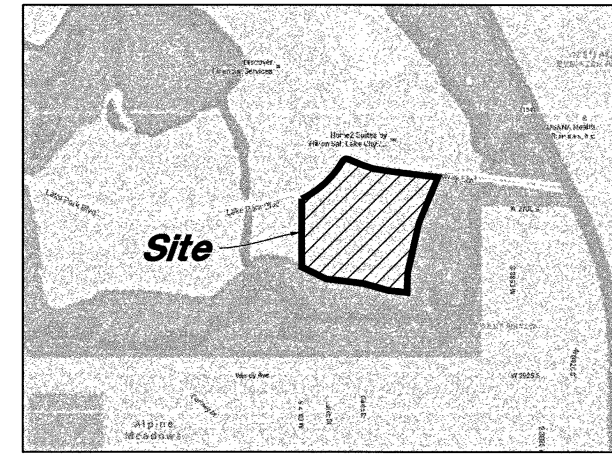


# Lake Park Place Subdivision

A Part of the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northeast Quarter of Section 30, Township 1 South, Range 1 West, SLB&M, U.S. Survey West Valley City, Salt Lake County, Utah



Scale: 1" = 100'

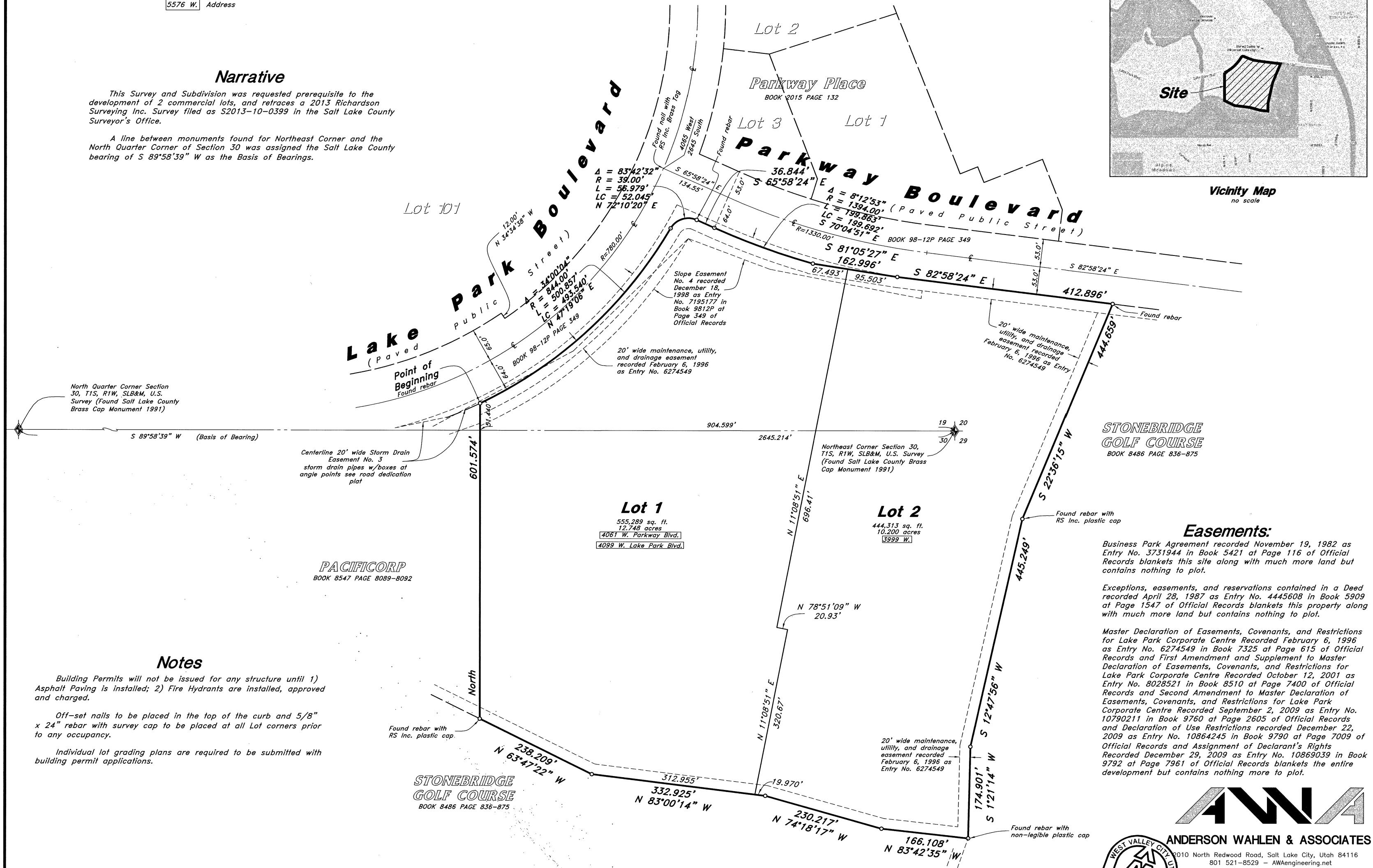


- Legend**
- Boundary Line
  - Lot Line
  - Easement Line
  - Centerline
  - Section Corner Monument as noted
  - Address

**Narrative**

This Survey and Subdivision was requested prerequisite to the development of 2 commercial lots, and retraces a 2013 Richardson Surveying Inc. Survey filed as S2013-10-0399 in the Salt Lake County Surveyor's Office.

A line between monuments found for Northeast Corner and the North Quarter Corner of Section 30 was assigned the Salt Lake County bearing of S 89°58'39" W as the Basis of Bearings.



