07-110-SUB-2A (12-12)

Sunset Hills P.U.D. Phase 2A

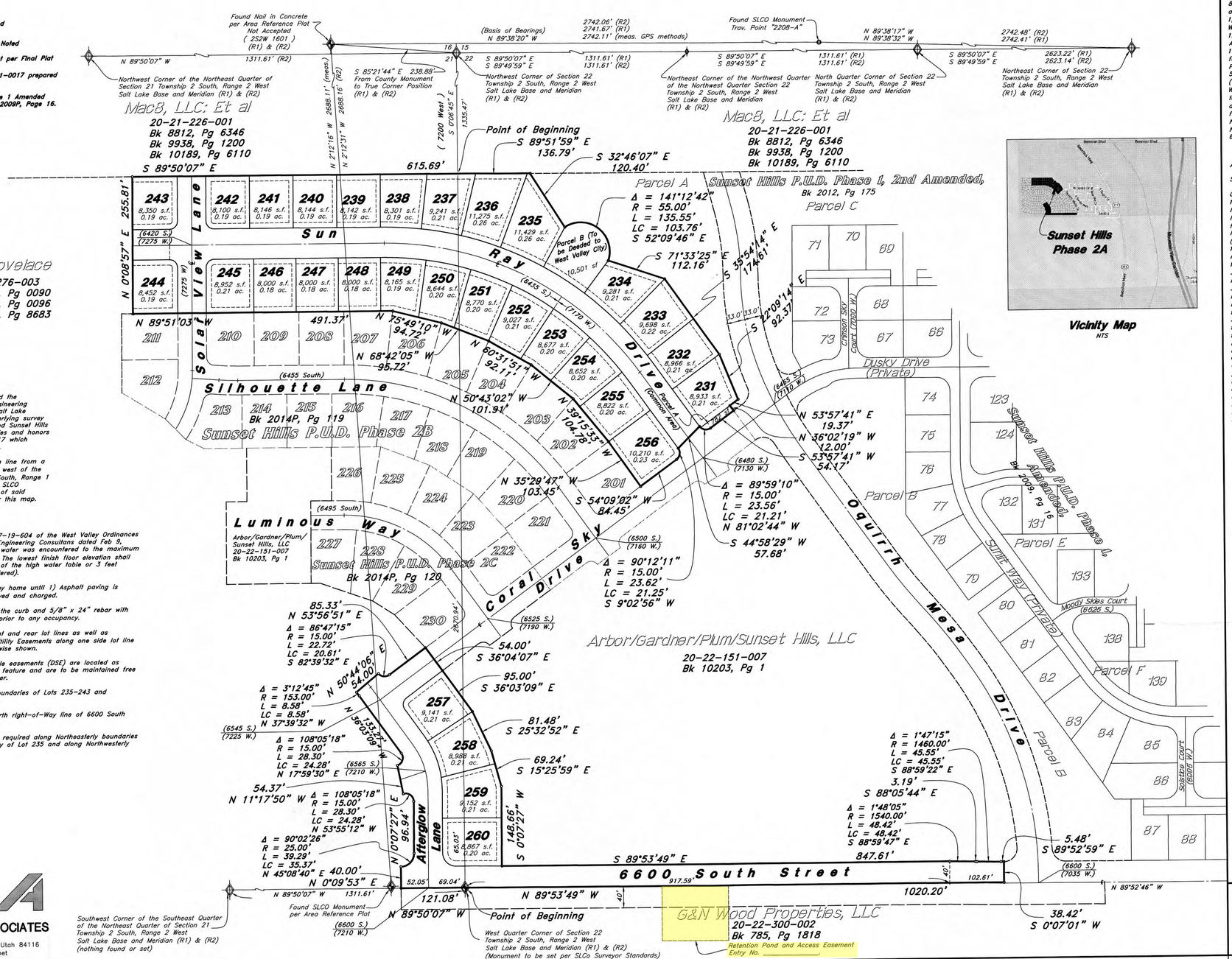
A part of the Northeast Quarter of Section 21 and Northwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base & Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah

Scale : 1" = 100'

100 0 100 200

Legend

- Proposed Monument to be set per Salt Lake County Surveyor Standards
- Existing Street Monument
- (R) Radial Line
- (N/R) Non-Radial Line
- Boundary Line
- Lot Line
- Easement Line
- Centerline
- (Found) Monument as Noted
- (Not Found) Monument as Noted
- 5/8"x24" Rebar & Cap Set per Final Plat
- (R1) Record of Survey S1989-01-0017 prepared by John Stahl
- (R2) Sunset Hills P.U.D. – Phase 1 Amended Record Document in Book 2009P, Page 16.



