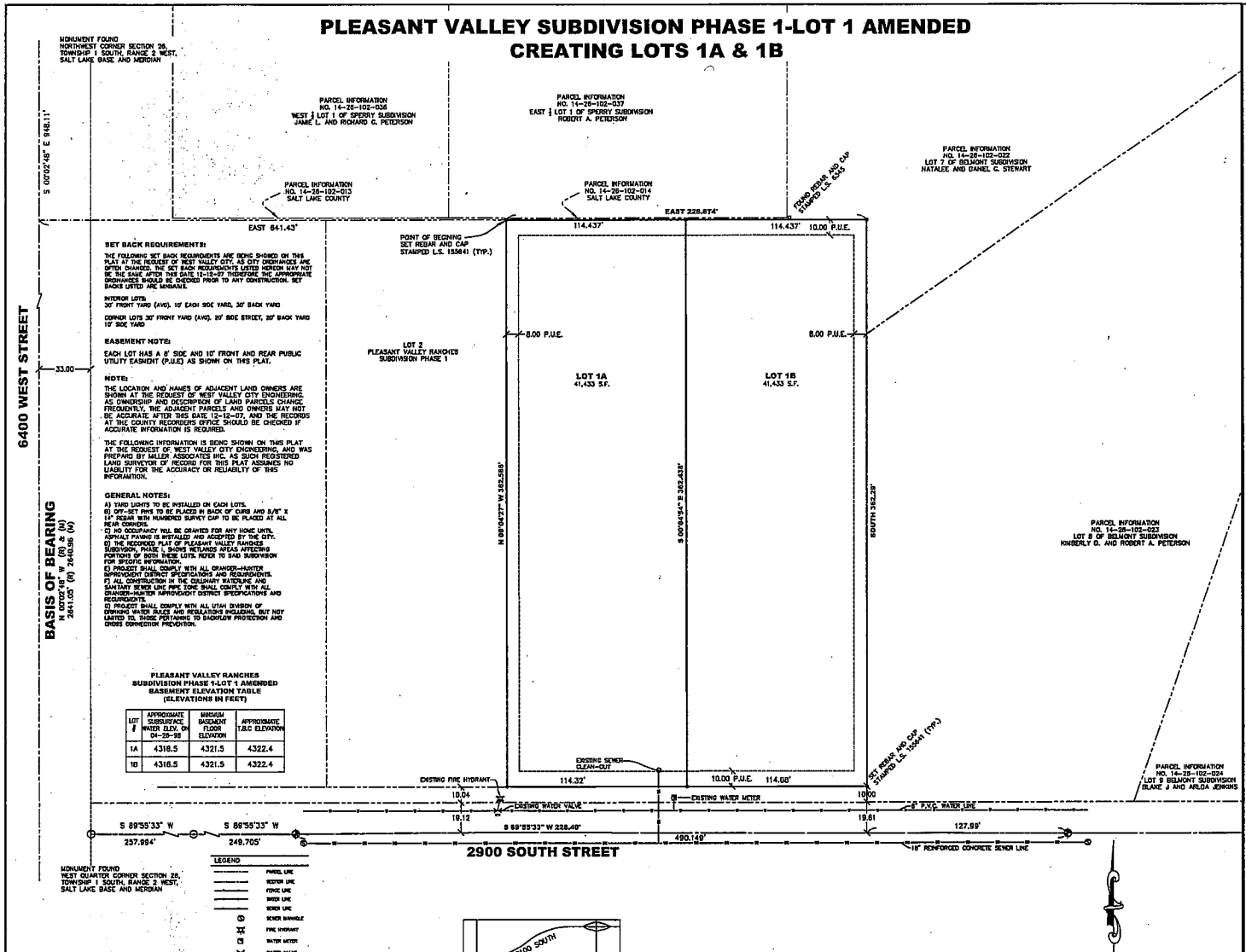
PLEASANT VALLEY SUBDIVISION PHASE 1-LOT 1 AMENDED
CREATING LOTS 1A & 1B



SET BACK REQUIREMENTS:

THE FOLLOWING SET BACK REQUIREMENTS ARE BEING SHOWED ON THIS PLAT AT THE REQUEST OF WEST VALLEY CITY. AS CITY ORDINANCES ARE OFTEN CHANGED. THE SET BACK REQUIREMENTS LISTED HEREON MAY NOT BE THE SAME AFTER THIS DATE 12-12-07 THEREFORE THE APPROPRIATE ORDINANCES SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION. SET BACKS LISTED ARE MINIMUM.

