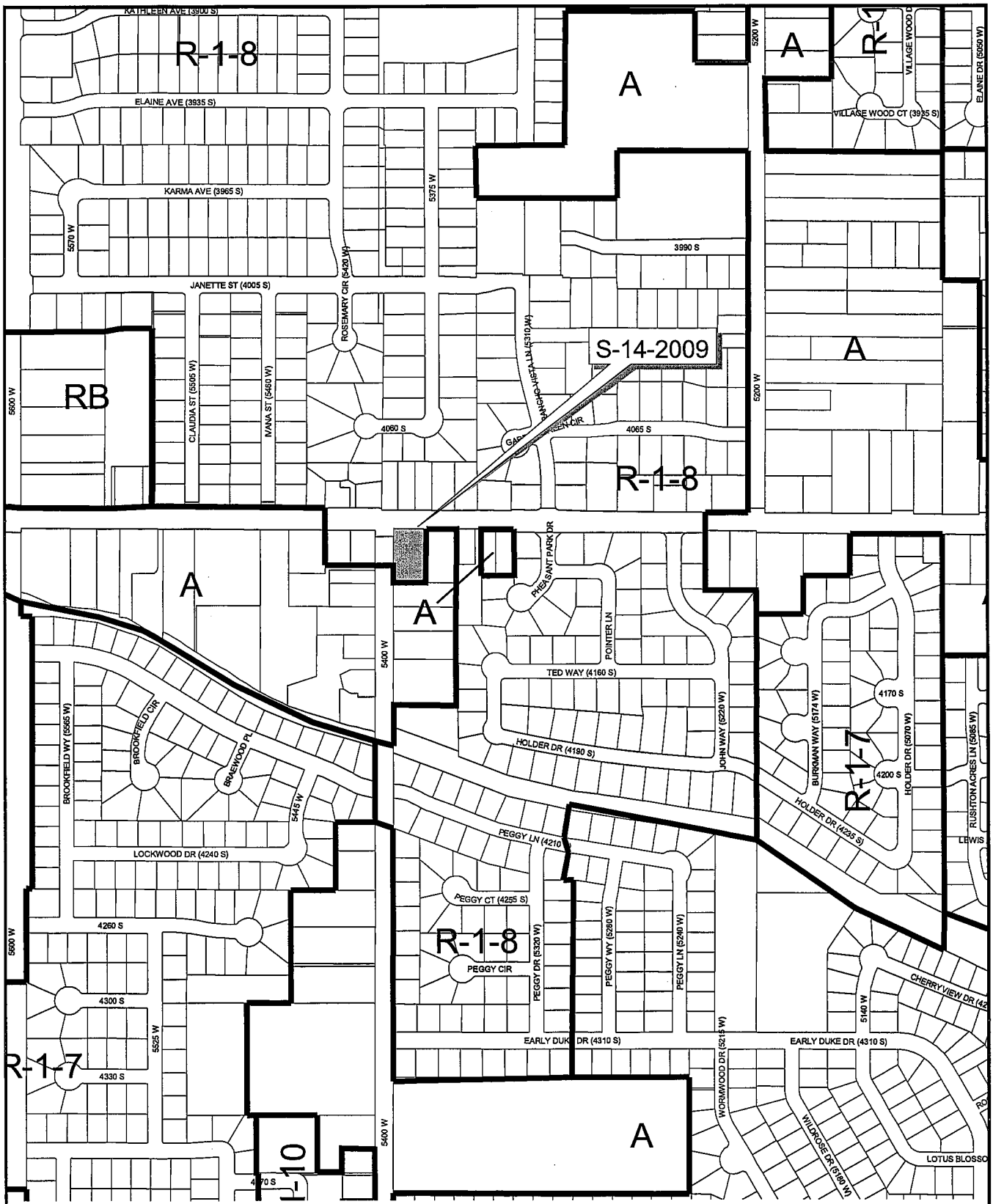
