

# **Utah Council of Land Surveyors**

## **Final Subdivision Plat Guidance Document/Model Standard**

(Approved by the Standards and Ethics Committee of the Utah Council of Land Surveyors 2021 revisions August 26, 2021)  
(Adopted by the Executive Board of the Utah Council of Land Surveyors September 11, 2021)

### **1. Intent**

The intent of this document is to provide guidelines and a model standard for Professional Land Surveyors and other land use professionals regarding the laws, ordinances and requirements for the preparation and recording of subdivision plats in the State of Utah.

### **2. The purposes of a subdivision plat**

A final subdivision plat is used to create legal divisions of land in compliance with state law and local ordinances. Lots are created simultaneously, resulting in no junior or senior rights between lots contained within the boundaries of the plat. The final plat can formally dedicate to the public new roads and easements, and to dedicate or convey any other interests as may be required. Lettered parcels may also be created for specific purposes, which do not possess the same rights as lots in the subdivision. The approved final subdivision plat recorded in the office of the county recorder is the culmination of the review and approval process by the applicable governing entity (city or county).

### **3. State Code**

Lands to be subdivided which are located within the boundaries of city or towns incorporated under **Utah Code–Title 10–Chapter 2** are governed in accordance with **Utah Code 10-9a - Municipal Land Use, Development, and Management Act**.

**Per Utah Code 10-9a-603. Plat required when land is subdivided – Approval of plat --Owner acknowledgment, surveyor certification, and underground utility facility owner verification of plat- Recording plat.**

(1) Unless exempt under Section [10-9a-605](#) or excluded from the definition of subdivision under Section [10-9a-103](#), whenever any land is laid out and platted, the owner of the land shall provide an accurate plat ...

Lands to be subdivided which are located in un-incorporated areas of the county are governed in accordance with **Utah Code 17-27a - County Land Use, Development, and Management Act**.

**Per Utah Code 17-27a-603. Plat required when land is subdivided – Approval of Plat -- Owner acknowledgment, surveyor certification, and underground utility facility owner verification of plat -- Recording plat.**

(1) Unless exempt under Section [17-27a-605](#) or excluded from the definition of subdivision under Section [17-27a-103](#), whenever any land is laid out and platted, the owner of the land shall provide an accurate plat...

### **4. Local Ordinances**

The subdivision and platting requirements are outlined in **Utah Code 10-9a - Municipal Land Use, Development, and Management Act** and in **Utah Code 17-27a - County Land Use, Development, and Management Act**. The authority of cities and counties to adopt their own land use standards is identified in **Utah Code 10-9a-104. Municipal Standards** and in **Utah Code 17-27a-104. County Standards**.

- (1) This chapter does not prohibit a municipality [county] from adopting the municipality's [county's] own land use standards.
- (2) Notwithstanding Subsection (1), a municipality [County] may not impose a requirement, regulation, condition, or standard that conflicts with a provision of this chapter, other state law, or federal law.

It is essential to become familiar with the specific subdivision and platting processes of the particular municipality or county in which the proposed subdivision is located. Prior to final approval from the governing body, the approval of various other governmental entities, officers, boards or commissions may also be required. These processes will vary from city to city and from county to county.

## **5. Map of Boundary Survey (Record of Survey)**

The early determination of the exterior boundaries of the proposed final subdivision plat and the parcel(s) to be subdivided is/are essential to the subdivision and plat approval process. **Utah Code 10-9a-603(5)(b)(i-iii)** and **Utah Code 17-27a-603(5)(b)(i-iii)** require that a survey of the property described on the subdivision plat be performed in accordance with Section [17-23-17](#). The Record of Survey (ROS) will identify boundary conflicts which may require the participation of an adjoining landowner and/or title/legal issues which need to be resolved prior to final plat approval. Additionally, the ROS in conjunction with a final subdivision plat should identify the following:

- Existing easements of record
- Observable evidence of unrecorded easements or rights
- Connecting or abutting public or private streets, rights-of-way, public and private easements.
- Appurtenant easements that serve the subject property or facilitate adjoining properties
- New easements outside the boundaries of the subject property which may be needed to serve the proposed subdivision.

