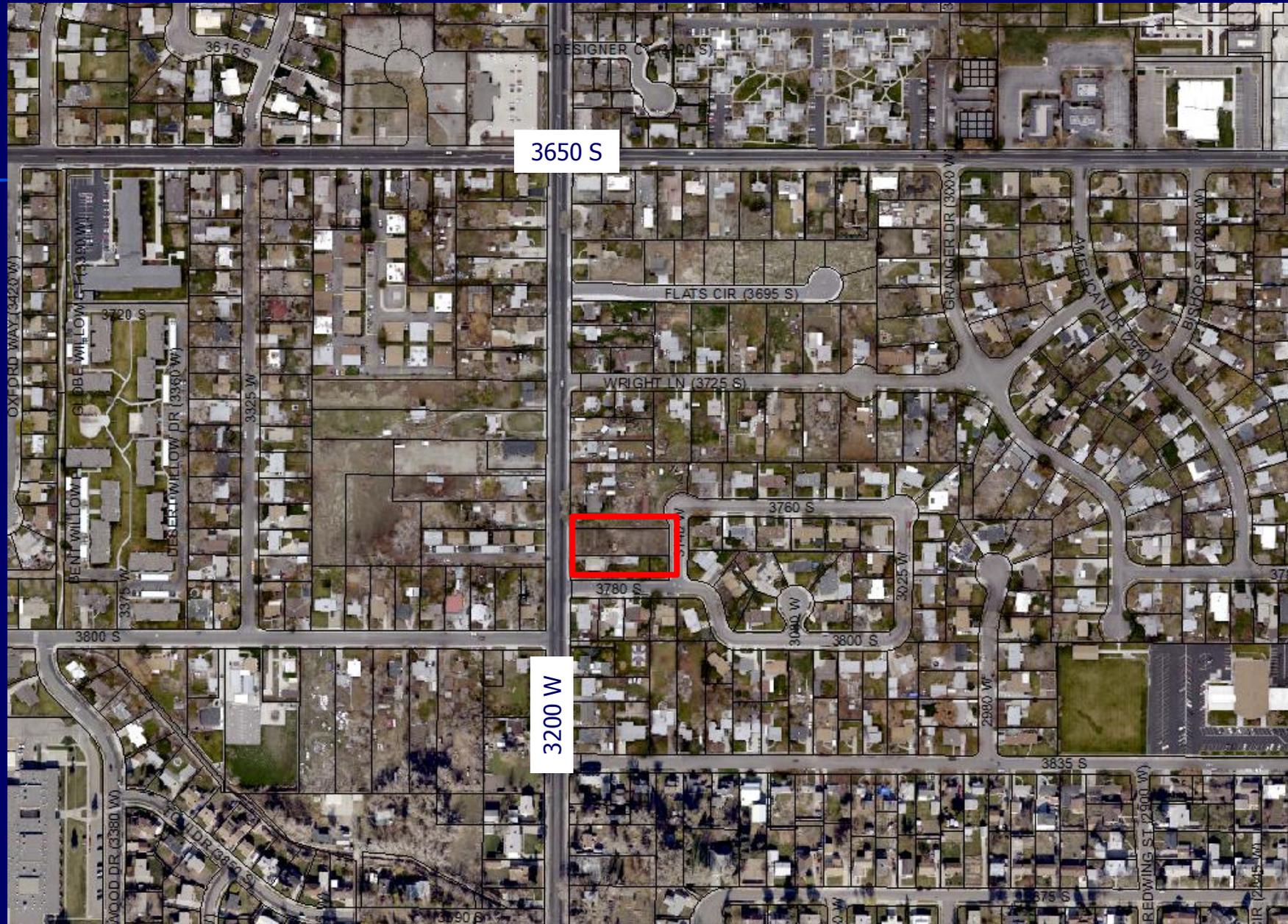


S-12-2015 Petition by **DON FRANCIS** requesting **minor subdivision approval** for the Iris Garden Subdivision. The subdivision consists of 4 lots on .86 acres. The property is located at 3777 South 3200 West and is zoned R-1-8. (Staff- **Steve Lehman** at 801-963-3311)