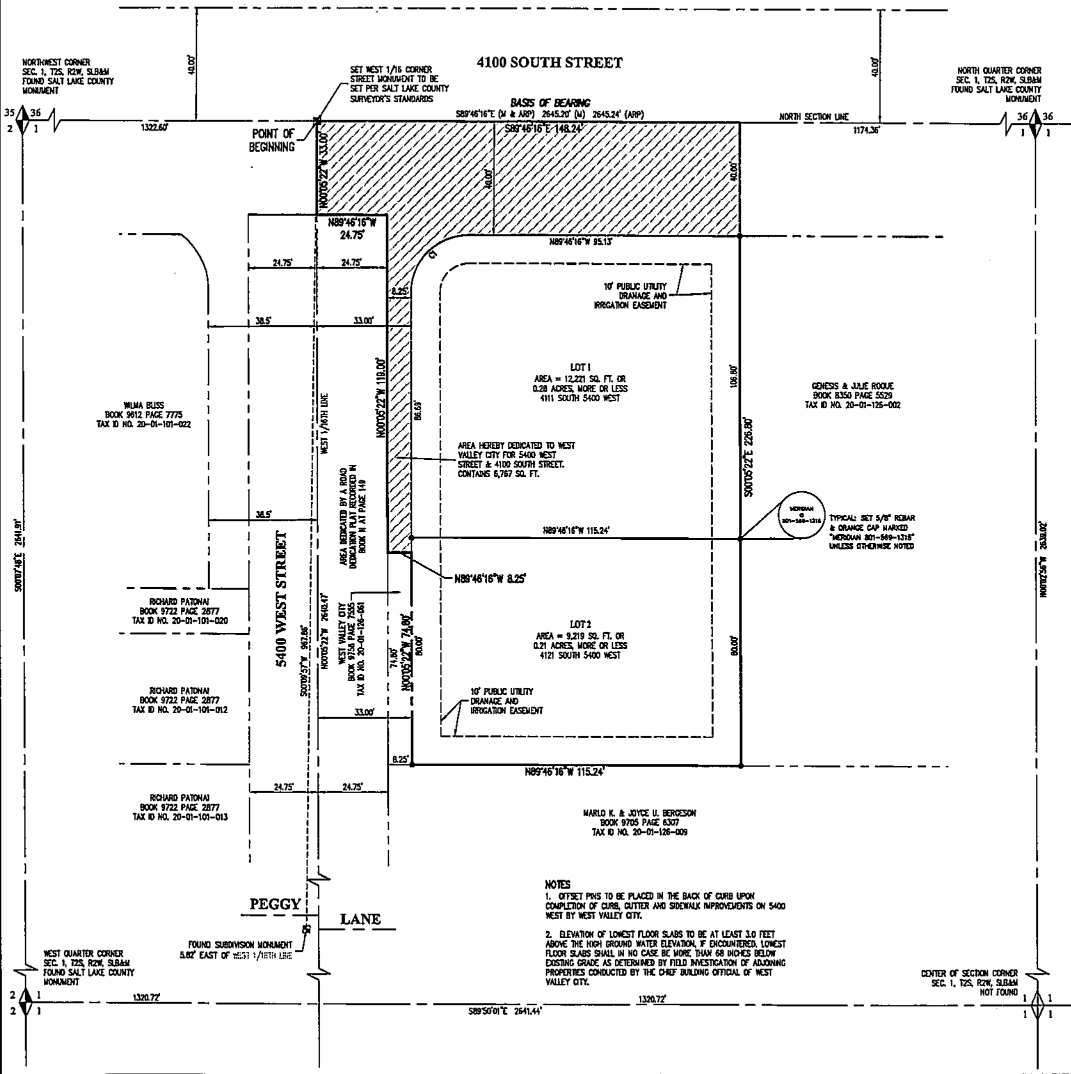


