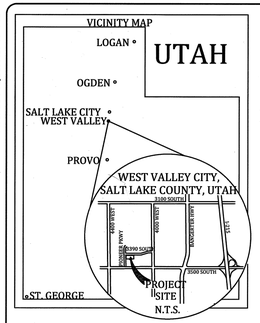
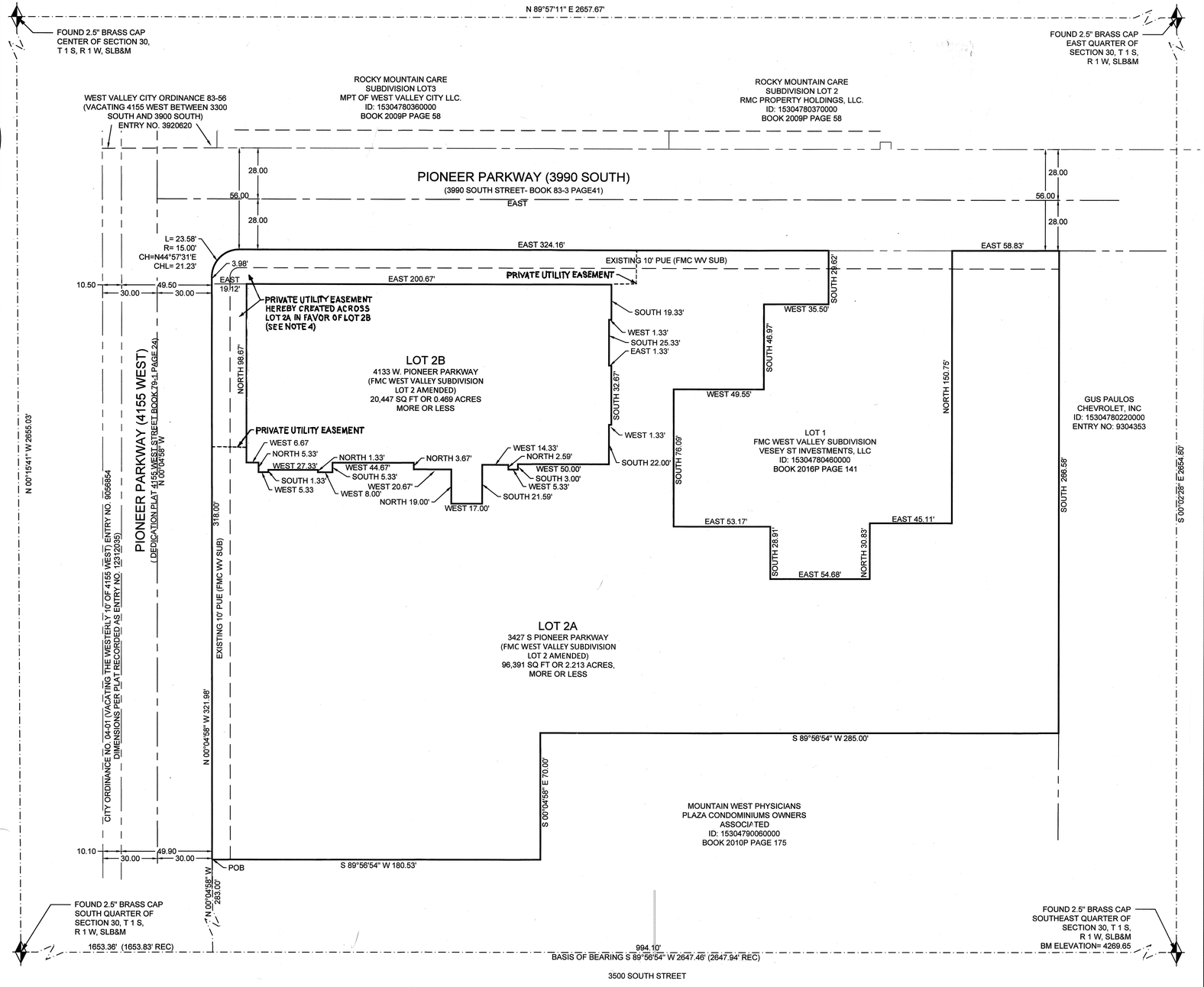
Avenue Project No. 17-116



NOTES:

1. Geotechnical Report was completed by Intermountain Geo Enviornmentfal Services, Inc. (IGES), Job No. 02153-002 effective August 14, 2015.
2. Ground Water Elevation is shown to be 7.5 feet below grade (4259.50). The finished Floor elevation of proposed buildings shall be a minimum of 4265.00.
3. Nail and washer or copper rivet to be set at all Lot 2B corners.
4. Private utility easement and access agreement will be recorded with or shortly after this plat to further define, amend and establish the requirements of access, parking, and utility connections to Lot 2B over, under, and across Lot 2A.



SURVEYOR'S CERTIFICATE

I, MATTHEW C STONES, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NUMBER 7176711 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO AMENDED LOS, TOGETHER WITH EASEMENTS. TO BE KNOWN AS:

FMC WEST VALLEY SUBDIVISION LOT 2 AMENDED

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTED AS SHOWN ON THIS PLAT.

