

S-22-2014 Petition by **JEFF SCOTT**, representing **SCOTT MACHINERY**, requesting **minor subdivision approval** for the Scott Machinery Subdivision. The property is located at approximately 2245 S Technology Parkway. The subdivision will consist of 2 lots on 4.1 acres and is zoned 'M' (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)



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SCOTT MACHINERY SUBDIVISION

LOCATED IN
NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

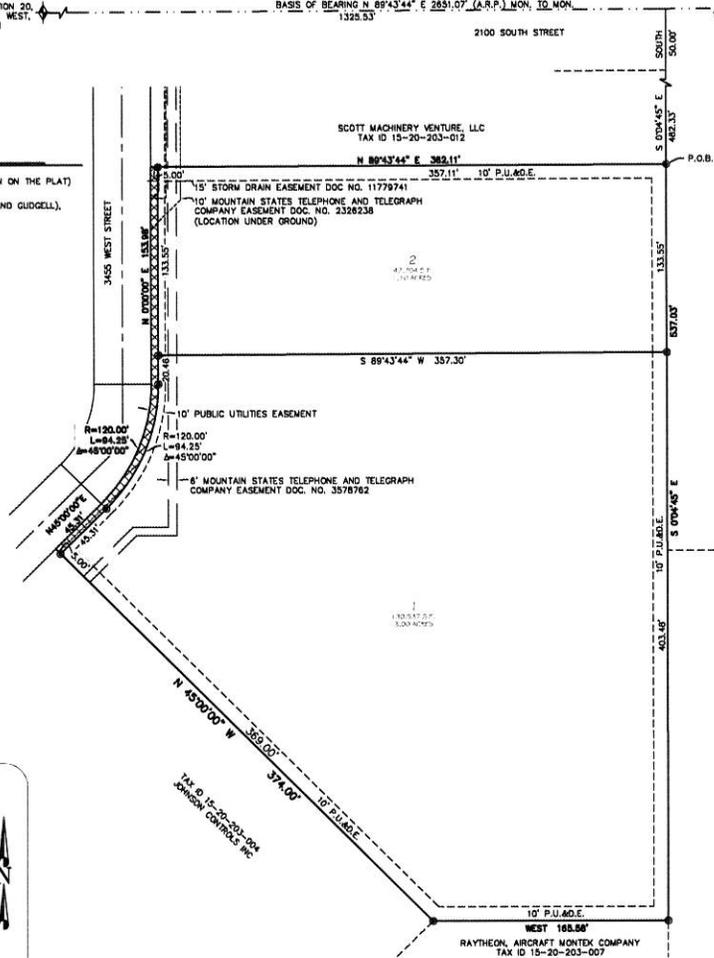
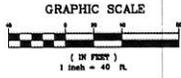
NORTH 1/4 CORNER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
FND 2.5" BRASS CAP (R/L)
S.L.C. MON# 151W1702

BASS OF BEARING N 89°43'44" E 2651.07' (A.R.P.) MON. ID. MON.
1325.60

NORTHEAST CORNER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
FND 2.5" BRASS CAP (R/L)
S.L.C. MON# 151W1701

LEGEND

- SECTIONAL MONUMENT (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH AND GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- LESS AND EXCEPTING PARCEL.



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED UNDER 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 BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

SCOTT MACHINERY SUBDIVISION

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

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH;

BEGINNING AT A POINT NORTH 89°43'44" EAST 1325.60 FEET ALONG THE SECTION LINE, SOUTH 50.00 FEET AND SOUTH 03°44' EAST 482.33 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 03°44' EAST 537.03 FEET; THENCE WEST 165.58 FEET; THENCE NORTH 45°00'00" WEST 374.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TECHNOLOGY PARK WAY (3445 WEST STREET), THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: THENCE NORTH 45°00'00" EAST 45.31 FEET TO A POINT OF A 120.00 FOOT RADIUS CURVE TO THE LEFT; I THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 84.25 FEET THROUGH A CENTRAL ANGLE OF 45°00'00" TO A POINT OF TANGENCY; THENCE NORTH 153.88 FEET; THENCE NORTH 89°43'44" EAST 362.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO WEST VALLEY CITY, AS DISCLOSED BY WARRANTY DEED RECORDED FEBRUARY 28, 2012 AS ENTRY NO. 11341456 IN BOOK 9995 AT PAGE 3789 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF TECHNOLOGY PARK WAY (3455 WEST), ACCORDING TO THE OFFICIAL PLAT ENTITLED, "DEDICATION PLAT OF TECHNOLOGY DRIVE, 2400 SOUTH STREET & TECHNOLOGY PARK WAY" RECORDED IN BOOK 88-4 AT PAGE 45 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING 984.18 FEET NORTH 89°43'44" EAST ALONG THE SECTION LINE AND 80.34 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 30.48 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.71 FEET (CENTRAL ANGLE EQUALS 331703") AND LONG CHORD BEARS NORTH 16°38'32" EAST 17.48 FEET) ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 16°22'71 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 86.17 FEET (CENTRAL ANGLE EQUALS 45°00'00" AND LONG CHORD BEARS SOUTH 22°30'00" WEST 95.67 FEET); THENCE SOUTH 45°00'00" WEST 43.31 FEET TO THE SOUTHWESTERLY BOUNDARY OF ORANTOR'S PROPERTY; THENCE NORTH 45°00'00" WEST 5.00 FEET ALONG SAID SOUTHWESTERLY BOUNDARY TO THE EASTERLY RIGHT-OF-WAY OF TECHNOLOGY PARK WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 45°00'00" EAST 43.31 FEET TO A POINT OF CURVATURE, (2) NORTHEASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 84.25 FEET (CENTRAL ANGLE EQUALS 45°00'00" AND LONG CHORD BEARS NORTH 22°30'00" EAST 91.84 FEET), AND NORTH 805.98 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 15-20-203-013
CONTAINS 179,916 SQ. FT. OR 4.12 ACRES



DATE: _____
BUSH AND GUDGELL, INC.

ROBERT R. HERMANSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, AND A PORTION OF A PUBLIC STREETS TO HEREAFTER KNOWN AS:

SCOTT MACHINERY SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WEST VALLEY CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS LOTS AND EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO WEST VALLEY CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE AMENDED AND RESTATED RULES, REGULATIONS AND RESTRICTIVE COVENANTS OF TECHNOLOGY PARK, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON THIS 21st DAY OF DECEMBER, 1988, AT BOOK 808L PAGE 245, DOCUMENT NO. 6716745. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SCOTT MACHINERY VENTURE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

MANAGER/MEMBER: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

COUNTY OF _____ } s.s.
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY _____ WHO BEING BY ME DULY SWORN, DID SAY THAT "HE IS _____ OF SCOTT MACHINERY VENTURE, LLC, AND THAT "HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SCOTT MACHINERY VENTURE, LLC, DO DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER
UTAH CODE 46-1-16(4)

PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. _____ BY THE WEST VALLEY CITY PLANNING COMMISSION. CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION	SALT LAKE VALLEY HEALTH DEPT. APPROVED THIS _____ DAY OF _____ A.D. _____ SALT LAKE VALLEY HEALTH DEPT.	GRANGER-HUNTER IMPRV. DIST. APPROVED THIS _____ DAY OF _____ A.D. _____ IMPROVEMENT DISTRICT COORDINATOR	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. WEST VALLEY CITY ENGINEER DATE _____	APPROVAL AS TO FORM APPROVED THIS _____ DAY OF _____ A.D. _____ WEST VALLEY CITY ATTORNEY	WEST VALLEY CITY COUNCIL PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS _____ DAY OF _____ A.D. _____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTN: CITY RECORDER CITY MANAGER	RECORDED# STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER
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BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
151 East 4000 South, Suite 400
Provo, UT 84601 (801) 771-1111
www.bushandgudgell.com

SUBDIVISION NAME
N/E 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
SHEETS
FILE: 14-2-218