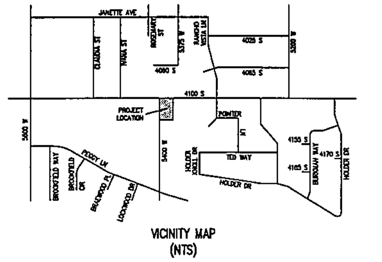
S-14-2009
Perez Minor Subdivision
4100 South 5400 West

PEREZ MINOR SUBDIVISION
FINAL PLAT
SITUATE IN THE NW1/4 OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°19'06"	20.00'	31.53'	20.11'	28.36'	N45°04'11"E



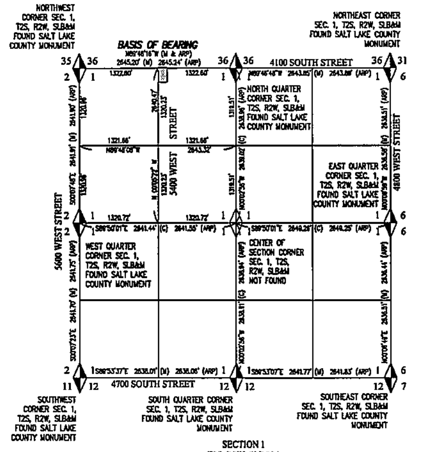
NOTES
1. OFFSET PINS TO BE PLACED IN THE BACK OF CURB UPON COMPLETION OF CURB, GUTTER AND SIDEWALK IMPROVEMENTS ON 5400 WEST BY WEST VALLEY CITY.
2. ELEVATION OF LOWEST FLOOR SLABS TO BE AT LEAST 3.0 FEET ABOVE THE HIGH GROUND WATER ELEVATION, IF ENCOUNTERED. LOWEST FLOOR SLABS SHALL IN NO CASE BE MORE THAN 68 INCHES BELOW EXISTING GRADE AS DETERMINED BY FIELD INVESTIGATION OF ADJOINING PROPERTIES CONDUCTED BY THE CHIEF BUILDING OFFICIAL OF WEST VALLEY CITY.



VICINITY MAP
(NTS)

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- EXISTING RIGHT OF WAY LINE
- SECTION LINE/STREET CENTERLINE
- EASEMENT LINE
- DEDICATION AREA



SECTION 1
T2S, R2W, SLB&M
CONTROL DIAGRAM

SCALE 1"=20'

SURVEY NOTES
- (M) BEARING AND DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS.
- (C) BEARING AND DISTANCE DATA CALCULATED FROM RECORD SURVEY DATA COUPLED WITH ACTUAL SURVEY MEASUREMENTS.
- (ARP) BEARING AND DISTANCE DATA TAKEN FROM SALT LAKE COUNTY AREA REFERENCE PLAT.
- • UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH AN ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"

SURVEYOR'S CERTIFICATE
I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: "PEREZ MINOR SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

MICHAEL W. NADEAU
UTAH PLS NO. 4938744

TO UNDERSTAND THE RELATIONSHIP OF THE EXISTING IMPROVEMENTS AND OCCUPATION RELATIVE TO THE BOUNDARY LINES AND PROPERTY CORNERS REPRESENTED HEREON, REFERENCE AND NOTICE IS HEREBY MADE AND GIVEN TO THE PURCHASERS, USERS AND THOSE RELIANT ON THIS PLAT TO A BOUNDARY SURVEY OF THE SUBJECT PROPERTY, PERFORMED BY MERIDIAN ENGINEERING, INC. AND ON FILE WITHIN THE OFFICE OF THE COUNTY SURVEYOR, RECORDED AS SURVEY NUMBER S2009-10-0419.

