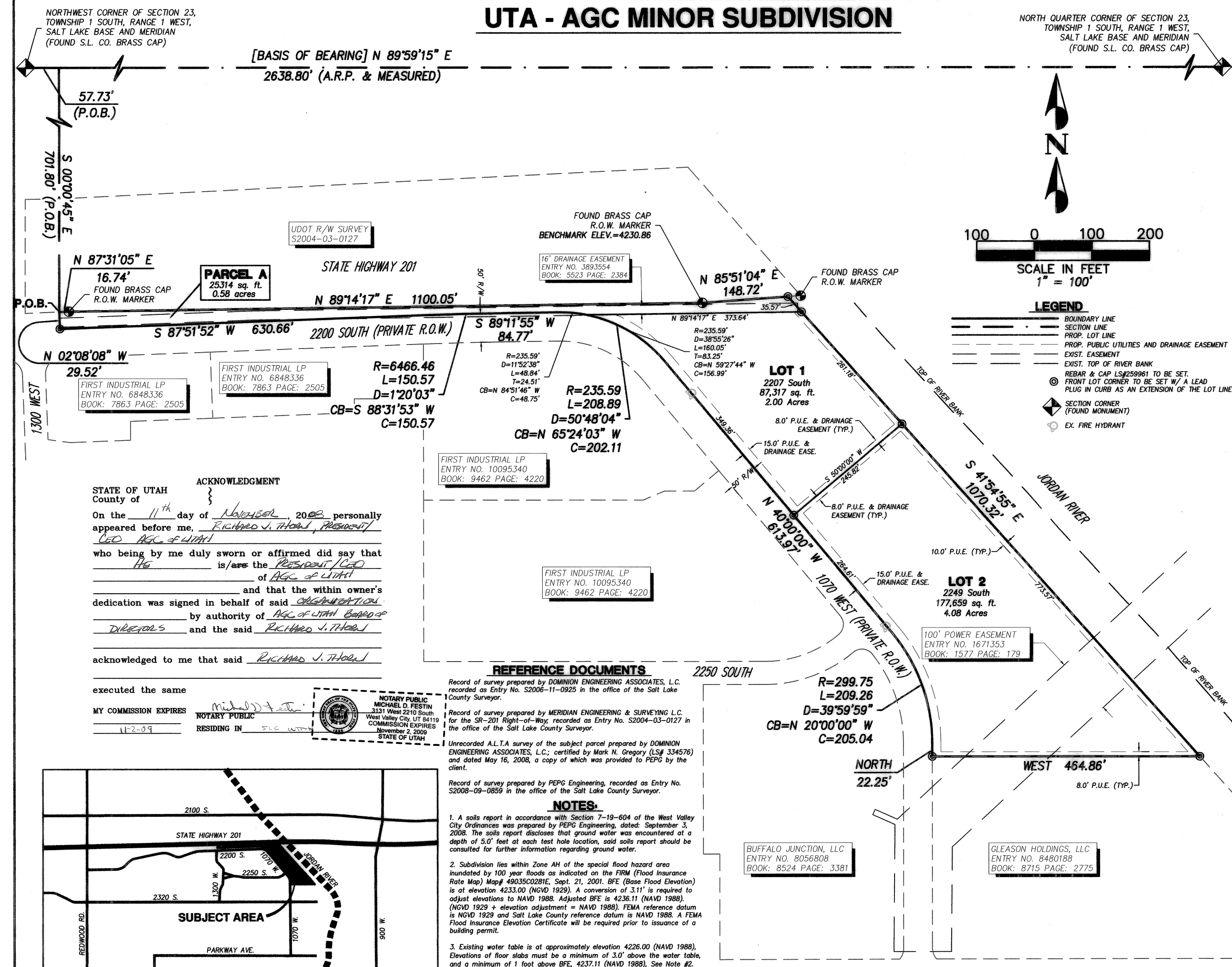


# UTA - AGC MINOR SUBDIVISION



**SURVEYOR'S CERTIFICATE**  
 I, DERRICK S SMITH, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 259961 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and easements, hereafter to be known as UTA - AGC MINOR SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**  
 Beginning at a point being 57.73 feet North 89°59'15" East along the section line and 701.80 feet South 00°00'45" East from the Northwest Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 87°31'05" East, 16.74 feet to a point on a brass cap right-of-way monument marking a southerly boundary of the State Highway 201 (said southerly boundary is defined by a record of survey prepared by MERIDIAN ENGINEERING & SURVEYING L.C. for the SR-201 Right-of-Way, filed as Entry No. S2004-03-0127 in the office of the Salt Lake County Surveyor); and running thence along the southerly boundary of said State Highway 201 the following two (2) courses and distances: North 89°14'17" East, 1100.05 feet to a point on a brass cap right-of-way monument marking a southerly boundary of State Highway 201; thence North 85°51'04" East, 148.72 feet to the Jordan River; and running thence along the Jordan River the following course and distance: South 41°54'25" East, 1070.32 feet to the Northeast corner of that land held by Gleason Holdings, LLC (ENTRY NO. 8480188 BOOK: 8715 PAGE: 2775); and running thence along the North boundary of said Gleason Holdings, LLC property the following course and distance: West, 464.86 feet to a point on the Northwest corner of said Gleason Holdings, LLC property; said point also being on an easterly edge of the 1070 West Right-of-Way (a private street); and running thence along said 1070 West Right-of-Way the following four (4) courses and distances: North, 22.25 feet to a point on a 235.59 foot radius curve to the left; thence 209.26 feet along said curve through a central angle 39°59'59" (chord bears: North 20°00'00" West, 205.04 feet); thence North 40°00'00" West, 613.97 feet to a point on a 235.59 foot radius curve to the left; thence 208.89 feet along said curve through a central angle of 50°48'04" (chord bears: North 65°24'03" West, 202.11 feet) to a point on a southerly boundary of the 2200 South Right-of-Way (a private street); and running thence along said 2200 South Right-of-Way the following three (3) courses and distances: South 89°11'55" West, 84.77 feet to a point on a 6466.46 foot radius curve to the left; thence 150.57 feet along said curve through a central angle of 1°20'03" (chord bears: South 88°31'53" West, 150.57 feet); thence South 87°51'52" West, 630.66 feet; thence North 02°08'08" West, 29.52 feet to the point of beginning.