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IRIS GARDEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH

NORTHWEST CORNER SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FND STD. S.L.C. BRASS CAP)

3500 SOUTH STREET

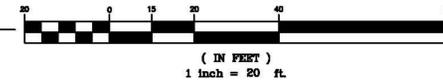
3760 SOUTH STREET

3200 WEST STREET

3140 WEST STREET

3780 SOUTH STREET

GRAPHIC SCALE



LEGEND

- SECTION CORNER
- FIRE HYDRANT
- STREET MONUMENT FOUND
- FOUND REBAR AND CAP
- SET RIVET
- SET REBAR AND CAP
- BOUNDARY LINE
- DEED AND ADJACENT SUBDIVISIONS

NOTES

1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 3/8" X 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL OTHER CORNERS, UNLESS OTHERWISE INDICATED.
2. BASED UPON A SOILS REPORT PREPARED FOR THE ADJACENT SUBDIVISIONS, NO GROUND WATER WAS EVIDENT. ELEVATION OF LOWEST FLOOR SLAB FOR LOT 2, 3 & 4 IS TO BE A MINIMUM OF 3.0 FEET ABOVE HIGH WATER TABLE, IF ENCOUNTERED.

VICINITY MAP NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, EVAN J. WOOD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163395 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREET TOGETHER WITH EASEMENTS TO BE KNOWN AS IRIS GARDEN SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

EVAN J. WOOD
LICENSE No. 163395

DATE

BOUNDARY DESCRIPTION

AN ENTIRE PARCEL OF PROPERTY, BEING COMPRISED OF THREE ADJOINING PARCELS IDENTIFIED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS PARCELS 15-33-153-006, 15-33-153-031 & 15-33-153-035, FOR THE PURPOSE OF CREATING A FOUR (4) LOT SUBDIVISION, SAID ENTIRE PARCEL SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE PARCEL SAID POINT BEING 162.00 FEET NORTH 00°00'20" EAST ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 33; AND RUNNING THENCE NORTH 00°00'20" EAST 140.00 FEET ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF SAID ENTIRE PARCEL; THENCE SOUTH 89°59'40" EAST 297.00 FEET TO THE NORTHEAST CORNER OF SAID ENTIRE PARCEL WHICH IS ON THE WESTERLY RIGHT OF WAY LINE OF 3140 WEST STREET AS ESTABLISHED BY CANDLESTICK PARK SUBDIVISION, RECORDED AT BOOK "Y", PAGE 19 IN THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 00°00'20" WEST 140.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE PARCEL WHICH IS AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 3780 SOUTH STREET AS ESTABLISHED BY SAID CANDLESTICK PARK SUBDIVISION; THENCE NORTH 89°59'40" WEST 297.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 41,580 SQ. FT. OR 0.95 ACRE AND FOUR (4) LOTS.

OWNER'S DEDICATION

Known all men by these presents that _____ the _____ undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and street, together with easements to be hereafter known as the

IRIS GARDEN SUBDIVISION

do dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also do 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 _____ this _____ day of _____ A.D., 20____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
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

