

**S-13-2015** Petition by **ANDERSON WAHLEN & ASSOCIATES** requesting a **minor subdivision** for the **AFFCU 4100 South** Subdivision. The subdivision consists of 2 lots on 2.8 acres. The property is located at 4100 South 5600 West and is zoned RB. (Staff- **Steve Lehman** at 801-963-3311)

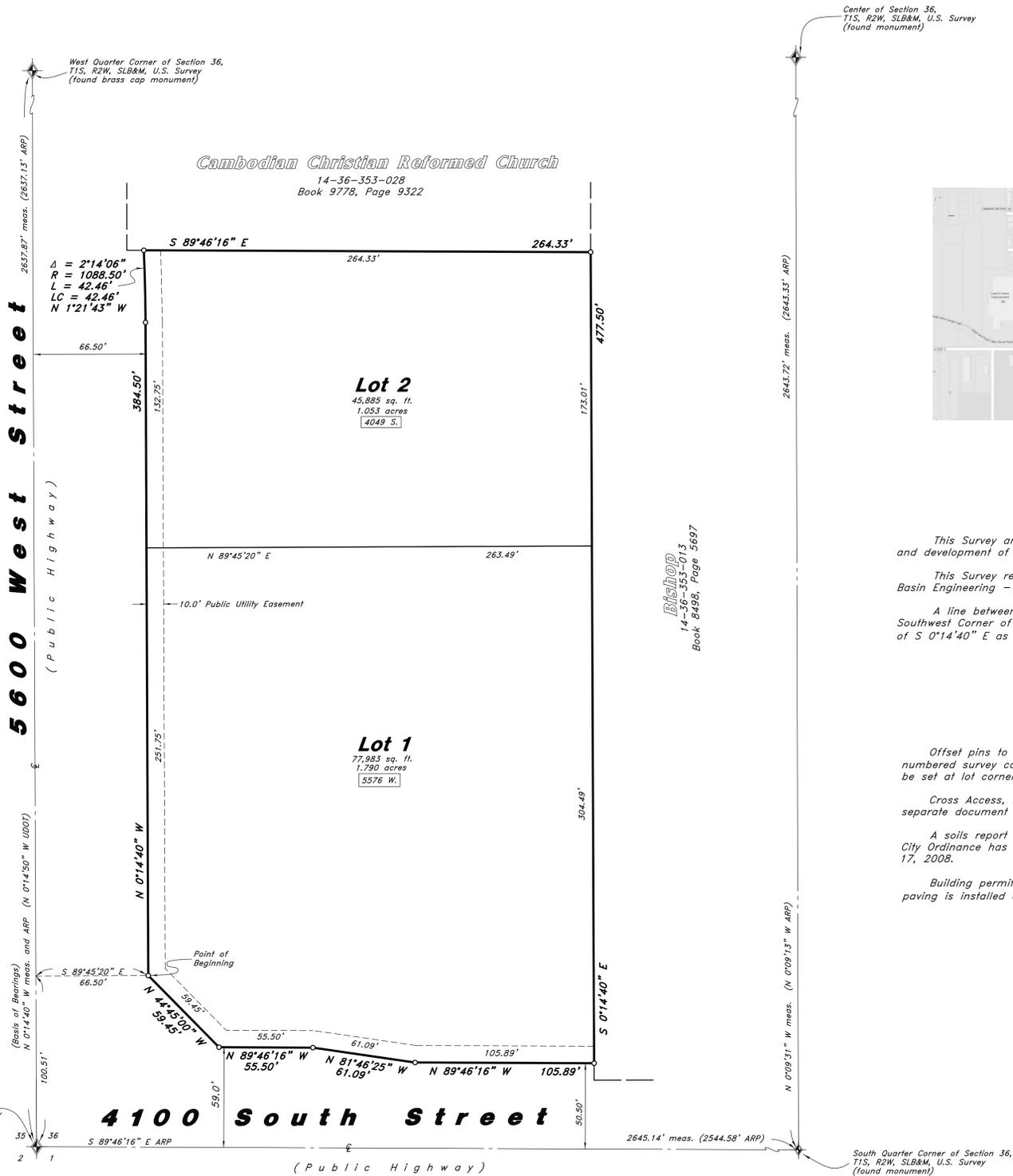
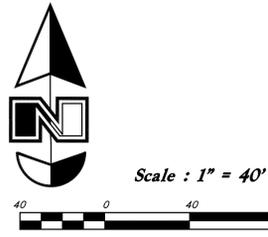


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# AFFCU 4100 South Subdivision

A Part of the Southwest Quarter of Section 36,  
Township 1 South, Range 2 West, SLB&M, U.S. Survey  
West Valley City, Salt Lake County, Utah



### Legend

- (RAD) Radial Line
- (NR) Non-Radial Line
- Boundary Line
- Lot Line
- - - Easement Line
- Centerline
- Section Corner Monument as noted
- Existing Street Monument
- Existing Fire Hydrant
- 5576 W. Address



### Narrative

This Survey and Subdivision was requested prerequisite to the , sale and development of 2 commercial lots.

This Survey retraces and honors a previous 2008 Survey by Great Basin Engineering - South.

A line between monuments found for West Quarter Corner and the Southwest Corner of Section 36 was assigned the Salt Lake County bearing of S 0°14'40" E as the Basis of Bearings.

### Notes

Offset pins to be set in the back of curb and 5/8" x 24" rebar with numbered survey cap to be placed at all lot corners. Nail and brass tag to be set at lot corners located in paved areas.

Cross Access, Drainage, and Parking easements will be recorded by separate document simultaneous with the the recording of this plat.

A soils report in accordance with section 7-19-604 of the West Valley City Ordinance has been prepared by GSH, Job No. 0107-026-08 dated April 17, 2008.

Building permits will not be issued for any structure until 1) asphalt paving is installed and 2) fire hydrants are installed, approved and charged.

### Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the 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 together with easements, hereafter to be known as

AFFCU 4100 South 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 the area, frontage, and width requirements as shown on this plat.

### Boundary Description

A part of the Southwest Quarter of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the East Line of 5600 West Street as widened to 66.50 foot half-width located 100.51 feet North 0°14'40" West along the Section Line; and 66.50 feet South 89°45'20" East from the Southwest Corner of said Section 36; and running thence along said East Line as widened the following two courses: North 0°14'40" West 384.50 feet to a point of tangency; and Northwesterly along the arc of a 1088.50 foot radius curve to the left a distance of 42.46 feet (Central Angle equals 2°14'06" and Long Chord bears North 1°21'43" West 42.46 feet); thence South 89°46'16" East 264.33 feet; thence South 0°14'40" East 477.50 feet to the North Line of 4100 South Street as widened to 50.50 foot half-width; thence along said North Line of 4100 South Street as widened the following three courses: North 89°46'16" West 105.89 feet; North 81°46'25" West 61.09 feet; and North 89°46'16" West 55.50 feet; thence North 44°45'00" West 59.45 feet to the East Line of 5600 West Street and the point of beginning.

Contains 123,868 sq. ft.  
or 2.844 acres



16 June, 2015.

Date

Bruce D. Pimper  
Utah PLS No. 362256

### Owner's Dedication

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots together with easements as shown on this plat, and name said tract

AFFCU 4100 South Subdivision

and hereby grant and 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 \_\_\_\_\_ This Day \_\_\_\_\_ AD, 20\_\_\_\_.

America First Federal Credit Union

by: \_\_\_\_\_  
by: Jil Morby  
Its: Senior Vice President of Operations

### Acknowledgment

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014 personally appeared before me, Jil Morby the signer of the foregoing Instrument, who duly acknowledged to me that (s)he is SR, Vice President of Operations of America First Federal Credit Union, and is authorized to execute the foregoing Dedication in its behalf and that he or she executed it in such capacity.

Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Print Name \_\_\_\_\_ A Notary Public



**AFFCU 4100 South Subdivision**  
A Part of the Southwest Quarter of Section 36,  
Township 1 South, Range 2 West, SLB&M, U.S. Survey  
West Valley City, Salt Lake County, Utah

West Valley Planning Commission  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
A.D., 20\_\_\_\_ by the West Valley  
City Planning Commission.

Salt Lake Valley Health Department  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

Granger Hunter Improvement District  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

West Valley City Engineer  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

Approval as to Form  
Approved as to Form this \_\_\_\_\_  
Day of \_\_\_\_\_ A.D., 20\_\_\_\_.

West Valley City Council  
Presented to the West Valley City Council this \_\_\_\_\_  
Day of \_\_\_\_\_ A.D., 20\_\_\_\_. At which time  
this subdivision was approved and accepted.

Recorded #  
State of Utah, County of Salt Lake, Recorded and Filed at the Request of  
Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Chairman - West Valley City Planning Commission

Salt Lake Valley Health Department

District Manager

West Valley City Engineer

West Valley City Attorney

Affest: City Recorder

West Valley City Manager

Fee \$ \_\_\_\_\_ Salt Lake County Recorder