Fairbourne Station Phase 1 Subdivision

Vacating Lots 1-5, Lehman Subdivision, Lots 6-A, Amended Plat of Lehman Subdivision and Lots 1-8, Holmberg Subdivision
A part of the Northwest Quarter of Section 33,
Township 1 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey,
West Valley City, Salt Lake County, Utah

Notes

Offset pins to be set in the back of curb and 5/8" x 24" rebar with numbered survey cap to be placed at all lot corners. Nail and brass tag to be set at lot corners located in paved areas.

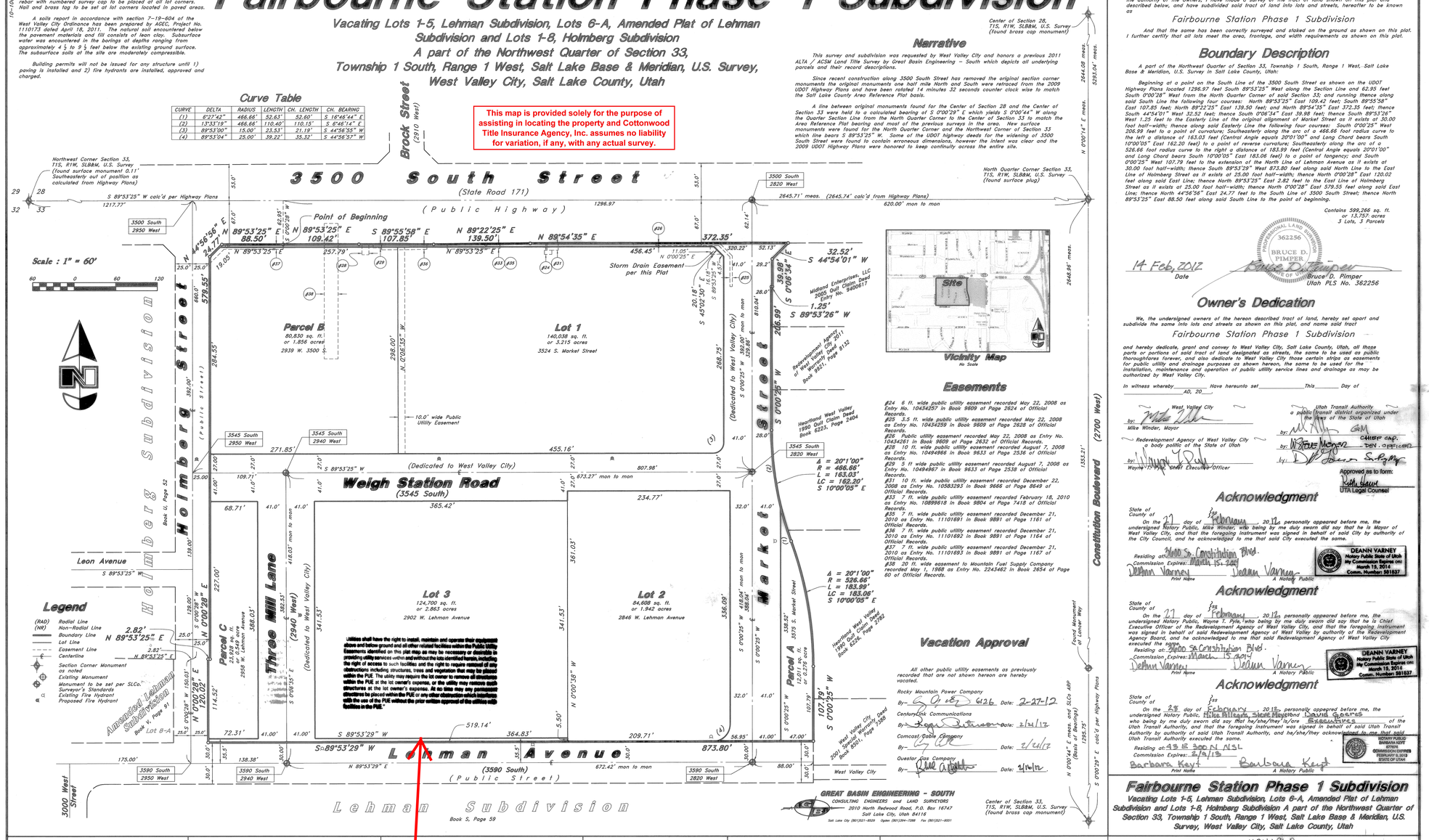
A soils report in accordance with section 7-19-604 of the West Valley City Ordinance has been prepared by AGEC, Project No. 1110173 dated April 18, 2011. The natural soil encountered below the pavement materials and fill consists of lean clay. Subsurface water was encountered in the borings at depths ranging from approximately 4 ½ to 9 ½ feet below the existing ground surface. The subsurface soils at the site are moderately compressible.

Building permits will not be issued for any structure until 1) paving is installed and 2) fire hydrants are installed, approved and charged.

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
(1)	6°27'42"	466.66'	52.63'	52.60'	S 18°46'44" E
(2)	13°33'19"	466.66'	110.40'	110.15'	S 6°46'14" E
(3)	89°53'00"	15.00'	23.53'	21.19'	S 44°56'55" W
(4)	89°53'04"	25.00'	39.22'	35.32'	S 44°56'57" W

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



Narrative

This survey and subdivision was requested by West Valley City and honors a previous 2011 ALTA / ACSM Land Title Survey by Great Basin Engineering - South which depicts all underlying parcels and their record descriptions.

Since recent construction along 3500 South Street has removed the original section corner monuments the original monuments one half mile North and South were retraced from the 2009 UDOT Highway Plans and have been rotated 14 minutes 32 seconds counter clock wise to match the Salt Lake County Area Reference Plat basis.

A line between original monuments found for the Center of Section 28 and the Center of Section 33 were held to a calculated bearing of S 0°00'29" E which yields S 0°00'44" W along the Quarter Section Line from the North Quarter Corner to the Center of Section 33 to match the Area Reference Plat bearing and most of the previous surveys in the area. New surface monuments were found for the North Quarter Corner and the Northwest Corner of Section 33 which line bears S 89°53'25" W. Some of the UDOT highway deeds for the widening of 3500 South Street were found to contain erroneous dimensions, however the intent was clear and the 2009 UDOT Highway Plans were honored to keep continuity across the entire site.

Easements

#24 6 ft. wide public utility easement recorded May 22, 2008 as Entry No. 10434257 in Book 9609 of Page 2624 of Official Records.
#25 3.5 ft. wide public utility easement recorded May 22, 2008 as Entry No. 10434259 in Book 9609 of Page 2628 of Official Records.
#26 Public utility easement recorded May 22, 2008 as Entry No. 10434261 in Book 9609 of Page 2632 of Official Records.
#28 10 ft. wide public utility easement recorded August 7, 2008 as Entry No. 10494966 in Book 9633 of Page 2536 of Official Records.
#29 5 ft wide public utility easement recorded August 7, 2008 as Entry No. 10494967 in Book 9633 of Page 2538 of Official Records.
#31 10 ft. wide public utility easement recorded December 22, 2008 as Entry No. 10583293 in Book 9666 of Page 8649 of Official Records.
#33 7 ft. wide public utility easement recorded February 18, 2010 as Entry No. 10899618 in Book 9804 of Page 7418 of Official Records.
#35 7 ft. wide public utility easement recorded December 21, 2010 as Entry No. 11101691 in Book 9891 of Page 1161 of Official Records.
#36 7 ft. wide public utility easement recorded December 21, 2010 as Entry No. 11101692 in Book 9891 of Page 1164 of Official Records.
#37 7 ft. wide public utility easement recorded December 21, 2010 as Entry No. 11101693 in Book 9891 of Page 1167 of Official Records.
#38 20 ft. wide easement to Mountain Fuel Supply Company recorded May 1, 1968 as Entry No. 2243482 in Book 2654 of Page 60 of Official Records.

Vacation Approval

All other public utility easements as previously recorded that are not shown hereon are hereby vacated.

Rocky Mountain Power Company
By: _____ Date: 2-27-12
CenturyLink Communications
By: _____ Date: 2/21/12
Comcast Cable Company
By: _____ Date: 2/21/12
Questar Gas Company
By: _____ Date: 2/21/12

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Center of Section 33, T1S, R1W, SLB&M, U.S. Survey (found brass cap monument)

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under 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 lots and streets, hereafter to be known as

Fairbourne Station Phase 1 Subdivision

And that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

Boundary Description

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of the 3500 South Street as shown on the UDOT Highway Plans located 1296.97 feet South 89°53'25" West along the Section Line and 62.95 feet South 0°00'28" West from the North Quarter Corner of said Section 33; and running thence along said South Line the following four courses: North 89°53'25" East 109.42 feet; South 89°55'58" East 107.85 feet; North 89°22'25" East 139.50 feet; and North 89°54'35" East 372.35 feet; thence South 44°54'01" West 32.52 feet; thence South 0°06'34" East 39.98 feet; thence South 89°53'26" West 1.25 feet to the Easterly Line of the original alignment of Market Street as it exists at 30.00 foot half-width; thence along said Easterly Line the following four courses: South 0°00'25" West 206.99 feet to a point of curvature; Southeasterly along the arc of a 466.66 foot radius curve to the left a distance of 163.03 feet (Central Angle equals 20°01'00" and Long Chord bears South 10°00'05" East 162.20 feet) to a point of reverse curvature; Southeasterly along the arc of a 526.66 foot radius curve to the right a distance of 183.99 feet (Central Angle equals 20°01'00" and Long Chord bears South 10°00'05" East 183.06 feet) to a point of tangency; and South 0°00'25" West 107.79 feet to the extension of the North Line of Lehman Avenue as it exists at 30.00 foot half-width; thence South 89°53'29" West 873.80 feet along said North Line to the East Line of Holmberg Street as it exists at 25.00 foot half-width; thence North 0°00'28" East 120.02 feet along said East Line; thence North 89°53'25" East 2.82 feet to the East Line of Holmberg Street as it exists at 25.00 foot half-width; thence North 0°00'28" East 579.55 feet along said East Line; thence North 44°56'56" East 24.77 feet to the South Line of 3500 South Street; thence North 89°53'25" East 88.50 feet along said South Line to the point of beginning.

Contains 599,266 sq. ft.
or 13.757 acres
3 Lots, 3 Parcels

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

14 Feb, 2012
Date

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract

Fairbourne Station Phase 1 Subdivision

and hereby dedicate, grant and convey to West Valley City, Salt Lake County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to West Valley City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by West Valley City.

In witness whereby_____ AD, 20____. Have hereunto set_____ This_____ Day of

West Valley City
by: _____
Mike Winder, Mayor

Redevelopment Agency of West Valley City
a body politic of the State of Utah
by: _____
Wayne T. Pyle, Chief Executive Officer

Utah Transit Authority
a public transit district organized under the laws of the State of Utah
by: _____ GM
by: _____ Chief Cap. Dev. Officer
by: _____

Approved as to form:
UTA Legal Counsel

Acknowledgment

State of
County of
On the 21 day of February 2012 personally appeared before me, the undersigned Notary Public, Mike Winder, who being by me duly sworn did say that he is Mayor of West Valley City, and that the foregoing instrument was signed in behalf of said City by authority of the City Council, and he acknowledged to me that said City executed the same.
Residing at: 3600 So. Constitution Blvd.
Commission Expires: March 15, 2014
DEANN VARNEY
Print Name
A Notary Public
DEANN VARNEY Notary Public State of Utah My Commission Expires on: March 15, 2014 Comm. Number: 581837

Acknowledgment

State of
County of
On the 27 day of February 2012 personally appeared before me, the undersigned Notary Public, Wayne T. Pyle, who being by me duly sworn did say that he is Chief Executive Officer of the Redevelopment Agency of West Valley City, and that the foregoing instrument was signed in behalf of said Redevelopment Agency of West Valley by authority of the Redevelopment Agency Board, and he acknowledged to me that said Redevelopment Agency of West Valley City executed the same.
Residing at: 3600 So Constitution Blvd.
Commission Expires: March 15, 2014
DEANN VARNEY
Print Name
A Notary Public
DEANN VARNEY Notary Public State of Utah My Commission Expires on: March 15, 2014 Comm. Number: 581837

Acknowledgment

State of
County of
On the 28 day of February 2012 personally appeared before me, the undersigned Notary Public, Mike Winder, Steve Maughan and David Greaves who being by me duly sworn did say that he/she/they is/are Executives of the Utah Transit Authority, and that the foregoing instrument was signed in behalf of said Utah Transit Authority by authority of said Utah Transit Authority, and he/she/they acknowledged to me that said Utah Transit Authority executed the same.
Residing at: 93 E 300 N NSL
Commission Expires: 2/9/13
Barbara Kept
Print Name
A Notary Public
BARBARA KEPT 93 EAST 300 NORTH NSL, UT 84078 COMMISSION EXPIRES FEBRUARY 9, 2013 STATE OF UTAH

Fairbourne Station Phase 1 Subdivision
Vacating Lots 1-5, Lehman Subdivision, Lots 6-A, Amended Plat of Lehman Subdivision and Lots 1-8, Holmberg Subdivision A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah

West Valley Planning Commission

Approved this 15th Day of Feb. A.D., 2012 by the West Valley City Planning Commission.
Chairman / West Valley City Planning Commission

Salt Lake Valley Health Department

Approved this 21st Day of February A.D., 2012.
Salt Lake Valley Health Department

Granger Hunter Improvement District

Approved this 16th Day of February A.D., 2012.
District Manager ~~Engineering Director~~

West Valley City Engineer

Approved this 16th Day of February A.D., 2012.
West Valley City Engineer

Approval as to Form

Approved as to Form this 21st Day of February A.D., 2012.
West Valley City Attorney

West Valley City Council

Presented to the West Valley City Council this 29th Day of February A.D., 2012. At which time this subdivision was approved and accepted.
Attest: City Recorder
West Valley City Manager

Recorded # 11341968

State of Utah, County of Salt Lake, Recorded and Filed at the Request of West Valley City
Date 2/29/2012 Time 2:29 pm Book 2012P Page 22
Fee $ 0
Tammi Johnson Deputy
Salt Lake County Recorder

15-33-11,12 15-33-126-002 THRU -007 -016 THRU -021, -025, 029, -035, -036 -038 THRU -041 -032 15-33-127-004, -009 No Fee