PARK VISTA SUBDIVISION
PHASE 1
(INCLUDES THE AMENDMENT OF A PORTION OF FALCON CREST SUBDIVISION, PHASE 1)
LOCATED IN THE SW$\frac{1}{4}$ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH

Curve Table

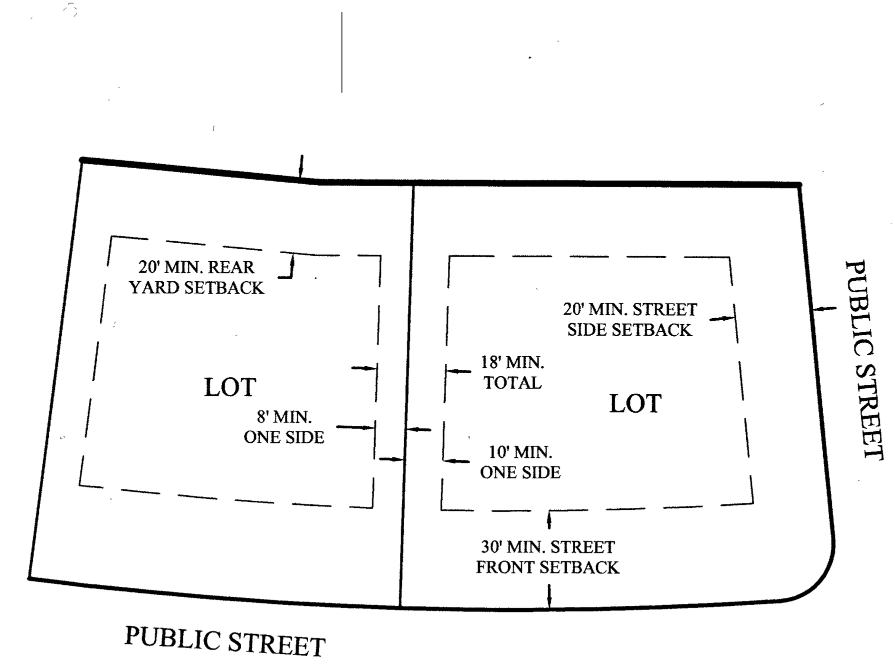
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	222.00	25°28'03"	98.68	N12°47'59"W	97.87
C2	187.00	25°28'03"	83.12	S12°47'59"E	82.44
C3	187.00	15°48'28"	51.59	N7°50'17"E	51.43
C4	187.00	41°16'31"	134.71	S4°53'44"E	131.82
C5	15.00	90°00'29"	23.56	N44°55'48"E	21.21
C6	15.00	90°26'28"	23.68	S45°17'40"E	21.29
C7	15.00	89°59'31"	23.56	N45°04'11"W	21.21
C8	15.00	89°33'32"	23.45	S44°42'20"W	21.13
C9	15.00	90°26'57"	23.68	N45°17'26"W	21.30
C10	15.00	89°59'28"	23.56	S44°55'47"W	21.21
C11	160.00	25°28'03"	71.12	S12°47'59"E	70.53
C12	214.00	25°28'03"	95.12	S12°47'59"E	94.34
C13	15.00	90°00'00"	23.56	N19°28'00"E	21.21
C14	52.00	282°21'41"	256.26	S25°32'00"E	65.19
C15	15.00	51°10'51"	13.40	S38°52'35"W	12.96
C16	15.00	90°00'00"	23.56	N70°32'00"W	21.21
C17	195.00	25°28'03"	86.68	N12°47'59"W	85.96
C18	249.00	25°28'03"	110.68	N12°47'59"W	109.77
C19	15.00	90°00'32"	23.56	N45°04'13"W	21.21
C20	15.00	90°00'00"	23.56	S44°56'03"W	21.21
C21	160.00	15°48'28"	44.14	N7°50'17"E	44.00
C22	15.00	89°21'21"	23.39	S44°36'43"W	21.09
C23	214.00	15°48'28"	59.04	N7°50'17"E	58.86
C24	160.00	41°16'31"	115.26	S4°53'44"E	112.79
C25	15.00	90°00'00"	23.56	N45°03'57"W	21.21