An ALTA/NSPS Land Title Survey of the subject property may also meet the foregoing Record of Survey requirements and recommendations.

## **6. Plat Naming Convention**

The name used to identify the final subdivision plat is an important element, yet one that is often given minimal consideration by the surveyor and/or the client. **Utah Code 10-9a-603(1)(a)** and **Utah Code 17-27a-603(1)(a)** require simply, “a subdivision name that is distinct from any subdivision name on a plat recorded in the county recorder's office.”

The surveyor should check with the County Recorder to ensure that the proposed subdivision name has not already been used.

In order to avoid confusion, the use of names which are overly similar to existing subdivision names should be avoided. Multiple phases with the same subdivision name should be identified as “Phase 1, Phase 2 or No. 1, No. 2” and so forth. It is recommend that lots within different phases of the same subdivision be numbered sequentially without regard to phase lines, or may be distinctly numbered as 101, 102, 103 in Phase 1, 201, 202, 203 in Phase 2, 301, 302, 303 in Phase 3 and so forth.

Include Quarter Section, Section, Township and Range, Salt Lake Base & Meridian (Uintah Special Meridian, or City plat, if applicable), and name of the governing agency along with the subdivision name.

## **7. Surveyor's Certificate**

As with other types of surveys, a Professional Land Surveyor preparing a final subdivision is required to certify his or her work.

Professional Land Surveyor is defined in **Utah Code 58-22 - Professional Engineers and Professional Land Surveyors Licensing Act** as follows:

**58-22-102(12)** "Professional land surveyor" means an individual licensed under this chapter as a professional land surveyor.

The terms, "Registered Land Surveyor, Licensed Land Surveyor, or Land Surveyor do not appear as legal terms under Utah State Code, and therefore should not be used.

The requirement for a surveyor's certificate is outlined in **Utah Code [10-9a-603](#) and [17-27a-603](#)**.

(5)(a) A county recorder may not record a plat unless: [County], subject to Subsection 17-27-604(1):

(b) The surveyor making the plat shall certify that the surveyor:

(i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;

(ii) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; and

(iii) has placed monuments as represented on the plat.

An example of a Surveyor's Certificate for a final subdivision plat is shown below:

### **SURVEYOR'S CERTIFICATE**

**I, NAME OF PROFESSIONAL LAND SURVEYOR, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. \_\_\_\_\_, 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 tract of land into lots and streets, together with easements, hereafter to be known as NAME OF SUBDIVISION AND PHASE NUMBER IF APPLICABLE and that the same has been correctly surveyed and monumented on the ground as shown on this plat.**

The Surveyor's Certificate will state the intent of the subdivision plat such as, "and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as." It is important to revise the Surveyor's Certificate as may be applicable; when a subdivision does not include streets, or includes public and private streets, includes lettered parcels, etc.

A reference to the filed record of survey upon which the boundaries of the proposed subdivision were based, as filed in the office of the County Surveyor, should be noted on the plat or included as part of the Surveyor's Certificate.

It is important to note that although there is often additional information required to be shown on the subdivision plat by various approving entities, such as locations of fire hydrants and streetlights, information contained in seismic studies or geotechnical reports or other non-survey related information, the Professional Land Surveyor is not certifying as to the accuracy of these items. These items should be noted on the subdivision plat for information only.

## **8. Owner's Dedication and Consent to Record**

The owner's dedication on a recorded subdivision plat serves, "as a dedication of all streets and other public places, and vests the fee of those parcels of land in the municipality (or county) for the public for the uses named or intended on the plat" [see (10-9A-607(1) and 17-27a-607(1)].

The requirement for the Owner's Dedication is outlined in **Utah Code [10-9a-603](#) and [17-27a-603](#)**.

- (4)(a) A plat may not be submitted to a county recorder for recording unless, [subject to Subsection 17-27a-604(2)]:
  - (i) prior to recordation, each owner of record of land described on the plat has signed the owner's dedication as shown on the plat; and
  - (ii) the signature of each owner described in Subsection (4)(a)(i) is acknowledged as provided by law.

The Owner's Dedication and Consent to Record should specifically address the types of dedications, conveyances, or easements included and created as a result of the recorded subdivision plat. Additional language is needed in the Owner's Dedication and Consent to Record to clarify the intent of the plat. The following owner's dedication is a preferred example:

### **OWNER'S DEDICATION AND 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**

**(Name of Subdivision/Plat)**

**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 owner hereby conveys 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 and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon.***

Any other easements shown on the plat should specify to whom the easement(s) is/are being conveyed, and for what purpose i.e. "20 foot wide Storm Drain Easement hereby conveyed to (NAME OF CITY or COUNTY). Alternatively the owner's dedication needs to specifically



address each easement shown on the face of the plat. The words “hereby conveyed” or “hereby dedicated” should be used in lieu of “to be conveyed” or “to be dedicated” to avoid confusion.

The Owner’s Dedication is to be signed by all owners of record. Some jurisdictions may also require any person or entity having an ownership interest, such as lenders, to sign the Owner’s Dedication or a separate Consent to Record document. The signature line for each owner shall include the name of the owner, title or representative capacity, if any. For example, John Doe may sign as an individual, John Doe as President of XYZ, Incorporated, John Doe as Managing Member of Doe Head, LLC, John Doe as Trustee of the John and Jane Doe Trust, and so forth.

## **9. Acknowledgments**

The signature of each owner shown on the plat or on a separate Consent to Record document must be acknowledged by a Notary Public. The acknowledgment may be in the long form with specific language relating to each type of ownership such as an Individual, Corporation, Trust, Limited Liability Company, or Partnership. Alternatively, a more generic acknowledgement known as "Statutory Short Form of Acknowledgment" may be used as shown in **Utah Code [57-2a-7](#)**. **Form of Acknowledgment.**

**Utah Code 46-1-16** outlines the requirements of Notary Publics as it pertains to the official signature, official seal and seal impression. Each document to be submitted for recordation must be signed by the Notary Public, and typically must be sealed with the Official seal of the Notary Public. **It is recommended that the Notary’s official seal be excluded from annexation, subdivision, or other maps or plats to avoid smearing and smudging the ink from the Notary’s seal. The Notary’s official seal may be eliminated, subject to the following to the requirements contained in 46-1-16(7).**

- (7) Except for a notarial certificate that is completed as part of a remote notarization, a notarial certificate on an annexation, subdivision, or other map or plat is considered complete without the imprint of the notary's official seal if:
  - (a) the notary signs the notarial certificate in permanent ink; and
  - (b) the following appear below or immediately adjacent to the notary's signature:
    - (i) the notary's name and commission number appears exactly as indicated on the notary's commission;
    - (ii) the words "A notary public commissioned in Utah"; and
    - (iii) the expiration date of the notary's commission.

An example of the "Statutory Short Form of Acknowledgment" combined with **Utah Code 46-1-16** is shown below.

State of \_\_\_\_\_ )  
: ss  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this (date) by (person acknowledging, title or representative capacity, if any).

\_\_\_\_\_  
(Signature of Person Taking Acknowledgment)

Notary Public Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

A Notary Public Commissioned in Utah

### 10. Approval Blocks

Prior to recordation of a final subdivision plat, final approval will be required from the governing body along with the approval of various other officers, entities, boards, commissions, utility companies, culinary water and sanitary sewer districts, and/or other special service districts. These will vary by district, city and county. Approval blocks with signatures for some, or all of those officers and entities may be required to be shown on the plat.

The approval blocks and signatures required on the plat are designated by the municipality, as stated in **Utah Code 10-9a-604(1)** or as designated by the County, as stated in **Utah Code 17-27a-604(1)**.

