

WALLACE STEGNER ACADEMY SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23
AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

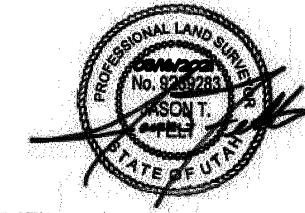
SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9239223, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS

WALLACE STEGNER ACADEMY SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JASON T. FELT, P.L.S.
LICENSE NO. 9239223



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 0°05'31" EAST 510.36 FEET ALONG THE QUARTER SECTION LINE; THENCE DUE EAST 591.34 FEET TO THE WESTERLY LINE OF ROCKY MOUNTAIN POWER (ENTRY NO. 12041072); THENCE TWO (2) COURSES SOUTHERLY ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 2°47'55" WEST 103.63 FEET; AND (2) SOUTH 5°42'28" WEST 324.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD; THENCE SOUTH 88°55'10" WEST 128.56 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY 180.11 FEET ALONG THE ARC OF A 2046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 5°02'33"; AND LONG CHORD OF SAID CURVE SOUTH 69°50'29" WEST 260.48 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE; THENCE NORTH 0°04'54" WEST 117.64 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 312522 SQ.FT. OR 7.175 ACRES, 1 LOT AND 1 PARCEL

OWNER'S DEDICATION & CONSENT TO RECORD

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 HEREAFTER KNOWN AS WALLACE STEGNER ACADEMY SUBDIVISION AND DO HEREBY DEDICATE AND GRANT A PRIVATE RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS TO THE ADJACENT PROPERTY, FOR THE BENEFIT OF SAID PROPERTY OWNER, THEIR SUCCESSORS AND/OR ASSIGNS; AND DO HEREBY DEDICATE AND GRANT AN 20 FOOT WIDE EASEMENT TO MAGNA WATER DISTRICT FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF SANITARY SEWER FACILITIES; AND DO HEREBY DEDICATE FOR THE 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, WEST VALLEY CITY HEREBY VACATES A PORTION OF PARKWAY BOULEVARD AS SHOWN AND NOTED ON THIS PLAT.

SIGNED THIS 24th DAY OF March 2021.

Sheldon Kilpack MANAGER
WEST VALLEY SCHOOL DEVELOPMENT II, LLC

Ron Bigelow RON BIGELOW WEST VALLEY CITY MAYOR

Deanne Clayton MANAGER
ICO MULTIFAMILY HOLDINGS, LLC

ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF Davis } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March 2021 BY Sheldon Kilpack WITH WEST VALLEY SCHOOL DEVELOPMENT II, LLC, RESIDING AT Hooper, UT. *Gabriel S. Clark* NOTARY PUBLIC (PRINT NAME)
COMMISSION NUMBER: 694043
MY COMMISSION EXPIRES: 4/26/21 *Gabriel S. Clark* NOTARY PUBLIC SIGNATURE

ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF UTAH } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March 2021 BY STEPHEN HOPKINS, WITH ICO MULTIFAMILY HOLDINGS, LLC, RESIDING AT LEHI, UT. *Deanne Clayton* NOTARY PUBLIC (PRINT NAME)
COMMISSION NUMBER: 707812
MY COMMISSION EXPIRES: 8/20/2023 *Deanne Clayton* NOTARY PUBLIC SIGNATURE

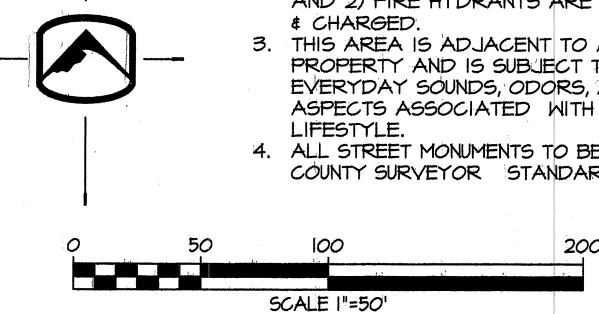
WEST VALLEY CITY ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF } ss
ON THIS 13th DAY OF April 2021, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HEREOF OWNERS DEDICATION AND CONSENT TO RECORD, WHO BEING BY ME DULY SHOWN DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE SIGNED THIS PLAT ENTITLED WALLACE STEGNER ACADEMY SUBDIVISION WHICH ALSO VACATES A PORTION OF PARKWAY BOULEVARD, ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED TO ME SAID WEST VALLEY CITY EXECUTED THE SAME. *Jason Smith* NOTARY PUBLIC
Com # 699519
Com Exp. 2-16-2022