INTERIOR LOTS:
30' FRONT YARD (AVG), 10' EACH SIDE YARD, 30' BACK YARD

CORNER LOTS 30' FRONT YARD (AVG), 20' SIDE STREET, 20' BACK YARD
10' SIDE YARD

EASEMENT NOTE:

EACH LOT HAS A 8' SIDE AND 10' FRONT AND REAR PUBLIC UTILITY EASMENT (P.U.E.) AS SHOWN ON THIS PLAT.

NOTE:

THE LOCATION AND NAMES OF ADJACENT LAND OWNERS ARE SHOWN AT THE REQUEST OF WEST VALLEY CITY ENGINEERING. AS OWNERSHIP AND DESCRIPTION OF LAND PARCELS CHANGE FREQUENTLY, THE ADJACENT PARCELS AND OWNERS MAY NOT BE ACCURATE AFTER THIS DATE 12-12-07, AND THE RECORDS AT THE COUNTY RECORDERS OFFICE SHOULD BE CHECKED IF ACCURATE INFORMATION IS REQUIRED.

THE FOLLOWING INFORMATION IS BEING SHOWN ON THIS PLAT AT THE REQUEST OF WEST VALLEY CITY ENGINEERING, AND WAS PREPARD BY MILLER ASSOCIATES INC. AS SUCH REGISTERED LAND SURVEYOR OF RECORD FOR THIS PLAT ASSUMES NO LIABILITY FOR THE ACCURACY OR RELIABILITY OF THIS INFORMATION.

GENERAL NOTES:

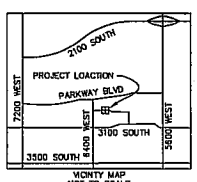
A) YARD LIGHTS TO BE INSTALLED ON EACH LOTS.
B) OFF-SET PIPE TO BE PLACED IN BACK OF CURB AND 5/8" X 14" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS.
C) NO OCCUPANCY WILL BE GRANTED FOR ANY HOME UNTIL ASPHALT PAVING IS INSTALLED AND ACCEPTED BY THE CITY.
D) THE RECORDED PLAT OF PLEASANT VALLEY RANCHES SUBDIVISION, PHASE 1 SHOWS WETLANDS AREAS AFFECTING PORTIONS OF BOTH THESE LOTS. REFER TO SAID SUBDIVISION FOR SPECIFIC INFORMATION.
E) PROJECT SHALL COMPLY WITH ALL GRANGER-HUNTER IMPROVEMENT DISTRICT SPECIFICATIONS AND REQUIREMENTS.
F) ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL GRANGER-HUNTER IMPROVEMENT DISTRICT SPECIFICATIONS AND REQUIREMENTS.
G) PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

PLEASANT VALLEY RANCHES
SUBDIVISION PHASE 1-LOT 1 AMENDED
BASEMENT ELEVATION TABLE
(ELEVATIONS IN FEET)

LOT #	APPROXIMATE SUBSURFACE WATER ELEV. ON 04-25-98	MINIMUM BASEMENT FLOOR ELEVATION	APPROXIMATE T.B.C ELEVATION
1A	4316.5	4321.5	4322.4
1B	4316.5	4321.5	4322.4

LEGEND

- PARCEL LINE
- SECTION LINE
- FENCE LINE
- WATER LINE
- SEWER LINE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER SPRIGT
- GAS METER
- FOUND MONUMENT
- MONUMENT NOT FOUND



VICINTY MAP
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80 160
(IN FEET)
1 inch = 20 ft.

