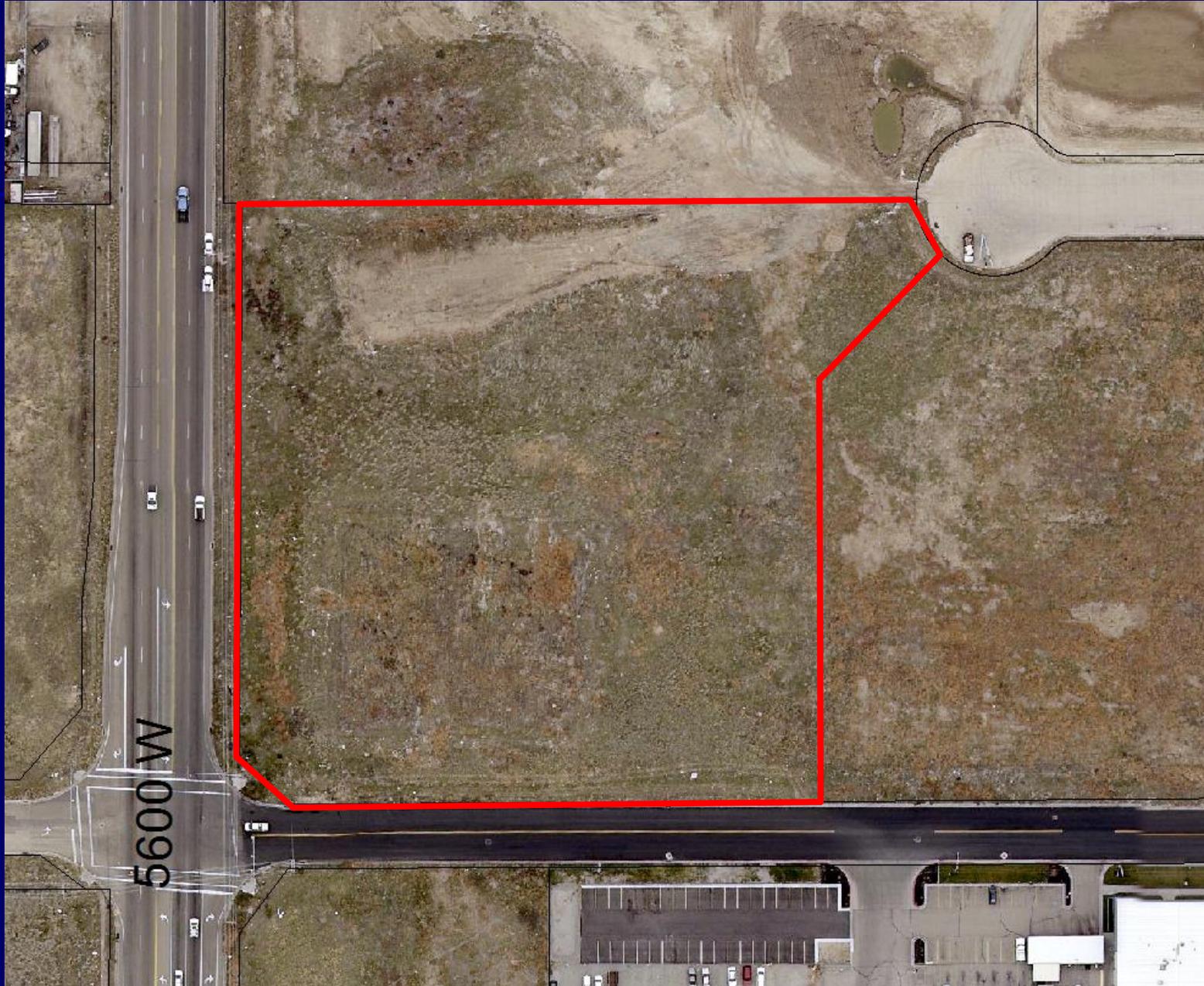
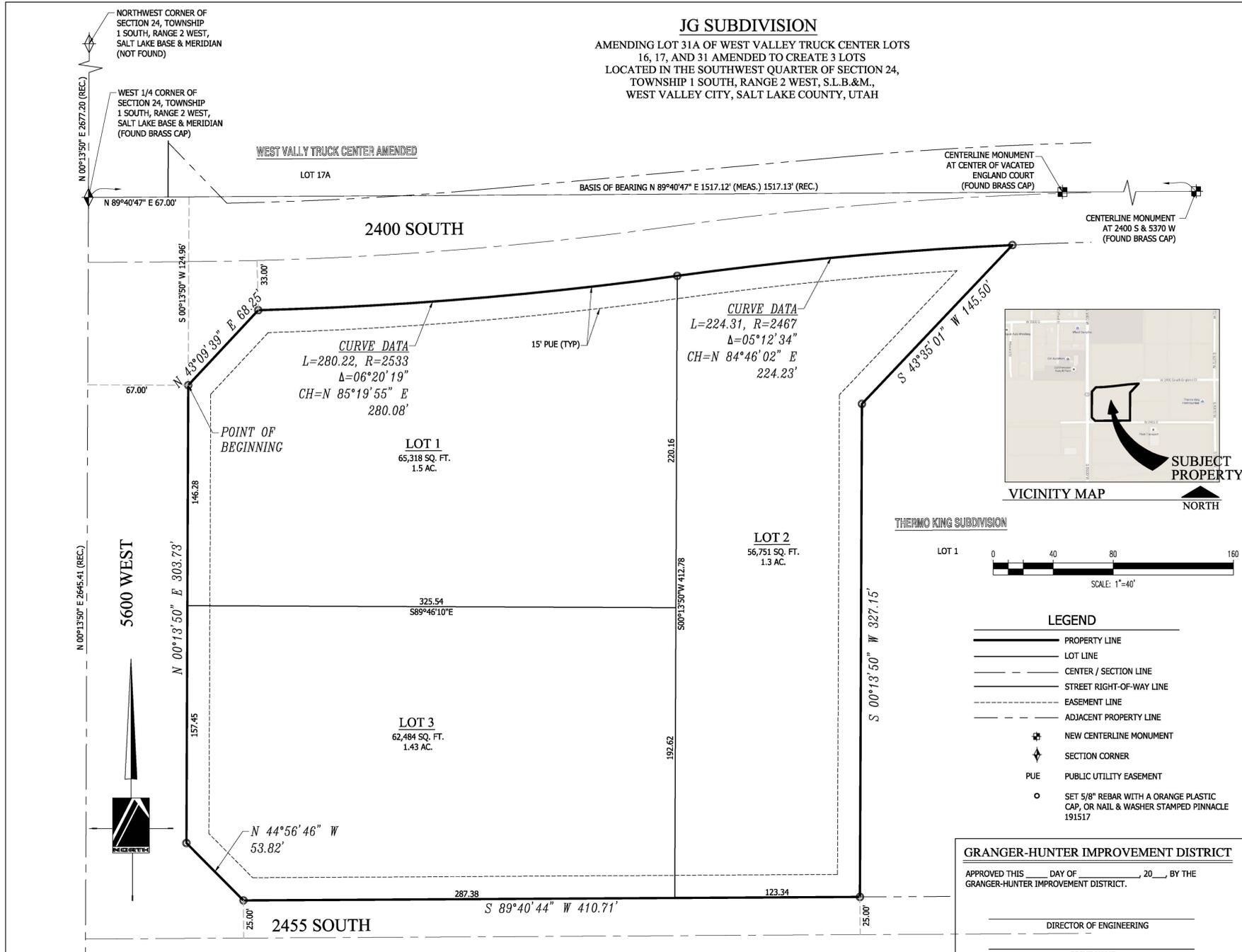