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A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

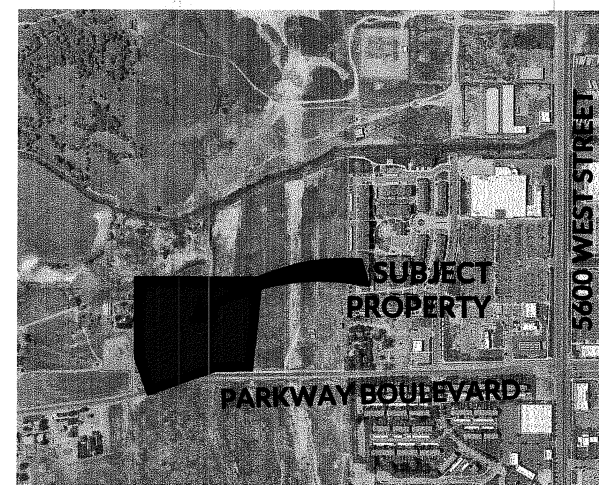
NOTES

- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" x 24" REBAR AND CAP STAMPED "SILVERPEAK ENGINEERING" TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & 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.
- ALL STREET MONUMENTS TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS.



CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	17°08'24"	200.00	54.83	54.61	S 8°28'35" E
C2	20°47'14"	200.00	72.57	72.17	S 10°24'11" E
C3	20°52'57"	200.00	72.84	72.44	S 10°26'28" W
C4	3°38'15"	2046.50	124.93	124.91	S 85°01'44" W
C5	3°58'34"	2046.50	142.02	141.94	S 76°10'46" W
C6	88°45'44"	20.00	30.48	21.98	N 61°25'39" W
C7	0°30'03"	1453.50	17.07	17.07	S 74°34'35" W
C8	91°22'20"	20.00	31.84	28.62	S 28°58'23" W
C9	17°08'24"	227.00	61.91	61.65	S 8°28'35" E
C10	17°08'24"	173.00	51.75	51.56	N 8°28'35" W
C11	20°47'14"	173.00	62.71	62.43	N 10°24'11" E
C12	20°47'14"	227.00	82.36	81.91	S 10°24'11" W
C13	20°52'57"	173.00	63.05	62.70	S 10°26'28" W
C14	20°52'57"	227.00	82.73	82.28	N 10°26'28" E
C15	12°34'23"	2046.50	452.06	451.4	S 80°31'10" W

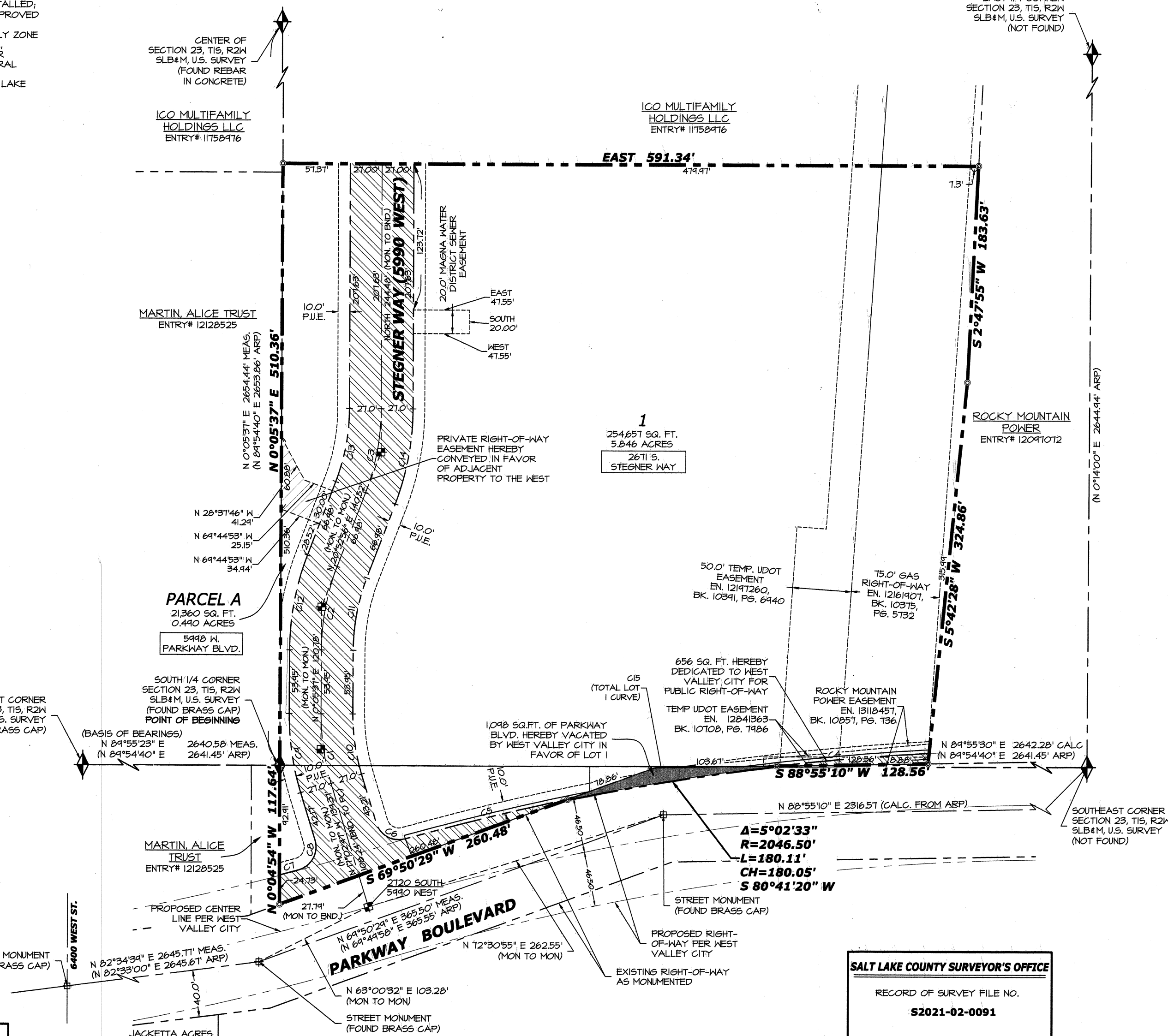
VICINITY MAP



LEGEND

- BOUNDARY LINE
- - - LOT 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"x24" REBAR & CAP STAMPED SILVERPEAK ENG
- ▨ AREA HEREBY DEDICATED TO WEST VALLEY CITY FOR PUBLIC RIGHT-OF-WAY
- AREA HEREBY VACATED BY WEST VALLEY CITY

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 80401
PHONE: (801) 499-5054
FAX: (801) 499-5065



SALT LAKE COUNTY SURVEYOR'S OFFICE
RECORD OF SURVEY FILE NO.
S2021-02-0091
COUNTY SURVEYOR REVIEWER DATE

<p>MAGNA WATER DISTRICT</p> <p>APPROVED THIS 5th DAY OF April 2021 BY THE MAGNA WATER DISTRICT.</p> <p><i>Clayton Silley</i> DIRECTOR, MAGNA WATER DISTRICT</p>	<p>HEALTH DEPARTMENT</p> <p>APPROVED THIS 6th DAY OF April 2021 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.</p> <p><i>Chessa Lopez</i> SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS 7th DAY OF April 2021 BY THE WEST VALLEY CITY PLANNING COMMISSION.</p> <p><i>Chris Meador</i> CHAIR, PLANNING COMMISSION</p>	<p>CITY ENGINEER'S APPROVAL</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><i>W. J. Smith</i> 4/22/21 WEST VALLEY CITY ENGINEER DATE</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED BY THE WEST VALLEY CITY ATTORNEY'S OFFICE THIS 21st DAY OF April 2021.</p> <p><i>M. J. Smith</i> CITY ATTORNEY</p>	<p>WEST VALLEY CITY APPROVAL</p> <p>THIS PLAT AND ANY DEDICATIONS HEREIN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEST VALLEY CITY THIS 22nd DAY OF April 2021.</p> <p><i>Walter P. Smith</i> CITY MANAGER</p> <p><i>Paula M. Conner</i> CITY RECORDER</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>Request: West Valley City ENTRY NO. 132639979 FEE PAID \$220 FILED FOR RECORD AND RECORDED THIS 22nd DAY OF April 2021 AT 11:33AM IN BOOK 2021P OF OFFICIAL RECORDS PAGE 098</p> <p><i>Lon Ann Deput</i></p>
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