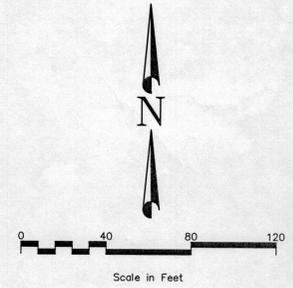
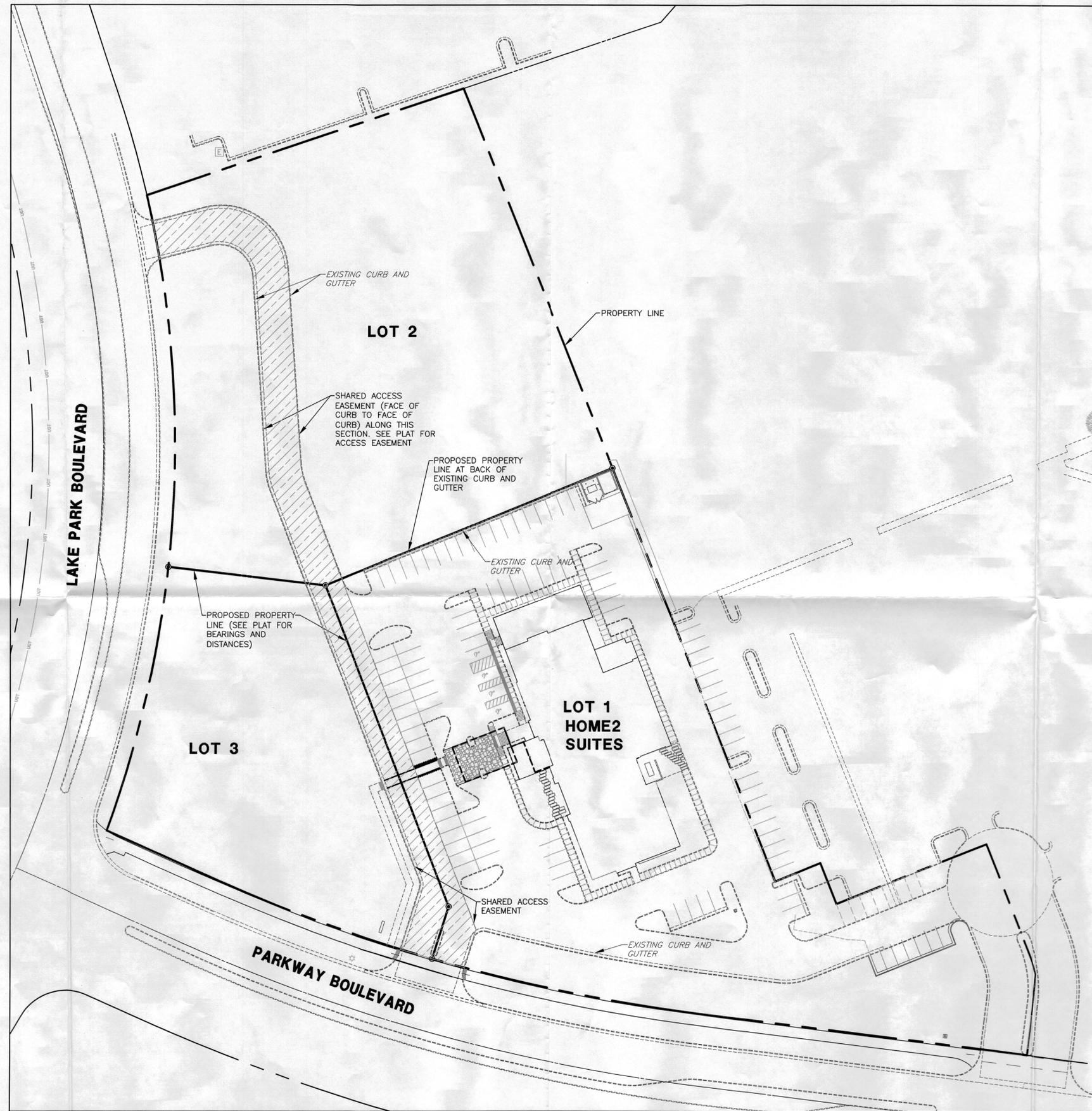


S-5-2015 Petition by **CORBIN BENNION** requesting a **minor subdivision** in the Lake Park Development. The subdivision will consist of 3 lots on 5.5 acres. The property is located at the northeast corner of Parkway Boulevard and Lake Park Boulevard and is zoned M (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)



S-5-2015 Petition by **CORBIN BENNION** requesting a **minor subdivision** in the Lake Park Development. The subdivision will consist of 3 lots on 5.5 acres. The property is located at the northeast corner of Parkway Boulevard and Lake Park Boulevard and is zoned M (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)





NOTE:
SEE PLAT FOR COMPLETE INFORMATION ON PROPERTY DIMENSIONS, EASEMENTS AND OTHER PERTINENT INFORMATION.

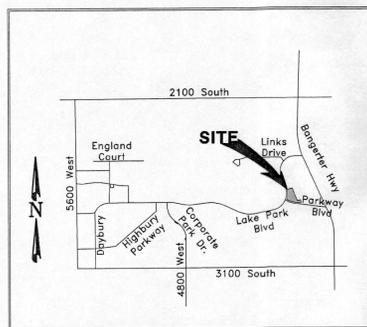
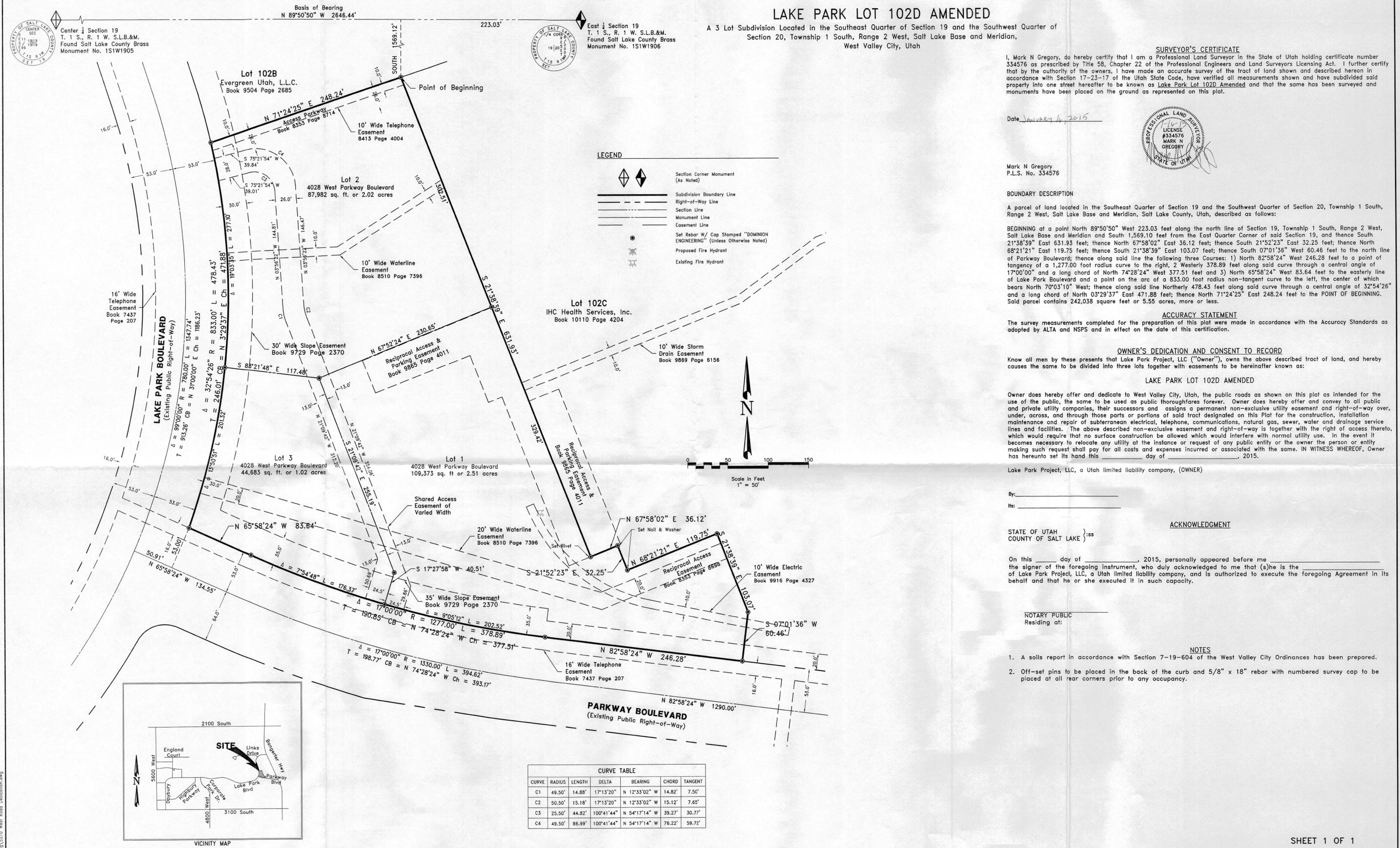
DRAWN	DCG 1/15	CHECKED	CAB 1/15
	DATE		DATE
DESIGNED	DCG 1/15	DCG	
	DATE	PROJECT ENGINEER	
APPROVED	CAB 1/15	CAB	
	DATE	PROJECT MANAGER	

INN MANAGEMENT, INC
WEST VALLEY CITY, UTAH



HOME 2 SUITES BY HILTON 4028 W. PARKWAY BLVD.
LOT 102D AMENDED

PROJECT NO.		2358
SHEET NO.		EX-1
NO.	REVISIONS	BY DATE
FILE NAME:	EX1A	SCALE: 1"=40'



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	49.50'	14.88'	17°13'20"	N 12°33'02" W	14.82'	7.50'
C2	50.50'	15.18'	17°13'20"	N 12°33'02" W	15.12'	7.65'
C3	25.50'	44.82'	100°41'44"	N 54°17'14" W	39.27'	30.77'
C4	49.50'	86.99'	100°41'44"	N 54°17'14" W	76.22'	59.72'

LAKE PARK LOT 102D AMENDED

A 3 Lot Subdivision Located in the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Utah

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into one street hereafter to be known as Lake Park Lot 102D Amended and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

Date January 16, 2015



Mark N Gregory
P.L.S. No. 334576

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point North 89°50'50" West 223.03 feet along the north line of Section 19, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 1,569.10 feet from the East Quarter Corner of said Section 19, and thence South 21°38'39" East 631.93 feet; thence North 67°58'02" East 36.12 feet; thence South 21°52'23" East 32.25 feet; thence North 68°21'21" East 119.75 feet; thence South 21°38'39" East 103.07 feet; thence South 07°01'36" West 60.46 feet to the north line of Parkway Boulevard; thence along said line the following three Courses: 1) North 82°58'24" West 246.28 feet to a point of tangency of a 1,277.00 foot radius curve to the right, 2) Westerly 378.89 feet along said curve through a central angle of 17°00'00" and a long chord of North 74°28'24" West 377.51 feet and 3) North 65°58'24" West 83.64 feet to the easterly line of Lake Park Boulevard and a point on the arc of a 833.00 foot radius non-tangent curve to the left, the center of which bears North 70°03'10" West; thence along said line Northerly 478.43 feet along said curve through a central angle of 32°54'26" and a long chord of North 03°29'37" East 471.88 feet; thence North 71°24'25" East 248.24 feet to the POINT OF BEGINNING. Said parcel contains 242,038 square feet or 5.55 acres, more or less.

ACCURACY STATEMENT

The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that Lake Park Project, LLC ("Owner"), owns the above described tract of land, and hereby causes the same to be divided into three lots together with easements to be hereinafter known as:

LAKE PARK LOT 102D AMENDED

Owner does hereby offer and dedicate to West Valley City, Utah, the public roads as shown on this plat as intended for the use of the public, the same to be used as public thoroughfares forever. Owner does hereby offer and convey to all public and private utility companies, their successors and assigns a permanent non-exclusive utility easement and right-of-way over, under, across, and through those parts or portions of said tract designated on this Plat for the construction, installation, maintenance and repair of subterranean electrical, telephone, communications, natural gas, sewer, water and drainage service lines and facilities. The above described non-exclusive easement and right-of-way is together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. In the event it becomes necessary to relocate any utility at the instance or request of any public entity or the owner the person or entity making such request shall pay for all costs and expenses incurred or associated with the same. IN WITNESS WHEREOF, Owner has hereunto set its hand this _____ day of _____, 2015.

Lake Park Project, LLC, a Utah limited liability company, (OWNER)

By: _____
Its: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } ss

On this _____ day of _____, 2015, personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that (s)he is the _____ of Lake Park Project, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

NOTARY PUBLIC
Residing at: _____

NOTES

1. A soils report in accordance with Section 7-19-604 of the West Valley City Ordinances has been prepared.
2. 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.

<p>Subdivider - Lake Park Project, LLC 12451 Tinning Ridge Drive Riverton, Utah 84065</p> <p>Zoning - An application for rezoning has been submitted and approved.</p> <p>Benchmark - East Quarter Corner of Section 24 Elevation = 4248.60</p>	<p style="text-align: center;">PLANNING COMMISSION</p> <p>Approved this _____ day of _____, 20____ by the West Valley City Planning Commission.</p> <p>Chairman, West Valley City Planning Commission</p>	<p style="text-align: center;">HEALTH DEPARTMENT</p> <p>Approved this _____ day of _____, 20____.</p> <p>Salt Lake Valley Health Department</p>	<p style="text-align: center;">IMPROVEMENT DISTRICT</p> <p>Approved this _____ day of _____, 20____.</p> <p>Granger-Hunter Improvement District</p>	<p style="text-align: center;">ENGINEER'S CERTIFICATE</p> <p>I hereby certify that this office has examined this plat and it is correct in accordance with information in this office.</p> <p>West Valley City Engineer Date _____</p>	<p style="text-align: center;">CITY ATTORNEY</p> <p>Approved as to form this _____, of _____, 20____, and is hereby approved.</p> <p>West Valley City Attorney</p>	<p style="text-align: center;">WEST VALLEY CITY COUNCIL</p> <p>Presented to West Valley City Council this _____ day of _____, 20____, at which time this road dedication plat was approved.</p> <p>City Manager _____ Attest: City Recorder _____</p>	<p style="text-align: center;">SALT LAKE COUNTY RECORDER</p> <p>State of Utah, County of Salt Lake, recorded and filed at the request of _____</p> <p>Date _____ Time _____ Book _____ Page _____</p> <p>\$ _____ Fees _____</p> <p>Salt Lake County Recorder</p>
---	--	--	--	---	---	--	--



P:\LakePark\Phase-2\Point5\Survey\dwg\3370 West Road Dedication.dwg