PREPARED BY:

MILLER ASSOCIATES INC.
3225 WEST CALIFORNIA AVENUE, SUITE 101
SALT LAKE CITY, UTAH 84104
PHONE: 801-973-1083
FAX: 801-973-1081

DRAWN BY:	JW	DATE:	6/3/08
CHECKED BY:	JF	DRAWING NO.:	
JOB NO.:	07220	SHEET	1 OF 1

SURVEYORS CERTIFICATE

I, RICHARD W. MILLER, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 155641 as prescribed under the laws of the State of Utah. I further certify that by 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 and streets, hereafter to be known as PLEASANT VALLEY RACHES PHASE 1 – LOT 1 AMENDED and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that the lots meet the area frontage and width requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

ALL OF LOT 1, PLEASANT VALLEY RANCHES SUBDIVISION PHASE 1, ON FILE ON BOOK 99-6P, AT PAGE 160 IN THE SALT LAKE COUNTY RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PEASANT VALLEY RANCHES SUBDIVISION PHASE 1, WHICH IS SOUTH 00°02'43" EAST ALONG THE SECTION LINE 948.11 FEET AND EAST 641.43 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDAN, AND RUNNING THENCE EAST 228.874 FEET; THENCE SOUTH 362.29 FEET; THENCE SOUTH 89°55'33" WEST 228.40 FEET; THENCE NORTH 00°04'27" WEST 362.59 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 82,866 SQFT, OR 1.90 ACRES, MORE OR LESS, AS SURVEYED.

DECEMBER 14, 2007
DATE

RICHARD W. MILLER

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 streets to be hereafter known as the

PLEASANT VALLEY RANCHES SUBDIVISION PHASE 1 - LOT 1 AMENDED
CREATING LOTS 1A & 1B

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
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

PLEASANT VALLEY RANCHES SUBDIVISION
PHASE 1 - LOT 1 AMENDED
CREATING LOTS 1A & 1B

CONTAINS 2 LOTS 1.90 ACRES

LOCATED IN THE N.W. 1/4 OF SECTION 26
T2S, R1W, S.L.B. & M.
WEST VALLEY CITY, UT

GRANGER-HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ A.D., 20____ DAY OF _____ BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT.

DISTRICT ENGINEERING DEPARTMENT MANAGER

PLANNING COMMISSION

APPROVED THIS _____ A.D., 20____ DAY OF _____ BY THE WEST VALLEY CITY PLANNING COMMISSION.

CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 20____

DIRECTOR, BOARD OF HEALTH

WEST VALLEY CITY ENGINEERING

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION OF 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

WEST VALLEY CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF WEST VALLEY CITY THIS ____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST, WEST VALLEY 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:_____

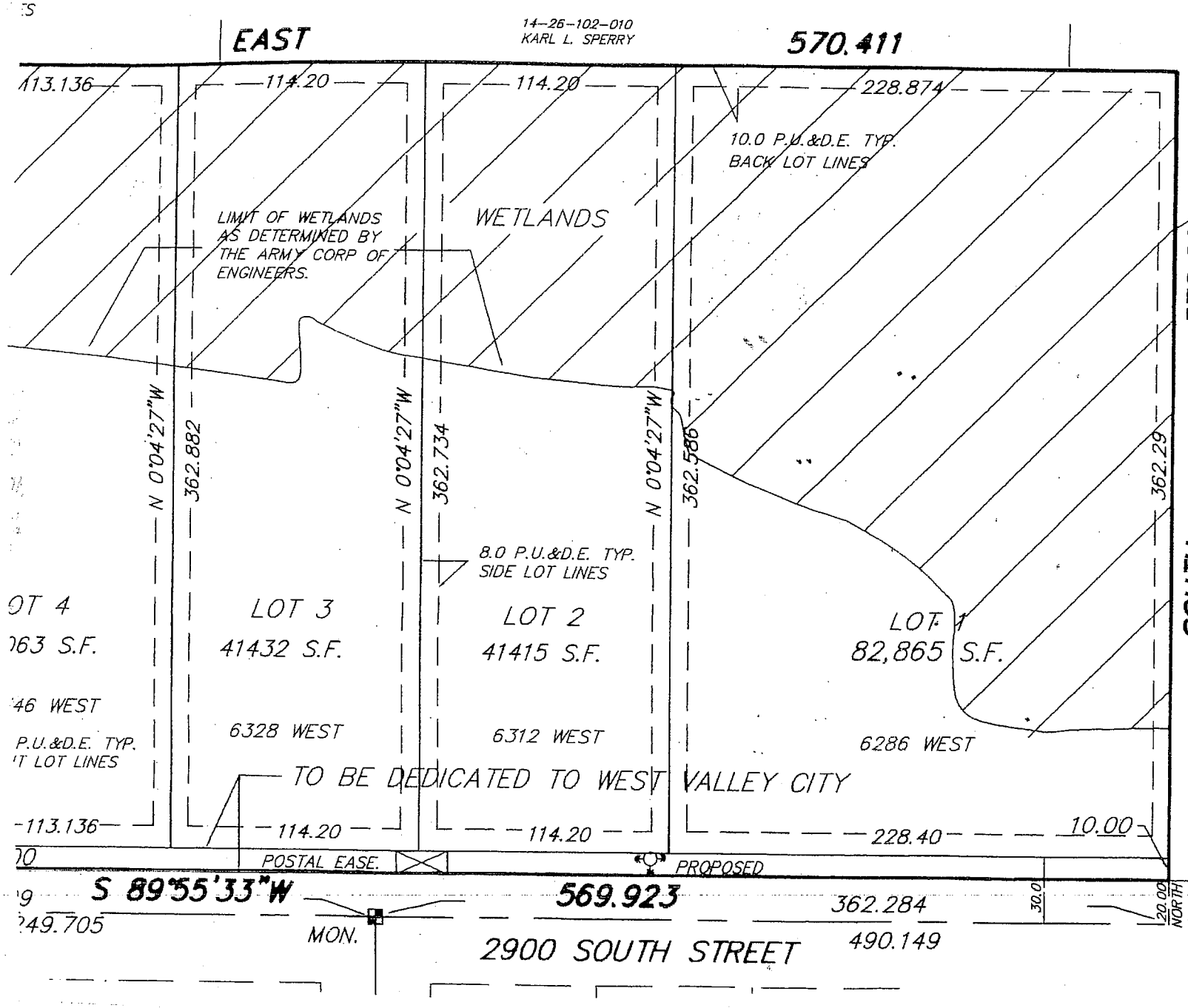
FEE $ SALT LAKE COUNTY RECORDER

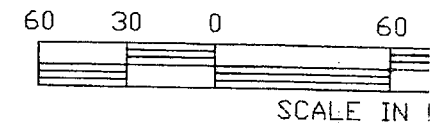
PLAT ASSUMES NO LIABILITY FOR THE ACCURACY OR RELIABILITY OF THIS INFROMATION.

1) A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY ORDINANCES HAS BEEN PREPARED.

2) SEE CHART ABOVE FOR APPROXIMATE SUBSURFACE WATER ELEVATIONS.

3) BASED ON THE CHART SHOWN ABOVE, FLOORS EXTENDING BELOW MINIMUM BASEMENT FLOOR ELEV. WILL REQUIRE SUBSURFACE DRAINS.





LOT 7

BELMONT DOW

LOT 8

GENERAL NOTES:

A) YARD LIGHTS TO BE I

B) OFF-SET PINS TO BE CURB AND 5/8" X 14" R. SURVEY CAP TO BE PLAC

C) NO OCCUPANCY WILL HOME UNTIL ASPHALT PA ACCEPTED BY THE CITY.