**S-11-2015** Petition by **FRED COX**, representing the property owner, requesting a **plat amendment** to lot 31 of the West Valley Truck Center Subdivision. The amendment of this lot will create 3 lots to be known as the JG subdivision. The property consists of 3 lots on 4.24 acres, is located at 5557 W 2400 S, and is zoned 'M' (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)



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#### SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 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, HEREAFTER TO BE KNOWN AS: JG SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

#### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 31A OF JG SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°40'47" EAST 67.00 FEET AND SOUTH 00°13'50" WEST 124.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 43°09'39" EAST 68.25 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 280.22 FEET ALONG THE ARC OF A 2533 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°20'19" (CHORD BEARS NORTH 85°19'55" EAST 280.08 FEET) TO A POINT OF REVERSE CURVATURE; THENCE 224.31 FEET ALONG THE ARC OF A 2467 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°12'34" (CHORD BEARS NORTH 84°46'02" EAST 224.23 FEET); THENCE SOUTH 43°35'01" WEST 145.50 FEET; THENCE SOUTH 00°13'50" WEST 327.15 FEET; THENCE SOUTH 89°40'41" WEST 410.71 FEET; THENCE NORTH 44°56'46" WEST 53.82 FEET; THENCE NORTH 00°13'50" EAST 303.73 FEET TO THE POINT OF BEGINNING.

CONTAINS: 184,572 SQ. FT. / 4.24 AC. - 3 LOTS

DATE \_\_\_\_\_ STEPHEN J. FACKRELL  
LICENSE NO. 191517

#### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS JG SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS AS SHOWN HEREON TO WEST VALLEY CITY.

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

#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

#### JG SUBDIVISION

AMENDING LOT 31A OF WEST VALLEY TRUCK CENTER LOTS  
16, 17, AND 31 AMENDED TO CREATE 3 LOTS  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B.&M.,  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

**PINNACLE**  
Engineering & Land Surveying, Inc.  
2720 North 350 West, Suite #108 Phone: (801) 773-1910  
LAYTON, UT 84041 Fax: (801) 773-1925

#### GRANGER-HUNTER IMPROVEMENT DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE  
GRANGER-HUNTER IMPROVEMENT DISTRICT.

\_\_\_\_\_  
DIRECTOR OF ENGINEERING  
PRINT NAME

**SALT LAKE VALLEY HEALTH DEPARTMENT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE  
SALT LAKE VALLEY HEALTH DEPARTMENT.  
\_\_\_\_\_  
PRINT NAME

**CITY ATTORNEY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE  
WEST VALLEY CITY ATTORNEY.  
\_\_\_\_\_  
CITY ATTORNEY  
\_\_\_\_\_  
PRINT NAME

**WEST VALLEY CITY PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE WEST  
VALLEY CITY PLANNING COMMISSION.  
\_\_\_\_\_  
COMMISSION CHAIR  
\_\_\_\_\_  
PRINT NAME

**WEST VALLEY CITY ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS  
OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION  
ON FILE AND IS HEREBY APPROVED.  
\_\_\_\_\_  
CITY ENGINEER DATE  
\_\_\_\_\_  
PRINT NAME

**WEST VALLEY CITY COUNCIL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE WEST  
VALLEY CITY COUNCIL.  
\_\_\_\_\_  
RECORDER PRINT NAME  
\_\_\_\_\_  
CITY MANAGER PRINT NAME

**SALT LAKE COUNTY RECORDER**  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER