

WALLACE STEGNER ACADEMY SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23
AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

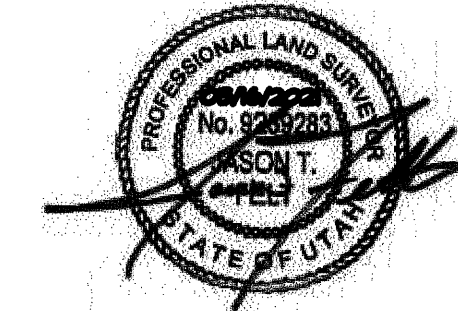
SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9234283, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 11-23-1, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS

WALLACE STEGNER ACADEMY SUBDIVISION

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

JASON T. FELT, P.L.S.
LICENSE NO. 9234283



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 0°05'37" EAST 510.36 FEET ALONG THE QUARTER SECTION LINE, THENCE DUE EAST 591.34 FEET TO THE WESTERLY LINE OF ROCKY MOUNTAIN POWER PROPERTY (ENTRY NO. 12091072), THENCE TWO (2) COURSES SOUTHERLY ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 2°41'55" WEST 183.63 FEET; AND (2) SOUTH 5°42'28" WEST 324.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD; THENCE SOUTH 88°55'10" WEST 128.56 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THENCE SOUTHWESTERLY 180.11 FEET ALONG THE ARC OF A 2046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 5°02'33", AND LONG CHORD OF SOUTH 80°41'20" WEST 180.05 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD; THENCE SOUTH 69°50'29" WEST 260.45 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE, THENCE NORTH 0°04'54" WEST 117.64 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 312,522 SQ.FT. OR 7.175 ACRES, 1 LOT AND 1 PARCEL

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS WALLACE STEGNER ACADEMY SUBDIVISION AND DO HEREBY DEDICATE AND GRANT A PRIVATE RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS TO THE ADJACENT PROPERTY, FOR THE BENEFIT OF SAID PROPERTY OWNER, THEIR SUCCESSORS AND OR ASSIGNS, AND DO HEREBY DEDICATE AND GRANT AN 20 FOOT WIDE EASEMENT TO MAGNA WATER DISTRICT FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF SANITARY SEWER FACILITIES; 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 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 ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. WEST VALLEY CITY HEREBY VACATES A PORTION OF PARKWAY BOULEVARD AS SHOWN AND NOTED ON THIS PLAT.

SIGNED THIS 24th DAY OF March, 2021.

Sheldon Killpack
MANAGER
WEST VALLEY SCHOOL DEVELOPMENT II, LLC

Ron Bigelow
RON BIGELOW WEST VALLEY CITY MAYOR

ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF Davis } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March, 2021, BY Sheldon Killpack WITH WEST VALLEY SCHOOL DEVELOPMENT II, LLC.
RESIDING AT: Provo, UT
COMMISSION NUMBER: 649043
MY COMMISSION EXPIRES: 4/26/21
Gabriel S. Clark
NOTARY PUBLIC (PRINT NAME)
Daniel D. Clark
NOTARY PUBLIC SIGNATURE

ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF UTAH } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, 2021, BY STEPHEN HOPKINS WITH IGO MULTIFAMILY HOLDINGS, LLC.
RESIDING AT: Lehi, UT
COMMISSION NUMBER: 707812
MY COMMISSION EXPIRES: 8/20/2023
Deanne Clayton
NOTARY PUBLIC (PRINT NAME)
Deanne Clayton
NOTARY PUBLIC SIGNATURE

WEST VALLEY CITY ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF } ss
ON THIS 12th DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HONORABLE DEDICATION AND CONSENT TO RECORD, WHO BEING OF THE FULL BIRTH AND SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE SIGNED THIS PLAT ENTITLED WALLACE STEGNER ACADEMY SUBDIVISION WHICH ALSO VACATES A PORTION OF PARKWAY BOULEVARD, ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE CITY COUNCIL AND SAID MAYOR BIGELOW ACKNOWLEDGED TO THE RECORDS OF SAID WEST VALLEY CITY EXECUTED THE SAME.
Cm # 699519
Cm Exp. 2-11-2022
Tera Smith
NOTARY PUBLIC

