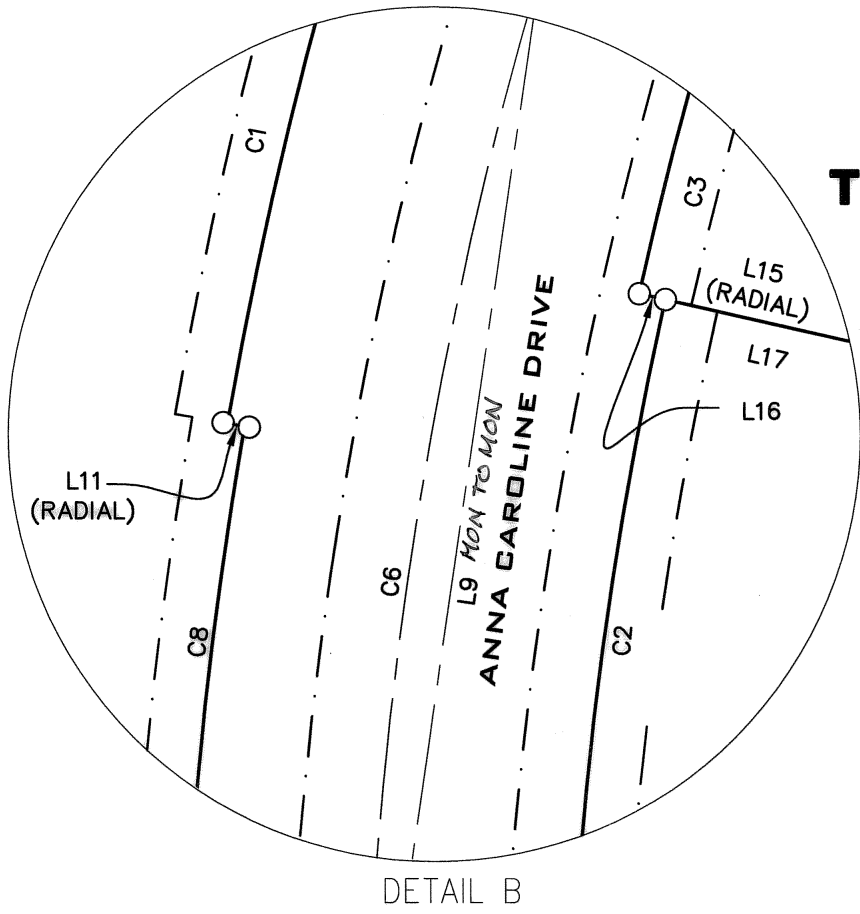


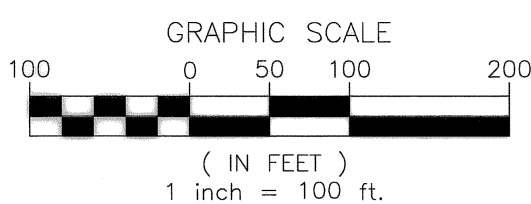
# WEST VALLEY PAVILION

A PART OF THE SOUTHEAST QUARTER SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B. & M., CITY OF WEST  
VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH  
JULY 2008



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	858.00'	6°32'18"	97.90'	49.00'
C2	782.00'	12°28'00"	170.15'	85.41'
C3	787.00'	3°48'54"	52.40'	26.21'
C4	853.00'	15°58'24"	237.81'	119.68'
C5	820.00'	15°58'24"	228.61'	115.05'
C6	820.00'	16°16'54"	233.02'	117.30'
C7	782.00'	15°58'24"	218.01'	109.72'
C8	854.76'	6°04'05"	90.53'	45.31'
C9	353.00'	60°18'07"	371.52'	205.05'

LINE	BEARING	LENGTH
L1	S82°39'54"E	328.68'
L2	N06°02'46"E	167.50'
L3	N44°13'29"E	69.56'
L4	N38°53'18"E	15.99'
L5	N89°24'40"E	43.17'
L8	N08°27'20"E	227.87'
L9	N08°18'05"E	232.24'
L10	S46°12'45"E	25.92'
L11	N80°05'44"W	3.24'
L12	N16°26'32"E	135.04'
L13	N16°26'32"E	135.04'
L14	N16°26'32"E	135.04'
L15	S77°22'23"E	96.30'
L16	S77°22'23"E	5.00'
L17	S77°22'23"E	91.30'
L18	S00°28'08"W	47.81'
L19	S00°28'08"W	89.89'
L20	N24°46'40"W	27.53'
L21	N00°29'23"E	40.00'
L22	N25°36'27"E	27.60'
L23	S89°45'52"E	107.03'
L24	S89°45'52"E	34.45'
L25	N00°14'08"E	59.90'
L26	S89°45'52"E	66.02'
L27	N00°14'08"E	24.03'
L28	N15°40'25"E	84.66'
L29	N07°30'42"E	21.40'



SOUTH QUARTER OF SEC.23, T.1S., R.2W., S.L.B.&M. NOTHING FND NOTHING SET ESTABLISHED PER COUNTY TIE SHEETS AND HISTORIC NOTES FROM TWO WITNESS CORNERS

CENTERLINE MONUMENT 2700 SOUTH, ALSO WITNESS CORNER TO THE SOUTH QUARTER OF SEC.23, T.1S., R.2W., S.L.B.&M., FND 2" BRASS CAP 1 FOOT BELOW SURFACE IN RING AND LID PER COUNTY SURVEYORS HISTORIC TIE SHEET MONUMENT NO. 152W268A

CENTERLINE PI MONUMENT 2700 SOUTH, ALSO WITNESS CORNER TO THE SOUTH QUARTER OF SEC.23, T.1S., R.2W., S.L.B.&M., FND 2" BRASS CAP 1 FOOT BELOW SURFACE IN RING AND LID PER COUNTY SURVEYORS HISTORIC TIE SHEET MONUMENT NO. 152W268B

**LEGEND:**

- SET REBAR AND CAP MARKED "PLS 271154" UNLESS OTHERWISE NOTED
- STREET MONUMENTS TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS UPON COMPLETION OF IMPROVEMENTS.
- FND GOVERNMENT MONUMENT AS NOTED
- FND 5/8" REBAR & CAP MARKED "DOMINION END" UNLESS OTHERWISE NOTED
- ( ) FOR REFERENCE ONLY

- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- PROPOSED LOT LINES
- ADJACENT PROPERTY LINES
- RIGHT OF WAY LINE
- EASEMENT LINES AS NOTED

**CLC ASSOCIATES**  
420 EAST SOUTH TEMPLE SUITE 550 SALT LAKE CITY UTAH 84111  
P 801 363 5605 F 801 363 5604 CLCASSOC.COM

ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

PROJECT # 07-0235  
DRAWN BY: DM  
CHECKED BY: DM  
DATE: 07/16/08

**PLANNING COMMISSION**  
APPROVED THIS 5TH DAY OF AUGUST A.D. 2008 BY THE WEST VALLEY CITY PLANNING COMMISSION.

*David P. Wood*  
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

**SALT LAKE VALLEY HEALTH DEPT.**  
APPROVED THIS 31 DAY OF JULY A.D. 2008

*Rebecca Loren*  
SALT LAKE VALLEY HEALTH DEPT.

**MAGNA WATER IMPRV. DIST.**  
APPROVED THIS 30 DAY OF JULY A.D. 2008

*Kevin J. Johnson*  
IMPROVEMENT DISTRICT COORDINATOR

**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.

*D. J. ...*  
WEST VALLEY CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 5 DAY OF JULY A.D. 2008

*Ralph ...*  
WEST VALLEY CITY ATTORNEY

**WEST VALLEY CITY COUNCIL**  
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 5 DAY OF JULY A.D. 2008 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Walter ...*  
CITY MANAGER

**RECORDED # 049447**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY  
DATE 7/28/08 TIME 2:22 PM BOOK 2008-0 PAGE 195

*Keneth R. ...*  
SALT LAKE COUNTY RECORDER

EAST QUARTER OF SEC.23, T.1S., R.2W., S.L.B.&M., FND 2" BRASS CAP 1 FOOT BELOW SURFACE IN RING AND LID PER COUNTY SURVEYORS HISTORIC TIE SHEET MONUMENT NO. 152W2306

UTAH COORDINATE SYSTEM NAD 83 (1994) NAD 83, UTAH CENTRAL ZONE - 4302, US SURVEY FEET NAVD 88, US SURVEY FEET

N: 7428183.97850  
E: 1494887.58220  
ELEVATION: 4247.56  
CONVERGENCE: -00°20'10.51917"  
SCALE FACTOR: 1.000015767  
COMBINED FACTOR: 0.999812416

RITER CANAL

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND SUBDIVIDE THE SUBJECT PROPERTY INTO SEVEN COMMERCIAL LOTS, A ROAD DEDICATION, AND ONE REMAINDER PARCEL.

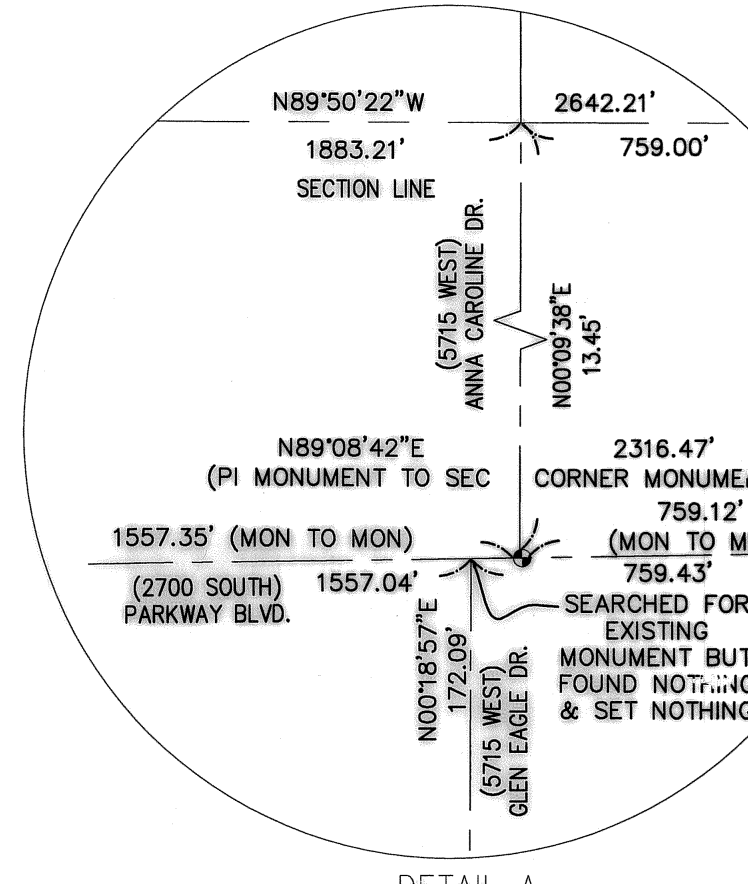
**BASIS OF BEARINGS:**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

"RED BUTTE CORNERS ARP" (PID: AF9633), ADJUSTED BY NGS IN MARCH 2002, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: A5883), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A5836), ADJUSTED BY NGS IN JUNE 2000.

THE BASIS OF BEARING MAY BE DETERMINED LOCALLY BY THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T.1S., R.2W., S.L.B.&M.; BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION, SHOWN HEREON AS S00°28'08"W.

**NOTES:**

- EROSION CONTROL TO BE PRACTICED DURING ALL PHASES OF CONSTRUCTION.
- OFFSET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" REBAR WITH NUMBERED SURVEY CAP OR NAIL WITH NUMBERED WASHER TO BE PLACED AT ALL LOT CORNERS.
- A 40' WIDE PERMANENT EASEMENT FOR MAGNA WATER COMPANY AN IMPROVEMENT DISTRICT AS DISCLOSED BY ENTRY #: 9178675, BOOK: 9039 PAGE: 9173
- COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE; MULTIPLE GROUND DISTANCES SHOWN HEREON BY 0.999812875 TO OBTAIN GRID DISTANCES WITH GIVEN COORDINATES.
- RESOLUTION DATED: NOVEMBER 04, 1960, RECORDED: NOVEMBER 08, 1960, AS ENTRY NUMBER: 1745699, IN BOOK: 1796, PAGE: 280. A RESOLUTION WHEREIN THE COUNTY COMMISSIONERS OF SALT LAKE COUNTY DECLARE THEIR INTENTION TO DEVELOP AND CONSTRUCT EXPRESSWAY-HIGHWAY FACILITY ALONG 5600 WEST STREET WITH A RIGHT OF WAY WIDTH OF 132 FEET IS PROPOSED, WITH THE CENTER LINE REMAINING THE SAME AS NOW EXISTS

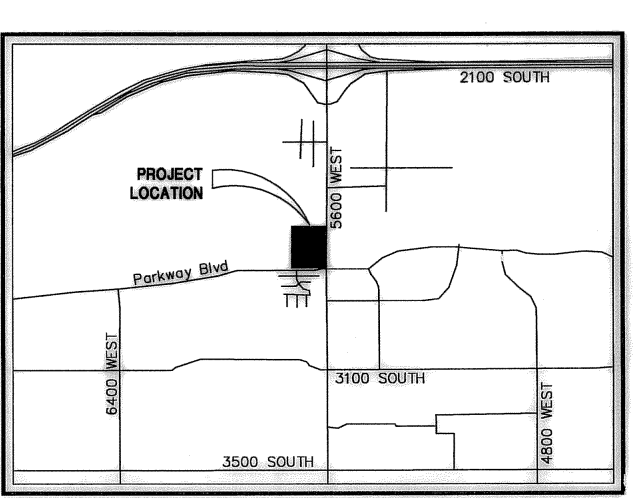


6. EASEMENTS ACROSS AND IN FAVOR OF LOTS 1-7 ARE HEREBY GRANTED FOR CROSS ACCESS, DRAINAGE, PARKING AND UTILITIES. SPECIFIC AGREEMENTS WILL BE PREPARED AND RECORDED.

SOUTHEAST CORNER OF SEC. 23, T.1S., R.2W., S.L.B.&M., FND 3" BRASS CAP FLUSH IN RING AND LID PER COUNTY SURVEYORS HISTORIC TIE SHEET MONUMENT NO. 152W2301

UTAH COORDINATE SYSTEM NAD 83 (1994) NAD 83, UTAH CENTRAL ZONE - 4302, US SURVEY FEET NAVD 88, US SURVEY FEET

N: 7428183.97850  
E: 1494887.58220  
ELEVATION: 4252.068  
CONVERGENCE: -00°20'10.51917"  
SCALE FACTOR: 1.000015767  
COMBINED FACTOR: 0.999812416



**SURVEYOR'S STATEMENT**  
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH STATE CODE AND LOCAL ORDINANCE AT THE REQUEST OF COLONY PARTNERS LLC. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12-31-2009. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

EXECUTED THIS 17TH DAY OF JULY 2008

*Brad T. Mortensen*  
PROFESSIONAL LAND SURVEYOR #271154  
FOR AND ON BEHALF OF  
CLC ASSOCIATES, INC.  
420 E. SOUTH TEMPLE, SUITE 550  
SLC, UT 84111

**LEGAL DESCRIPTION**  
ALL THAT LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER N89°50'22"W 792.00 FEET; THENCE N00°09'38"E 330.00 FEET; THENCE N89°50'22"W 527.96 FEET; THENCE N00°21'39"E 994.81 FEET, TO THE 40 ACRE LINE; THENCE S89°44'16"E ALONG SAID 40 ACRE LINE 1270.61 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF 5600 WEST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°28'08"W 1257.19 FEET, TO A FOUND UDOT RIGHT-OF-WAY MONUMENT; THENCE S36°38'29"W 33.15 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE N89°08'51"E 19.57 FEET; THENCE S00°28'08"W 6.09 FEET; THENCE S89°51'12"E 53.00 FEET, TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°28'08"W ALONG SAID EAST LINE 33.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 34.60, ACRES MORE OR LESS.

AS SHOWN ON THIS WEST VALLEY PAVILION PLAT SEVEN LOTS AND ONE REMAINDER PARCEL.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER (S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

**WEST VALLEY PAVILION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AND INTENDED FOR PUBLIC USE TO WEST VALLEY CITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE THIS 17th DAY OF JULY, A.D. 2008.

By: *Walter ...*  
COLONY PARTNERS, LLC

By: *Howard ...*  
COLONY PARTNERS, LLC

**LLC ACKNOWLEDGMENT**  
STATE OF Utah S.S.  
COUNTY OF Salt Lake

ON THE 17th DAY OF July A.D. 2008 PERSONALLY APPEARED BEFORE ME, *Alicia Dittmore*, Notary Public, who being by me duly sworn or affirmed, did say that *He* is the *Manager* OF *Colony Partners LLC* AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID *Colony Partners LLC* AND THE SAID *Walter ...* EXECUTED THE SAME.

*Alicia Dittmore*  
NOTARY PUBLIC

RESIDING IN *Salt Lake* COUNTY,  
MY COMMISSION EXPIRES: *4-22-17*

**LLC ACKNOWLEDGMENT**  
STATE OF Utah S.S.  
COUNTY OF Salt Lake

ON THE 17th DAY OF July A.D. 2008 PERSONALLY APPEARED BEFORE ME, *Howard ...*, Notary Public, who being by me duly sworn or affirmed, did say that *He* is the *Manager* OF *Colony Partners LLC* AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID *Colony Partners LLC* AND THE SAID *Howard ...* EXECUTED THE SAME.

*Howard ...*  
NOTARY PUBLIC

RESIDING IN *Salt Lake* COUNTY,  
MY COMMISSION EXPIRES: *4-22-17*

**WEST VALLEY PAVILION**  
A PART OF THE SOUTHEAST QUARTER SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B. & M., CITY OF WEST  
VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH  
JULY 2008

SHEET 1 OF 1