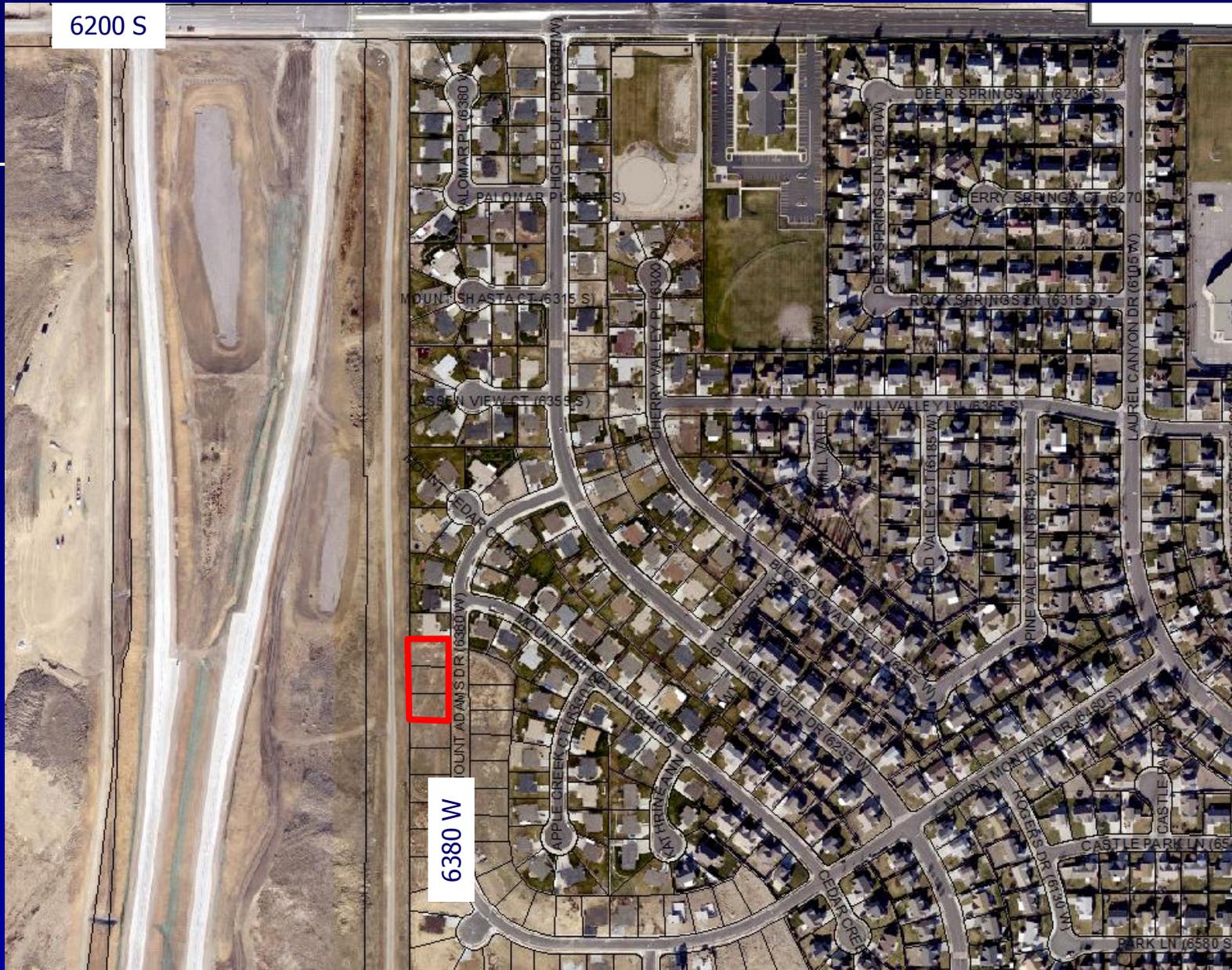


S-2-2015 Petition by **PERRY HOMES** requesting a **plat amendment** for lots 1501, 1502 and 1503 in the Diamond Summit Phase 15C Subdivision. The purpose for the plat amendment is to adjust property lines dividing these lots. The property is located at approximately 6472 South Mount Adams Drive. The property is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)