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C26	214.00	41°16'31"	154.16	S4°53'44"E	150.85
C27	15.00	36°09'38"	9.47	S18°00'52"W	9.31
C28	15.00	90°00'00"	23.56	S45°03'57"E	21.21
C29	52.00	126°09'38"	114.50	S26°59'08"E	92.73
C30	52.00	10°39'19"	9.67	N84°44'17"W	9.66
C31	52.00	63°38'10"	57.75	N47°35'33"W	54.83
C32	52.00	35°10'27"	31.92	S18°30'27"W	31.42
C33	214.00	15°35'14"	58.22	N17°44'23"W	58.04
C34	214.00	20°41'05"	77.26	N0°23'46"E	76.84
C35	214.00	5°00'12"	18.69	N13°14'25"E	18.68
C36	160.00	23°36'38"	65.93	S11°52'16"E	65.47
C37	160.00	1°51'25"	5.19	S24°36'18"E	5.19
C38	249.00	21°20'19"	92.73	S14°51'51"E	92.20
C39	214.00	10°16'28"	38.38	N20°23'46"W	38.32
C40	214.00	15°11'35"	56.75	N7°39'44"W	56.58
C41	52.00	54°31'18"	49.48	S40°32'48"W	47.64
C42	52.00	56°32'58"	51.32	N83°55'04"W	49.26
C43	52.00	65°08'31"	59.12	N23°04'20"W	55.99
C44	52.00	64°53'15"	58.89	N41°56'33"E	55.79
C45	52.00	41°15'40"	37.45	S84°58'59"E	36.64
C46	15.00	51°10'51"	13.40	S89°56'35"E	12.96
C47	52.00	16°41'42"	15.15	S7°25'37"E	15.10
C48	214.00	10°31'22"	39.30	S5°11'44"W	39.25
C49	214.00	5°17'06"	19.74	N13°05'58"E	19.73

Line Table

LINE	DIRECTION	LENGTH
L1	N64°28'00"E	17.80
L2	N64°28'00"E	17.80
L3	S25°32'00"E	13.58
L4	N0°03'57"W	78.23
L5	S0°03'57"E	75.86
L6	N0°03'57"W	36.23
L7	N89°56'03"E	79.99
L8	S0°03'57"E	36.23
L9	S0°03'57"E	33.87
L10	S0°03'57"E	33.53
L11	S25°38'51"W	52.00
L12	S76°42'51"E	52.00
L13	N0°03'57"W	42.84
L14	N0°03'57"W	42.84
L15	S89°56'03"W	83.00
L16	N0°04'26"W	84.99
L17	S0°04'26"E	82.64
L18	N0°04'26"W	90.58
L19	S0°04'26"E	88.89
L20	N89°56'03"E	45.01
L21	N89°29'06"E	45.32
L22	S89°29'06"W	41.68
L23	S89°56'03"W	41.99
L24	N0°04'26"W	40.01
L25	S0°04'26"E	42.35
L26	S0°04'26"E	41.68
L27	N0°04'26"W	39.99
L29	S25°32'00"E	55.58
L30	S12°47'59"E	97.87
L31	N7°50'17"E	51.43
L32	S4°53'44"E	131.82
L33	N89°56'03"E	17.65



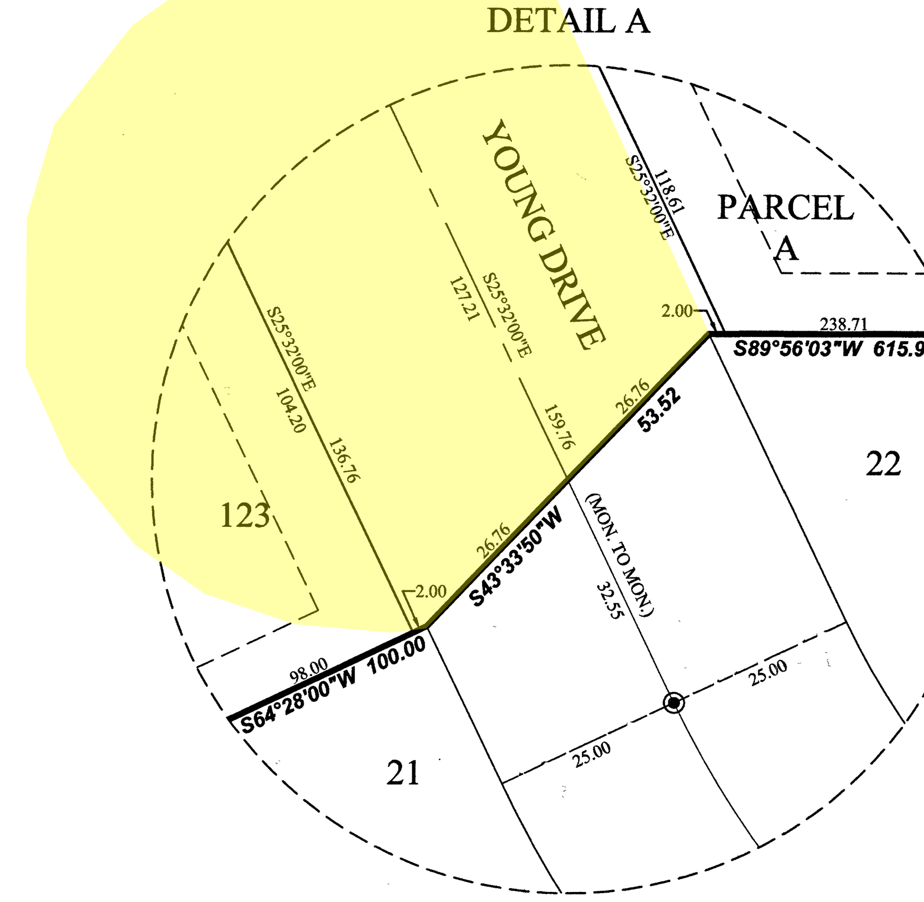
TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:
1. A soils report in accordance with Section 7-19-604 of the West Valley City Ordinances has been prepared by AGEC Dated: February 25, 2014, Project Number: 1140095.
2. No subsurface water was encountered to the maximum depth investigated, which was 11 feet.
3. Grading at the back of lots 103-112 & 129-132 is to be done so that all storm water is retained within the lot boundaries and does not drain onto adjacent lots. Retention areas are permanent features and may not be altered.
4. Individual lot grading and drainage plans are required to be submitted with building applications for lots 103-112 & 129-132.
5. $\frac{5}{8}$"x24" rebar & cap (FOCUS ENG) to be set at all lot corners unless noted otherwise. Nail/plug to be set in top back of curb at extension of side lot lines.
6. Building permits will not be issued for any structure until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved & charged.
7. 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.
8. Parcel "A" is hereby conveyed to West Valley City.
9. PUE's (PUBLIC UTILITY EASEMENTS) are as follows: 10' along the front and rear, and 8' along one side of each lot. Corner lots will have 10' along all street frontage, and 8' along along one of the remaining sides.

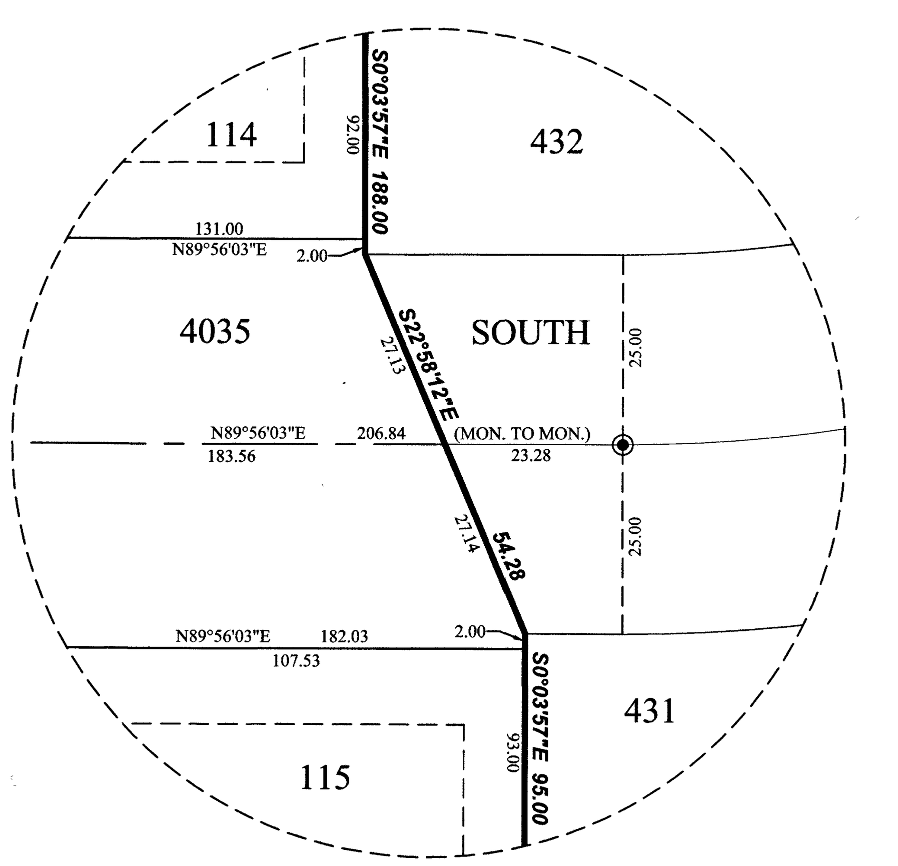
LEGEND

- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (FOUND)

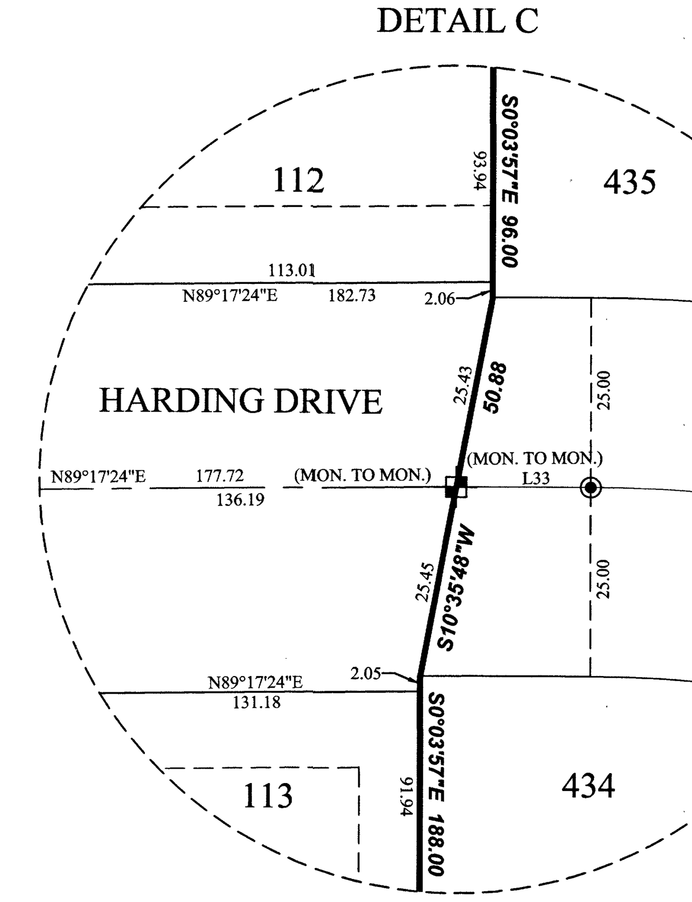
DETAIL A



DETAIL B



DETAIL C



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 owners(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, hereafter to be known as:

PARK VISTA SUBDIVISION
PHASE 1

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.

PROFESSIONAL LAND SURVEYOR No. 172675 DENNIS P. CARLISLE 1-12-15 STATE OF UTAH

Dennis P. Carlisle (signature)
Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

January 12, 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 Lot 431, CHAPARRAL ESTATES No. 4 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said corner being located S89°56'03"W along the Section line 697.84 feet and North 542.01 feet from the South ¼ Corner of Section 34, T1S, R2W, S.L.B. & M.; thence S89°56'03"W 615.93 feet along the northerly line of Lots 22-29 of FALCONCREST Subdivision, Phase 1, to the northwest corner of Lot 22 of said Plat; thence S43°33'50"W along said Plat 53.52 feet to the northeast corner of Lot 21; thence S64°28'00"W along said Plat 100.00 feet to the northwest corner of said Lot 21; thence S25°32'00"E along said Plat 35.14 feet; thence S64°28'00"W 118.07 feet; thence Southeasterly along the arc of a 249.00 foot radius non-tangent curve (radius bears: S85°48'19"W) 17.94 feet through a central angle of 4°07'44" (chord: S2°07'49"E 17.94 feet); thence S0°03'57"E 42.84 feet; thence S89°56'03"W 323.80 feet; thence N0°04'26"W 340.25 feet; thence N1°55'54"W 108.82 feet; thence S89°56'03"W 97.01 feet; thence S88°43'13"W 54.01 feet; thence S89°55'34"W 98.00 feet to the easterly line of BRANDON PLACE Subdivision, according to the Official Plat thereof; thence N0°04'26"W along said Plat 256.15 feet to the south line of CHAPARRAL ESTATES Subdivision, according to the Official Plat thereof; thence N89°56'03"E 1,398.71 feet along said Plat and along CHAPARRAL ESTATES No. 2 to the northwest corner of CHAPARRAL ESTATES Subdivision No. 4, according to the Official Plat thereof; thence along said Plat the following 5 (five) courses and distances: S0°03'57"E 96.00 feet; thence S10°35'48"W 50.88 feet; thence S0°03'57"E 188.00 feet; thence S22°58'12"E 54.28 feet; thence S0°03'57"E 95.00 feet to the point of beginning.

Contains: 16.19+/- acres
1 parcel and 42 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, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

PARK VISTA SUBDIVISION
PHASE 1

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. 2014

BY: ______________________ (signature: Ron Bigelow)
RON BIGELOW, MAYOR
WEST VALLEY CITY

BY: Ivory Development, LLC, By (signature), President
BY: Christopher P. Gamvroulas

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE 13th DAY OF Jan A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, Christopher P Gamvroulas, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF Ivory Development LLC, 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 12-20-17 (signature)
#673003
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

WEST VALLEY CITY ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF SALT LAKE)

ON THIS 4 DAY OF March, 2015, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HEREON OWNER'S DEDICATION, WHO BEING DULY SWORN DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE SIGNED THE PLAT ENTITLED "PARK VISTA SUBDIVISION PHASE 1" ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

Deann Varney
NOTARY PUBLIC
Commission Expires 3-15-2018 Notary # 672979

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

SHEET 1 OF 2

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

PARK VISTA SUBDIVISION
PHASE 1
(INCLUDES THE AMENDMENT OF A PORTION OF FALCON CREST SUBDIVISION, PHASE 1)
LOCATED IN THE SW$\frac{1}{4}$ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH

PLANNING COMMISSION

APPROVED THIS 18th DAY OF Feb A.D. 2015 BY THE WEST VALLEY CITY PLANNING COMMISSION
(signature)
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS 14 DAY OF January A.D. 2015
(signature)
~~DIRECTOR~~, S. L. VALLEY HEALTH DEPT.

GRANGER-HUNTER IMPROVEMENT DISTRICT

APPROVED THIS 14th DAY OF January A.D. 2015
(signature)
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
17 FEB. 15 (signature)
DATE WEST VALLEY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 19th DAY OF February A.D. 2015
(signature)
WEST VALLEY CITY ATTORNEY

CITY COUNCIL

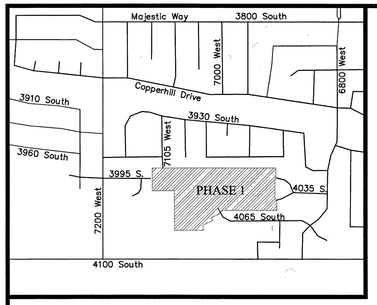
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 5th DAY OF March A.D. 2015 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Carol Hicks Deputy (signature)
ATTEST: WEST VALLEY CITY RECORDER SEAL CITY MANAGER, WEST VALLEY CITY

RECORDED # 12006555

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
West Valley City
DATE 3/9/15 TIME 1:55 PM BOOK 2015P PAGE 60
$103.00
FEE
Jacelyn Nowak / Deputy
SALT LAKE COUNTY RECORDER

14-34-31, 32 14-34-354-010, 381-011 $103.00

PARK VISTA SUBDIVISION
PHASE 1
(INCLUDES THE AMENDMENT OF A PORTION OF FALCON CREST SUBDIVISION, PHASE 1)
LOCATED IN THE SW¼ OF SECTION 34, T1S, R2W, SLB&M
WEST VALLEY CITY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N
S

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 owners(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, hereafter to be known as:

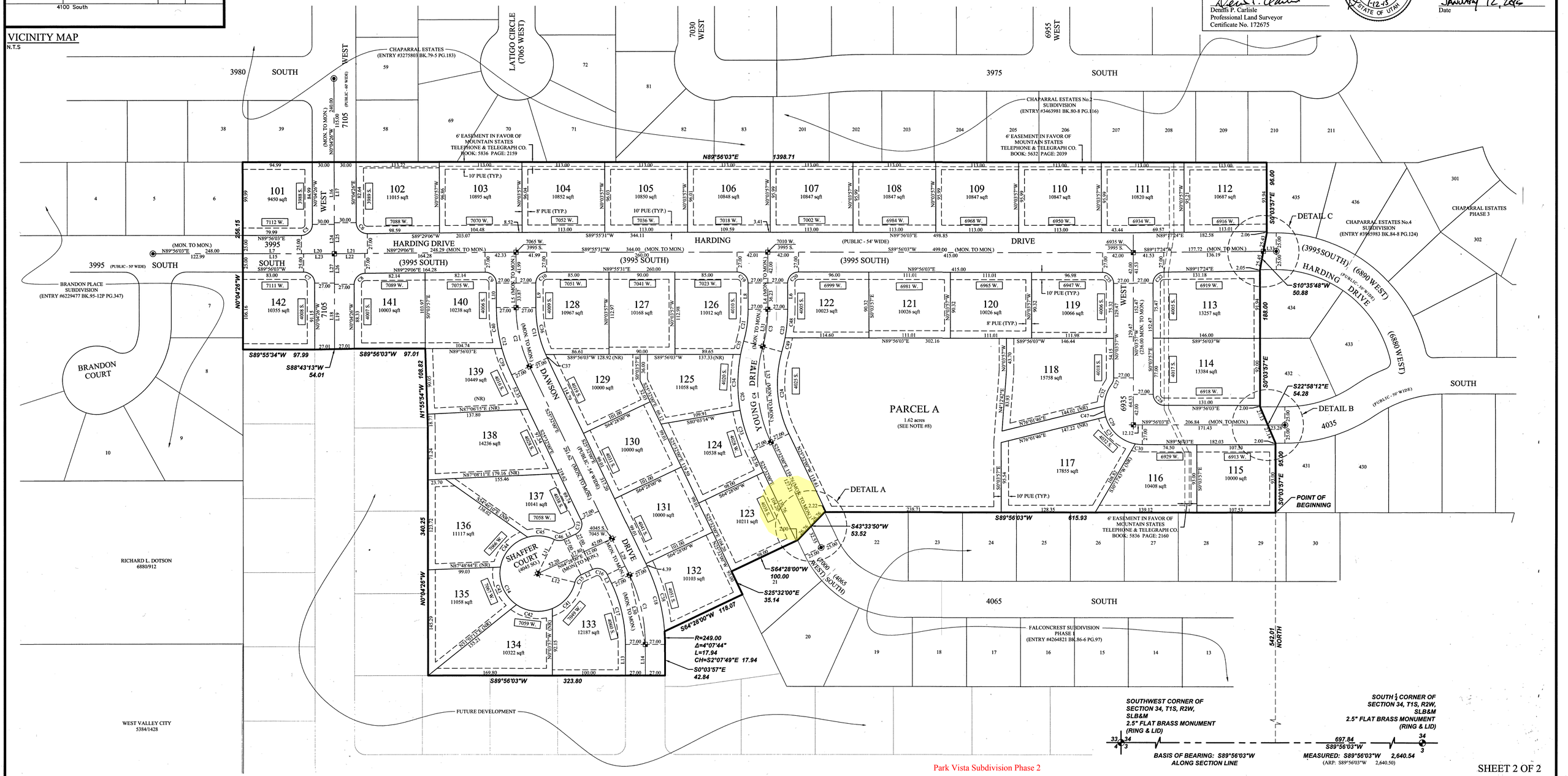
PARK VISTA SUBDIVISION
PHASE 1

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.

PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
1-12-15
STATE OF UTAH

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

January 12, 2015
Date



Park Vista Subdivision Phase 2

SHEET 2 OF 2

LEGEND
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (FOUND)

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

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

RECORDED # 12006555

STATE OF UTAH, COUNTY OF SALT LAKE , RECORDED AND FILED AT THE REQUEST OF
WEST VALLEY CITY
DATE 3/9/15 TIME 1:55 PM BOOK 2015P PAGE 60
$103.00 FEE
JAELYN NOWAK / DEPUTY
SALT LAKE COUNTY RECORDER