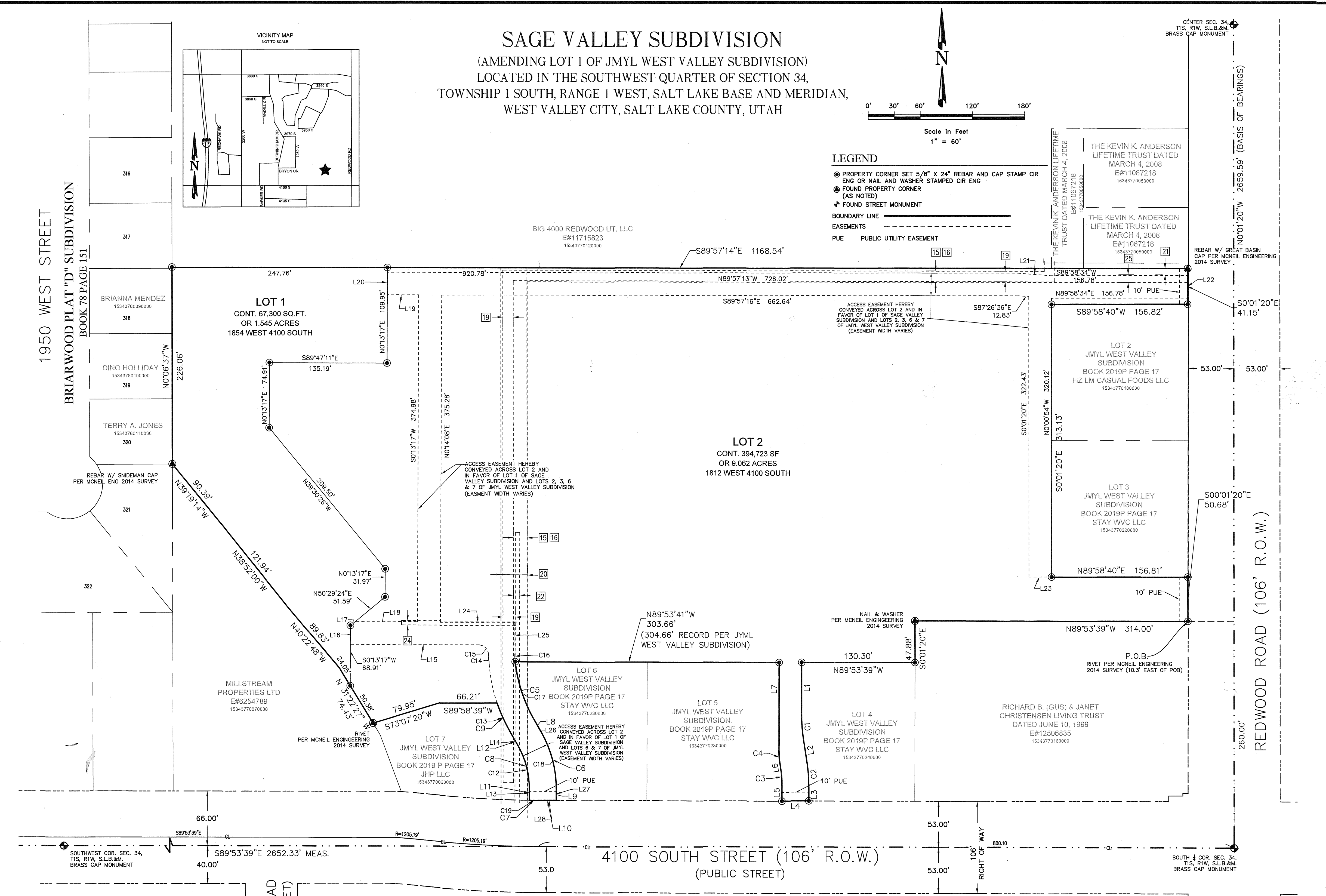
- THE EASEMENTS DESCRIBED HEREON ARE SHOWN ON THE MAP.
- THE COMMON AREAS ON LOT 1 AND 2 ARE HEREBY DESIGNATED FOR PRIVATE SANITARY SEWER, WATER AND STORM DRAIN EASEMENTS AND PUBLIC UTILITY EASEMENTS.
- THE RECORDING OF THIS PLAT WILL EFFECTUATE A PERPETUAL SHARED/CROSS UTILITY EASEMENT IN FAVOR OF LOTS 1 AND 2.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 400530290 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 5/8" X 24" REBAR WITH SURVEY CAP MARKED CIR ENG TO BE SET AT ALL CORNERS. A NAIL AND WASHER STAMPED CIR ENG WILL BE SET IF A REBAR AND CAP IS NOT PRACTICAL. OFF-SET PINS TO BE PLACED IN THE BACK OF CURB IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- THIS SURVEY MEETS THE MINIMUM STANDARD OF LINEAR CLOSURE OF 1:15,000.
- JMYL WEST VALLEY SUBDIVISION IS RECORDED AT BOOK 2019P, PAGE 17 ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE.

