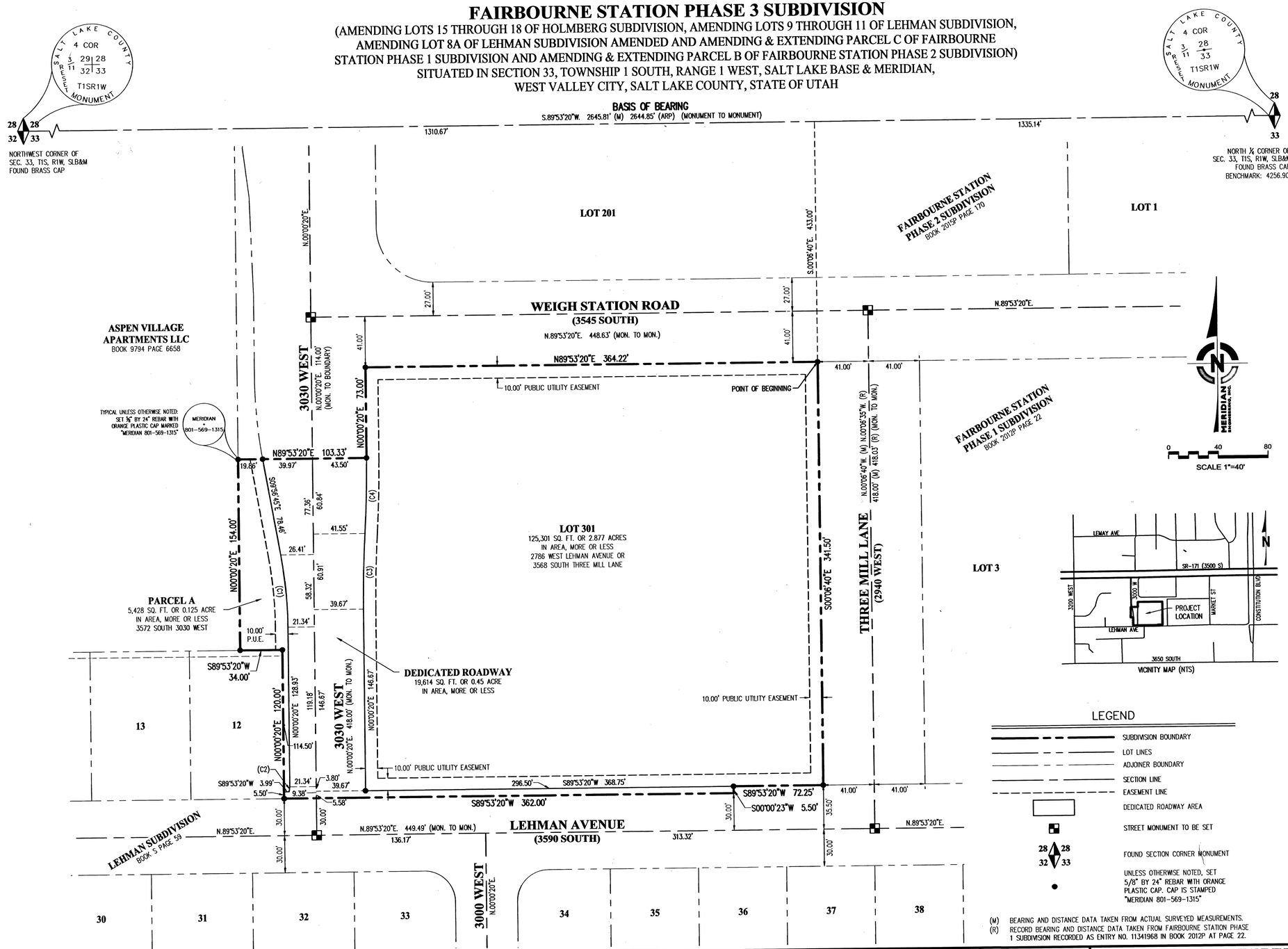
FAIRBOURNE STATION PHASE 3 SUBDIVISION

(AMENDING LOTS 15 THROUGH 18 OF HOLMBERG SUBDIVISION, AMENDING LOTS 9 THROUGH 11 OF LEHMAN SUBDIVISION, AMENDING LOT 8A OF LEHMAN SUBDIVISION AMENDED AND AMENDING & EXTENDING PARCEL C OF FAIRBOURNE STATION PHASE 1 SUBDIVISION AND AMENDING & EXTENDING PARCEL B OF FAIRBOURNE STATION PHASE 2 SUBDIVISION)
SITUATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH



NOTES:
1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" X 24" REBAR WITH SURVEY CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
(C1)	337.50'	09°57'00"	58.62'	S04°58'12"E	58.54'
(C2)	14.90'	15°16'30"	3.97'	S07°25'22"W	3.96'
(C3)	987.50'	03°32'10"	60.94'	N01°46'25"E	60.94'
(C4)	1026.00'	03°24'20"	60.97'	N01°50'22"E	60.96'

PREPARED FOR:
WEST VALLEY CITY
Unity Pride Progress
WEST VALLEY CITY
3600 SOUTH CONSTITUTION BLVD
WEST VALLEY CITY, UT 84150

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 14 DAY OF Feb A.D. ~~2016~~ 2017
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
Rick Sadbetter

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 A LOT, PARCEL AND STREETS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "FAIRBOURNE STATION PHASE 3 SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR MICHAEL W. NADEAU LICENSE NO. 4938744 STATE OF UTAH

MICHAEL W. NADEAU
PLS NO. 4938744

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NW 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST LOT CORNER OF PARCEL C OF FAIRBOURNE STATION PHASE 1 SUBDIVISION, RECORDED AS ENTRY NO. 11341968 IN BOOK 2012P AT PAGE 22 IN THE SALT LAKE COUNTRY RECORDER'S OFFICE, SAID CORNER IS ALSO AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WEIGH STATION ROAD (3545 SOUTH) AND THE WESTERLY RIGHT OF WAY LINE OF THREE MILE LANE (2940 WEST) AT A POINT 1335.14 FEET S.89°53'20"W. ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 33 AND 433.00 FEET S.00°06'40"E. FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 (NOTE: BASIS OF BEARING IS S.89°53'20"W. ALONG THE NORTHERLY SECTION LINE FROM THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 33), AND RUNNING THENCE S.00°06'40"E. 341.50 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF THREE MILL LANE (2940 WEST) TO THE NORTHERLY RIGHT OF WAY LINE OF LEHMAN AVENUE (3590 SOUTH); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THREE (3) COURSES AS FOLLOWS: 1) N.89°53'20"W. 72.25 FEET, 2) S.00°00'23"W. 5.50 FEET AND S.89°53'20"W. 362.00 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF LEHMAN SUBDIVISION, RECORDED AS ENTRY NO. 1590842 IN BOOK S AT PAGE 59; THENCE N.00°00'20"E. 120.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 11 TO THE NORTHEAST CORNER OF LOT 12 OF LEHMAN SUBDIVISION; THENCE S.89°53'20"W. 34.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER OF LOT 15 OF HOLMBERG SUBDIVISION RECORDED AS ENTRY NO. 1689511 IN BOOK U AT PAGE 52; THENCE N.00°00'20"E. 154.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LEON AVENUE (3550 SOUTH); THENCE N.89°53'20"E. 103.33 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 3030 WEST; THENCE N.00°00'20"E. 73.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF WEIGH STATION ROAD (3545 SOUTH); THENCE N.89°53'20"E. 364.22 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 150,343 SQUARE FEET OR 3.451 ACRES IN AREA, MORE OR LESS. ONE LOT AND ONE PARCEL.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCELS DESCRIBED HEREON AS REQUESTED BY WEST VALLEY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°53'20"W. ALONG THE SECTION LINE FROM THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN OCTOBER OF 2014.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO, A LOT, PARCEL AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

FAIRBOURNE STATION PHASE 3 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC. ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO WEST VALLEY CITY AND 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.

