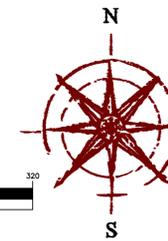


S-13-2014 Petition by **IVORY HOMES** requesting **final plat approval** for the first phase of the Park Vista Subdivision. The subdivision consists of 42 lots on 16 acres, is zoned 'R-1-10' (single family residential, minimum lot size 10,000 square feet), and is located at 3995 S 7050 W. (Staff- **Steve Lehman** at 801-963-3311)



PARK VISTA SUBDIVISION PHASE 1

(INCLUDES THE AMENDMENT OF A PORTION OF FALCON CREST SUBDIVISION, PHASE 1)
LOCATED IN THE SW¹/₄ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH

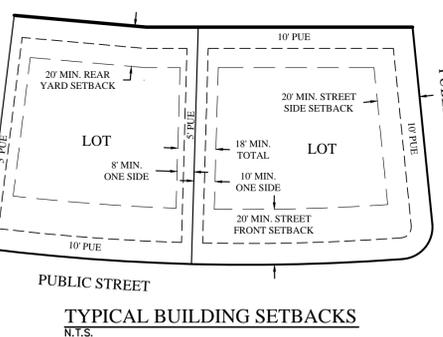
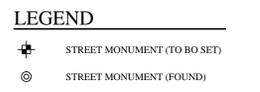
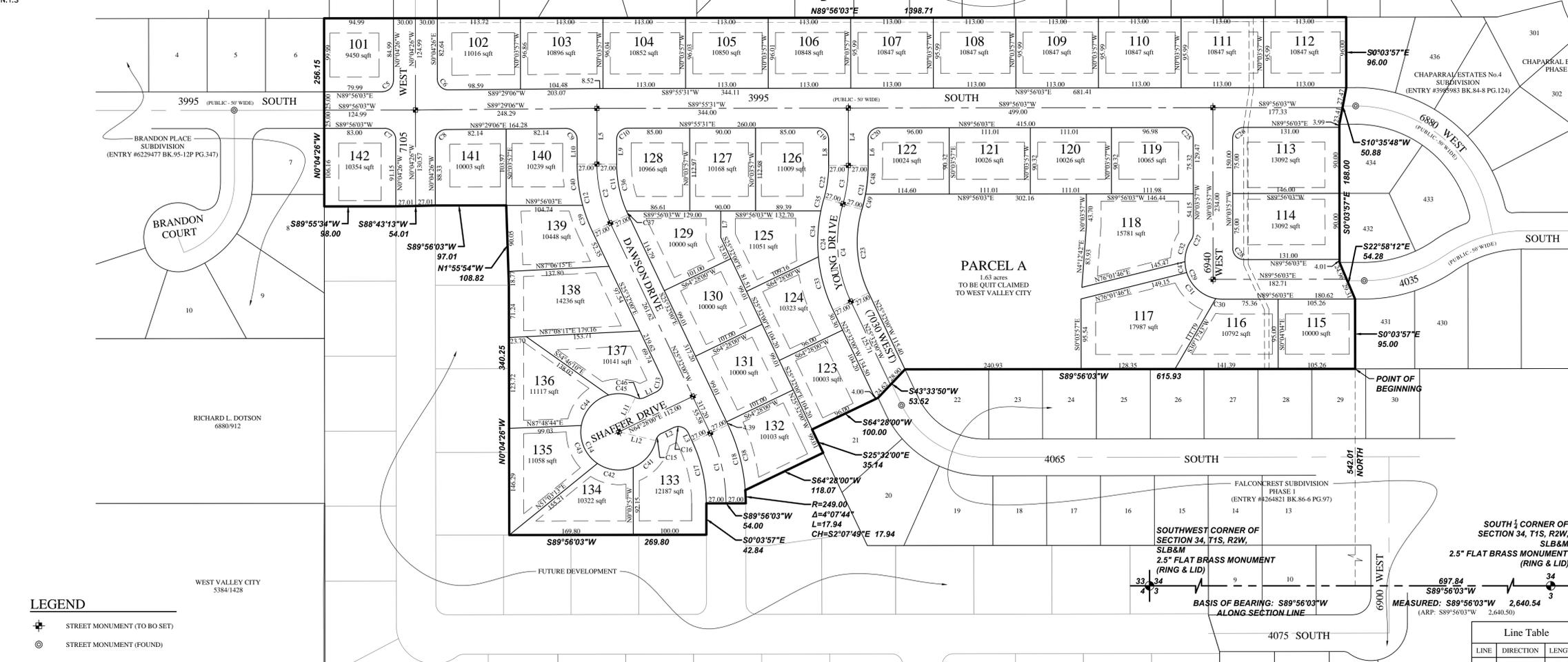
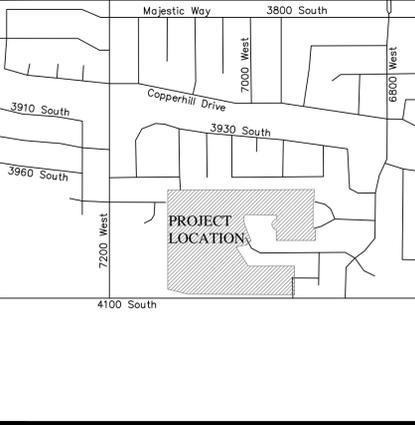


GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

NOTES

- #5 rebar & cap (FOCUS ENG) to be set at all lot corners.
- Nailplug to be set in top back of curb at extension of side lot lines.

VICINITY MAP
N.T.S.



Curve Table					Curve Table					Curve Table					Curve Table															
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH							
C1	222.00	25°28'03"	98.68	N12°47'59"W	97.87	C17	195.00	25°28'03"	86.68	N12°47'59"W	85.96	C33	214.00	20°12'11"	75.46	N15°25'54"W	75.07	C48	214.00	10°31'22"	39.30	S05°11'44"W	39.25							
C3	187.00	16°16'13"	53.10	N08°04'09"E	52.92	C18	249.00	25°28'03"	110.68	N12°47'59"W	109.77	C34	214.00	11°35'46"	43.31	N05°43'56"E	43.24	C49	214.00	5°44'51"	21.47	N13°19'51"E	21.46							
C4	187.00	41°54'16"	136.22	S04°39'52"E	133.23	C19	150.00	90°00'00"	23.56	N45°04'13"W	21.21	C35	214.00	4°40'27"	17.46	N13°52'02"E	17.45													
C5	15.00	90°00'29"	23.56	N44°55'48"E	21.21	C20	15.00	90°00'00"	23.56	S44°56'03"W	21.21	C36	160.00	23°36'38"	65.93	S11°52'16"E	65.47													
C6	15.00	90°26'28"	23.68	S45°17'40"E	21.29	C21	214.00	16°16'13"	60.77	N08°04'09"E	60.57	C37	160.00	1°51'25"	5.19	S24°36'18"E	5.19													
C7	15.00	89°59'31"	23.56	N45°04'11"W	21.29	C22	160.00	16°16'13"	45.44	N08°04'09"E	45.28	C38	249.00	21°20'19"	92.73	S14°51'51"E	92.20													
C8	15.00	89°33'32"	23.45	S44°42'20"W	21.13	C23	160.00	41°44'16"	116.55	N04°39'52"W	113.99	C39	214.00	10°16'28"	38.38	N20°23'46"W	38.32													
C9	15.00	90°26'57"	23.68	N45°17'26"W	21.30	C24	214.00	41°44'16"	155.89	S04°39'52"E	152.47	C40	214.00	15°11'35"	56.75	N07°39'44"W	56.58													
C10	15.00	89°48'44"	23.51	S45°01'10"W	21.18	C25	15.00	90°00'00"	23.56	N45°03'57"W	21.21	C41	52.00	54°31'18"	49.48	S40°32'48"W	47.64													
C11	160.00	25°28'03"	71.12	S12°47'59"E	70.53	C26	15.00	90°00'00"	23.56	S44°56'03"W	21.21	C42	52.00	56°32'58"	51.32	N83°55'04"W	49.26													
C12	214.00	25°28'03"	95.12	S12°47'59"E	94.34	C27	15.00	34°04'10"	8.92	S16°58'08"W	8.79	C43	52.00	65°08'31"	59.12	N23°04'20"W	55.99													
C13	15.00	90°00'00"	23.56	N19°28'00"E	21.21	C28	15.00	90°00'00"	23.56	S45°03'57"E	21.21	C44	52.00	64°53'15"	58.89	N41°56'33"E	55.79													
C14	52.00	282°21'41"	256.26	S25°32'00"E	65.19	C29	52.00	124°04'10"	112.60	S28°01'52"E	91.86	C45	52.00	41°15'40"	37.45	S84°58'59"E	36.64													
C15	15.00	51°10'51"	13.40	S38°52'35"W	12.96	C30	52.00	61°37'49"	55.93	N48°21'30"W	53.28	C46	15.00	51°10'51"	13.40	S89°56'03"E	12.96													
C16	15.00	90°00'00"	23.56	N70°32'00"W	21.21	C32	52.00	34°54'14"	31.68	S46°33'06"W	31.19	C47	52.00	16°38'35"	15.10	S09°13'18"E	15.05													