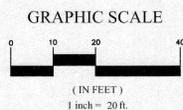
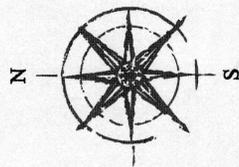
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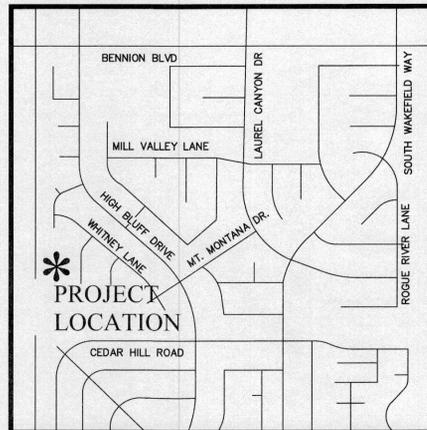
DIAMOND SUMMIT UNIT 15D

AMENDING LOTS 1501, 1502, & 1503 OF DIAMOND SUMMIT UNIT 15C

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH



NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP



VICINITY MAP N.T.S.

BASIS OF BEARING N89°00'00"E 2666.659' (MON. TO MON.)

DIAMOND SUMMIT - UNIT 5 BOOK 2004P PAGE 150

NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

POINT OF BEGINNING

UTAH DEPARTMENT OF TRANSPORTATION

WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

GENERAL NOTES:

- 1) A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY ORDINANCES HAS BEEN PREPARED BY AGEC DATED OCT. 24, 1995, PROJECT NUMBER 55195 AND UPDATED ON MAY 28, 2010.
- 2) NO SUBSURFACE WATER WAS ENCOUNTERED TO THE MAXIMUM DEPTH INVESTIGATED WHICH WAS 12.5 FEET.
- 3) BASEMENT FLOOR ELEVATIONS NOT TO EXCEED 9.5' FEET BELOW LOWEST TBC ELEVATION ON LOT.
- 4) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL:
 - a) ASPHALT PAVING IS INSTALLED;
 - b) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
- 5) OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" X 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
- 6) STORM WATER THAT CANNOT BE DIRECTED TO PUBLIC STREETS MUST BE RETAINED ON INDIVIDUAL LOTS.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY
- FIRE HYDRANT
- STREET MONUMENT
- (TO BE SET PER SALT LAKE COUNTY SURVEYOR'S STDS.)
- STREET LIGHT
- EXIST. STREET LIGHT
- EXIST. STREET MONUMENT
- EXIST. FIRE HYDRANT
- SECTION MONUMENT (FOUND)

OWNER/DEVELOPER



17 EAST WINCHESTER STREET, SUITE 200
MURRAY, UTAH 84107
PH: (801) 264-8800
CONTACT: BRANDON DYER

PLAT PREPARED BY



201 WEST COTTAGE AVENUE
SANDY, UTAH 84070
PH: 352-0075

PERSONAL ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____ THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC RESIDING IN _____

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.

KEARNS 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.

ATTORNEY, WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY

SURVEYOR'S CERTIFICATE

I, BRAD A. LLEWELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4938735 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS DIAMOND SUMMIT UNIT 15D, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 508 DIAMOND SUMMIT UNIT 5 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID POINT BEING S00°15'50"E 1695.94 FEET ALONG THE SECTION LINE FROM THE NORTHWEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING (2) COURSES 1) N89°44'10"E 110.00 FEET; 2) S00°15'50"E 26.72 FEET; THENCE S00°15'49"E 193.04 FEET; THENCE S89°44'10"W 110.00 FEET; THENCE N00°15'50"W 219.76 FEET TO THE POINT OF BEGINNING

CONTAINS: .56 ACRES 3 LOTS

OWNERS 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 AND STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS THE

DIAMOND SUMMIT UNIT 15D

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 OWNER(S) 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. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S. COUNTY OF _____
On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being duly sworn, acknowledged to me that he/she is the _____ of _____ a _____ Corporation and that he/she signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S. COUNTY OF _____
On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being duly sworn, acknowledged to me that he/she is the _____ of _____ a _____ Corporation and that he/she signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
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DIAMOND SUMMIT UNIT 15D AMENDING LOTS 1501, 1502, & 1503 OF DIAMOND SUMMIT UNIT 15C

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, UTAH

RECORDED

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

DATE _____ TIME _____ BOOK _____ PAGE _____

RECORDER SALT LAKE COUNTY RECORDER