**Notes**

- Building Permits will not be issued for any structure until 1) Asphalt Paving is installed; 2) Fire Hydrants are installed, approved and charged.
- Off-set nails to be placed in the top of the curb and 5/8" x 24" rebar with survey cap to be placed at all Lot corners prior to any occupancy.
- Individual lot grading plans are required to be submitted with building permit applications.

**Surveyor's Certificate**

I, Bruce D. Plimner, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the 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 together with easements, hereafter to be known as

**Lake Park Place Subdivision**

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

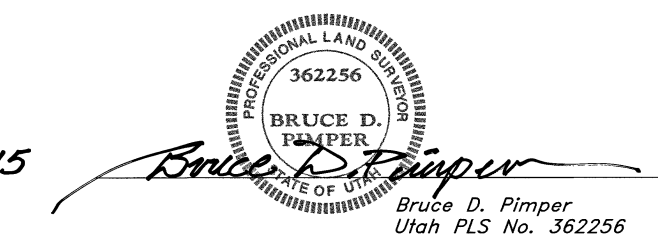
**Boundary Description**

Beginning at a point South 89°58'39" West 904.599 feet along the Section Line and North 31.440 feet from the Northeast Corner of Section 30, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence Northeasterly 500.857 feet along the southerly line of a widened portion of Lake Park Boulevard, on 844.00 foot radius curve to the left (Delta = 34°00'00" and chord bears North 47°19'06" East 493.540 feet); thence Northeasterly 56.979 feet along a 39.00 foot radius curve to the right (Delta = 83°42'32" and long chord bears North 72°10'20" East 52.045 feet); thence South 65°58'24" East 36.844 feet along a widened portion of Parkway Boulevard; thence Southeasterly 199.863 feet along a 1394.000 foot radius curve to the left (Delta = 08°12'53" and long chord bears South 70°04'51" East 199.692 feet); thence South 81°05'27" East 162.996 feet to the Southerly line of Parkway Boulevard, a 106 foot wide right-of-way; thence South 82°58'24" East 412.896 feet along said southerly line to the Westerly boundary of the Golf Course property described and recorded in Book 7483, beginning on Page 1058 of the official records of the Salt Lake County Recorder's office; thence South 22°36'15" West 444.659 feet; thence along said golf course boundary for the following six courses: South 12°47'56" West 445.249 feet; South 01°21'14" West 174.901 feet; North 83°42'35" West 166.108 feet; North 74°18'17" West 230.217 feet; North 83°00'14" West 332.925 feet; and North 63°42'22" West 236.209 feet; thence North 601.574 feet along the East line of the PACIFICORP property to the point of beginning.

Contains: 999,602 sq. ft. or 22.948 acres 2 Lots

29 Oct 2015

Date



**Owner's Dedication and Consent to Record**

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots together with easements as shown on this plat, and name said tract

**Lake Park Place Subdivision**

and hereby grant and 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.

In witness whereof, I have hereunto set \_\_\_\_\_ This Day 29 October, 2015

Suburban Land Reserve Inc.  
 R. Steve Romney  
 Its: President

**Acknowledgment**

State of Utah  
 County of Salt Lake  
 On the 29th day of October, 2015, personally appeared before me, the undersigned Notary Public, R. Steve Romney, who being by me duly sworn did say that he is the President of Suburban Land Reserve, Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at: Salt Lake  
 Commission Expires: 7/18/2018  
 Callette D. Yates  
 A Notary Public Commissioned in Utah  
 My Commission # 678614



ANDERSON WAHLEN & ASSOCIATES  
 1010 North Redwood Road, Salt Lake City, Utah 84116  
 801 521-8529 - AWEngineering.net

<p><b>West Valley Planning Commission</b>                  Approved this 9th Day of November, A.D., 2015 by the West Valley City Planning Commission.                  Clover Meades                  Chairman - West Valley City Planning Commission</p>	<p><b>Salt Lake Valley Health Department</b>                  Approved this 5th Day of November, A.D., 2015.                  Jeremy Roberts                  Salt Lake Valley Health Department</p>	<p><b>Granger Hunter Improvement District</b>                  Approved this 5th Day of November, A.D., 2015.                  [Signature]                  District Manager</p>	<p><b>West Valley City Engineer</b>                  Approved this 9th Day of November, A.D., 2015.                  [Signature]                  West Valley City Engineer</p>	<p><b>Approval as to Form</b>                  Approved as to Form this 10th Day of November, A.D., 2015.                  [Signature]                  West Valley City Attorney</p>	<p><b>West Valley City Council</b>                  Presented to the West Valley City Council this 11th Day of November, A.D., 2015. At which time this subdivision was approved and accepted.                  [Signature]                  West Valley City Manager</p>
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**Lake Park Place Subdivision**  
 A Part of the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northeast Quarter of Section 30, Township 1 South, Range 1 West, SLB&M, U.S. Survey, West Valley City, Salt Lake County, Utah

Recorded # 12172023  
 State of Utah, County of Salt Lake, Recorded and Filed at the Request of West Valley City  
 Date 11/19/2015 Time 8:49 am Book 2015P Page 259  
 Fee \$ 32.00  
 Pravin Rollins, Deputy  
 Salt Lake County Recorder

15-30-226-003  
 15-19-42 15-29-11  
 15-20-31 15-30-22 \$ 32.00

W:\15-055 Lake Park\Utah\15-055SUB.dwg, 10/29/2015 11:21:00 AM, 15.1.kw