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
IVORY DEVELOPMENT L.L.C.
978 WOODOAK LANE
MURRAY, UTAH

SURVEYOR'S CERTIFICATE
I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as:

**PARK VISTA SUBDIVISION
PHASE 1**

and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Professional Land Surveyor

Date _____

BOUNDARY DESCRIPTION

A portion of the SW¹/₄ of Section 34, Township 1 South, Range 2 West, Salt Lake Base & Meridian, located in West Valley City, Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 431, CHAPARRAL ESTATES No. 4 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said corner being located S89°56'03"W along the Section line 697.84 feet and North 542.01 feet from the South ¹/₄ Corner of Section 34, T1S, R2W, S.L.B. & M.; thence S89°56'03"W 615.93 feet along the northerly line of Lots 22-29 of FALCONCREST Subdivision, Phase 1, to the northwest corner of Lot 22 of said Plat; thence S43°33'50"W along said Plat 53.52 feet to the northeast corner of Lot 21; thence S64°28'00"W along said Plat 100.00 feet to the northwest corner of said Lot 21; thence S25°32'00"E along said Plat 35.14 feet; thence S64°28'00"W 118.07 feet; thence Southeastly along the arc of a 249.00 foot radius non-tangent curve (radius bears: S85°48'19"W) 17.94 feet through a central angle of 4°07'44" (chord: S2°07'49"E 17.94 feet); thence S89°56'03"W 54.00 feet; thence S0°03'57"E 42.84 feet; thence S89°56'03"W 269.80 feet; thence N0°04'26"W 340.25 feet; thence N15°55'54"W 108.82 feet; thence S89°56'03"W 97.01 feet; thence S88°43'13"W 54.01 feet; thence S89°55'34"W 98.00 feet to the easterly line of BRANDON PLACE Subdivision, according to the Official Plat thereof; thence N0°04'26"W along said Plat 256.15 feet to the south line of CHAPARRAL ESTATES Subdivision, according to the Official Plat thereof; thence N89°56'03"E 1,398.71 feet along said Plat and along CHAPARRAL ESTATES No. 2 to the northwest corner of CHAPARRAL ESTATES Subdivision No. 4, according to the Official Plat thereof; thence along said Plat the following 5 (five) courses and distances: S0°03'57"E 96.00 feet; thence S10°35'48"W 50.88 feet; thence S0°03'57"E 188.00 feet; thence S22°58'12"E 54.28 feet; thence S0°03'57"E 95.00 feet to the point of beginning.

Contains: 16.13 +/- acres and 42 lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS

**PARK VISTA SUBDIVISION
PHASE 1**

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.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 2014

BY: _____ BY: _____

BY: _____ BY: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF SALT LAKE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY _____, THE _____ OF _____ A UTAH CORPORATION.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

**PARK VISTA SUBDIVISION
PHASE 1**
(INCLUDES THE AMENDMENT OF A PORTION OF FALCON CREST SUBDIVISION, PHASE 1)
LOCATED IN THE SW¹/₄ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH

PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE WEST VALLEY CITY PLANNING COMMISSION CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20__ DIRECTOR, S. L. VALLEY HEALTH DEPT.	GRANGER-HUNTER IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20__ MANAGER	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 DATE _____ WEST VALLEY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__ WEST VALLEY CITY ATTORNEY	CITY COUNCIL PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY
--	--	---	---	--	---

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SALT LAKE COUNTY RECORDER