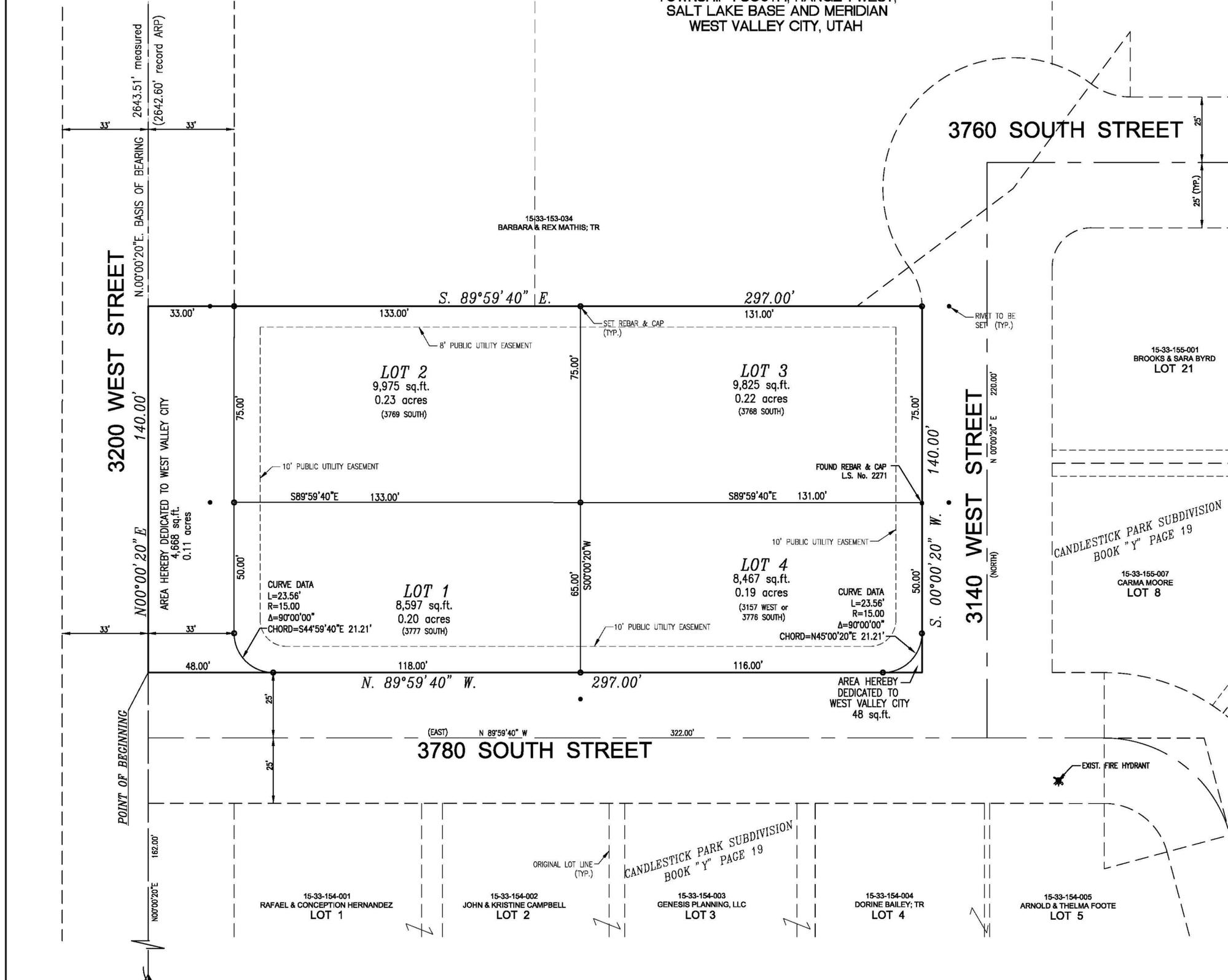
IRIS GARDEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH

150612



**PIONEER
LAND SURVEYING**
BROADBENT BUSINESS PARK
3613 WEST 1987 SOUTH
SALT LAKE CITY, UTAH 84104
PHONE (801) 975-1017



WEST QUARTER CORNER OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN (FND
STD. S.L.C. BRASS CAP)

<p>PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20____</p> <p>BY THE CITY PLANNING COMMISSION</p> <p>CHAIRMAN, CITY PLANNING COMMISSION</p>	<p>GRANGER-HUNTER IMPROVEMENT DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20____</p> <p>BY THE IMPROVEMENT DISTRICT</p> <p>GENERAL MANAGER</p>	<p>BOARD OF HEALTH</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20____</p> <p>BY _____</p> <p>DIRECTOR</p>	<p>CITY ENGINEER'S CERTIFICATE</p> <p>APPROVED AS TO COMPLIANCE WITH CITY ORDINANCE</p> <p>DATE _____ CITY ENGINEER _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20____</p> <p>CITY ATTORNEY _____</p>	<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE CITY COUNCIL APPROVED THIS _____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>ATTEST: CITY RECORDER CITY MANAGER</p>	<p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE \$ _____ CLERK _____ SALT LAKE COUNTY RECORDER _____</p>
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