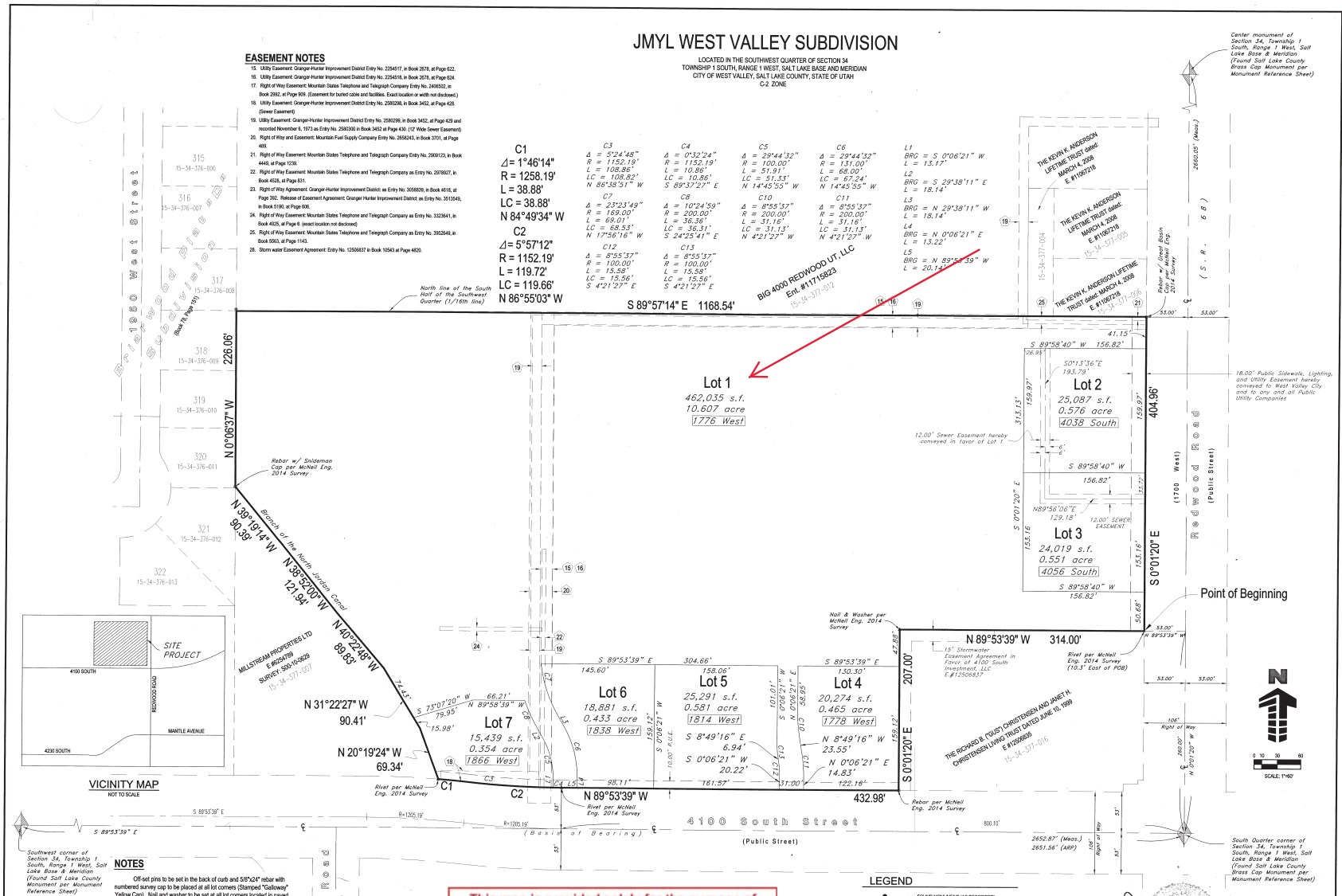
JMYL WEST VALLEY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF WEST VALLEY, SALT LAKE COUNTY, STATE OF UTAH
C-2 ZONE

EASEMENT NOTES

15. Utility Easement: Grainger-Hunter Improvement District Entry No. 2254517, in Book 2678, at Page 622.
16. Utility Easement: Grainger-Hunter Improvement District Entry No. 2254518, in Book 2678, at Page 624.
17. Right of Way Easement: Mountain States Telephone and Telegraph Company Entry No. 2406522, in Book 2992, at Page 909. (Easement for buried cable and facilities. Exact location or width not disclosed.)
18. Utility Easement: Grainger-Hunter Improvement District Entry No. 2590298, in Book 3452, at Page 428. (Sewer Easement)
19. Utility Easement: Grainger-Hunter Improvement District Entry No. 2590296, in Book 3452, at Page 429 and recorded November 6, 1973 as Entry No. 2590300 in Book 3452 at Page 430. (12' Wide Sewer Easement)
20. Right of Way and Easement: Mountain Fuel Supply Company Entry No. 2658243, in Book 3701, at Page 469.
21. Right of Way Easement: Mountain States Telephone and Telegraph Company Entry No. 2909123, in Book 4449, at Page 1239.
22. Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 2978927, in Book 4528, at Page 831.
23. Right of Way Agreement: Granger-Hunter Improvement District: as Entry No. 3058839, in Book 4618, at Page 392. Release of Easement Agreement: Granger Hunter Improvement District: as Entry No. 3513549, in Book 5190, at Page 606.
24. Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 3323641, in Book 4925, at Page 6. (exact location not disclosed)
25. Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 3952849, in Book 5563, at Page 1143.
28. Storm water Easement Agreement: Entry No. 12506837 in Book 10543 at Page 4820.



