

# CENTRAL VALLEY WATER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH

LEGEND			
	EXISTING PROPERTY LINE		EXISTING SIGN
	MONUMENT LINE		FIRE HYDRANT
	EXISTING POWER		WATER VALVE
	EXISTING CHAIN LINK FENCE LINE		CATCH BASIN
	EXISTING CURB & GUTTER		POWER POLE
	EXISTING PROPERTY CORNER		LIGHT POLE
	PROPERTY CORNER SET		EXISTING STREET MONUMENT
	EXISTING STREET MONUMENT		EXISTING SECTION MONUMENT

## NARRATIVE

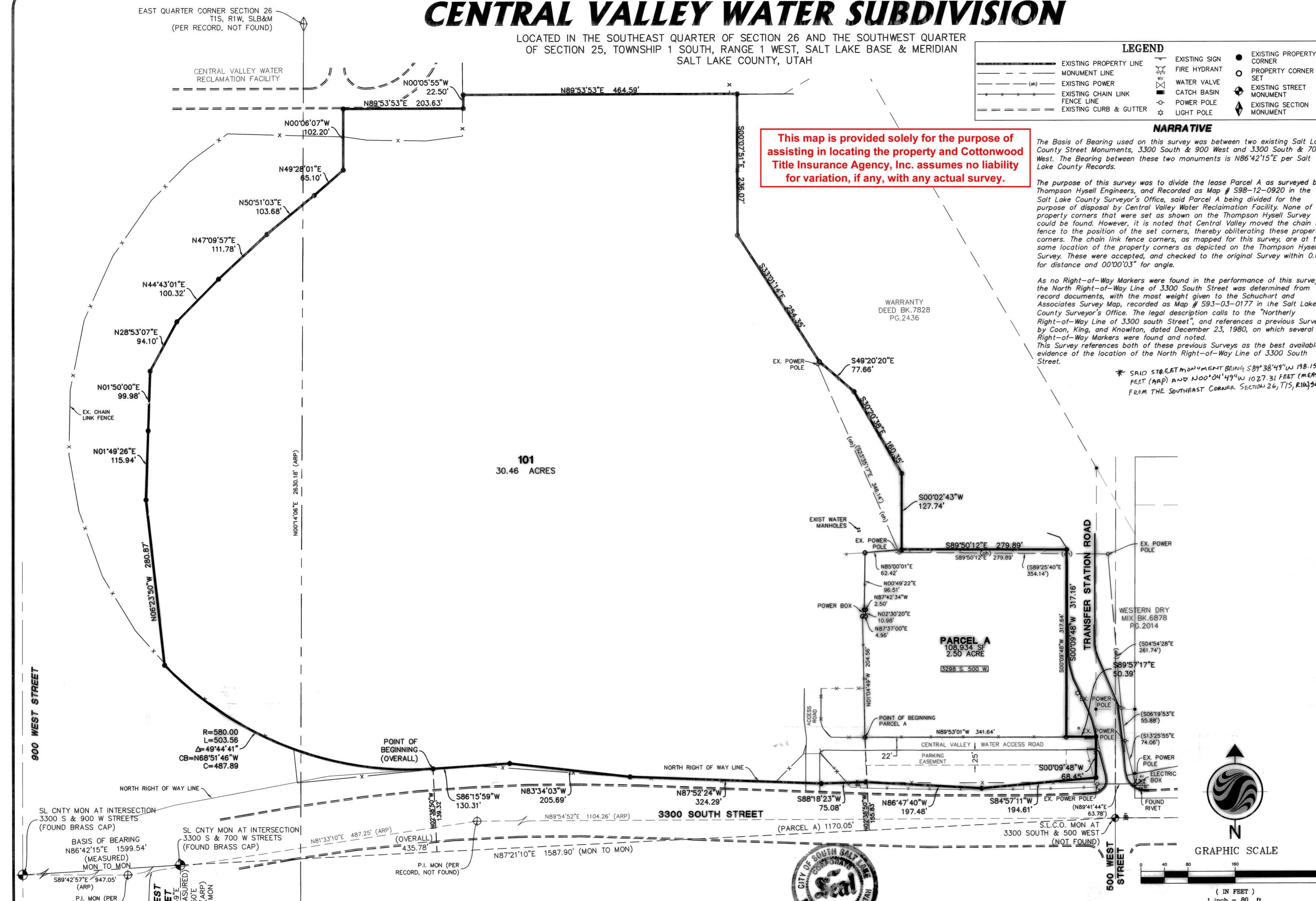
The Basis of Bearing used on this survey was between two existing Salt Lake County Street Monuments, 3300 South & 900 West and 3300 South & 700 West. The Bearing between these two monuments is N86°42'15"E per Salt Lake County Records.