- (b) the plat has been approved by:
  - (i) the land use authority of the municipality [county] in which the land described in the plat is located; and
  - (ii) other officers that the municipality [county] designates in its ordinance; and
- (c) all approvals described in Subsection (1)(b) are entered in writing on the plat by the designated officers.
- (d) if the person submitting the plat intends the plat to be or if the plat is part of a community association subject to Title 57 Chapter 8a, Community Association Act, the plat includes language conveying to the association, as that term is defined in Section 57-8a-102, all common areas, as that term is defined in Section 57-8a-102.

While many municipalities within the same county may have similar requirements when it comes to approval blocks, there are differences nonetheless. It is important to contact the specific municipality or county for the specific requirements of that entity. Do not assume that the approval blocks required in one municipality or county will be the same in a neighboring municipality or county. The Professional Land Surveyor should make certain that the approval and signature blocks included are the appropriate blocks required by the particular municipality or county in accordance with current ordinances and requirements. It is important to contact the specific city or county for the specific requirements of that entity.

**10-9a-603 and 17-27a-603. Plat required when land is subdivided -- Approval of plat -- Owner acknowledgment, surveyor certification, and underground utility facility owner approval of plat -- Recording plat.**

(2)(a) Subject to Subsections (3), (4), and (5), if the plat conforms to the municipality's [County's] ordinances and this part and has been approved by the culinary water authority and the sanitary sewer authority, and the local health department, defined in Section 26a-1-102, if the local health department and the municipality consider the local health department's necessary, the municipality [county] shall approve the plat.

(b) Municipalities [Counties] are encouraged to receive a recommendation from the fire authority and the public safety answering point before approving a plat.

(3) The municipality [county] may withhold an otherwise valid plat approval until the owner of the land provides the legislative body with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.

(5)(a) A county recorder may not record a plat unless: [(county)] ,subject to Subsection 17-27a-604(1):

(c)(i) To the extent possible, the surveyor shall consult with the owner or operator of an existing or proposed underground facility or utility facility within the proposed subdivision, or a representative designated by the owner or operator, to verify the accuracy of the surveyor's depiction of the;

(A) boundary, course, dimensions, and intended use of the public rights-of-way, public or private easement, or grants of record;

(B) location of an existing underground facility and utility facility; and

(C) physical restrictions governing the location of the underground facility and utility facility within the subdivision.

(ii) The cooperation of an owner or operator under Subsection (54)(c)(i):

(A) indicates only that the plat approximates the location of the existing underground and utility facilities but does not warrant or verify their precise location; and

(B) does not affect a right that the owner or operator has under Title 54, Chapter 8a, Damage to Underground Utility Facilities, a recorded easement or right-of-way, the law applicable to prescriptive rights or any other provision of law.

(5)(a) After the plat has been acknowledged, certified, and approved, the owner of the land shall, within the time period designated by ordinance, record the plat in the county recorder's office in the county in which the lands platted and laid out are situated.

**10-9a-604. Subdivision plat approval procedure -- Effect of not complying.**

(1) A person may not submit a subdivision plat to the county recorder's office for recording unless:

(a) the person has complied with the requirements of Subsection **10-9a-603(5)(a)**;

(b) the plat has been approved by:

(i) the land use authority of the municipality in which the land described in the plat is located; and

(ii) other officers that the municipality designates in its ordinance; and

(c) all approvals described in Subsection (1)(b) are entered in writing on the plat by the designated officers

(d) if the person submitting the plat intends the plat to be or if the plat is part of a community association subject to [Title 57, Chapter 8a, Community Association Act](#), the plat includes language conveying to the association, as that term is defined in Section [57-8a-102](#), all common areas, as that term is defined in Section [57-8a-102](#).

(2) A subdivision plat recorded without the signatures required under this section is void.

(3) A transfer of land pursuant to a void plat is voidable by the land use authority.

