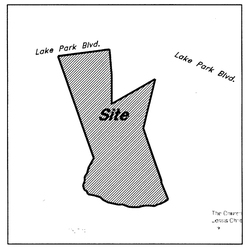
16-019pud

Stonebridge Park Commercial Subdivision

A Part of The Southwest Quarter of Section 19, and the Northwest Quarter of Section 30, Township 1 South, Range 1 West, SLB&M, U.S. Survey
West Valley City, Salt Lake County, Utah



Vicinity Map
Not to Scale

Narrative

This Survey and Subdivision was requested by Mr. Dan McCay to create 5 Commercial Lots.

This Survey retraces and honors a previous 2005 Survey by Larsen & Malmquist Civil Engineers & Land Surveyors and a 2013 ALTA Survey by Richardson Surveying File No. 52013-10-0397 at the Office of the Salt Lake County Surveyor's Office

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 30 was assigned the Salt Lake County bearing of North 89°59'25" East as the Basis of Bearings to retrace and honor the previous Surveyors.

No Right-of-Way monumentation was recovered along Lake Park Boulevard

Notes

Building permits will not be issued until 1) Asphalt paving is installed; 2) Fire hydrants are installed, approved and charged.

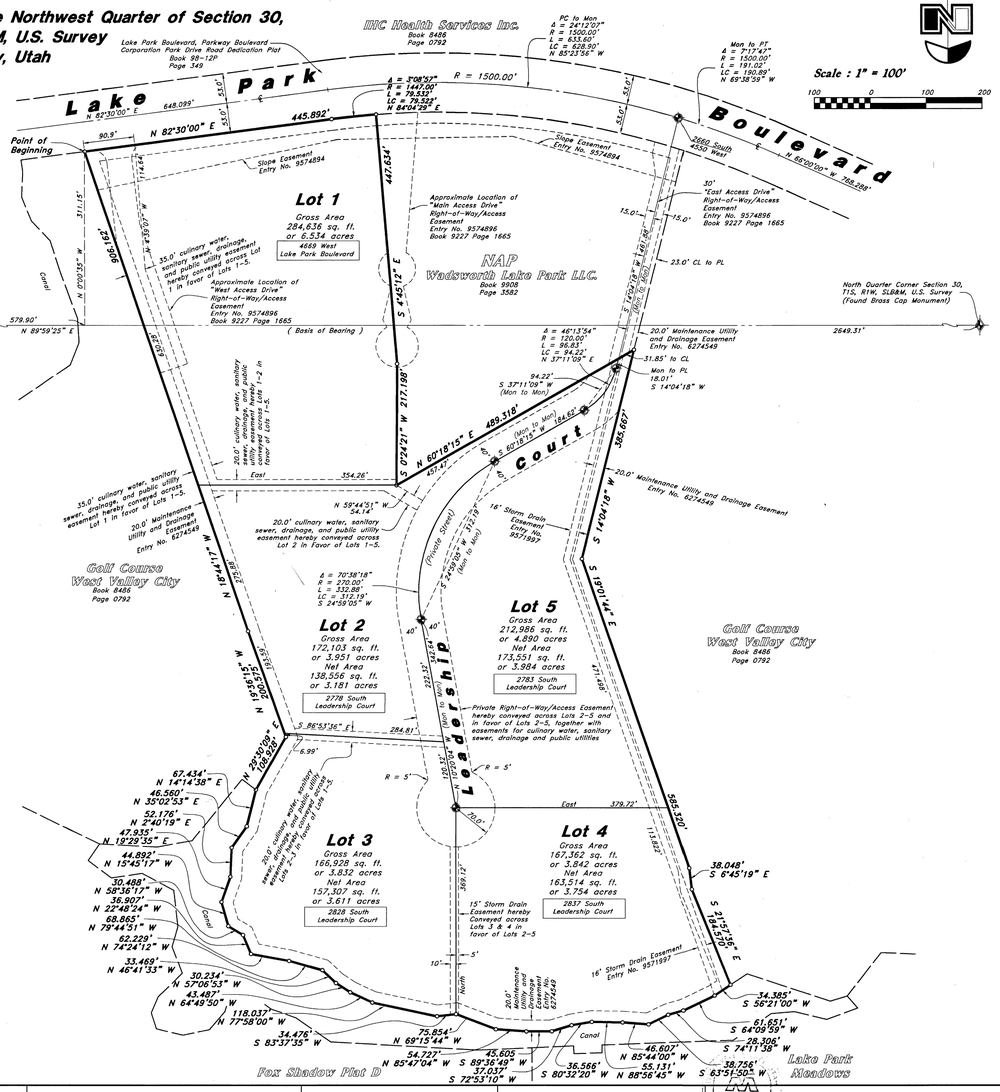
Off-set nails to be placed in the top of the curb and 5/8" x 24" rebar with survey cap to be placed at all other corners.

10' Public Utility Easements (PUE) on front lot lines adjacent to public streets except as otherwise shown.

A soils report in accordance with section 7-19-604 of the West Valley Ordinances has been prepared. By Reconnaissance Level Geotechnical Engineering Study dated June 2013

Ownership of the water and sewer lines are private, however Granger Hunter Improvement District is responsible for all water meters.

This subdivision is subject to that certain "Declaration of Easement and Maintenance Agreement", recorded on April 25, 2017, Entry Number 12522451, Book 10551 Page 1095.



Legend

- PL — Property Line
- Centerline
- Monument as noted
- Address
- Easement Line
- Adjacent Lot Line
- Street Monument to be Set Per SLCO Surveyor Standards

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWEngineering.net

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 by the Laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots together with easements, hereafter to be known as Stonebridge Park Commercial Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Record Description

A part of the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 1 South, Range 1 West, Salt Lake Base and Meridian, US Survey in Salt Lake County, Utah:

Beginning at a point on the Southerly Right of Way Line of Lake Park Boulevard a 106 foot wide Right-of-Way located 579.90 feet North 89°59'25" East along the Section Line and 311.15 feet North 0°00'35" West from the Northwest Corner of Section 30; and running thence along said Southerly Line the following two courses: North 82°30'00" East 445.892 feet to a point of curvature; and Easterly along the arc of a 1447.000 foot radius curve to the right a distance of 79.532 feet (Central Angle equals 3°08'57" and Long Chord bears North 84°04'29" East 79.522 feet) to the Northwest corner of the parcel conveyed to Wadsworth Lake Park, LLC in Special Warranty Deed recorded as Entry No. 11142212 in Book 9908 at Page 3562; thence along said Deed the following three courses: South 4°45'12" East 447.634 feet; South 0°24'21" West 217.198 feet; and North 60°18'15" East 489.318 feet to the Southeast Corner of said Deed and the Westerly Line of a golf course: thence along said Westerly Line the following four (4) courses: South 14°04'18" West 385.667 feet; South 19°01'44" East 585.320 feet; South 6°45'19" East 38.048 feet; and South 21°57'38" East 184.570 feet; thence South 56°21'00" West 34.385 feet along a Northerly Line of a waterway; thence along the Northerly side of a concrete retaining wall forming the Boundary of said waterway for the following sixteen courses: South 64°09'59" West 61.651 feet; South 74°11'38" West 28.306 feet; South 63°51'50" West 38.756 feet; North 85°44'00" West 46.607 feet; North 88°56'45" West 55.131 feet; South 80°32'20" West 36.566 feet; South 72°53'10" West 37.037 feet; South 89°36'49" West 45.605 feet; North 85°47'04" West 54.727 feet; North 69°15'44" West 75.854 feet; South 83°37'35" West 34.476 feet; North 77°58'00" West 118.037 feet; North 64°49'50" West 43.487 feet; North 57°06'53" West 30.234 feet; North 46°41'33" West 33.469 feet; and North 74°24'12" West 62.229 feet; thence along an Easterly Boundary of said waterway for the following eight courses: North 79°44'51" West 68.865 feet; North 22°48'24" West 36.907 feet; North 58°36'17" West 30.488 feet; North 2°40'19" East 52.176 feet; North 35°02'53" East 46.560 feet; and North 14°14'38" East 67.434 feet; thence along an Easterly Boundary of said golf course the following three courses: North 29°30'09" East 108.928 feet; North 19°36'15" West 200.573 feet; and North 18°44'17" West 906.162 feet to the Southerly Right-of-Way Line of said Lake Park Boulevard and the point of beginning.

Contains 1,004,016 sq. ft.
or 23.049 acres
5 Lots

15 May, 2017
Date:

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication and Consent to Record

Know all men by these presents that We the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots, and a private street together with easements, to be hereafter known as

Stonebridge Park Commercial Subdivision

do hereby dedicate for perpetual use of 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 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 any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereby I have hereunto set my hand This 16th Day of May AD, 20 17

Suburban Land Reserve, Inc.

R. Steven Romney
by: R. Steven Romney
Its: President

Acknowledgment

State of Utah
County of Salt Lake } ss

On the 16th day of May, 20 17, personally appeared before me, the undersigned Notary Public, R. Steven Romney, who being by me duly sworn did say that he is the President of Suburban Land Reserve Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Notary Public Full Name: Mallory Turner
Commission Number: 678163
My Commission Expires: 06/23/2018

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Mallory Turner
A Notary Public

Stonebridge Park Commercial Subdivision
A Part of The Southwest Quarter of Section 19, and the Northwest Quarter of Section 30, Township 1 South, Range 1 West, SLB&M, U.S. Survey
West Valley City, Salt Lake County, Utah

West Valley Planning Commission
Approved this 24th Day of May A.D., 2017 by the West Valley City Planning Commission.
Chairman – West Valley City Planning Commission

Salt Lake County Health Department
Approved this 18 Day of May A.D., 2017
Salt Lake County Health Department

Granger-Hunter Improvement District
Approved this 5th Day of MAY A.D., 2017.
~~District Manager~~ ENGINEERING

West Valley City Engineer
Approved this 31st Day of May A.D., 2017.
West Valley City Engineer

Approval as to Form
Approved as to Form this 31st Day of May A.D., 2017.
West Valley City Attorney

West Valley City Council
Presented to the West Valley City Council this 31 Day of MAY A.D., 2017. At which time this subdivision was approved and accepted.
Attest: City Recorder — West Valley City Manager

Recorded # 12546645
State of Utah, County of Salt Lake, Recorded and Filed at the Request of WEST VALLEY CITY
Date 6-1-2017 Time 9:30 AM Book 2017P Page 130
$35.00
Fee $
Salt Lake County Recorder

15-19-31 15-30-11,-12 15-30-101-014,-015