NOTES

Off-set pins to be set in the back of curb and 5/8"x24" rebar with numbered survey cap to be placed at all lot corners (Stamped "Galloway" Yellow Cap). Nail and washer to be set at all lot corners located in paved areas.

Hereby granted by virtue of this plat, are easements across Lots 1-7 and in favor of Lots 1-7 for the purposes of cross access, shared parking, and cross drainage over all areas which are not covered by existing or future buildings.

Building permits will not be issued for any structure until 1) asphalt paving is installed and 2) fire hydrants are installed, approved, and charged.

Agreement for a Future Cross-Access Easement recorded November 29, 2018 as Entry No. 12423066 in the office of the Salt Lake County Recorder.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, Jerron R. Atkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5592544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as
JMYL WEST VALLEY SUBDIVISION 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.

Date of Plat: SEPTEMBER 25, 2018
signature:

Registration No.: 5592544

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 34, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in West Valley City, County of Salt Lake, State of Utah, said parcel being all of that certain tract of property described in Warranty Deed recorded in Book 7587 at Page 486 as Entry No. 6538389 and being more particularly described as follows:

Beginning at a point on the West line of Redwood Road, said point of beginning being witnessed by a copper rivet set in the curb line 10.3 feet East of the point of beginning, said point of beginning being North 00°01'20" West, along the section line a distance of 260.00 feet and North 89°53'39" West, a distance of 53.00 feet from the South quarter corner of said Section 34 and running thence North 89°53'39" West, a distance of 314.00 feet, to a nail and washer stamped "McNeil Eng.", thence South 00°01'20" East, a distance of 207.00 feet to a rebar without cap 0.2' below surface at the North line of 4100 South Street; thence North 89°53'39" West, along said North line, a distance of 432.98 feet, to a copper rivet set in the drive approach said point being at a point of curvature; thence Westerly along the arc of a 1152.19 foot radius curve to the right, through a central angle of 05°57'12", a distance of 119.72 feet, the long chord of which bears North 86°55'03" West, a distance of 119.66 feet to a point of reverse curvature; thence Westerly along the arc of a 1258.19 foot radius curve to the left, through a central angle of 01°46'14", a distance of 38.88 feet, the long chord of which bears North 84°49'34" West a distance of 38.88 feet, to the West bank of the branch of the North Jordan Canal and a copper rivet set in the top of a wing wall; thence Northwesterly along said West bank per the Snideman and Associate Record of Survey No.

S00-10-0629 on file with the Salt Lake County Surveyor's office the following five (5) courses and distances: (1) North 20°19'24" West, a distance of 69.34 feet; (2) North 31°22'27" West, a distance of 90.41 feet; (3) North

40°22'48" West, a distance of 89.83 feet; (4) North 38°52'00" West, a distance of 121.94 feet; (5) North 39°19'14" West, a distance of 90.39 feet, to a rebar and cap stamped Snideman and the East line of Bolanwood Plat "D" Subdivision recorded in Book 79P at Page 151 of Plats, on file with the Salt Lake County Recorder's office; thence North 00°06'37" West, along said East line, a distance of 226.06 feet, to the East-West 1/16th line of the Southeast quarter; thence South 89°57'14" East, along said 1/16th line, a distance of 1168.54 feet, to a rebar and cap stamped Great Basin set per Record of Survey No. S00-01-0074 and the West line of aforesaid Redwood Road; thence South 00°01'20" East, along said West line, a distance of 404.96 feet to the point of beginning.

Contains: 591,023 s.f. or 13.568 acres

JMYL WEST VALLEY SUBDIVISION

4100 SOUTH REDWOOD ROAD

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF WEST VALLEY, SALT LAKE COUNTY, STATE OF UTAH
C-2 ZONE

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WEST VALLEY CITY PLANNING COMMISSION APPROVAL
APPROVED THIS 10th DAY OF OCT, 2018.
Cleon Meadus
PLANNING COMMISSION CHAIR

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 3 DAY OF October, 2018.
Rick Ledbetter
SALT LAKE COUNTY HEALTH DEPARTMENT

GRANGER HUNTER IMPROVEMENT DISTRICT
APPROVED THIS 3RD DAY OF October, 2018.
DISTRICT REPRESENTATIVE

WEST VALLEY CITY ENGINEER
APPROVED THIS 10th DAY OF October, 2018.
WEST VALLEY CITY ENGINEER

WEST VALLEY CITY ATTORNEY
APPROVED AS TO FORM THIS 27th DAY OF November, 2018.
WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL
APPROVED AND ACCEPTED THIS 14 DAY OF January, 2019
ATTEST: RECORDER
CITY MANAGER

SHEET 1 OF 1
PROJECT NO: JMYL01
DRAWN BY: JRA
CHECKED BY: JRA
DATE: JUNE 19, 2018

SALT LAKE COUNTY RECORDER #12918636
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED THE REQUEST OF: West Valley City
DATE: 1/4/2019 TIME: 3:06 pm BOOK: 2019P PAGE: 17
$37.00
FEE
SALT LAKE COUNTY RECORDER

15-34-377-018; -020; -021; -022; -023; -024 15-34-31 15-34-22 15-34-41 $37.00