

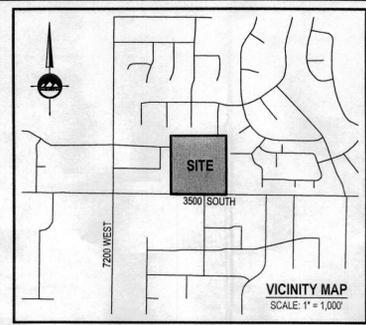
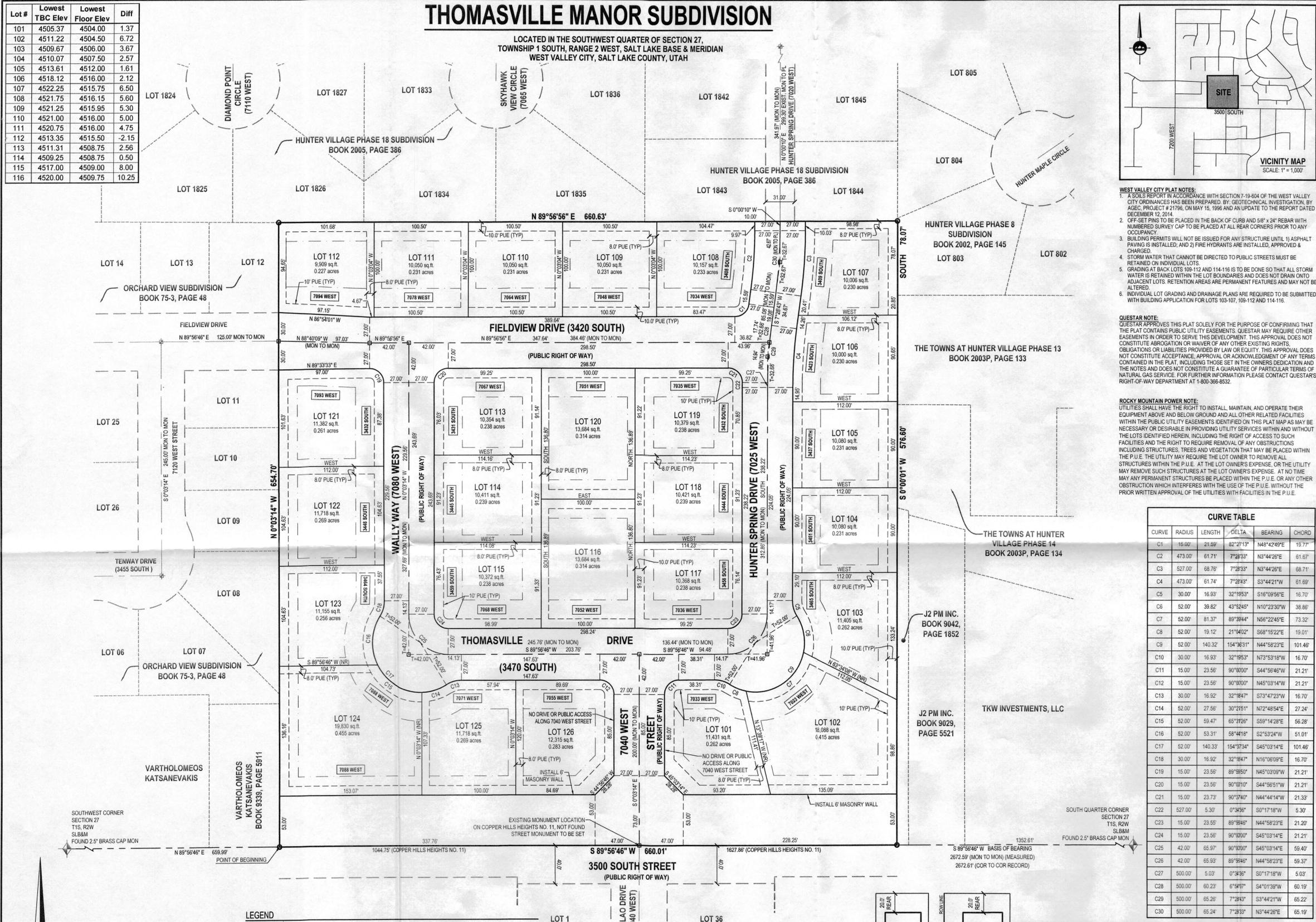
S-15-2014 Petition by **ELYAS RAIGNE**, representing **RELIANCE HOMES**, requesting **final plat approval** for the Thomasville Manor Subdivision. The subdivision consists of 26 lots on 9.9 acres. The subdivision is zoned R-1-10 and is located at 7050 West 3500 South. (Staff-**Steve Lehman** at 801-963-3311)