BOUNDARY DESCRIPTION
A PARCEL OF LAND IN THE NE1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST SIXTEENTH CORNER OF SAID SECTION 1, SAID SIXTEENTH CORNER IS 1322.60 FEET S.89°46'16"E. FROM THE NORTHWEST CORNER OF SAID SECTION 1 (NOTE: THE BASIS OF BEARING IS S.89°46'16"E. ALONG THE NORTH SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHWEST AND NORTH QUARTER CORNER OF SAID SECTION 1); AND RUNNING THENCE S.89°46'16"E. 148.24 FEET ALONG SAID NORTH SECTION LINE TO A POINT 148.24 FEET PERPENDICULARLY DISTANT EASTERLY OF THE WEST SIXTEENTH LINE; THENCE S.00°05'22"E. 226.80 FEET ALONG A LINE PARALLEL WITH SAID WEST SIXTEENTH LINE TO A POINT 226.80 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID NORTH SECTION LINE; THENCE N.89°46'16"W. 115.24 FEET ALONG A LINE PARALLEL WITH SAID NORTH SECTION LINE TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF A 57.75 FOOT RIGHT OF WAY, SAID POINT IS 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID WEST SIXTEENTH LINE; THENCE N.00°05'22"W. 74.80 FEET ALONG A LINE PARALLEL WITH SAID WEST SIXTEENTH LINE TO A POINT 33.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID NORTH SECTION LINE; THENCE N.89°46'16"W. 8.25 FEET ALONG A LINE PARALLEL WITH SAID NORTH SECTION LINE TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF A 49.5 FOOT RIGHT OF WAY AS DESCRIBED IN THAT ROAD DEDICATION PLAT RECORDED ON MAY 18, 1927 IN BOOK "H" AT PAGE 149 AS ENTRY NUMBER 585222 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 24.75 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID WEST SIXTEENTH LINE; THENCE N.00°05'22"W. 119.00 FEET ALONG A LINE PARALLEL WITH SAID WEST SIXTEENTH LINE TO A POINT 24.75 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID NORTH SECTION LINE; THENCE N.89°46'16"W. 24.75 FEET ALONG A LINE PARALLEL WITH SAID NORTH SECTION LINE TO SAID WEST SIXTEENTH LINE; THENCE N.00°05'22"W. 33.00 FEET ALONG SAID WEST SIXTEENTH LINE TO THE POINT OF BEGINNING.

A 2 LOT SUBDIVISION CONTAINING A AREA OF 28,208 SQUARE FEET, OR 0.65 ACRES, MORE OR LESS.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, KNOWN AS PEREZ MINOR SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

BY: ____________ DATE: ____________

OWNER'S ACKNOWLEDGMENT
MUNICIPAL CORPORATION

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

ON THE ____ DAY OF ____________, 20____, PERSONALLY APPEARED BEFORE ME, DENNIS J. NORDFELT, SIGNER OF THE HEREON OWNER'S DEDICATION, WHO BEING BY ME 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 THIS PLAT ENTITLED "PEREZ MINOR SUBDIVISION" ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION BY THE WEST VALLEY CITY COUNCIL, AND SAID DENNIS J. NORDFELT ACKNOWLEDGED TO ME THAT WEST VALLEY CITY EXECUTED THE SAME.

MY COMMISSION EXPIRES ____________ NOTARY PUBLIC ____________

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, KNOWN AS PEREZ MINOR SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

BY: ____________ DATE: ____________

OWNER'S ACKNOWLEDGMENT
INDIVIDUAL

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

ON THE ____ DAY OF ____________, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, ____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT ____________ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES ____________ NOTARY PUBLIC ____________

PREPARED BY:

MERIDIAN ENGINEERING, INC.
8217 SOUTH REDWOOD ROAD SUITE A
WEST JORDAN, UTAH 84088
PHONE (801) 569-1315 FAX (801) 569-1319

PEREZ MINOR SUBDIVISION
FINAL PLAT
SITUATE IN THE NW1/4 OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

WEST VALLEY CITY PLANNING COMMISSION
APPROVED THIS ______ DAY OF ____________ A.D. 2009 BY THE WEST VALLEY CITY PLANNING COMMISSION

COMMISSION CHAIR

PRINT NAME

GRANGER-HUNTER IMPROVEMENT DISTRICT
APPROVED THIS ______ DAY OF ____________ A.D. 2009 BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT

GRANGER-HUNTER IMPROVEMENT DISTRICT

PRINT NAME

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS ______ DAY OF ____________ A.D. 20 ______

DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT

WEST VALLEY CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY ENGINEER DATE

PRINT NAME

CITY ATTORNEY
APPROVED THIS ______ DAY OF ____________ A.D. 2009 BY THE WEST VALLEY CITY ATTORNEY.

CITY ATTORNEY

PRINT NAME

WEST VALLEY CITY COUNCIL
APPROVED THIS ______ DAY OF ____________ A.D. 2009 BY THE WEST VALLEY CITY COUNCIL.

RECORDER PRINT NAME

CITY MANAGER PRINT NAME

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF ____________

RECORDED AS ENTRY NUMBER ____________

DATE: TIME: BOOK: PAGE:

FEE $ SALT LAKE COUNTY RECORDER

COMP. FILE 09049 FINAL PLAT

PROJECT NO. 09049

SHEET NO. 1 OF 1