

Cyprus - Woodbury Subdivision

Located in the Southwest Quarter of the Southeast Quarter of Section 05, Township 2 South, Range 1 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah.

SURVEYOR'S CERTIFICATE

I, Russell D. Flint, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 4938722 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

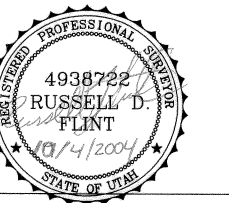
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and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A Parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 5, Township 2 South, Range 1 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah. Basis of bearing being between the South Quarter corner and the Southeast Corner of said Section, bearing being North 89°58'37" East, said parcel being more particularly described as follows:

Beginning at a point which is North 00°05'05" West 53.00 feet & North 89°58'37" East 33.00 feet from the said South Quarter corner, and running thence North 00°05'05" West 145.99 feet along the said east right of way line of 3600 West Street; thence West 33.00 feet to the center of said 3600 West Street; thence along said center line North 00°05'05" West 91.00 feet; thence along said south boundary of the Harrisonwood Estates no. 1 Subdivision North 89°58'37" East 462.43 feet; thence South 237.00 feet to the north right of way line of 4700 South Street; thence along said north line South 89°58'37" West 429.08 feet to the point of beginning. Contains 104,737 sqft and 2.40 Acres. Containing 2 Lots.



OWNER'S DEDICATION

Know all men by these presents that Alexina W. Paulsen, Trustee of the Alexina W. Paulsen Revocable Trust undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

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

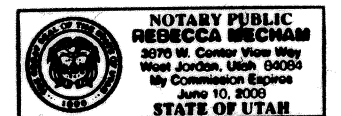
In witness whereby Alexina W. Paulsen, trustee have hereunto set at her hand this 15th day of October AD, 2004

Alexina W. Paulsen, trustee

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH

} S.S.

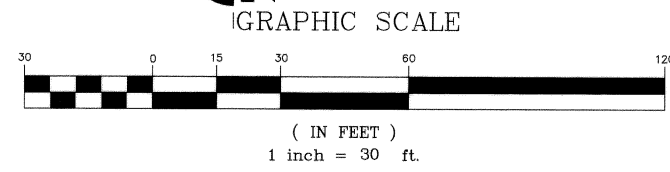
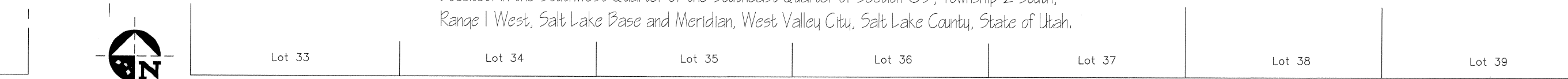


County of Salt Lake
On this 15th day of October 2004, personally appeared before me, Alexina W. Paulsen who being duly sworn did say that she is the trustee of the Alexina W. Paulsen Revocable Trust dated October 18, 2000, and that the foregoing instrument was signed by her as trustee on behalf of said Alexina W. Paulsen Revocable Trust, and acknowledged to me that she executed the same for the purposes therein stated. Rebecca Wehman

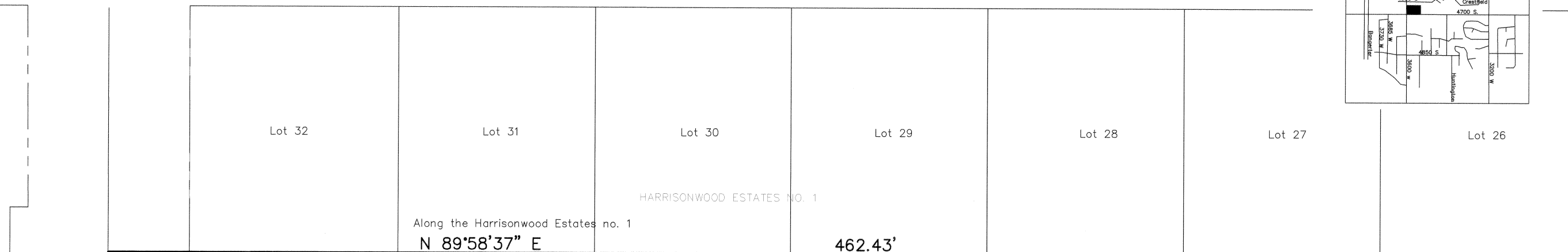
My Commission expires June 10, 2008 residing in Salt Lake County

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4650 SOUTH STREET
50' PUBLIC RIGHT OF WAY



LINE	LENGTH	BEARING
L1	9.90'	S80°00'00"E

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD DIST
C1	23.56'	15.00'	90°00'00"	N45°00'00"W	21.21'
C2	23.26'	15.00'	88°51'14"	S44°25'37"W	21.00'

FREE WESLEYAN
CHURCH OF TONGA
BK 8752 PG 4860

- NOTES:
- Erosion control must be practiced during all phases of construction.
 - Off-set pins to be placed in the back of the curb and 5/8" x 18" rebar with numbered survey cap to be placed at all rear corners prior to any occupancy.
 - Building Setback Schedule:
 - A. Front = 25 feet. (This includes 3600 W & 4700 S frontage).
 - B. Rear = 20 feet. (This includes the North and East property lines).
 - C. Side lot lines = 10 feet. (This includes the interior lot lines).

DAVID & DORIS
LARSON
BK 6398 PG 196

Note: Utah Power holds an easement along the South property line for construction maintenance and access to the utility poles, lines and anchors. (Book 4922 Page 118, Book 6958 Page 1958)

(FOUND)
SOUTH EAST CORNER
SECTION 5, T2S, R1W
S.L.B.&M. BRASS CAP, RING & LID

Legend	
	Property line
	Lot Line
	Shared Access & Util Easement
	Public utilities & Drainage Easement 10' Front & Rear, 8' one side of each lot
	Section Corner Ring, Lid with Brass Cap
	Existing Fire Hydrant
	Proposed Fire Hydrant

Subdivider
Alexina W Paulsen
3540 West 4700 South
West Valley City, Utah

FLINT
LAND SURVEYING
& CONSULTING
P.O. BOX 5029,
SOUTH JORDAN,
UT 84095-5029
PHONE: 446-1820
FAX: 253-1466

W.V.C. Planning Commission
Approved This 21ST Day of October AD, 2004
Theresa Wood
Chairman, City Planning Comm.

S.L. Valley Health Department
Approved This 18 Day of October AD, 2004
Shirley Chan
Chairman, Health Dept

Granger-Hunter Improvement District
Approved This 16th Day of October AD, 2004
Tracy Lane
Chairman, Improvement District

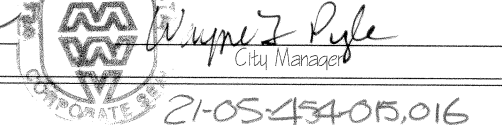
W.V.C. Engineer's Certificate
I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.
10/19/04
Shirley Chan
W. Valley City Engineer

Approval as to Form
Approved This 19 Day of October AD, 2004
[Signature]
West Valley City Attorney

West Valley City Council
Presented to the West Valley City Council
This 1st Day of November AD, 2004,
at which time this subdivision was approved and accepted.
Shirley Chan City Recorder
Walter Z. Pyle City Manager

RECORDED # 9212923
State of Utah, County of SALT LAKE Recorded and filed at
the request of WEST VALLEY CITY
Date 11-1-2004 Time 2:51pm Book 2004p Page 318
Fee \$ 32.00
Shirley Chan Deputy County Recorder

21-5-41



\$32.00