THOMASVILLE MANOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

Lot #	Lowest TBC Elev	Lowest Floor Elev	Diff
101	4505.37	4504.00	1.37
102	4511.22	4504.50	6.72
103	4509.67	4506.00	3.67
104	4510.07	4507.50	2.57
105	4513.61	4512.00	1.61
106	4518.12	4516.00	2.12
107	4522.25	4515.75	6.50
108	4521.75	4516.15	5.60
109	4521.25	4515.95	5.30
110	4521.00	4516.00	5.00
111	4520.75	4516.00	4.75
112	4513.35	4515.50	-2.15
113	4511.31	4508.75	2.56
114	4509.25	4508.75	0.50
115	4517.00	4509.00	8.00
116	4520.00	4509.75	10.25



WEST VALLEY CITY PLAT NOTES:

- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY: GEOTECHNICAL INVESTIGATION, BY AGC, PROJECT # 21796, ON MAY 15, 1996 AND AN UPDATE TO THE REPORT DATED DECEMBER 12, 2014.
- OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" x 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR 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.
- STORM WATER THAT CANNOT BE DIRECTED TO PUBLIC STREETS MUST BE RETAINED ON INDIVIDUAL LOTS.
- GRADING AT BACK LOTS 108-112 AND 114-116 IS TO BE DONE SO THAT ALL STORM WATER IS RETAINED WITHIN THE LOT BOUNDARIES AND DOES NOT DRAIN ONTO ADJACENT LOTS. RETENTION AREAS ARE PERMANENT FEATURES AND MAY NOT BE ALTERED.
- INDIVIDUAL LOT GRADING AND DRAINAGE PLANS ARE REQUIRED TO BE SUBMITTED WITH BUILDING APPLICATION FOR LOTS 103-107, 109-112 AND 114-116.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	21.59	82°21'13"	N48°42'49"E	15.77
C2	473.00	61.71	7°28'33"	N3°44'26"E	61.67
C3	527.00	68.78	7°28'33"	N3°44'26"E	68.71
C4	473.00	61.74	7°28'43"	S3°44'21"W	61.69
C5	30.00	16.93	32°19'53"	S16°09'56"E	16.70
C6	52.00	39.82	43°52'45"	N10°23'30"W	38.86
C7	52.00	81.37	89°39'44"	N56°22'45"E	73.32
C8	52.00	19.12	21°04'02"	S68°15'22"E	19.01
C9	52.00	140.32	154°36'31"	N44°58'23"E	101.48
C10	30.00	16.93	32°19'53"	N73°53'18"W	16.70
C11	15.00	23.56	90°00'00"	S44°56'46"W	21.21
C12	15.00	23.56	90°00'00"	N45°03'14"W	21.21
C13	30.00	16.92	32°18'47"	S73°47'23"W	16.70
C14	52.00	27.56	30°21'51"	N72°48'54"E	27.24
C15	52.00	59.47	65°31'26"	S59°14'28"E	56.28
C16	52.00	53.31	58°44'18"	S2°53'24"W	51.01
C17	52.00	140.33	154°37'34"	S45°03'14"E	101.46
C18	30.00	16.92	32°18'47"	N16°09'09"E	16.70
C19	15.00	23.56	89°59'50"	N45°03'09"W	21.21
C20	15.00	23.56	90°01'00"	S44°56'51"W	21.21
C21	15.00	23.73	90°07'40"	N44°44'14"W	21.33
C22	527.00	5.30	0°54'36"	S0°17'18"W	5.30
C23	15.00	23.55	89°59'46"	N44°58'23"E	21.20
C24	15.00	23.56	90°00'00"	S45°03'14"E	21.21
C25	42.00	65.97	90°00'00"	S45°03'14"E	59.40
C26	42.00	65.93	89°59'46"	N44°58'23"E	59.37
C27	500.00	5.03	0°34'36"	S0°17'18"W	5.03
C28	500.00	60.23	6°54'07"	S4°01'39"W	60.19
C29	500.00	65.26	7°28'43"	S3°44'21"W	65.22
C30	500.00	65.24	7°28'33"	N3°44'26"E	65.19

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by 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 together with easements hereafter to be known as THOMASVILLE MANOR SUBDIVISION, that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
A parcel of land located in the Southwest Quarter of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah; said parcel being more particularly described as follows:
Beginning at a point on the section line, (also being the center line of 3500 South Street), said point being North 89°56'56" East 659.99 feet along the section line (and center line of 3500 South Street.) from the Southwest Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running:
thence North 00°03'14" West 654.70 feet to and along the east line to the Northeast Corner of Orchard View Subdivision, said point also being on the southerly line of Hunter Village Phase 18 Subdivision;
thence North 89°56'56" East 660.63 feet along the southerly line to the Southeast Corner of said Hunter Village Phase 18 Subdivision, said point also being on the westerly line of Hunter Village Phase 8 Subdivision;
thence South 78.07 feet along the westerly line to the Southwest Corner of said Hunter Village Phase 8 Subdivision, said point also being the Northwest Corner of The Towns at Hunter Village Phase 13;
thence South 00°00'01" West 576.60 feet along the westerly line of said The Towns at Hunter Village Phase 13 to and along the westerly line of The Towns at Hunter Village Phase 14, and beyond to the section line;
thence South 89°56'56" West 506.73 feet along the section line, also being the center line of 3500 South Street to the point of beginning.

Contains 432,303 square feet, 9.924 acres, 26 Lots

Jan 21, 2015
Date
PATRICK M. HARRIS
P.L.S. 286882



OWNER'S DEDICATION
Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

THOMASVILLE MANOR SUBDIVISION

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 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 shown on this plat to the parties indicated and for the purpose shown hereon.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

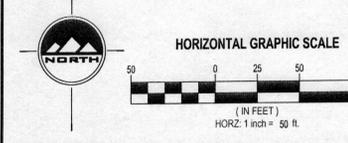
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC



DEVELOPER
ENSIGN DEVELOPMENT
5941 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123
(801) 261-0160



SALT LAKE CITY
45 West 10000 South Suite 500
Sandy, UT 84070
Phone: 801.255.0639
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

PROJECT NUMBER: 6048
MANAGER: K. WHITE
DRAWN BY: J. JOHNSON
CHECKED BY: K. WHITE
DATE: 10/23/2014

SHEET 1 OF 1

THOMASVILLE MANOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK DATE _____

ROCKY MOUNTAIN POWER DATE _____

QUESTAR GAS CO. DATE _____

COMCAST DATE _____

WEST VALLEY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST VALLEY CITY PLANNING COMMISSION.

CHAR, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____
BY THE GRANGER HUNTER IMPROVEMENT DISTRICT.

DISTRICT ENGINEER

CITY ENGINEER APPROVAL

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 _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST VALLEY CITY ATTORNEY.

WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST VALLEY CITY COUNCIL.

ATTEST: CITY RECORDER MAYOR

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER