

S-19-2015 Petition by **ANDERSON WAHLEN & ASSOCIATES**, representing **SUBURBAN LAND RESERVE INC.**, has filed a **minor subdivision application** for lot 103B in the Lake Park Development. The subject property is located on the southeast corner of Parkway Boulevard and Lake Park Boulevard. The subdivision will consist of 2 lots on 23 acres and is zoned manufacturing. (Staff- **Steve Lehman** at 801-963-3311)



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Lake Park Lot 103B Subdivision

A Part of the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northeast Quarter of Section 30, Township 1 South, Range 1 West, SLB&M, U.S. Survey West Valley City, Salt Lake County, Utah

Legend

- Boundary Line
- Lot Line
- Easement Line
- Centerline
- Section Corner Monument as noted
- 5576 W. Address

Narrative

This Survey and Subdivision was requested prerequisite to the development of 2 commercial lots, and retraces a 2013 Richardson Surveying Inc. Survey filed as S2013-10-0399 in the Salt Lake County Surveyor's Office.

A line between monuments found for Northeast Corner and the North Quarter Corner of Section 30 was assigned the Salt Lake County bearing of S 89°58'39" W as the Basis of Bearings.



Scale: 1" = 100'



Vicinity Map
no scale

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

Lake Park Lot 103B 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

Beginning at a point South 89°58'39" West 904.599 feet along the Section Line and North 51.440 feet from the Northeast Corner of Section 30, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence Northeastly 500.857 feet along the southerly line of a widened portion of Lake Park Boulevard, an 844.00 foot radius curve to the left (Delta = 34°00'04" and chord bears North 47°19'06" East 493.540 feet); thence Northeastly 56.979 feet along a 39.00 foot radius curve to the right (Delta = 83°42'32" and long chord bears North 72°10'20" East 52.045 feet); thence South 65°58'24" East 36.844 feet along a widened portion of Parkway Boulevard; thence Southeastly 199.863 feet along a 1394.000 foot radius curve to the left (Delta = 08°12'53" and long chord bears South 70°04'51" East 199.692 feet); thence South 81°05'27" East 162.996 feet to the Southerly line of Parkway Boulevard, a 106 foot wide right-of-way; thence South 82°58'24" East 412.896 feet along last said southerly line to the Westerly boundary of the Golf Course property described and recorded in Book 7483, beginning on Page 1058 of the official records of the Salt Lake County Recorder's office; thence South 22°36'15" West 444.659 feet; thence along said golf course boundary for the following six courses: South 12°47'56" West 445.249 feet; South 01°21'14" West 174.901 feet; North 83°42'35" West 166.108 feet; North 74°18'17" West 230.217 feet; North 83°00'14" West 332.925 feet; and North 63°47'22" West 238.209 feet; thence North 601.574 feet along the East line of the PACIFICORP property to the point of beginning.

Contains: 999,602 sq. ft.
or 22.948 acres
2 Lots



11 Aug. 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

Lake Park Lot 103B 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 whereby _____ Have hereunto set _____ This Day _____ AD, 20____.

Suburban Land Reserve Inc.

by:
its:

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared _____, who before me, the undersigned Notary Public, _____, who being by me duly sworn did say that he/she is the _____ of _____ of _____ Suburban Land Reserve, Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

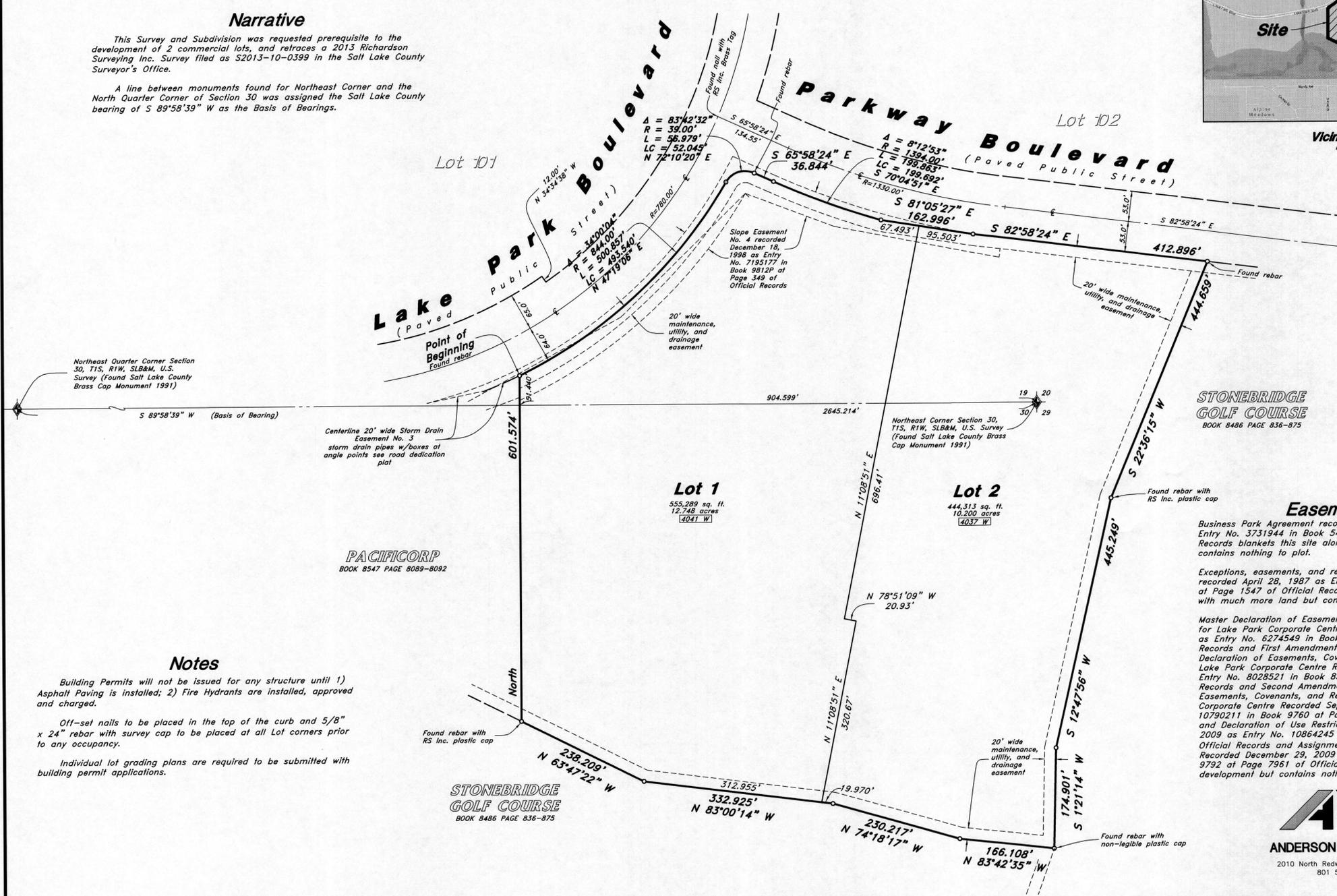
Print Name A Notary Public

Easements:

Business Park Agreement recorded November 19, 1982 as Entry No. 3731944 in Book 5421 at Page 116 of Official Records blankets this site along with much more land but contains nothing to plat.

Exceptions, easements, and reservations contained in a Deed recorded April 28, 1987 as Entry No. 4445608 in Book 5909 at Page 1547 of Official Records blankets this property along with much more land but contains nothing to plat.

Master Declaration of Easements, Covenants, and Restrictions for Lake Park Corporate Centre Recorded February 6, 1996 as Entry No. 6274549 in Book 7325 at Page 615 of Official Records and First Amendment and Supplement to Master Declaration of Easements, Covenants, and Restrictions for Lake Park Corporate Centre Recorded October 12, 2001 as Entry No. 8028521 in Book 8510 at Page 7400 of Official Records and Second Amendment to Master Declaration of Easements, Covenants, and Restrictions for Lake Park Corporate Centre Recorded September 2, 2009 as Entry No. 10790211 in Book 9760 at Page 2605 of Official Records and Declaration of Use Restrictions recorded December 22, 2009 as Entry No. 10864245 in Book 9790 at Page 7009 of Official Records and Assignment of Declarant's Rights Recorded December 29, 2009 as Entry No. 10869039 in Book 9792 at Page 7961 of Official Records blankets the entire development but contains nothing more to plat.



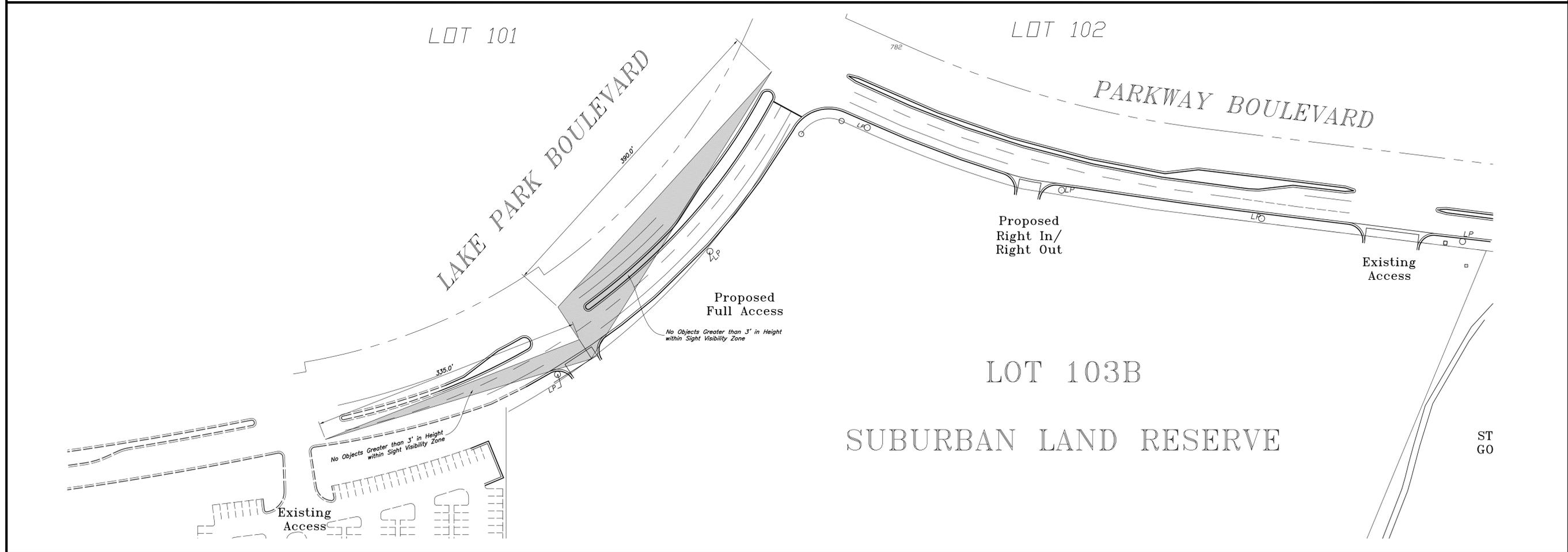
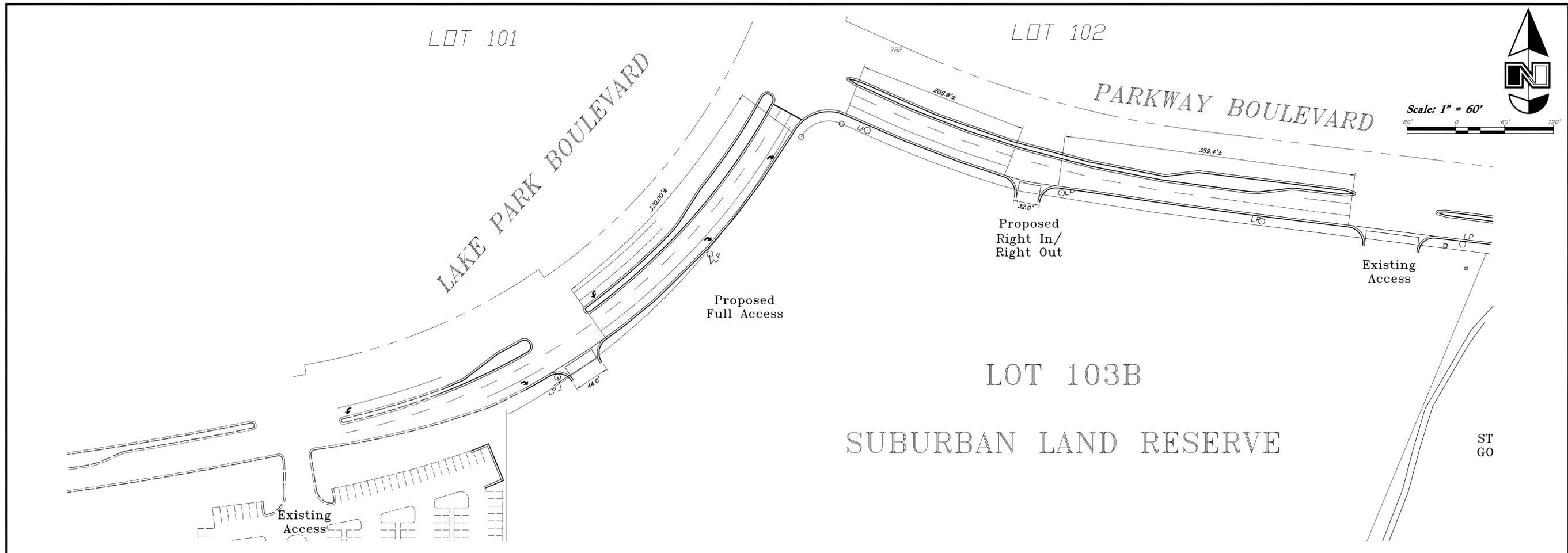
Notes

Building Permits will not be issued for any structure until 1) Asphalt Paving is installed; 2) Fire Hydrants are installed, approved and charged.

Off-set nails to be placed in the top of the curb and 5/8" x 24" rebar with survey cap to be placed at all Lot corners prior to any occupancy.

Individual lot grading plans are required to be submitted with building permit applications.

West Valley 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____. Salt Lake Valley Health Department	Granger Hunter Improvement District Approved this _____ Day of _____ A.D., 20____. District Manager	West Valley City Engineer Approved this _____ Day of _____ A.D., 20____. West Valley City Engineer	Approval as to Form Approved as to Form this _____ Day of _____ A.D., 20____. West Valley City Attorney	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. Attest: City Recorder West Valley City Manager	Recorded # State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____ Date _____ Time _____ Book _____ Page _____ Fee \$ _____ Salt Lake County Recorder
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NO.	DATE	DESCRIPTION

Designed by: SY
 Drafted by: NN
 Client Name:

15-055EX1

ANNA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.521.8529 - AWEngineering.net

Access Exhibit
Lake Park Lot 103
 4041 West Parkway Boulevard
 West Valley City, Utah

12 Jun, 2015
 SHEET NO.
EX1