Narrative

This survey and subdivision have honored the boundaries as previously surveyed by Wood Engineering Group, on record as S2005-08-0517 in the Salt Lake County Surveyors Office which is also the underlying survey for Sunset Hills P.U.D. Phase 1 – Amended and Sunset Hills P.U.D. Phase 1, 2nd Amended which also verifies and honors a previous survey on record as S1989-01-0017 which re-establishes the section corners in this area.

The bearing North 89°38'20" West along a line from a 1/2 rebar SLCO traverse point "2208-A" lying west of the North 1/4 corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian to a found SLCO monument lying West of the Northwest corner of said section was used as the basis of bearings for this map.

Notes

A soils report in accordance with section 7-19-604 of the West Valley Ordinances has been prepared. By Applied Geotechnical Engineering Consultans dated Feb 9, 2006 according to the soils report no ground water was encountered to the maximum depth investigated of approximately 15½ feet. The lowest finish floor elevation shall be three feet higher than the historical depth of the high water table or 3 feet higher than ground water elevation (if encountered).

Building permits will not be issued for any home 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 other corners prior to any occupancy.

10' Public Utility Easements (PUE) on front and rear lot lines as well as Subdivision boundaries. 8' side yard Public Utility Easements along one side lot line as indicated by dashed lines, except as otherwise shown.

10' rear and/or 8' side lot drainage swale easements (DSE) are located as shown. These swales are to be a permanent feature and are to be maintained free of anything that would hinder the flow of water.

6' vinyl fence required along Northerly boundaries of Lots 235-243 and Southerly boundary of Lot 231.

6' masonry wall required along along North right-of-Way line of 6600 South Street.

6' black vinyl chain link fence with slats required along Northeasterly boundaries of Lots 231-235, along Southeasterly boundary of Lot 235 and along Northwesterly boundary of Lot 234.

ANWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Surveyor's Certificate

I, Kirk D. Randall, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334567 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, a parcel, and streets together with easements, hereafter to be known as

Sunset Hills P.U.D. Phase 2A

And that the same has been correctly surveyed and monumented 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 Northwest Quarter of Section 22 and the Northeast Quarter of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah:

Beginning at the Southwest Corner of the Northwest Quarter of said Section 22, said point being 1,335.47 feet South 0°06'45" East along the Section Line from the Northwest Corner of said Section 22 as established per John Stahl Survey on file with the Salt Lake County Surveyor's office, Document S1989-01-0017. Said Northwest Corner of said Section 22 also being 238.88 feet South 85°21'44" East from an existing Salt Lake County monument as shown on the County Area Reference Plat and running thence South 89°51'59" East 136.79 feet to the Northwest Corner of Sunset Hills P.U.D. Phase 1, 2nd Amended as recorded in the Salt Lake County Recorder's Office; thence Six courses along the Westerly boundary of said Sunset Hills P.U.D. Phase 1, 2nd Amended as follows: South 32°46'07" East 120.40 feet; Southeasterly along the arc of a 55.00 foot radius curve to the right 135.55 feet (Central Angle equals 141°12'42" and Long Chord bears South 52°09'46" East 103.76 feet); South 71°33'25" East 112.16 feet; South 35°54'14" East 174.61 feet; South 22°09'14" East 92.37 feet; South 53°57'41" West 19.37 feet; and South 36°02'19" East 12.00 feet to the Northerly line of Coral Sky Drive and the Sunset Hills P.U.D Phase 2B Boundary; thence twelve courses along said boundary, as follows: South 53°57'41" West 54.17 feet; Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Center bears North 36°02'19" West; Central Angle equals 89°59'10" and Long Chord bears North 81°02'44" West 21.21 feet); South 45°07'54" West 57.68 feet; Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.62 feet (Center bears South 53°56'51" West; Central Angle equals 90°12'11" and Long Chord bears South 9°02'56" West 21.25 feet) to a point of tangency; South 54°09'02" West 84.45 feet; North 35°29'47" West 103.45 feet; North 39°15'33" West 104.78 feet; North 50°43'02" West 101.91 feet; North 60°31'51" West 92.11 feet; North 68°42'05" West 95.72 feet; North 75°49'10" West 94.72 feet; and North 89°51'03" West 491.37 feet; thence North 0°08'57" East 255.81 feet; thence South 89°50'07" East 615.69 feet to the point of beginning.

Contains 320,572 sq. ft.
or 7.359 acres
26 Lots, 2 Parcels

Also:

A part of the Northwest Quarter of Section 22 and the Northeast Quarter of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah:

Beginning at the West Quarter Corner of said Section 22, said Corner being located 2670.94 feet South 0°06'45" East from the Northwest Corner of said Section 22; and running thence North 89°50'07" West 121.08 feet along the Quarter Section line; thence North 0°09'53" East 40.00 feet; thence Easterly and Northeasterly along the arc of a 25.00 foot radius curve to the left a distance of 39.29 feet (Center bears North 0°09'53" East, Central Angle equals 90°02'26" and Long Chord bears North 45°08'40" East 35.37 feet) to a point of tangency; thence North 0°07'27" East 96.94 feet to a point of curvature; thence Northerly, Northwesterly and Westerly along the arc of a 15.00 foot radius curve to the left a distance of 28.30 feet (Central Angle equals 108°05'18" and Long Chord bears North 53°55'12" West 24.28 feet); thence North 11°17'50" West 34.37 feet; thence Northeasterly, Northerly and Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 28.30 feet (Center bears North 17°57'51" West, Central Angle equals 108°05'18" and Long Chord bears North 17°59'30" East 24.28 feet) to a point of tangency; thence North 36°03'09" West 133.27 feet to a point of curvature; thence Northwesterly along the arc of a 153.00 foot radius curve to the left a distance of 8.58 feet (Central Angle equals 3°12'45" and Long Chord bears North 37°39'32" West 8.58 feet); thence North 50°44'06" East 54.00 feet; thence Southeasterly, Easterly and Northeasterly along the arc of a 15.00 foot radius curve to the left a distance of 22.72 feet (Center bears North 50°44'06" East, Central angle equals 86°47'15" and Long Chord bears South 82°39'32" East 20.61 feet) to a point of tangency; thence North 53°56'51" East 85.33 feet to the Southeasterly corner of Lot 230, Sunset Hills P.U.D. Phase 2C Subdivision on the Northwesterly line of Coral Sky Drive as it exists at 27.00 foot half width; thence South 36°04'07" East 54.00 feet to the Southeasterly line of said Coral Sky Drive; thence South 36°03'09" East 95.00 feet; thence South 25°32'52" East 81.48 feet; thence South 15°25'59" East 69.24 feet; thence South 0°07'27" West 148.66 feet; thence South 89°53'49" East 847.61 feet along a line parallel with and 40.00 feet perpendicularly distant Northerly from the Quarter Section line to a point of curvature; thence Southeasterly along the arc of a 1540.00 foot radius curve to the right a distance of 48.42 feet (Central Angle equals 1°48'05" and Long Chord bears South 88°59'47" East 48.42 feet) to a point of tangency; thence South 88°05'44" East 3.19 feet to a point of curvature; thence Southeasterly along the arc of 1460.00 foot radius curve to the left a distance of 45.55 feet (Central Angle equals 1°47'15" and Long Chord bears South 88°59'22" East 45.55 feet) to a point of tangency; thence South 89°52'59" East 5.48 feet to the Westerly line of Sunset Hills P.U.D. Phase 1, Amended Subdivision and the Northerly line of 6600 South Street; thence South 0°07'01" West 38.42 feet along the Westerly line of said Sunset Hills P.U.D. Phase 1, Amended Subdivision to the Quarter Section line; thence North 89°53'49" West 1020.20 feet along the Quarter Section line to the point of beginning.

Contains 111,114 sq. ft.
or 2.551 acres
4 Lots
Total Area Contains
320,572 sq. ft.
+111,114 sq. ft.
431,686 sq. ft.
or 9.910 acres
30 Lots, 2 Parcels

10 Sept 2015
Date

PROFESSIONAL LAND SURVEYOR 334567 KIRK D. RANDALL STATE OF UTAH

Kirk D. Randall
Utah PLS No. 334567

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 together with easements, to be hereafter known as

Sunset Hills P.U.D. Phase 2A

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 owner(s) 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. The undersigned owner(s) also hereby convey Parcel A to the Arbor/Gardner/Plum/Sunset Hills Home Owners Association, and Parcel B to West Valley City.

In witness whereby I have hereunto set my hand This _____ Day of _____ AD, 20__

Arbor/Gardner/Plum/Sunset Hills, LLC

by: John Gust

Acknowledgment

State of }
County of } SS

On the _____ Day of _____, A.D., 20____, Personally appeared before me, the undersigned Notary Public, in and for said State and County, John Gust who after being duly sworn, acknowledged to me that he is Manager of Arbor/Gardner/Plum/Sunset Hills LLC, that he signed the owners dedication freely and voluntarily for and in behalf of said LLC for the purposes therein mentioned and that said LLC executed the same.

My commission expires _____
Residing in _____ county

Notary Public

Sheet 1 of 3

Sunset Hills P.U.D. Phase 2A
A part of the Northeast Quarter of Section 21 and Northwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base & Meridian, 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 Commision.

Chairman – West Valley City Planning Commission

Salt Lake Valley Health Department

Approved this _____ Day of _____ A.D., 20____.

Salt Lake Valley Health Department

Kearns 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

07-110-SUB-2A (12-12)

Sunset Hills P.U.D. Phase 2A

A part of the Northeast Quarter of Section 21 and
Northwest Quarter of Section 22, Township 2 South,
Range 2 West, Salt Lake Base & Meridian, U.S. Survey,
West Valley City, Salt Lake County, Utah

Legend

- Proposed Monument to be set per Salt Lake County Surveyor Standards
- Existing Street Monument
- (R) Radial Line
- (N/R) Non-Radial Line
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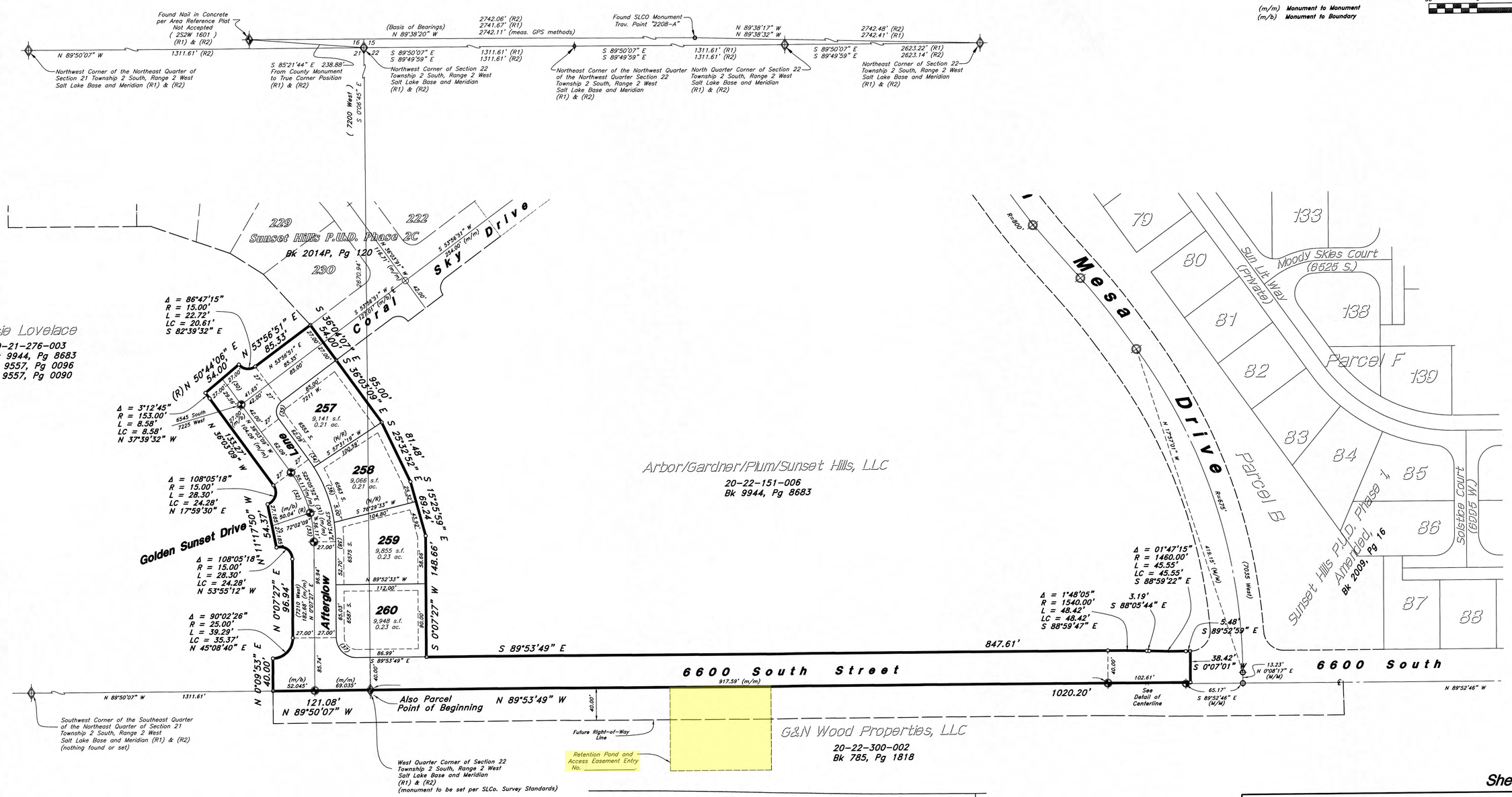
- (Found) Monument as Noted
- (Not Found) Monument as Noted
- 5/8"x24" Rebar & Cap Set per Final Plat
- (m/m) Monument to Monument
- (m/b) Monument to Boundary

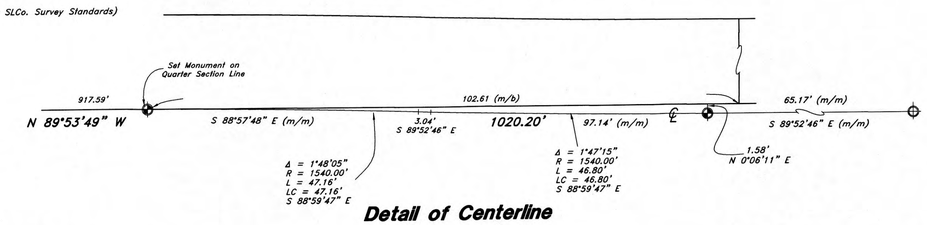
Scale : 1" = 60'

60 0 60 120



Curve Table

CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING	TANGENT
(30)	3°12'45"	180.00'	10.09'	10.09'	N 37°39'32" W	5.05'
(31)	36°10'36"	145.00'	91.55'	90.04'	S 17°57'51" E	47.36'
(32)	21°54'33"	145.00'	55.45'	55.11'	S 25°05'52" E	28.07'
(33)	14°16'03"	145.00'	36.11'	36.01'	S 7°00'34" E	18.15'
(34)	3°52'48"	172.00'	11.65'	11.65'	N 34°06'45" W	
(35)	90°00'00"	15.00'	23.56'	21.21'	N 8°56'51" E	
(36)	24°25'14"	172.00'	73.31'	72.76'	N 19°57'44" W	
(37)	90°01'16"	25.00'	39.28'	35.36'	N 44°53'11" W	
(38)	7°52'34"	172.00'	23.64'	23.63'	N 3°48'50" W	



Detail of Centerline
(Not to scale)

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Sheet 3 of 3

Sunset Hills P.U.D. Phase 2A
A part of the Northeast Quarter of Section 21 and Northwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base & Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah

State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____

Date _____ Time _____ Entry No. _____
Book _____ Page _____

Fee $ Chief Deputy Salt Lake County Recorder