

ASCENT SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Jason T. Fell, do hereby certify that I am a Licensed Professional Land Surveyor, and that I hold certificate No. 922222, as prescribed under 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, parcels, streets, together with easements, hereinafter to be known as ASCENT SUBDIVISION, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.



JASON T. FELL, P.L.S.
LICENSE NO. 922222
DATE: May 1, 2018

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT THE INTERSECTION OF THE QUARTER SECTION LINE AND THE WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET (SR-172), BEING SOUTH 04°14'40" WEST 44.74 FEET ALONG THE QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 35, THENCE SOUTH 04°14'40" WEST 89.48 FEET ALONG SAID QUARTER SECTION LINE, THENCE SOUTH 0°14'40" EAST 801.16 FEET TO THE NORTHWEST CORNER OF MADISON PLACE PUD, AS RECORDED WITH THE SALT LAKE COUNTY RECORDER, THENCE NORTH 04°15'04" EAST 571.40 FEET ALONG THE NORTH LINE OF SAID MADISON PLACE PUD, THENCE NORTH 0°14'40" WEST 175.00 FEET, THENCE NORTH 04°15'04" EAST 519.86 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET, THENCE FIVE (5) COURSES ALONG SAID WEST LINE AS FOLLOWS: (1) NORTH 0°14'40" WEST 94.12 FEET; (2) SOUTH 04°15'04" WEST 3.26 FEET; (3) NORTH 0°14'40" WEST 59.00 FEET; THENCE NORTH 04°15'04" EAST 3.26 FEET; AND (5) NORTH 0°14'40" WEST 59.00 FEET; THENCE NORTH 04°15'04" EAST 218.26 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET, THENCE NORTH 0°14'40" WEST 15.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS: 14.64 ACRES, ONE LOT AND TWO PARCELS

NOTES

- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" x 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL U ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, AND 3) CHARGED.
- THIS AREA IS ADJACENT TO AGRICULTURALLY ZONE PROPERTY AND IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as ASCENT SUBDIVISION and do hereby dedicate for the perpetual use of known as ASCENT SUBDIVISION and other areas shown on this plat as intended for public use the public, all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies in perpetuity, non-exclusive easements 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 any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

Signed this 3rd day of May 2018.
West Valley School Development, LLC
Giovengo Properties, LLC

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Salt Lake } ss
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May 2018 BY Sed Stevanon WITH WEST VALLEY SCHOOL DEVELOPMENT, LLC
RESIDING AT Heber, UT
COMMISSION NUMBER: 640613
MY COMMISSION EXPIRES: 12/31/21

ACKNOWLEDGMENT

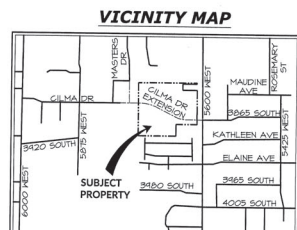
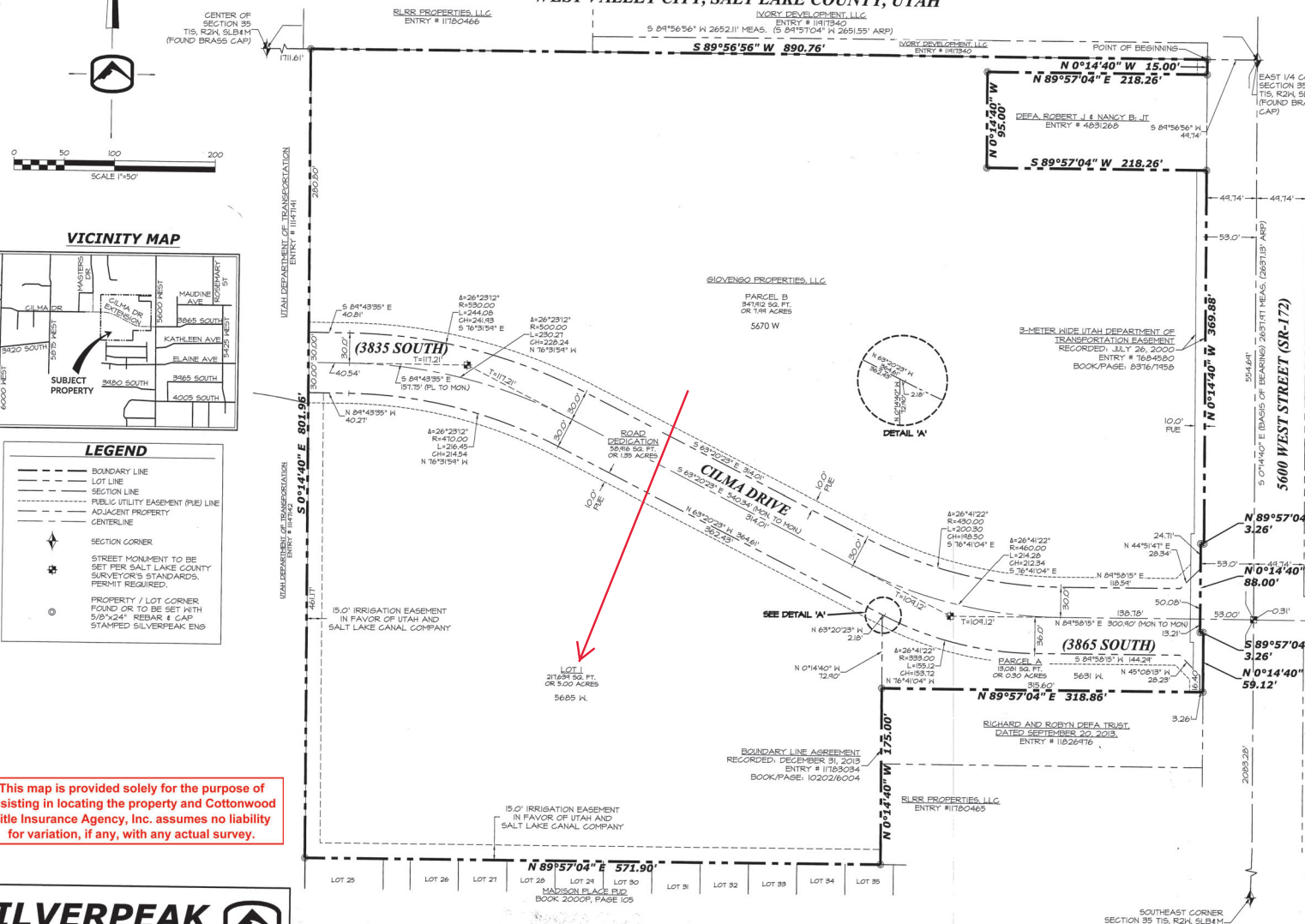
STATE OF UTAH COUNTY OF Salt Lake } ss
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May 2018 BY Thomas Livengood WITH GIOVENGO PROPERTIES, LLC.
RESIDING AT 101 So 200E
COMMISSION NUMBER: 64 0544
MY COMMISSION EXPIRES: August 16, 2020

SALT LAKE COUNTY RECORDER

ENTRY NO. 12830802 FEE PAID \$33.00 FILED FOR West Valley City RECORD AND RECORDED THIS 10th DAY OF 2018 AT 2:17 PM IN BOOK 2018 OF 288 OFFICIAL RECORDS PAGE 236
Jason T. Fell
CITY RECORDER



14-35-42 14-35-428-017-018,019,020,021,022



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT (PUE) LINE
- - - ADJACENT PROPERTY CENTERLINE
- ◆ SECTION CORNER
- ◆ STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR'S STANDARDS, PERMIT REQUIRED.
- PROPERTY LOT CORNER FOUND OR TO BE SET WITH 5/8" X 24" REBAR & CAP STAMPED SILVERPEAK ENG

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.



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

GRANGER-HUNTER IMPROVEMENT DISTRICT APPROVED THIS <u>3rd</u> DAY OF <u>May</u> 2018 BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT. 	HEALTH DEPARTMENT APPROVED THIS <u>3</u> DAY OF <u>May</u> 2018 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. 	PLANNING COMMISSION APPROVED THIS <u>13</u> DAY OF <u>May</u> 2018 BY THE WEST VALLEY CITY PLANNING COMMISSION. 	CITY ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION IN FILE IN THIS OFFICE. 2.6.18 WEST VALLEY CITY ENGINEER DATE	CITY ATTORNEY'S APPROVAL APPROVED BY THE WEST VALLEY CITY ATTORNEY'S OFFICE THIS <u>24th</u> DAY OF <u>May</u> 2018. CITY ATTORNEY	WEST VALLEY CITY APPROVAL THIS PLAT AND ANY DEDICATIONS HEREON APPROVED AND ACCEPTED BY THE CITY ENGINEER OF WEST VALLEY CITY THIS <u>10th</u> DAY OF <u>May</u> 2018. CITY MANAGER CITY RECORDER
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