Contains: 6.66 Acres (more or less)  
 (2 Lots, 1 Parcel)

**ACKNOWLEDGMENT**  
 County of SALT LAKE  
 On the 10 day of December, 2008, personally appeared before me, Richard J. Thorne, Notary Public, residing in Salt Lake County, Utah, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the UTA - AGC MINOR SUBDIVISION.  
 In witness whereof, I have hereunto set my hand and the seal of my office, this 10 day of December, A.D., 2008.  
Richard J. Thorne  
 Notary Public  
 My Commission Expires: 3-5-2011

**ACKNOWLEDGMENT**  
 County of SALT LAKE  
 On the 10 day of December, A.D. 2008, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication in number, who duly acknowledged to me that Richard J. Thorne signed it freely and voluntarily and for the uses and purposes therein mentioned.  
Richard J. Thorne  
 Notary Public  
 My Commission Expires: 3-5-2011

**UTA - AGC MINOR SUBDIVISION**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 WEST VALLEY CITY, UTAH

PREPARED BY: **PEPG ENGINEERING, L.L.C.**  
 8805 S SANDY PARKWAY • SANDY, UT 84070  
 PH: (801) 562-2521 • FAX: (801) 562-2551

**ACKNOWLEDGMENT**  
 County of SALT LAKE  
 On the 11 day of November, 2008, personally appeared before me, Richard J. Thorne, Notary Public, residing in Salt Lake County, Utah, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the UTA - AGC MINOR SUBDIVISION.  
 In witness whereof, I have hereunto set my hand and the seal of my office, this 11 day of November, A.D., 2008.  
Richard J. Thorne  
 Notary Public  
 My Commission Expires: 11-2-09

**REFERENCE DOCUMENTS**  
 Record of survey prepared by DOMINION ENGINEERING ASSOCIATES, L.C. recorded as Entry No. S2006-11-0925 in the office of the Salt Lake County Surveyor.  
 Record of survey prepared by MERIDIAN ENGINEERING & SURVEYING L.C. for the SR-201 Right-of-Way, recorded as Entry No. S2004-03-0127 in the office of the Salt Lake County Surveyor.  
 Unrecorded ALTA survey of the subject parcel prepared by DOMINION ENGINEERING ASSOCIATES, L.C., certified by Mark N. Gregory (LS# 134376) and dated May 16, 2008, a copy of which was provided to PEPG by the client.  
 Record of survey prepared by PEPG Engineering, recorded as Entry No. S2008-02-0559 in the office of the Salt Lake County Surveyor.

**NOTES:**  
 1. A soils report in accordance with Section 7-19-604 of the West Valley City Ordinances was prepared by PEPG Engineering, dated September 3, 2008. The soils report discloses that ground water was encountered at a depth of 5.0' feet at each test hole location, said soils report should be consulted for further information regarding ground water.  
 2. Subdivision lies within Zone AH of the special flood hazard area bounded by 100 year floods as indicated on the FIRMS (Flood Insurance Rate Map) Map# 490350208E, Sept. 21, 2001. BFE (Base Flood Elevation) is at elevation 4233.00 (NAVD 1929). A conversion of 3.17' is required to adjust elevations to NAVD 1988. Adjusted BFE is 4236.17 (NAVD 1988). (NAVD 1929 + elevation adjustment = NAVD 1988). FEMA reference datum is NAVD 1929 and Salt Lake County reference datum is NAVD 1988. A FEMA Flood Insurance Elevation Certificate will be required prior to issuance of a building permit.  
 3. Existing water table is at approximately elevation 4226.00 (NAVD 1988). Elevations of floor slabs must be a minimum of 1.0' above the water table, and a minimum of 1 foot above BFE, 4237.11 (NAVD 1988). See Note #2. The reference elevation is 4230.99 (NAVD 1988) at corner of Lot 1/Lot 2. The benchmark for this site is a brass cap right-of-way marker with an elevation of 4230.86 (NAVD 1988) as shown hereon.  
 4. No special drainage facilities are required for Lot 1, Lot 2, or Parcel A.  
 5. Erosion control will be prepared practiced during all phases of construction.  
 6. Off-set pins to be placed in the back of the curb and 5/8" x 18" rebar with numbered survey cap to be placed at all rear corners prior to any occupancy.

<b>PLANNING COMMISSION</b> APPROVED THIS <u>10</u> DAY OF <u>December</u> , A.D., 20 <u>08</u> BY THE WEST VALLEY CITY PLANNING COMMISSION <u>David P. Woodall</u> CHAIR, WEST VALLEY CITY PLANNING COMMISSION	<b>GRANGER HUNTER IMPROVEMENT DISTRICT</b> APPROVED AS TO FORM THIS <u>5</u> DAY OF <u>November</u> , A.D., 20 <u>08</u> <u>Bradley P. Johnson</u> GRANGER-HUNTER IMPROVEMENT DISTRICT	<b>SALT LAKE VALLEY HEALTH DEPARTMENT</b> APPROVED THIS <u>5</u> DAY OF <u>November</u> , A.D., 20 <u>08</u> <u>Naufus Buchanan</u> DIRECTOR, SALT LAKE VALLEY HEALTH DEPT.	<b>CITY ENGINEER'S</b> APPROVED THIS <u>11</u> DAY OF <u>December</u> , A.D., 20 <u>08</u> <u>David P. Woodall</u> DATE: <u>11/11/08</u> W.V.C. ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS <u>10</u> DAY OF <u>December</u> , A.D., 20 <u>08</u> <u>Richard J. Thorne</u> WEST VALLEY CITY ATTORNEY	<b>WEST VALLEY CITY COUNCIL</b> PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS <u>27</u> DAY OF <u>November</u> , A.D., 20 <u>08</u> , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>Richard J. Thorne</u> ATTEST: CITY RECORDER, CITY MANAGER	<b>RECORDER # 11209857</b> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>West Valley City</u> DATE: <u>11-28-08</u> TIME: <u>4:02 pm</u> BOOK: <u>2009</u> PAGE: <u>15</u> <u>Jamie Johnson</u> SALT LAKE COUNTY RECORDER
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REVISION DATE: OCTOBER 30, 2008  
 FILE NAME: P:\6600.0815\DWG\PLAT-01