DATE: AUGUST 28,2019

PROFESSIONAL LAND SURVEYOR LICENSE NO. 7176711 MATT STONES STATE OF UTAH

MATTHEW C STONES, PLS
NO. 7176711

SUBDIVISION DESCRIPTION

ALL OF LOT 2 FMC WEST VALLEY SUBDIVISION, RECORDED ON JUNE 30, 2016 AS ENTRY NUMBER 12312035 IN BOOK 2016P AT PAGE 141 BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT 994.10 FEET SOUTH 89°56'54" WEST ALONG THE SOUTHEAST QUARTER SECTION LINE AND 283.00 FEET NORTH 00°04'58" WEST FROM THE SOUTH EAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'58" WEST 321.98 FEET TO A POINT ON A 15 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.58 FEET (CHORD BEARS N 44°57'31" E A DISTANCE OF 21.23 FEET); THENCE EAST 324.16 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT 1 OF FMC WEST VALLEY SUBDIVISION, RECORDED ON JUNE 30, 2016 AS ENTRY NUMBER 12312035 IN BOOK 2016P AT PAGE 141; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 29.62 FEET; 2) WEST 35.50 FEET; 3) SOUTH 46.97 FEET; 4) WEST 49.55 FEET; 5) SOUTH 76.09 FEET; 6) EAST 53.17 FEET; 7) SOUTH 28.91 FEET; 8) EAST 54.68 FEET; 9) NORTH 30.83 FEET; 10) EAST 45.11 FEET; 11) NORTH 150.75 FEET; THENCE EAST 58.83 FEET; THENCE SOUTH 266.58 FEET, MORE OR LESS, TO THE NORTH LINE OF THE MOUNTAIN WEST PHYSICIANS PLAZA CONDOMINIUMS, RECORDED AS ENTRY NUMBER 11070706 IN BOOK 2010P AT PAGE 175 IN THE OFFICE OF THE SALT LAKE RECORDER; THENCE ALONG THE NORTH LINE OF SAID MOUNTAIN WEST PHYSICIANS PLAZA CONDOMINIUMS THE FOLLOWING THREE (3) COURSES; 1) SOUTH 89°56'54" WEST 285.00 FEET; 2) SOUTH 00°04'58" EAST 70.00 FEET; 3) SOUTH 89°56'54" WEST 180.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 116,838 SQ. FT. OR 2.682 ACRES, MORE OR LESS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENT THAT MPT OF WEST VALLEY CITY, LLC, THE OWNERS OF THE DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO AMENDED LOTS TO BE KNOWN HEREAFTER AS:

FMC WEST VALLEY SUBDIVISION LOT 2 AMENDED

DO HEREBY CONSENT AND 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. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND\OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 24th DAY OF July, 2020.

MPT OF WEST VALLEY CITY, LLC
a Delaware limited liability company

BY: MPT Operating Partnership, L.P.,
a Delaware limited partnership

ITS: Sole Member

BY: Emmett E. McLean
PRINT NAME: Emmett E. McLean
TITLE: EVP, COO, Secretary

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ Alabama)
:SS
COUNTY OF ~~SALT LAKE~~ Jefferson)

ON THIS 24th DAY OF July, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Jefferson IN SAID STATE OF ~~UTAH~~ Alabama Emmett E. McLean THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE\SHE\THEY DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

COMMISSION NUMBER:
MY COMMISSION EXPIRES: 12/26/23
PRINT NAME: Brandi Dipiazza
A NOTARY PUBLIC COMMISSIONED IN ~~UTAH~~ Alabama

SIGNATURE: Brandi Dipiazza

BRANDI DIPIAZZA MY COMMISSION EXPIRES DECEMBER 26, 2023 NOTARY PUBLIC STATE OF ALABAMA

LEGEND:

- BOUNDARY
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- ACCESS EASEMENT
- CHAIN LINK FENCE
- CONCRETE FENCE
- MONUMENT LINES
- FOUND MONUMENT

N

30 0 30 60
scale feet
1" = 30'

avenue CONSULTANTS
Avenue Consultants, Inc
6605 South Redwood Road, Suite 101
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

FMC WEST VALLEY SUBDIVISION LOT 2 AMENDED

(CREATING LOTS 2A AND 2B)

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SUBSET NO.	REVISIONS:		
	NO. DESCRIPTION	DATE	BY
PROJECT NO.			
SHEET NO. 1 OF 1			

PLANNING COMMISSION
APPROVED THIS 11th DAY OF August A.D. 2020 BY THE WEST VALLEY CITY PLANNING DEPARTMENT.
Chase Headley
CHAIRMAN

GRANGER-HUNTER IMPROVEMENT DISTRICT
APPROVED THIS 11TH DAY OF AUGUST, 2020.
~~DISTRICT~~ ENGINEER ~~ING~~ DEPT

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 11 DAY OF August A.D. 2020
SALT LAKE COUNTY HEALTH DEPT.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
CITY ENGINEER DATE: 17 Aug. 2020

APPROVAL AS TO FORM
APPROVED THIS 11th DAY OF August A.D. 2020
WEST VALLEY CITY ATTORNEY
8/11/2020
DATE

CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL, THIS 11 DAY OF August A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY MANAGER
ATTEST: RECORDER

SALT LAKE COUNTY RECORDER
ENTRY NO. 13367497 FEE PAID $54.00
RECORDED 08/20/2020 AT 2:34 PM
IN BOOK 2020P PAGE 209
FILED AT THE REQUEST OF: West Valley City
SALT LAKE COUNTY RECORDER Lann Ann Deputy

$54.00 15-30-478-045 15-30-42

P:_2019\19-060 - Thrive - JVW Med Office Bldg Phase 2\000_CAD\003_Survey\AVE_SURVEYSHEETFILE.dwg