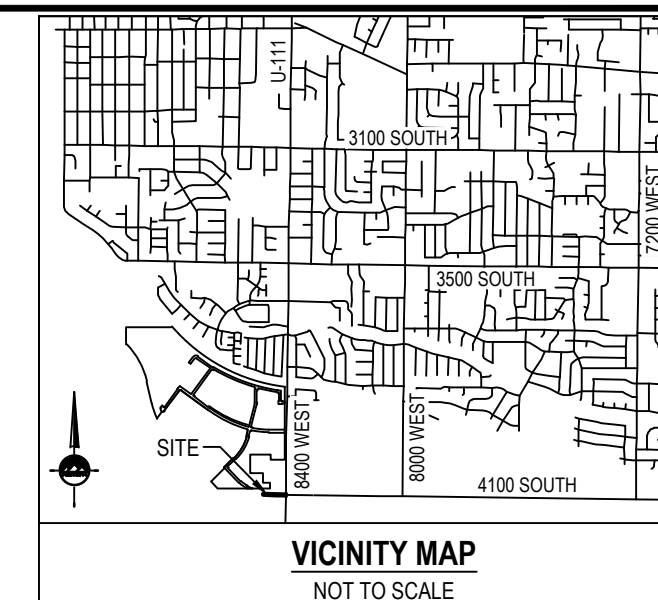


4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's 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 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Parcel A
A parcel of land situate in the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 81°00'23" West 113.87 feet to the Westerly Right-of-Way Line of 8400 West Street, also known as State highway U-111;
thence South 00°14'17" East 31.07 feet along said right-of-way line;
thence North 89°40'50" West 200.89 feet to the West Valley City Boundary Line;
thence North 81°19'53" East 310.04 feet along said West Valley City Boundary Line to the point of beginning.
Contains 3.223 Square Feet or 0.074 Acres

Parcel B
A parcel of land situate in the Southwest Quarter of Section 32 Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being North 0°10'06" East 35.48 feet and West 443.99 feet from the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°10'06" West 82.50 feet;
thence North 89°40'50" West 261.56 feet;
thence North 85°51'59" West 248.05 feet;
thence North 89°40'50" West 347.77 feet;
thence North 00°19'10" East 66.00 feet to said West Valley City Boundary Line;
thence South 89°40'50" East 66.00 feet along said West Valley City Boundary Line to the point of beginning.
Contains 62,891 Square Feet or 1.444 Acres



DATE: _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT

do hereby dedicate for 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 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 shown on this plat to the parties indicated and for the purpose shown hereon.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

DR HORTON, INC.

By: _____ Its: _____ By: _____ Its: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____, U.S.S.
On the _____ day of _____ A.D. 20____ personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ a _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____, U.S.S.
On the _____ day of _____ A.D. 20____ personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ a _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.