The purpose of this survey was to divide the lease Parcel A as surveyed by Thompson Hysell Engineers, and Recorded as Map # S98-12-0920 in the Salt Lake County Surveyor's Office, said Parcel A being divided for the purpose of disposal by Central Valley Water Reclamation Facility. None of the property corners that were set as shown on the Thompson Hysell Survey could be found. However, it is noted that Central Valley moved the chain link fence to the position of the set corners, thereby obliterating these property corners. The chain link fence corners, as mapped for this survey, are at the same location of the property corners as depicted on the Thompson Hysell Survey. These were accepted, and checked to the original Survey within 0.02' for distance and 00°00'03" for angle.

As no Right-of-Way Markers were found in the performance of this survey, the North Right-of-Way Line of 3300 South Street was determined from record documents, with the most weight given to the Schuchart and Associates Survey Map, recorded as Map # S93-03-0177 in the Salt Lake County Surveyor's Office. The legal description calls to the "Northerly Right-of-Way Line of 3300 South Street", and references a previous Survey by Coon, King, and Knowlton, dated December 23, 1980, on which several Right-of-Way Markers were found and noted. This Survey references both of these previous Surveys as the best available evidence of the location of the North Right-of-Way Line of 3300 South Street.

\* SAID STREET MONUMENT BEING S89°38'49"W 198.15 FEET (APP) AND N00°04'49"W 102.73 FEET (MEAS) FROM THE SOUTHEAST CORNER SECTION 26, T1S, R1W, SL&M

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.



<b>JORDAN VALLEY WATER</b> APPROVED THIS 22nd DAY OF June A.D., 2009 <i>Wendell Anderson</i> JORDAN VALLEY WATER	<b>SALT LAKE SUBURBAN SANITARY SEWER DISTRICT #1</b> APPROVED THIS 23rd DAY OF June A.D., 2009 <i>[Signature]</i> S.L. SUBURBAN SANITARY DISTRICT #1	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS 22nd DAY OF June A.D., 2009 <i>[Signature]</i> ROCKY MOUNTAIN POWER COMPANY	<b>QUESTAR</b> APPROVED THIS 22nd DAY OF June A.D., 2009 <i>[Signature]</i> QUESTAR GAS COMPANY	<b>QUEST</b> APPROVED THIS 22nd DAY OF JUNE A.D., 2009 <i>[Signature]</i> QUEST
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<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 30th DAY OF June A.D., 2009 <i>[Signature]</i> SOUTH SALT LAKE CITY ATTORNEY	<b>SALT LAKE VALLEY HEALTH DEPARTMENT</b> APPROVED THIS DAY OF June A.D., 2009 <i>[Signature]</i> SALT LAKE VALLEY HEALTH DEPT.	<b>SOUTH SALT LAKE COMMUNITY DEVELOPMENT</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE 6/26/09 DIRECTOR <i>[Signature]</i>	<b>SOUTH SALT LAKE CITY ENGINEER</b> APPROVED THIS DAY OF June A.D., 2009 <i>[Signature]</i> SOUTH SALT LAKE CITY ENGINEER	<b>SOUTH SALT LAKE CITY MAYOR</b> PRESENTED TO THE SOUTH SALT LAKE CITY MAYOR THIS DAY OF June A.D., 2009, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: <i>[Signature]</i> MAYOR OR DESIGNEE	Project Number 186804204 PM TMW Filename 04204v-fb.dwg Designed By JWW Drawn By JWW Checked By GAC Date 06/22/09	 Stantec Consulting Inc. 3895 S 700 E Ste. 300 Salt Lake City, UT 84107-2540 Tel. 801.261.0090 Fax. 801.266.1671 www.stantec.com
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SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 161228 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

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and that same has been surveyed and staked on the ground as shown on this plat.

OVERALL BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is N87°21'10"E 435.78 feet and N02°38'50"W 139.32 feet from the Salt Lake County Street Monument at the Intersection of 3300 South and 700 West Streets and running thence westerly 503.56 feet along the arc of a 580.00 foot radius curve to the right, chord bears N68°51'46"W 487.89 feet; thence N06°23'50"W 280.87 feet; thence N01°49'26"E 115.94 feet; thence N01°50'00"E 99.98 feet; thence N28°53'07"E 94.10 feet; thence N44°43'01"E 100.32 feet; thence N47°09'57"E 111.78 feet; thence N50°51'03"E 103.68 feet; thence N49°28'01"E 65.10 feet; thence N00°06'07"W 102.20 feet; thence N89°53'53"E 203.63 feet; thence N00°05'55"W 22.50 feet; thence N89°53'53"E 464.59 feet; thence S00°07'51"E 236.07 feet; thence S33°01'14"E 254.35 feet; thence S49°20'20"E 77.66 feet; thence S30°20'38"E 160.35 feet; thence S00°02'43"W 127.74 feet; thence S89°50'12"E 279.89 feet; thence S00°09'48"W 317.16 feet; thence S89°57'17"E 50.39 feet; thence S00°09'48"W 68.45 feet to the Northerly Right-of-Way Line of 3300 South Street; thence, along said Northerly Right-of-Way Line, the following six (6) courses: (1) S84°57'11"W 194.61 feet, (2) N86°47'40"W 197.48 feet, (3) S88°18'23"W 75.08 feet, (4) N87°52'24"W 324.29 feet, (5) N83°34'03"W 205.69 feet, (6) S86°15'59"W 130.31 feet to the Point of Beginning.

Contains: 1,326,823 square feet or 30.46 acres.

PARCEL A

A parcel of land located in the Southwest Quarter of Section 25, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is N87°21'10"E 1170.05 feet and N02°38'50"W 155.83 feet from the Salt Lake County Street Monument at the Intersection of 3300 South and 700 West Streets, and running thence N01°04'49"W 204.56 feet; thence N87°37'02"E 4.96 feet; thence N02°30'20"E 10.98 feet; thence N87°42'34"W 2.50 feet; thence N00°49'22"E 96.51 feet; thence N85°00'01"E 62.42 feet; thence S89°50'12"E 279.89 feet; thence S00°09'48"W 317.64 feet; thence N89°53'01"W 341.64 feet to the Point of Beginning.

Contains: 108,934 square feet or 2.50 acres.

Together with an Easement for the purpose of parking, described as follows: A strip of land 25' wide and 341.64 feet long, said easement being parallel with and 22' perpendicularly distant South of the South line of Parcel A (S89°53'01"E 361.64),

Contains: 8,541 square feet or 0.20 acres.

OWNER'S DEDICATION

Know all men by these presents that Gregory A. Cates, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

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do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Private and Public use.

In witness whereof Gregory A. Cates has hereunto set my hand and seal this day of July, A.D., 2009.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF )  
 On the 1st day of July, A.D., 2009, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Gregory A. Cates, who after being duly sworn, acknowledged to me that Central Valley Water Reclamation Facility, a Utah General Excise Corporation; that Gregory A. Cates signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 10/26/2011 Kim Trunk  
 NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF )  
 On the 1st day of July, A.D., 2009, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, the signer(s) of the above Owner's Dedication in number, who after being duly sworn, acknowledged to me that Gregory A. Cates signed it freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES 10/26/2011 Kim Trunk  
 NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY

### CENTRAL VALLEY WATER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH

RECORDED # 10745640

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Central Valley Water

DATE: 7/2/09 TIME: 2:43pm BOOK: 2009P PAGE: 89

FEE\$ James Anderson - Recd SALT LAKE COUNTY RECORDER

V:\27889\27889.dwg (186804204) (Survey) (04/20/09) - fb.dwg  
 2009-06-22 09:59AM By: jwhanson

15-25-31  
 15-26-42  
 15-25-301-005-2000  
 -6003

No Fee