

S-9-2015 Petition by **NICK MINGO**, representing **IVORY HOMES**, requesting **final plat approval** for the 2nd phase of the Park Vista Subdivision. The subdivision will consist of 33 lots on 11.4 acres. The subdivision is located at approximately 7000 W 4100 S and is zoned 'R-1-10' (single family residential, minimum lot size 10,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)

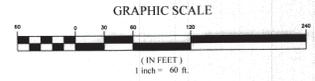


PARK VISTA SUBDIVISION PHASE 2

LOCATED IN THE SW¹/₄ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH

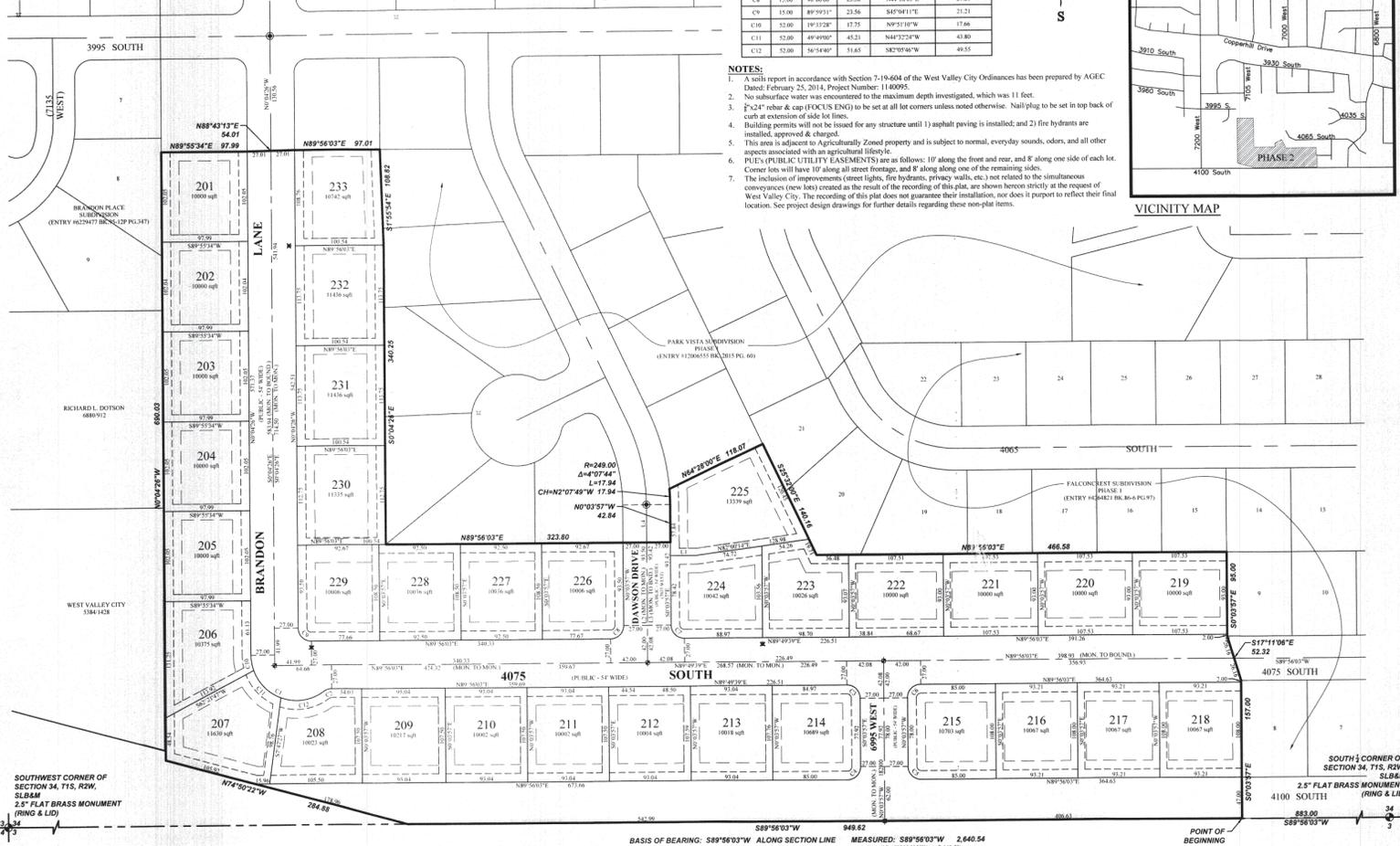
LINE	DIRECTION	LENGTH
L1	N89°50'37"E	30.00
L2	N0°03'57"W	178.24
L3	N0°03'57"W	125.50
L4	N0°03'57"W	42.84

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	52.00	120°17'08"	11.661	S67°13'06"E	9.78
C2	15.00	50°17'37"	8.50	S71°47'14"W	9.34
C3	15.00	80°30'24"	23.59	N45°07'09"W	21.23
C4	15.00	90°30'00"	23.56	N44°56'03"E	21.21
C5	15.00	90°30'00"	23.56	S45°03'57"E	21.21
C6	15.00	90°30'00"	23.56	S44°56'03"E	21.21
C7	15.00	90°30'24"	23.59	S45°07'09"E	21.23
C8	15.00	90°30'00"	23.56	N44°56'03"E	21.21
C9	15.00	89°59'31"	23.56	S45°04'11"E	21.21
C10	32.00	10°13'28"	17.75	N89°51'10"W	17.66
C11	32.00	49°49'00"	45.21	N44°32'24"W	43.80
C12	32.00	50°54'40"	51.65	S82°09'46"W	49.55



NOTES:

- A soils report in accordance with Section 7-19-606 of the West Valley City Ordinances has been prepared by AGEC dated February 25, 2014. Project Number: 118095.
- No subsurface water was encountered to the maximum depth investigated, which was 11 feet.
- 3" x 24" rebar & cap (FOCUS ENG) to be set at all lot corners unless noted otherwise. Nailflag to be set in top back of curb at extension of side lot lines.
- Building permits will not be issued for any structure until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved & changed.
- This area is adjacent to Agriculturally Zoned property and is subject to normal, everyday sounds, odors, and all other aspects associated with an agricultural lifestyle.
- P.U.T.S. (PUBLIC UTILITY EASEMENTS) are as follows: 10' along the front and rear, and 5' along one side of each lot. Corner lots will have 10' along all street frontage, and 5' along one side of the remaining sides.
- The inclusion of improvements (street lights, fire hydrants, private walls, etc.) not related to the simultaneous conveyances (new lots) created as the result of the recording of this plat, are shown hereon strictly at the request of West Valley City. The recording of this plat does not guarantee their installation, nor does it purport to reflect their final location. See project design drawings for further details regarding these non-lot items.



SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, hereinafter to be known as:

and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

May 28, 2015
Date

BOUNDARY DESCRIPTION

A portion of the SW¹/₄ of Section 34, Township 1 South, Range 2 West, Salt Lake Base & Meridian, located in West Valley City, Utah, more particularly described as follows:
Beginning at the southwest corner of FALCONCREST Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said corner being located S89°50'37"W along the Section line 883.00 feet from the South 1/2 Corner of Section 34, T1S, R2W, S.L.B. & M.; thence S89°50'37"W along the Section line 949.62 feet; thence N74°50'22"W 284.88 feet; thence N0°04'26"W 490.03 feet to the southwest corner of Lot 142, Phase 1, PARK VISTA Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, thence along said plat the following 9 (nine) courses and distances: N89°53'47"E 97.99 feet; thence N88°13'17"E 54.01 feet; thence N89°50'37"E 97.01 feet; thence S1°55'54"E 108.82 feet; thence S0°04'26"E 340.25 feet; thence N89°56'03"E 323.80 feet; thence N0°03'57"W 42.84 feet; thence along the arc of a 249.00 foot radius curve to the left 17.94 feet through a central angle of 4°07'44" (doubt); N2°07'49"W 17.94 feet; thence N84°29'02"E 114.07 feet to the westerly side of said FALCONCREST Subdivision, Phase 1; thence along said plat the following 5 (five) courses and distances: S25°32'00"E 140.16 feet; thence N89°56'03"E 466.58 feet; thence S0°03'57"E 95.00 feet; thence S17°11'06"E 52.32 feet; thence S0°03'57"E 157.00 feet to the point of beginning.

Contains: 11.34 +/- acres
33 lots

OWNER'S 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 IS TO BE HEREAFTER KNOWN AS

**PARK VISTA SUBDIVISION
PHASE 2**

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 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
HAND THIS DAY OF A.D. 2015

BY: _____ BY: _____
BY: _____ BY: _____
BY: _____ BY: _____

RON BIGELOW, MAYOR
WEST VALLEY CITY

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS DAY OF A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OF 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

LEGEND

- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (PHASE 1)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- MON. MONUMENT
- BOUND. BOUNDARY

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
902 WEST 8300 SOUTH
SANDY, UTAH 84070 P#R. (801) 352-0075
www.focusmbl.com

PREPARED FOR
IVORY DEVELOPMENT L.L.C.
978 WOODOAK LANE
MURRAY, UTAH

**PARK VISTA SUBDIVISION
PHASE 2**
LOCATED IN THE SW¹/₄ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH

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

GRANGER-HUNTER IMPROVEMENT DISTRICT
APPROVED THIS DAY OF A.D. 20

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.
ATTY: WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEE SALT LAKE COUNTY RECORDER