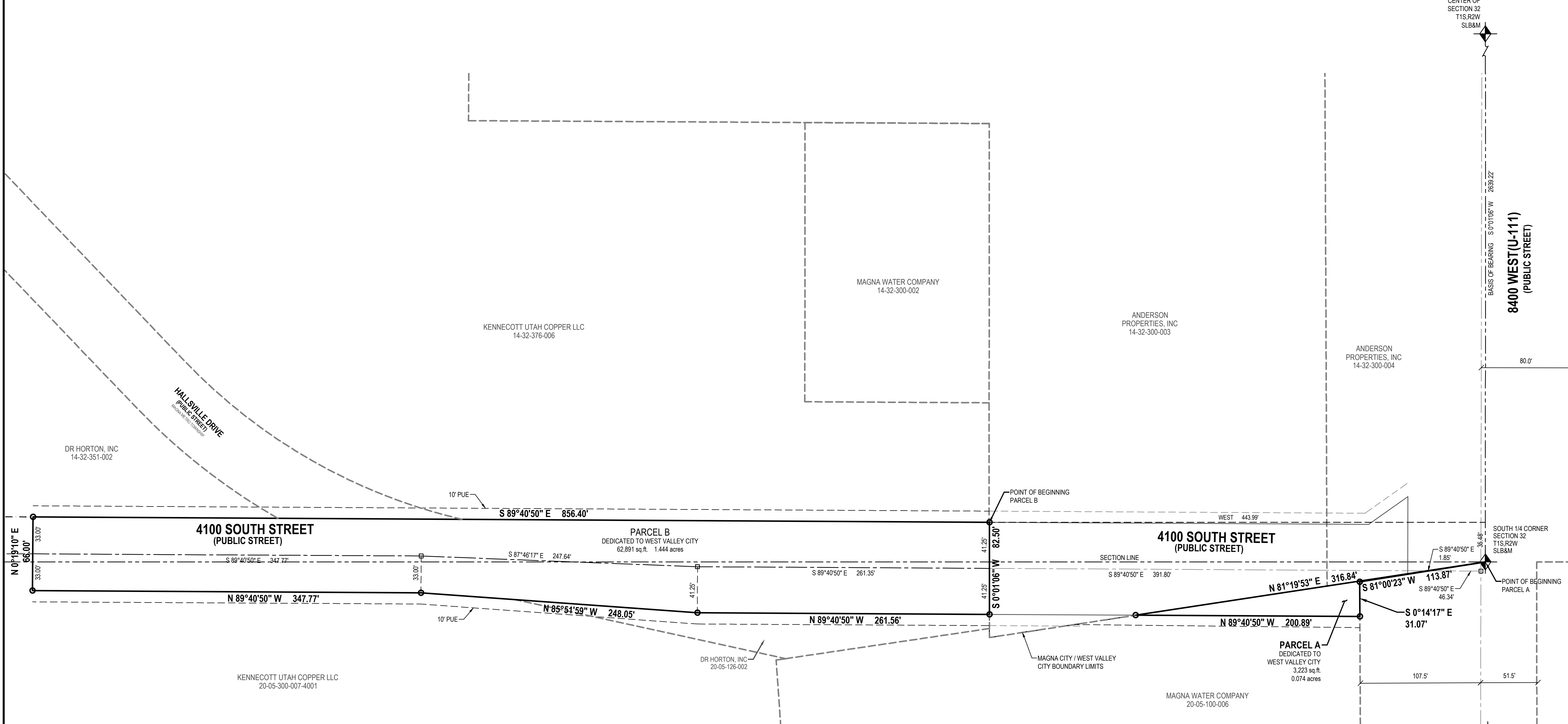
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



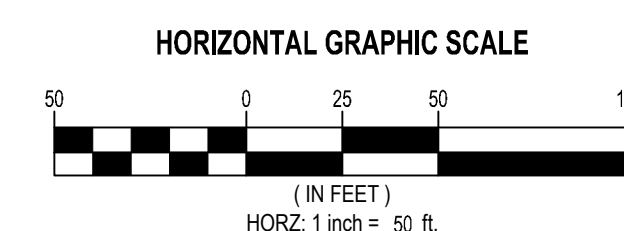
WEST VALLEY CITY PLAT NOTES

- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY _____, INC. JOB # _____ DATED _____.
- PROJECT GEOTECHNICAL REPORT IDENTIFIES GROUNDWATER ELEVATIONS AS SHALLOW AS 2-FEET BELOW THE SURFACE IN SOME AREAS. ELEVATION OF LOWEST FLOOR SLAB TO BE AT LEAST 3-FEET ABOVE HIGH WATER TABLE. ELEVATION OF LOWEST FLOOR SLAB FOR LOTS WITH UNDERDRAIN SYSTEMS ARE TO BE MINIMUM OF 2-FEET ABOVE LOWEST INVERT ELEVATION OF UNDERDRAIN SYSTEM ON EACH LOT. ALL SITE PREPARATION AND GRADING WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IDENTIFIED IN NOTE 1.
- OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" x 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR 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.
- STORM WATER THAT CANNOT BE DIRECTED TO PUBLIC STREETS MUST BE RETAINED ON INDIVIDUAL LOTS.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.



ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.633.3300
CEDAR CITY
Phone: 435.893.1433
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER: 8106
MANAGER: RQE
DRAWN BY: S/JL
CHECKED BY: PMH
DATE: 10/25/21

RECORD OF SURVEY
ROS NO.: _____
S-2018-04-0297

DATE: _____ COUNTY SURVEYOR REVIEWER: _____ DATE: _____

DEVELOPER
DR HORTON, INC.
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
801.404.8368

EASEMENT APPROVAL

ROCKY MOUNTAIN POWER DATE _____

DOMINION ENERGY GAS DATE _____

COMCAST DATE _____

WEST VALLEY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE WEST VALLEY CITY PLANNING COMMISSION.

CHAIR, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE COUNTY HEALTH DEPARTMENT

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANGER HUNTER IMPROVEMENT DISTRICT.

DISTRICT ENGINEER

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

WEST VALLEY CITY ENGINEER DATE _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE WEST VALLEY CITY ATTORNEY.

WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____ BY THE WEST VALLEY CITY COUNCIL.

ATTEST: CITY RECORDER CITY MANAGER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER