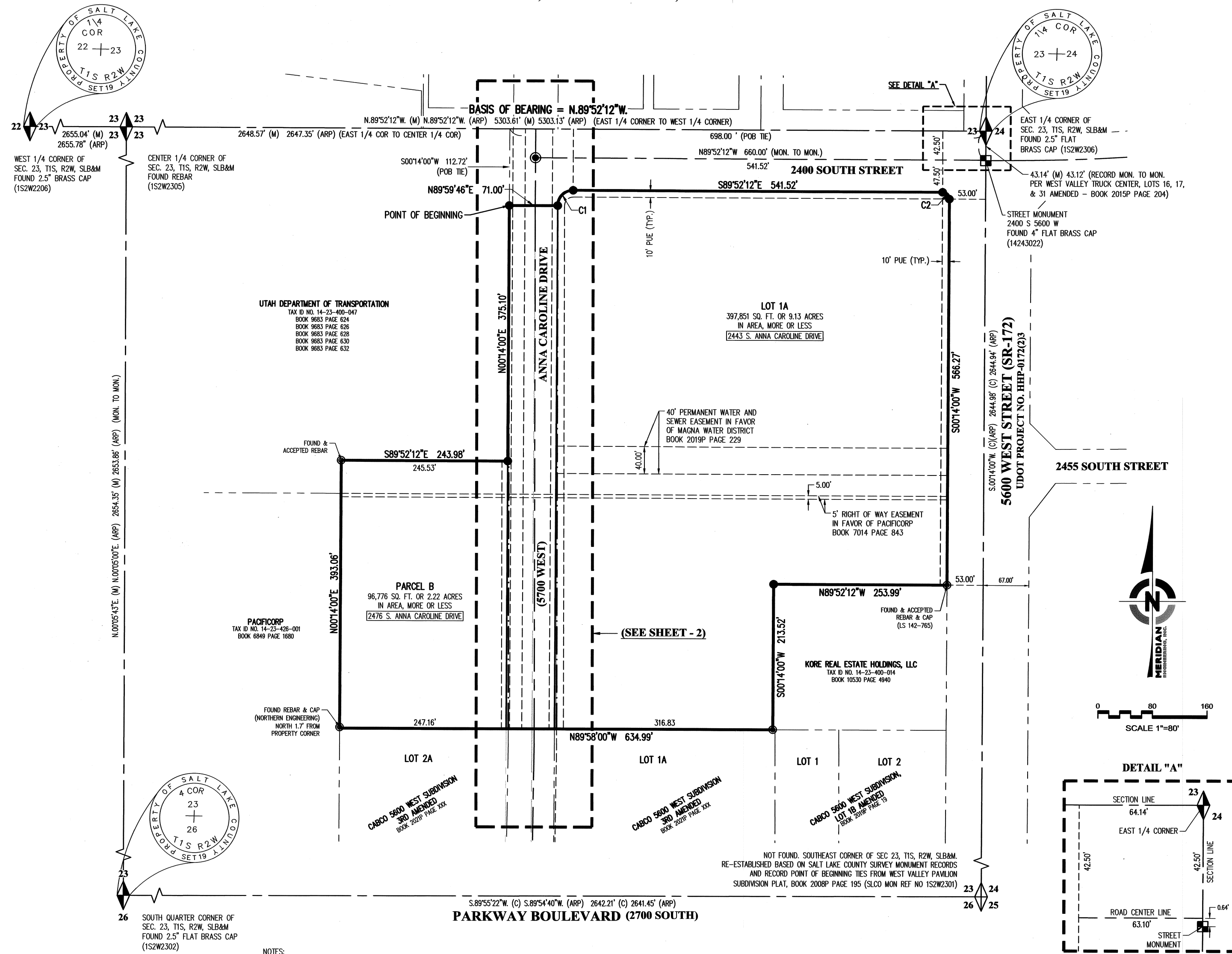


ANNA CAROLINE DRIVE SUBDIVISION AMENDED
 (AMENDING LOT 1, PARCEL A AND A, PORTION OF ANNA CAROLINE DRIVE)
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
 WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH



SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, 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 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PARCELS OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "ANNA CAROLINE DRIVE SUBDIVISION AMENDED" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(Signature)
 MICHAEL W. NADEAU
 PLS NO. 4938744
 DATE OF PLAT: APRIL 19, 2021

LEGAL DESCRIPTION

LOT 1, PARCEL A, AND PORTION OF ANNA CAROLINE DRIVE (5700 WEST) OF ANNA CAROLINE DRIVE SUBDIVISION RECORDED AS ENTRY NO. 13052180 IN BOOK 2019P AT PAGE 229 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ALSO SITUATE IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A WESTERLY BOUNDARY LINE OF SAID ANNA CAROLINE DRIVE SUBDIVISION, SAID POINT IS 698.00 FEET N.89°52'12"W. ALONG THE QUARTER SECTION LINE TO THE NORTHWEST CORNER OF SAID ANNA CAROLINE DRIVE SUBDIVISION AND ALONG SAID WESTERLY BOUNDARY LINE 112.72 FEET S.00°14'00"W. FROM THE EAST QUARTER CORNER OF SAID SECTION 23 (NOTE: BASIS OF BEARING IS N.89°52'12"W. BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 23); AND RUNNING THENCE N.89°59'46"E. 71.00 FEET TO THE BEGINNING OF A NON-TANGENT 22.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 35.40 FEET THROUGH A CENTRAL ANGLE OF 90°08'02" (NOTE: CHORD FOR SAID CURVE BEARS N.45°03'47"E. FOR A DISTANCE OF 31.86 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF 2400 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S.89°52'12"E. 541.52 FEET TO THE BEGINNING OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT AND 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 15.73 FEET THROUGH A CENTRAL ANGLE OF 90°08'10" (NOTE: CHORD FOR SAID CURVE BEARS S.44°45'00"E. FOR A DISTANCE OF 14.15 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET (SR-172); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S.00°14'00"W. 566.27 FEET; THENCE N.89°52'12"W. 253.99 FEET; THENCE S.00°14'00"W. 213.52 FEET TO THE NORTHERLY BOUNDARY LINE OF CARDO 5600 WEST SUBDIVISION 3RD AMENDED RECORDED AS ENTRY NO. 13411664 IN BOOK 1111L AT PAGE 635 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE N.89°52'00"W. 634.99 FEET TO THE NORTHWEST CORNER OF SAID CARDO 5600 WEST SUBDIVISION 3RD AMENDED; THENCE N.00°14'00"E. 393.09 FEET; THENCE S.89°52'12"E. 243.98 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE ALONG SAID WESTERLY BOUNDARY LINE N.00°14'00"E. 375.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 549,429 SQUARE FEET OR 12.613 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO ADJUST THE WESTERLY AND EASTERLY RIGHT OF WAY LINES OF ANNA CAROLINE DRIVE TO MATCH EXISTING IMPROVEMENTS. THE BASIS OF BEARING IS N.89°52'12"W. BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN JANUARY, 2021.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO AN AMENDED LOT AND A STREET TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

ANNA CAROLINE DRIVE SUBDIVISION AMENDED

AND DOES 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 CONVEYS TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. WEST VALLEY CITY ALSO HEREBY VACATES THAT PORTION OF ANNA CAROLINE DRIVE AS SHOWN ON THIS PLAT AS BEING VACATED.

DATED THIS 3 DAY OF June, A.D. 2021.

(Signature)
 RON BIGELOW, MAYOR, WEST VALLEY CITY

(Signature)
 CHARLES STORMONT, UDOT PROJECT DIRECTOR

ACKNOWLEDGMENT
 (UDOT)

STATE OF UTAH
 COUNTY OF SALT LAKE } ss.
 BY *(Signature)*
 DIRECTOR OF RIGHT-OF-WAY PROJECT DIRECTOR

ON THIS 19th DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME, *(Signature)* WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE REPRESENTATIVE DIRECTOR OF RIGHT-OF-WAY AND THE FURTHER ACKNOWLEDGED TO ME THAT THE WITHIN OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED BY HIM IN BEHALF OF SAID UTAH DEPARTMENT OF TRANSPORTATION.

NOTARY PUBLIC NAME Ana C. Martin
 COMMISSION NUMBER 1671122
 MY COMMISSION EXPIRES Feb 21, 2022
 A NOTARY PUBLIC COMMISSIONED IN UTAH

(Signature)
 NOTARY PUBLIC

ACKNOWLEDGMENT
 (WEST VALLEY CITY)

STATE OF UTAH
 COUNTY OF SALT LAKE } ss.

ON THIS 3 DAY OF June, 2021, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HEREON OWNER'S DEDICATION, AND CONSENT TO RECORD, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH AND THAT HE SIGNED THIS PLAT ENTITLED "ANNA CAROLINE DRIVE SUBDIVISION AMENDED" WHICH ALSO VACATES A PORTION OF ANNA CAROLINE DRIVE AS SHOWN ON SAID PLAT ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

NOTARY PUBLIC NAME Nichole Camacho
 COMMISSION NUMBER 1171161
 MY COMMISSION EXPIRES March 31, 2015
 A NOTARY PUBLIC COMMISSIONED IN UTAH

(Signature)
 NOTARY PUBLIC

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	22.50'	90°08'02"	35.40'	N45°03'47"E
C2	10.00'	90°08'10"	15.73'	S44°45'06"E

NOT FOUND: SOUTHEAST CORNER OF SEC. 23, T1S, R2W, SLB&M RE-ESTABLISHED BASED ON SALT LAKE COUNTY SURVEY MONUMENT RECORDS AND RECORD POINT OF BEGINNING TIES FROM WEST VALLEY PAVILION SUBDIVISION PLAT, BOOK 2008P PAGE 195 (SLOD MON REF NO 152W2302)

SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY FILE NO. <u>S2019-05-0305</u>	OWNER: WEST VALLEY CITY 3600 SOUTH CONSTITUTION BLVD WEST VALLEY CITY, UT 84150	OWNER: UTAH DEPARTMENT OF TRANSPORTATION 4501 SOUTH CONSTITUTION BLVD TAYLORSVILLE, UT 84129
--	---	--

COMP. FILE 17094
 PRELIMINARY PLAT

PROJECT NO. 17094
 SHEET NO. 1 OF 2

PREPARED BY:

MERIDIAN ENGINEERING, INC.
 1628 WEST 11010 SOUTH, SUITE 102
 SOUTH JORDAN, UTAH 84095
 PHONE: (801) 569-1315 FAX: (801) 569-1319

WEST VALLEY CITY PLANNING COMMISSION
 APPROVED THIS 9th DAY OF June, A.D. 2021
 BY THE WEST VALLEY CITY PLANNING COMMISSION.

(Signature)
 CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

MAGNA WATER DISTRICT
 APPROVED THIS 9th DAY OF June, A.D. 2021
 BY THE MAGNA WATER DISTRICT.

(Signature)
 MAGNA WATER DISTRICT

WEST VALLEY CITY ENGINEERING DIVISION
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE, AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

(Signature)
 WEST VALLEY CITY ENGINEER

CITY ATTORNEY
 APPROVED THIS 9th DAY OF June, A.D. 2021
 BY THE WEST VALLEY CITY ATTORNEY.

(Signature)
 WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL
 REFERRED TO THE WEST VALLEY CITY COUNCIL THIS 3 DAY OF June, A.D. 2021 AND IS HEREBY APPROVED.

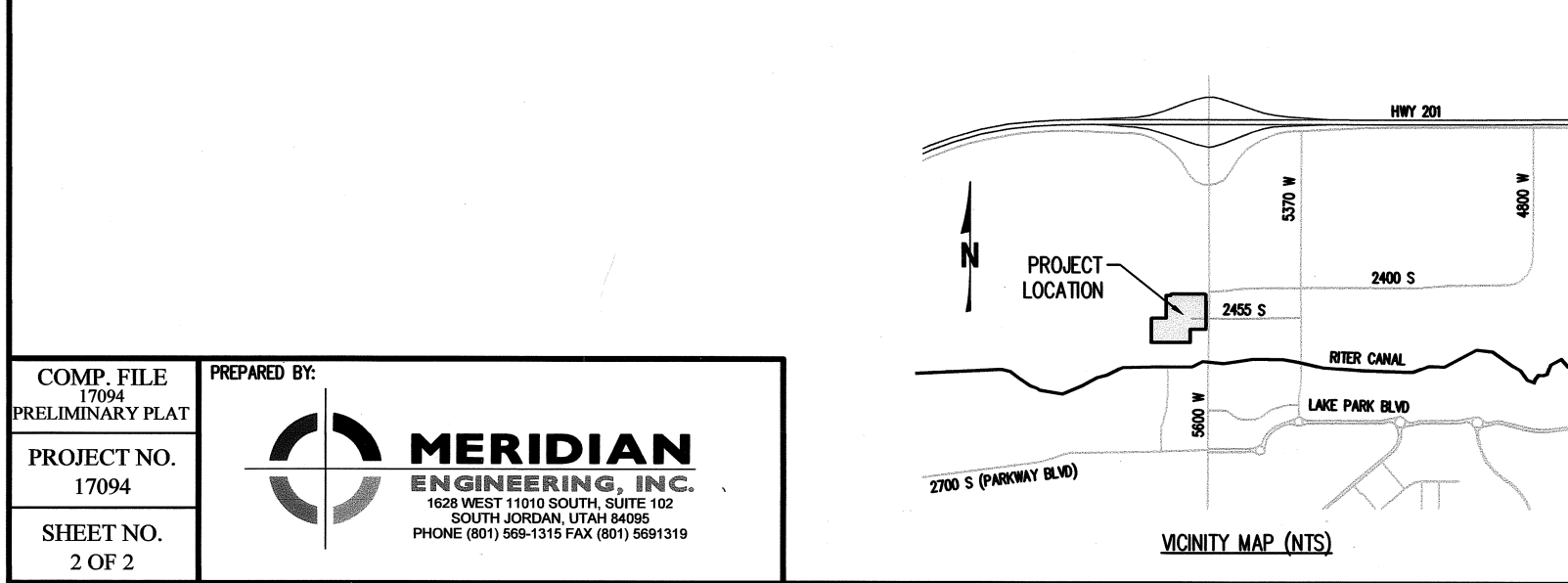
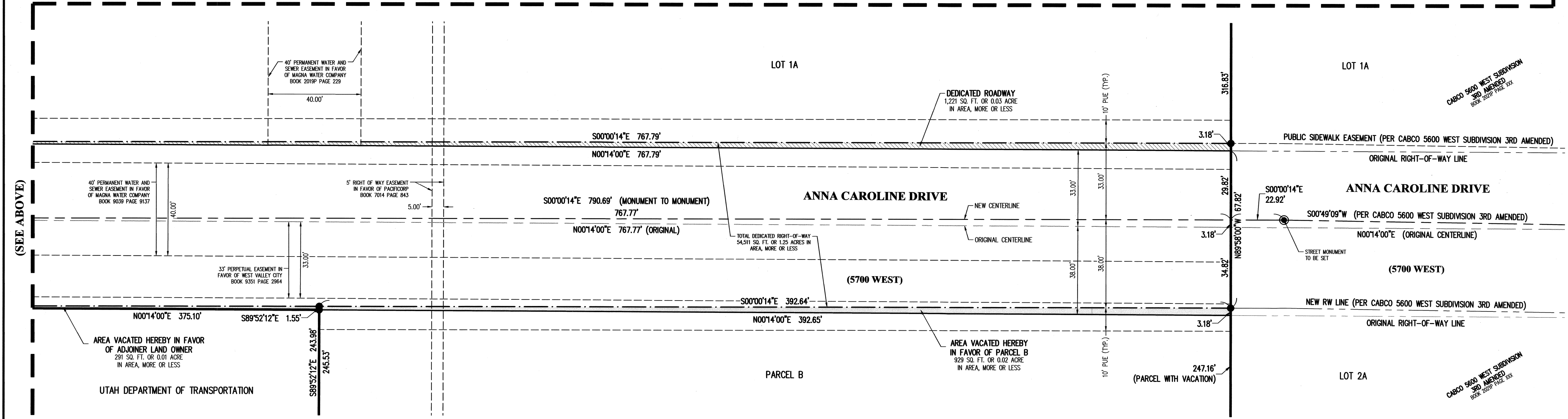
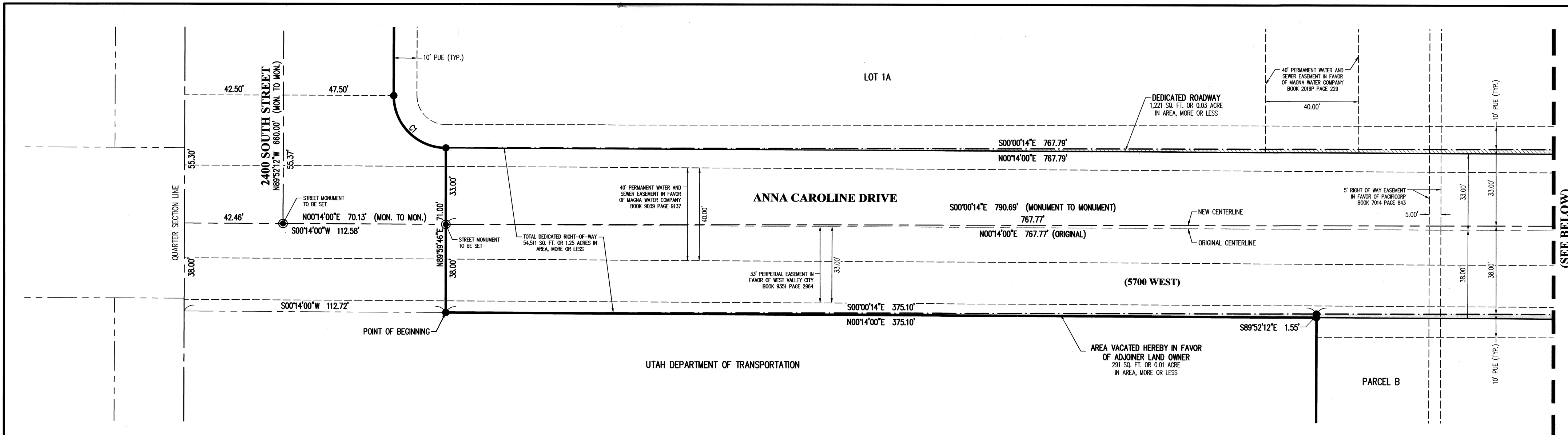
(Signature)
 WEST VALLEY CITY MANAGER

SALT LAKE COUNTY RECORDER
 RECORDED AND FILED AT THE REQUEST OF UDOT
 RECORDED AS ENTRY NUMBER 13691655

DATE: 06/15/2021 11:42 AM TIME: 2021 PAGE: 157
 BOOK: 1102 FILE NO: 13691655
 SALT LAKE COUNTY RECORDER

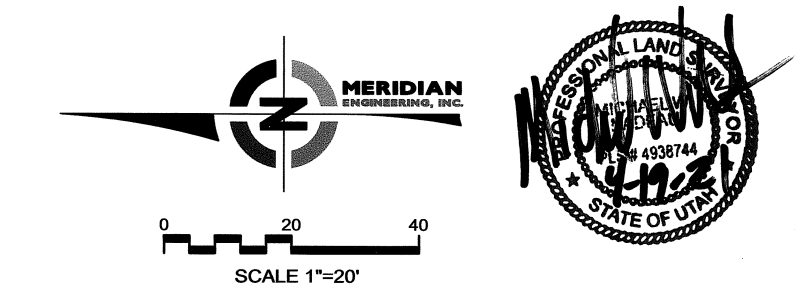
COMP. FILE 17094
 PRELIMINARY PLAT
 PROJECT NO. 17094
 SHEET NO. 1 OF 2

1102-100 14-23-42 14-23-426-003 003
 14-23-426-002-7022 14-23-427-002-7020



LEGEND

	SUBDIVISION BOUNDARY		FOUND PROPERTY CORNER AS NOTED
	ADJOINER BOUNDARY		UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
	SUBDIVISION LOT LINE		FOUND STREET MONUMENT
	SECTION LINE		STREET MONUMENT TO BE SET
	NEW ROAD CENTERLINE		NOT FOUND SECTION CORNER
	ORIGINAL ROAD CENTERLINE		FOUND SECTION CORNER
	NEW RIGHT OF WAY LINE		
	EASEMENT LINE		
	DEDICATED ROADWAY		
	VACATED ROADWAY		



COMP. FILE 17094
PRELIMINARY PLAT
PROJECT NO. 17094
SHEET NO. 2 OF 2

PREPARED BY:
MERIDIAN ENGINEERING, INC.
1828 WEST 11910 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE: (801) 569-1315 FAX: (801) 569-1319

ANNA CAROLINE DRIVE SUBDIVISION AMENDED
(AMENDING LOT 1, PARCEL A, AND A PORTION OF ANNA CAROLINE DRIVE)
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE 17094
PRELIMINARY PLAT
PROJECT NO. 17094
SHEET NO. 2 OF 2