DATED THIS 28 DAY OF March A.D. 2017.

Ron Bigelow
RON BIGELOW, MAYOR, WEST VALLEY CITY
DATE: 3-28-17

ACKNOWLEDGMENT
(CORPORATE, WVC)

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

ON THIS 28 DAY OF March, 2017, PERSONALLY APPEARED BEFORE ME RON BIGELOW, 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 "FAIRBOURNE STATION PHASE 3 SUBDIVISION" ON BEHALF OF THE WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

ANGELICA PEZELY
Notary Public State of Utah
My Commission Expires on: March 16, 2018
Comm. Number: 674643

3/16/2018
MY COMMISSION EXPIRES

Angelica Pezely
NOTARY PUBLIC

EASEMENT VACATION AND ABANDONMENT

ALL OTHER PUBLIC UTILITY EASEMENTS AS PREVIOUSLY RECORDED THAT ARE NOT SHOWN HEREON ARE HEREBY VACATED AND ABANDONED.

ROCKY MOUNTAIN POWER COMPANY
BY: B. Johnson DATE: 11-15-16

CENTURY LINK COMMUNICATIONS
BY: Bret Mitchell DATE: 11-15-16

COMCAST CABLE COMPANY
BY: E Valdez DATE: 12-19-16

QUESTAR GAS COMPANY
BY: Deanna L. Hopkins DATE: 12-19-16

FAIRBOURNE STATION PHASE 3 SUBDIVISION
(AMENDING LOTS 15 THROUGH 18 OF HOLMBERG SUBDIVISION, AMENDING LOTS 9 THROUGH 11 OF LEHMAN SUBDIVISION, AMENDING LOT 8A OF LEHMAN SUBDIVISION AMENDED AND AMENDING & EXTENDING PARCEL C OF FAIRBOURNE STATION PHASE 1 SUBDIVISION AND AMENDING & EXTENDING PARCEL B OF FAIRBOURNE STATION PHASE 2 SUBDIVISION)
SITUATED IN SECTION 33, T1S, R1W, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE 16089 SUBDIVISION PLAT
PROJECT NO. 16089
SHEET NO. 1 OF 1

PREPARED BY:
MERIDIAN ENGINEERING, INC.
9217 SOUTH REDWOOD ROAD SUITE A
WEST JORDAN, UTAH 84088
PHONE (801) 569-1315 FAX (801) 569-1319

WEST VALLEY CITY PLANNING COMMISSION
APPROVED THIS 2nd DAY OF Nov. A.D. 2016
BY THE WEST VALLEY CITY PLANNING COMMISSION.
Cloun Meadows
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION 11-2-16 DATE

GRANGER-HUNTER IMPROVEMENT DISTRICT
APPROVED THIS 8th DAY OF February A.D. 2016 ~~2017~~
BY THE GRANGER-HUNTER IMPROVEMENT DISTRICT
Bradley R. Paxman
GRANGER-HUNTER IMPROVEMENT DISTRICT
Bradley R. Paxman
PRINT NAME

WEST VALLEY CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
WEST VALLEY CITY ENGINEER 11 Oct. 2016 DATE

CITY ATTORNEY
APPROVED THIS 10th DAY OF January A.D. 2017
BY THE WEST VALLEY CITY ATTORNEY.
WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 28 DAY OF March A.D. 2017 AND IS HEREBY APPROVED.
WEST VALLEY CITY MANAGER Wayne T Pyle
WEST VALLEY CITY RECORDER

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF West Valley City
RECORDED AS ENTRY NUMBER 12505229
03/29/2017 1:02 PM 2017P 64
DATE: TIME: BOOK: PAGE:
FEE $ no fee Lonnie Sani Deputy
SALT LAKE COUNTY RECORDER

COMP. FILE 16089 SUBDIVISION PLAT
PROJECT NO. 16089
SHEET NO. 1 OF 1

$00.00 no fee 15331112 15331041 thru -03 & -015 thru -019 15331070 01 15331270 13