DEVELOPER/APPLICANT: **CIR ENGINEERING, L.L.C.**
3032 SOUTH 1030 WEST, SUITE 202
S.L.C, Utah 84119 - 801-949-6296

SAGE VALLEY SUBDIVISION

(AMENDING LOT 1 OF JMYL WEST VALLEY SUBDIVISION)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WEST VALLEY, SALT LAKE COUNTY, UTAH

PROJECT: GRANGER-HUNTER IMPROVEMENT DISTRICT	DATE: 2/27/2020	PROJECT: _____
NUMBER: _____	SCALE: 1"=60'	DATE: _____
ACCOUNT: _____	PAGE: 1 OF 2	NUMBER: _____
SHEET 1	PROJECT: _____	ACCOUNT: _____
OF 2 SHEETS	PROJECT: _____	SHEET 1
		OF 2 SHEETS



EASEMENT NOTES:

- All common areas, drive aisles and parking areas on Lot 1 and Lot 2 are hereby designated as easements for private sanitary sewer, water, Granger Hunter Improvement District Water Meters and Sewing and Storm Drain lines and public utility easements. Existing Easements per JMYL West Valley Subdivision Plat Book 2019P Page 17
- Utility Easement: Granger-Hunter Improvement District Entry No. 2254517, in book 2678 at Page 622. (To be vacated by recordation of this plat.)
- Utility Easement: Granger-Hunter Improvement District Entry No. 2254518, in book 2678, at Page 624. (To be vacated by recordation of this plat.)
- Utility Easement: Granger-Hunter Improvement District Entry No. 2580299, in Book 3452, at Page 429 and recorded November 6, 1973 as Entry No. 2580300 in Book 3452 at Page 430. (12' Wide Sewer Easement) (To be vacated by recordation of this plat.)
- Right of Way and Easement: Mountain Fuel Supply Company Entry No. 2658243, in Book 3701, at Page 489.
- Right of Way Easement: Mountain States Telephone and Telegraph Company Entry No. 2909123, in book 4449, at Page 1239.
- Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 2978927, in Book 4528, at Page 831.
- Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 3323641, in book 4925, at Page 6. (exact location not disclosed)
- Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 3952649, in Book 5563, at Page 1143.

PROJECT: _____	WEST VALLEY CITY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE <u>28 April 2020</u>	PLANNING COMMISSION APPROVED THIS <u>26th</u> DAY OF <u>April</u> , 20 <u>20</u> BY THE WEST VALLEY CITY PLANNING COMMISSION. CITY SURVEYOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS <u>21st</u> DAY OF <u>April</u> , 20 <u>20</u> . WEST VALLEY CITY ATTORNEY _____ DATE _____	CITY COUNCIL ACCEPTANCE PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS <u>1st</u> DAY OF <u>April</u> , 20 <u>20</u> AND IT IS HEREBY APPROVED. WEST VALLEY CITY MANAGER _____ WEST VALLEY CITY RECORDER _____	SALT LAKE COUNTY RECORDER <u>13259814</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>West Valley City</u> DATE <u>05/14/2020</u> TIME <u>1:05PM</u> BOOK <u>2020P</u> PAGE <u>100</u> \$ <u>104.00</u> FEES \$ <u>104.00</u> 15-34-311-32-41 15-34-377-02-5
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 (AMENDING LOT 1 OF JMYL WEST VALLEY SUBDIVISION)
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 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 WEST VALLEY, SALT LAKE COUNTY, UTAH

Boundary Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.16	200.00	8°55'37"	S4° 21' 27"E	31.13
C2	31.16	200.00	8°55'37"	S4° 21' 27"E	31.13
C3	15.58	100.00	8°55'27"	N4° 21' 27"W	15.56
C4	15.58	100.00	8°55'27"	N4° 21' 27"W	15.56
C5	69.01	169.00	23°23'45"	S17° 56' 16"E	68.53
C6	68.00	131.00	29°44'30"	S14° 45' 55"E	67.24
C7	10.86	1152.19	0°32'24"	N89° 37' 27"W	10.85
C8	51.91	100.00	29°44'32"	N14° 45' 55"W	51.33
C9	36.36	200.00	10°24'59"	N24° 25' 41"W	36.31

Boundary Line Table		
LINE #	LENGTH	BEARING
L1	58.95	S0° 06' 21"W
L2	23.55	S8° 49' 16"E
L3	14.83	S0° 06' 21"W
L4	31.00	N89° 53' 39"W
L5	20.22	N0° 06' 21"E
L6	6.94	N8° 49' 16"W
L7	101.01	N0° 06' 21"E
L8	18.14	S29° 38' 11"E
L9	13.22	S0° 06' 21"W
L10	20.14	N89° 53' 39"W
L11	13.31	N0° 06' 21"E
L12	18.14	N29° 38' 11"W

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C12	51.91	100.00	29°44'32"	S14°45'55"E	51.33
C13	36.36	200.00	10°24'59"	S24°25'41"E	36.31
C14	56.55	185.23	17°29'30"	N10°06'18"W	56.33
C15	16.78	12.00	80°06'26"	S42°59'58"E	15.44
C16	4.14	12.00	19°45'51"	N5°42'40"E	4.12
C17	75.11	168.99	25°27'55"	N16°54'13"W	74.49
C18	68.00	131.00	29°44'32"	N14°45'55"W	67.24
C19	10.86	1152.19	0°32'24"	N89°37'27"W	10.85

Easement Line Table		
Line #	Length	Direction
L13	13.31	S0°06'21"W
L14	18.14	S29°38'11"E
L15	148.35	S89°51'52"E
L16	21.58	S0°13'17"W
L17	6.93	S50°29'24"W
L18	71.76	N89°53'51"W
L19	36.13	S89°57'16"E
L20	26.00	S0°13'17"W
L21	38.11	N85°41'38"W
L22	26.00	N0°01'20"W
L23	26.00	N89°58'40"E
L24	85.53	N89°46'43"W
L25	34.83	N0°34'11"W
L26	18.14	N29°38'11"W
L27	13.22	N0°06'21"E
L28	20.14	S89°53'39"E



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 WEST VALLEY, SALT LAKE COUNTY, UTAH

1325 9814
 Request: West Valley City
 Date: 05/01/20 Date: 1:05 PM
 Book: 2020 Page: 100
 Fee: \$1040
Don Van Deputy
 Salt Lake County Recorder

CIR ENGINEERING, L.L.C. 3032 SOUTH 1030 WEST, SUITE 202 SLC, Utah 84119 - 801-949-6296	REVISION: 1
	DATE: 2/27/2020
	SCALE: N/A
	PAGE: 2 OF 2
	PROJECT: