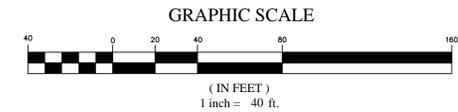


**S-10-2013** Petition by **ADAM NASH** requesting **preliminary and final subdivision approval** for the Wyatt Acres Subdivision. The subdivision consists of 7 lots on 2.24 acres and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). The property is located at 3100 S 6400 west. (Staff- **Steve Lehman** at 801-963-3311)



# WYATT ACRES SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 27, T1S, R2W, S.L.B.&M.  
WEST VALLEY CITY, UTAH



## SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 172675 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, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS WYATT ACRES SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



## LEGAL DESCRIPTION

All that Real Property described in Deed Book 9785 Page 2910 of the Official Records of Salt Lake County, LESS & EXCEPTING that Real Property described in Deed Book 9413 Page 9116 of the Official Records of Salt Lake County, located in the SE 1/4 of Section 27, Township 1 South, Range 2 West, Salt Lake Base & Meridian, West Valley City, Utah, more particularly described as follows:  
Beginning at a point on the westerly line of 6400 West Street located S0°02'48"E along the Section line 55.09 feet and West 33.00 feet from the East 1/4 Corner of Section 27, T1S, R2W, S.L.B.& M.; thence S0°02'48"E 287.21 feet; thence S89°57'12"W 323.07 feet to the east line of MEADOWGATE VILLAGE Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N0°02'48"W along said Plat 302.56 feet to the south line of 3100 South Street; thence East along said Street 307.99 feet; thence S45°00'00"E 21.34 feet to the point of beginning.  
Contains: 2.24 +/- acres

## 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, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

## WYATT ACRES SUBDIVISION

DO HEREBY DEDICATE TO WEST VALLEY CITY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

## LIMITED LIABILITY ACKNOWLEDGEMENT

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, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., 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 SALT LAKE COUNTY

## PERSONAL ACKNOWLEDGEMENT

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, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

## WYATT ACRES SUBDIVISION

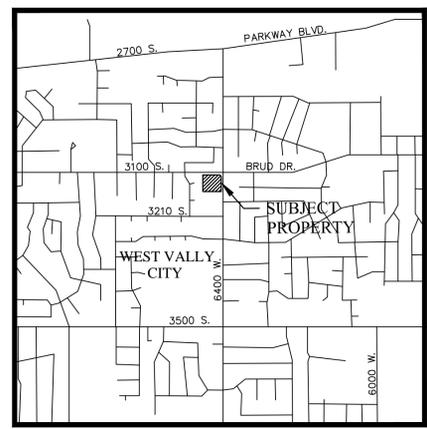
LOCATED IN THE SE 1/4 OF SECTION 27, T1S, R2W, S.L.B. & M.  
WEST VALLEY CITY, UTAH

## RECORDED #

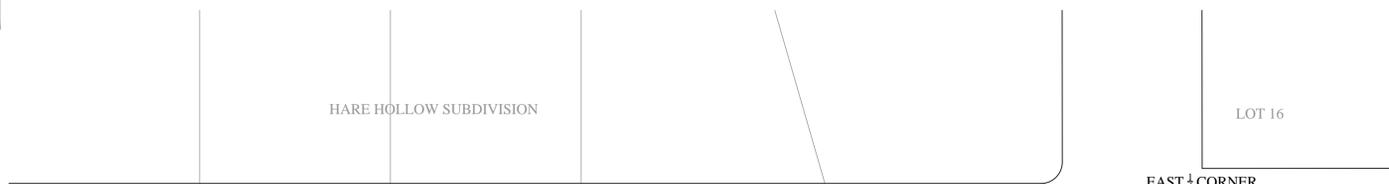
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER



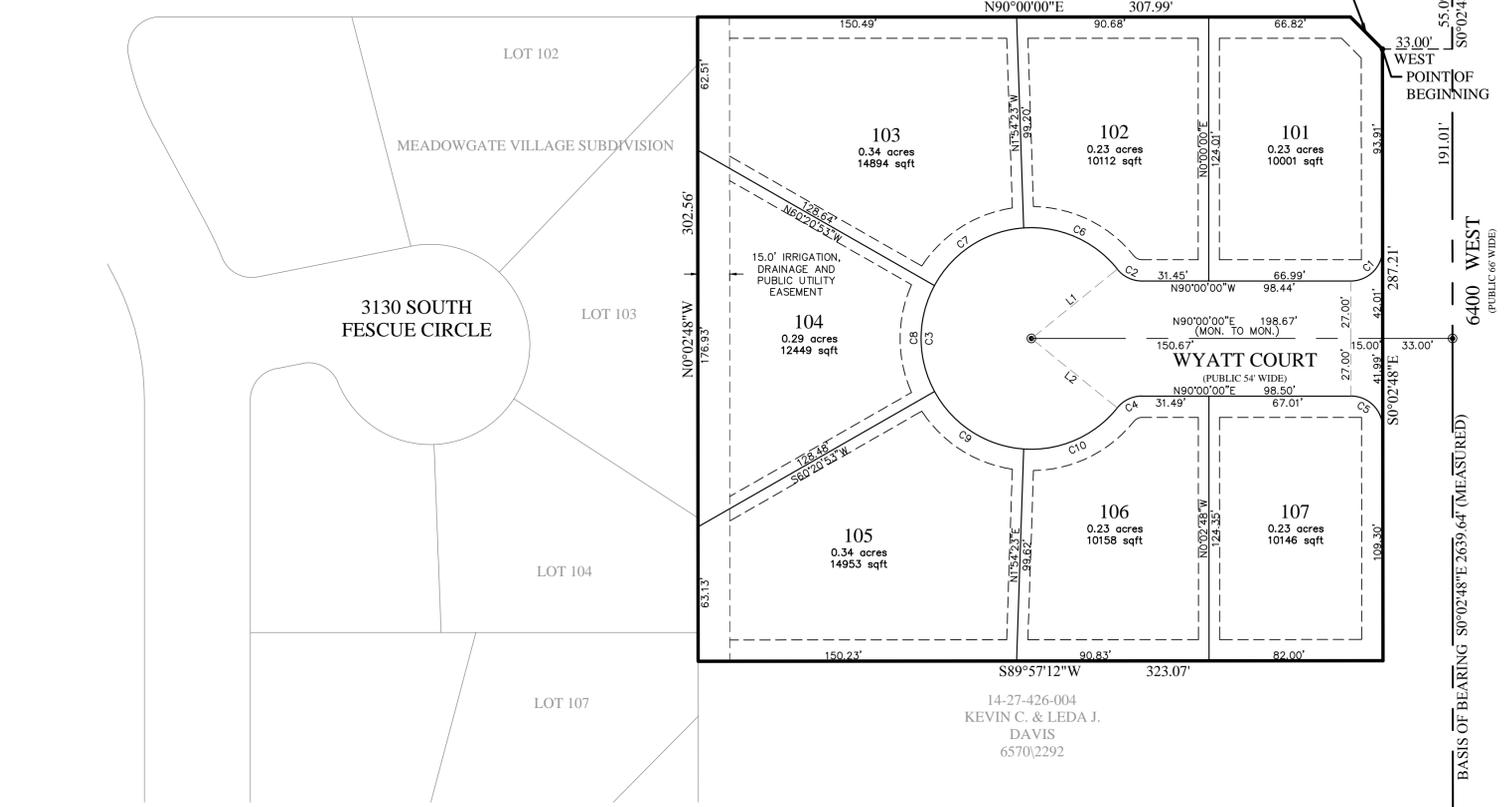
VICINITY MAP  
NTS



28 27 1/4 SECTION LINE (GRP: WEST 5312.07) MEASURED: WEST 5311.49'

WEST 1/4 CORNER OF SECTION 27 T1S, R2W, SLB&M

EAST 1/4 CORNER OF SECTION 27 T1S, R2W, SLB&M



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	90°02'48"	23.57'	N44°58'36"E	21.22'
C2	15.00'	51°10'51"	13.40'	S64°24'35"E	12.96'
C3	52.00'	282°21'41"	256.26'	S00°00'00"E	65.19'
C4	15.00'	51°10'51"	13.40'	S64°24'35"W	12.96'
C5	15.00'	89°57'12"	23.55'	N45°01'24"W	21.20'
C6	52.00'	55°17'25"	50.18'	S66°27'52"E	48.26'
C7	52.00'	57°19'44"	52.03'	N57°13'34"E	49.89'
C8	52.00'	57°07'24"	51.84'	N00°00'00"E	49.72'
C9	52.00'	57°19'44"	52.03'	N57°13'34"W	49.89'
C10	52.00'	55°17'25"	50.18'	S66°27'52"W	48.26'

Line Table		
LINE	LENGTH	DIRECTION
L1	52.00'	S51°10'51"W
L2	52.00'	N51°10'51"W

- NOTES:  
1) #5 REBAR AND CAPS TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF THE SIDE LOT LINES.  
2) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.

14-27-426-004  
KEVIN C. & LEDA J. DAVIS  
6570/2292

SOUTHEAST CORNER OF SECTION 27 T1S, R2W, SLB&M

PREPARED FOR  
**ADAM NASH**  
2885 SOUTH MAIN ST  
SALT LAKE CITY, UTAH  
84115, PH: 580-1428

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

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