WALLACE STEGNER ACADEMY SUBDIVISION

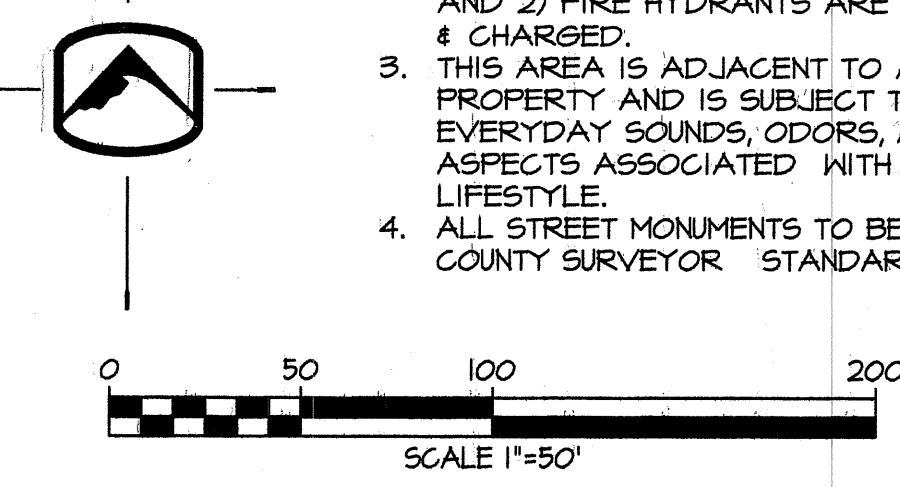
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

Request: West Valley City
ENTRY NO. 133639979 FEE PAID \$52.00 FILED FOR
RECORD AND RECORDED THIS 22nd DAY OF April, 2021 AT 11:33AM IN BOOK 20219 OF OFFICIAL RECORDS PAGE 098
Attest: *Michelle Conner*
CITY MANAGER
CITY RECORDER

NOTES

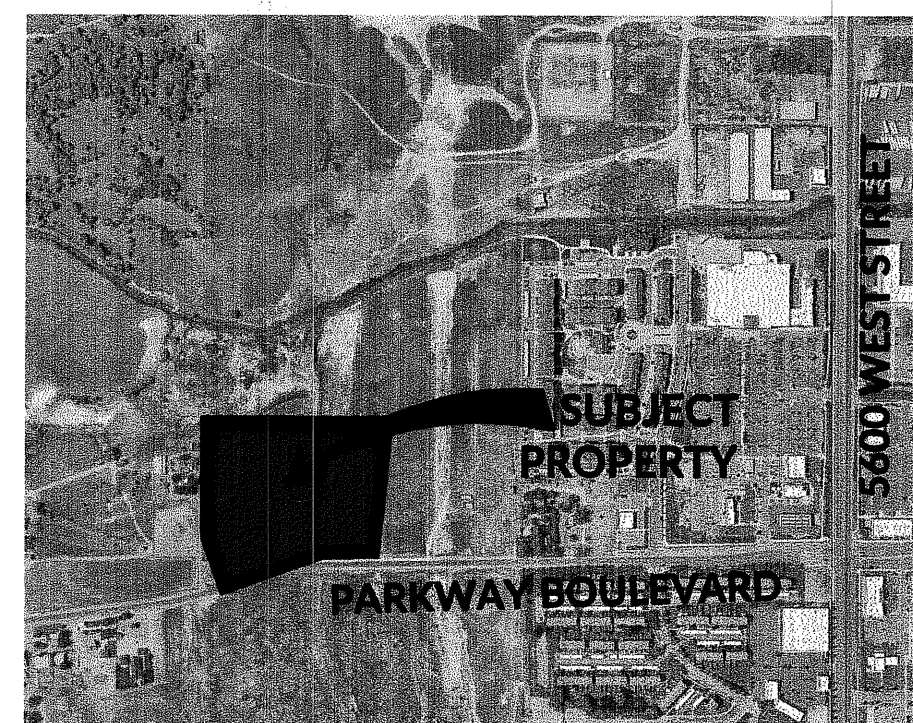
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" x 24" REBAR AND CAP STAMPED "SILVERPEAK ENGINEERING" TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
- THIS AREA IS ADJACENT TO AGRICULTURALLY ZONE PROPERTY AND IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.
- ALL STREET MONUMENTS TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS.



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	17°08'24"	200.00	54.83	54.61	S 8°28'35" E
C2	20°47'14"	200.00	72.57	72.17	S 10°24'11" W
C3	20°52'57"	200.00	72.84	72.44	S 10°26'28" W
C4	3°38'15"	2046.50	124.93	124.91	S 85°01'44" W
C5	3°58'34"	2046.50	142.02	141.94	S 76°10'46" W
C6	88°48'44"	20.00	30.98	21.98	N 61°25'34" W
C7	0°30'03"	1953.50	17.07	17.07	S 74°34'35" W
C8	41°22'20"	20.00	31.84	28.62	S 28°38'23" W
C9	17°08'24"	227.00	67.41	67.65	S 8°28'35" E
C10	17°08'24"	173.00	51.75	51.56	N 8°28'35" W
C11	20°47'14"	173.00	62.71	62.43	N 10°24'11" E
C12	20°47'14"	227.00	82.36	81.91	S 10°24'11" W
C13	20°52'57"	173.00	63.05	62.70	S 10°26'28" W
C14	20°52'57"	227.00	82.73	82.28	N 10°26'28" E
C15	12°34'23"	2046.50	452.06	451.14	S 80°31'10" W

VICINITY MAP

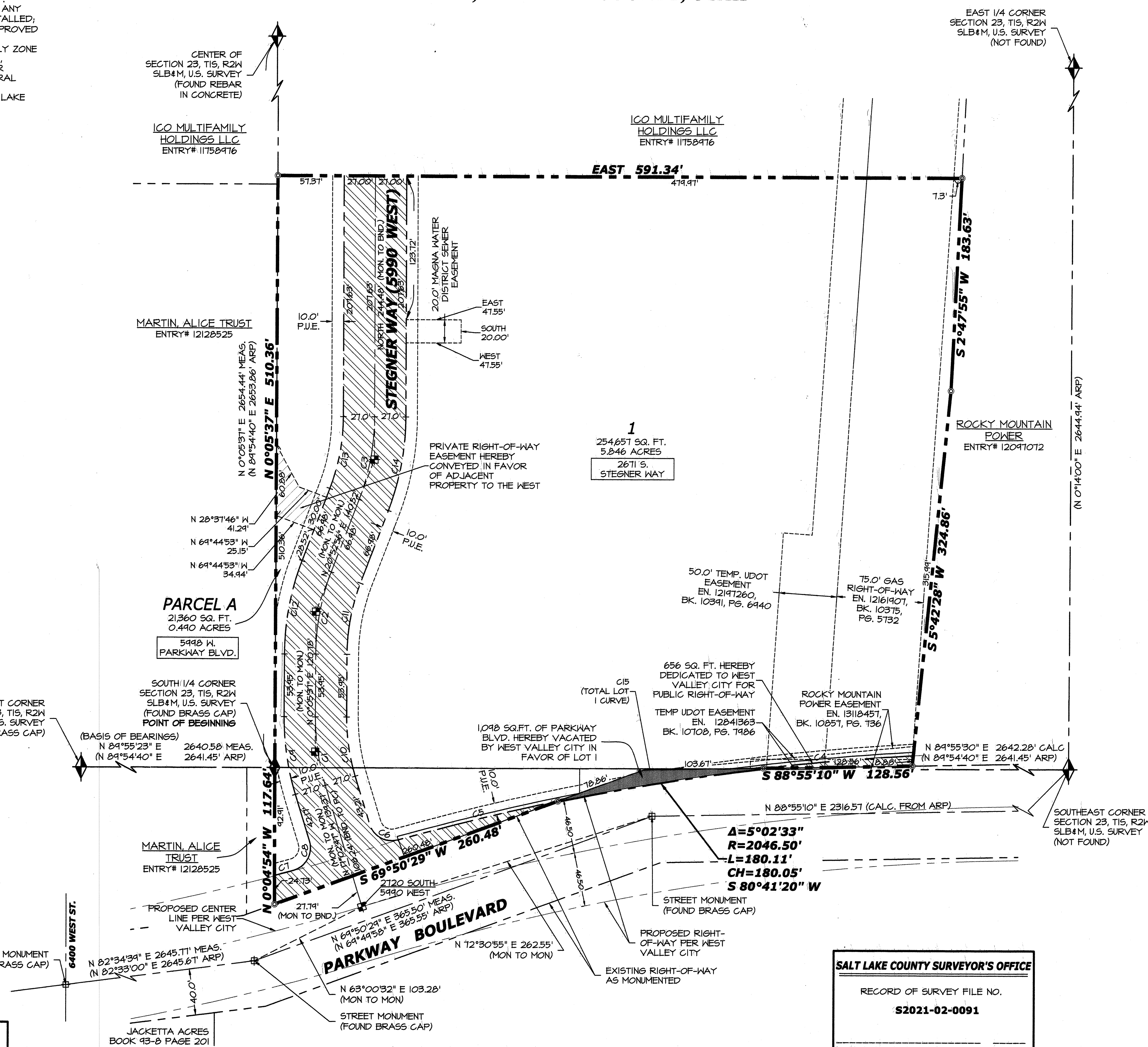


LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE) LINE
- ADJACENT PROPERTY
- CENTERLINE
- SECTION CORNER
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR'S STANDARDS, PERMIT REQUIRED.
- PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8"x24" REBAR & CAP STAMPED SILVERPEAK ENG
- AREA HEREBY DEDICATED TO WEST VALLEY CITY FOR PUBLIC RIGHT-OF-WAY
- AREA HEREBY VACATED BY WEST VALLEY CITY



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



SALT LAKE COUNTY SURVEYOR'S OFFICE
RECORD OF SURVEY FILE NO.
S2021-02-0091
COUNTY SURVEYOR REVIEWER: _____ DATE: _____

MAGNA WATER DISTRICT APPROVED THIS 5 th DAY OF April, 2021, BY THE MAGNA WATER DISTRICT. <i>Clayton M. Alexander</i> DIRECTOR, MAGNA WATER DISTRICT	HEALTH DEPARTMENT APPROVED THIS 6 th DAY OF April, 2021, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. <i>Christina Lopez</i> SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVED THIS 7 th DAY OF April, 2021, BY THE WEST VALLEY CITY PLANNING COMMISSION. <i>Carol Madsen</i> CHAIR, PLANNING COMMISSION	CITY ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <i>Jason T. Felt</i> WEST VALLEY CITY ENGINEER 4/22/21 DATE	CITY ATTORNEY'S APPROVAL APPROVED BY THE WEST VALLEY CITY ATTORNEY'S OFFICE THIS 22 nd DAY OF April, 2021. <i>Mr. [Signature]</i> CITY ATTORNEY	WEST VALLEY CITY APPROVAL THIS PLAT AND ANY DEDICATIONS HEREIN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEST VALLEY CITY THIS 16 th DAY OF April, 2021. <i>Michelle Conner</i> CITY MANAGER CITY RECORDER
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