

# 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

- Utility Easement: Granger Hunter Improvement District Entry No. 2254817, in Book 2678, at Page 622.
- Utility Easement: Granger Hunter Improvement District Entry No. 2254818, in Book 2678, at Page 624.
- Right of Way Easement: Mountain States Telephone and Telegraph Company Entry No. 2405622, in Book 2952, at Page 809. (Easement for buried cable and facilities. Exact location or width not disclosed.)
- Utility Easement: Granger Hunter Improvement District Entry No. 2506226, in Book 3452, at Page 426. (Sewer Easement)
- Utility Easement: Granger Hunter Improvement District Entry No. 2506206, in Book 3452, at Page 429 and recorded November 6, 1973 as Entry No. 2506300 in Book 3452 at Page 430. (12' Wide Sewer Easement)
- Right of Way and Easement: Mountain Fuel Supply Company Entry No. 2095243, in Book 3701, at Page 409.
- Right of Way Easement: Mountain States Telephone and Telegraph Company Entry No. 2509123, in Book 4448, at Page 1238.
- Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 2978927, in Book 4528, at Page 891.
- Right of Way Agreement: Granger Hunter Improvement District as Entry No. 3205626, in Book 4618, at Page 392. Release of Easement Agreement: Granger Hunter Improvement District as Entry No. 3513549, in Book 5190, at Page 606.
- Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 3323641, in Book 4528, at Page 8. (Exact location not disclosed)
- Right of Way Easement: Mountain States Telephone and Telegraph Company as Entry No. 3652049, in Book 5563, at Page 1143.
- Storm water Easement Agreement: Entry No. 12206837 in Book 10543 at Page 4820.

<b>C1</b> Δ = 1°46'14" R = 1258.19' L = 38.88' LC = 38.88' N 84°49'34" W	<b>C3</b> Δ = 5°24'48" R = 1152.19' L = 108.86' LC = 108.86' N 88°38'51" W	<b>C4</b> Δ = 0°32'24" R = 1152.19' L = 108.86' LC = 108.86' N 88°37'27" E	<b>C5</b> Δ = 29°44'32" R = 100.00' L = 51.91' LC = 51.33' N 14°45'55" W	<b>C6</b> Δ = 29°44'32" R = 131.00' L = 68.00' LC = 67.24' N 14°45'55" W	<b>L1</b> BRG = S 0°06'21" W L = 13.17'	<b>L2</b> BRG = S 29°38'11" E L = 18.14'	<b>L3</b> BRG = N 29°38'11" W L = 18.14'	<b>L4</b> BRG = N 0°06'21" E L = 13.22'	<b>L5</b> BRG = N 89°53'39" W L = 20.14'
<b>C2</b> Δ = 5°57'12" R = 1152.19' L = 119.72' LC = 119.66' N 86°55'03" W	<b>C7</b> Δ = 23°23'49" R = 169.00' L = 69.01' LC = 68.53' N 17°56'16" W	<b>C8</b> Δ = 10°24'59" R = 200.00' L = 36.36' LC = 36.31' S 24°25'41" E	<b>C10</b> Δ = 8°55'37" R = 200.00' L = 31.16' LC = 31.13' N 4°21'27" W	<b>C11</b> Δ = 8°55'37" R = 200.00' L = 31.16' LC = 31.13' N 4°21'27" W	<b>C12</b> Δ = 8°55'37" R = 100.00' L = 15.58' LC = 15.56' S 4°21'27" E	<b>C13</b> Δ = 8°55'37" R = 100.00' L = 15.58' LC = 15.56' S 4°21'27" E			

S 89°57'14" E 1168.54'

**Lot 1**  
462,035 s.f.  
10.607 acre  
[776 West]

**Lot 2**  
25,087 s.f.  
0.576 acre  
[4038 South]

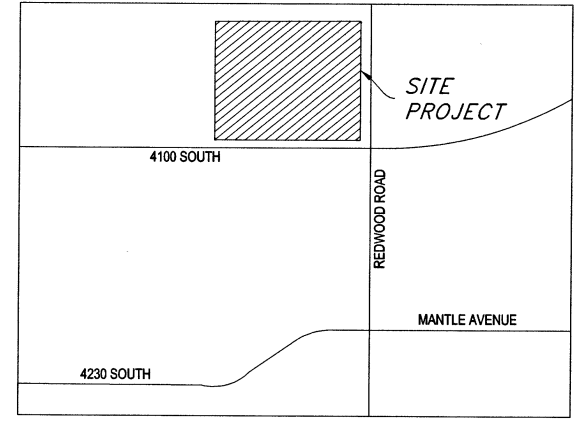
**Lot 3**  
24,019 s.f.  
0.551 acre  
[4056 South]

**Lot 4**  
20,274 s.f.  
0.465 acre  
[778 West]

**Lot 5**  
25,291 s.f.  
0.581 acre  
[1814 West]

**Lot 6**  
18,881 s.f.  
0.433 acre  
[1838 West]

**Lot 7**  
15,439 s.f.  
0.354 acre  
[1866 West]

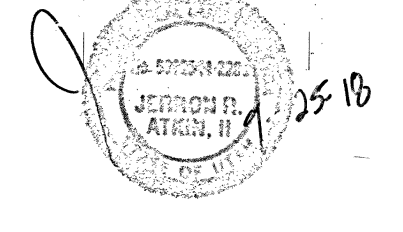


VICINITY MAP  
NOT TO SCALE

**NOTES**  
Off-set pins to be set in the back of curb and 5/8"x2" rebar with numbered survey cap to be placed at all lot corners (Stamped "Gateway" 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, 2016 as Entry No. 12423066 in the office of the Salt Lake County Recorder.

## LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT 6"R REBAR AND CAP GALLOWAY
- CENTERLINE MONUMENT (AS DESCRIBED)
- ▲ SECTION CORNER (AS DESCRIBED)
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



**SURVEYOR'S CERTIFICATE**  
I, Jason R. Atkin, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 592544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the certificate, that I have completed a survey of the property described in this plat in accordance with Section 5725.17, 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: [Signature]  
Registration No.: 592544

**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 7507 at Page 406 as Entry No. 033268 and being more particularly described as follows:  
Beginning at a point on the West line of Redwood Road, said point of beginning being measured by a copper rivet set in the curb line 10.3 feet East of the point of beginning, said point of beginning being North 0°01'20" West, along the section line a distance of 200.00 feet and North 89°53'39" West, a distance of 53.00 feet from the South quarter corner of said Section 34 and bearing thence North 89°53'39" West, a distance of 34.00 feet, to a nail and washer stamped "Natchel Eng.," thence South 0°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 432.66 feet, to a copper rivet set in the three approach said point being a point of curvature, thence westerly along the arc of a 1162.18 foot radius curve to the right, through a central angle of 02°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 1228.18 foot radius curve to the left, through a central angle of 01°46'4", a distance of 38.88 feet, the long chord of which bears North 0°06'21" East, 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 Stedman and Associate Record of Survey No. 539-10-023 on file with the Salt Lake County Surveyor's office the following line (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 94.4 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 Stedman and the East line of Blenheim Flat "P" Subdivision recorded in Book 718 at Page 51 of Plat, on file with the Salt Lake County Recorder's office, thence North 0°01'20" West, along said East line, a distance of 228.06 feet, to the East-West 1196th line of the Southeast quarter, thence North 89°53'39" East, along said 1196th line, a distance of 1168.54 feet, to a rebar and cap stamped Great Basin set per Record of Survey No. 5204-0078 and the West line of Blenheim Road, thence South 0°01'20" East, along said West line, a distance of 404.36 feet to the point of beginning.

Contains: 891,023 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

**Gateway**  
Planning, Architecture, Engineering  
Trolley Corners Building  
515 South 700 East, Suite 3F  
Salt Lake City, UT 84102  
303.770.8884  
www.gatewayus.com

WEST VALLEY CITY  
PLANNING COMMISSION APPROVAL  
APPROVED THIS 10<sup>th</sup> DAY OF OCT, 2018.  
[Signature]  
PLANNING COMMISSION CHAIR

SALT LAKE COUNTY  
HEALTH DEPARTMENT  
APPROVED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2018.  
[Signature]  
SALT LAKE COUNTY HEALTH DEPARTMENT

GRANGER HUNTER IMPROVEMENT DISTRICT  
APPROVED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2018.  
[Signature]  
DISTRICT REPRESENTATIVE

WEST VALLEY CITY ENGINEER  
APPROVED THIS 10<sup>th</sup> DAY OF OCTOBER, 2018.  
[Signature]  
WEST VALLEY CITY ENGINEER

WEST VALLEY CITY ATTORNEY  
APPROVED AS TO FORM THIS 27<sup>th</sup> DAY OF NOVEMBER, 2018.  
[Signature]  
WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL  
APPROVED AND ACCEPTED THIS 14<sup>th</sup> DAY OF NOVEMBER, 2018.  
[Signature]  
ATTEST: RECORDER  
[Signature]  
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: 11/1/2019 TIME: 3:08pm BOOK: 2019P PAGE: 17  
\$3700 FEE  
[Signature]  
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.

15-34-377-018; -020; -021; -022; -023; -024 15-34-31 15-34-32 15-34-41 15-34-42