**[17-27a-604](#). Subdivision plat approval procedure -- Effect of not complying.**

(1) A person may not submit a subdivision plat to the county recorder's office for recording unless:

(a) the person has complied with the requirements of Subsection **[17-27a-604\(5\)\(a\)](#)**;

(b) the plat has been approved by:

(i) the land use authority of the:

(ii) (A) county in whose unincorporated area the land described in the plat is located; or

(iii)(B) mountainous planning district in whose area the land described in the plat is located; and

(iv) other officers that the county designates in its ordinance

(c) all approvals described in Subsection (1)(b) are entered in writing on the plat by designated officers; and

(d) if the person submitting the plat intends the plat to be or if the plat is part of a community association subject to [Title 57, Chapter 8a, Community Association Act](#), the plat includes language conveying to the association, as that term is defined in Section [57-8a-102](#), all common areas, as that term is defined in Section [57-8a-102](#).

(2) An owner of a platted lot is the owner of record sufficient to re-subdivide the lot if the owner's platted lot is not part of a community association subject to Title 57, Chapter 8a, Community Association Act.

(3) A plat recorded without the signatures required under this section is void.

(4) A transfer of land pursuant to a void plat is voidable by the land use authority.

## **11. Easements**

Existing easements of record within the boundaries, or appurtenant to the subdivision, are to be shown on the plat along with the recording information.

Public Utility Easements conveyed by plat. Public Utility Easements are best conveyed by a subdivision plat and may be shown graphically with or without their own specific legal description. The plat should include language in the owner's dedication that conveys 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 (see example under "Owner's Dedication and Consent to Record" on page 4 of this document).

Other Easements conveyed by plat. Other easements may be created by the plat, in which case the owner's dedication must be amended either: (a) to include general language such as, "The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon." This language allows other easements to be conveyed by the plat, while at the same time eliminating an excessively long owner's dedication

(see example under “Owner’s Dedication and Consent to Record” on page 4 of this document), or (b) to specifically address each easement being created by the owners when they sign the plat as part of the owner’s dedication. The dedication must specifically address the grantee(s) of each easement being conveyed and for what purposes the easement can be used.

Any other easements shown on the plat should specify to whom the easement is being conveyed, and for what purpose, i.e., “20 foot wide Storm Drain Easement hereby conveyed to (NAME OF CITY or COUNTY).

Easements may be conveyed by separate document. Some easements such as those for access, drainage, and other rights or easements associated with commercial subdivisions may be better conveyed by a separate document that is fully executed and recorded prior to or concurrent with recordation of the subdivision plat. These easements should be referenced by recording information on the final plat. These separately recorded easements can be released or modified without plat amendment. Maintenance, access, and other pertinent clauses can be more appropriately included on the easement document rather than on a subdivision plat.

Easements may be conveyed after recordation of the subdivision plat. In some instances, conveyance of certain easements may not be able to be recorded prior to recordation of the subdivision plat. In these situations, the subdivision plat should note those easements which are intended to be conveyed by separate documents after recordation of the final subdivision plat. However, this practice is discouraged and should be avoided, whenever possible.

## **12. Planned Unit Developments (P.U.D.) Plats**

A Planned Unit Development (PUD) provides an alternative to the traditional approach to subdividing property. It allows the property owner the option to vary the jurisdiction’s subdivision requirements in exchange for open space, recreational amenities and a different overall design. It allows for the use of innovative methods and concepts not readily available under traditional subdivision and zoning methods. Typical examples may include reduced private street widths, reduced building setbacks, and reduced lot sizes in exchange for additional open space and other amenities.

A Planned Unit Development may be residential, commercial, office, industrial, or a combination thereof. Flexibility to suspend requirements imposed elsewhere is not conferred upon the PUD applicant as a matter of right, but is in all cases subject to a finding by the jurisdiction that the objectives of subdivision requirements are served.

The PUD is a mechanism used to subdivide lots or parcels for the purpose of separate ownership. In most jurisdictions, PUD’s are processed following the same platting procedures and requirements as a standard subdivision plat. When preparing a plat for a PUD it is important to revise the language of the surveyor’s certificate and owner’s dedication to reflect the intent of the Planned Unit Development.

Planned Unit Developments (PUDs) may include attached housing units/lot along with common ownership areas, Although PUDs are not specifically addressed in State Code, common or community area parcels are addressed in Utah Code **10-9a-606 and 17-27a-606**.

**10-9a-606 and 17-27a-606. Common or community area parcels on a plat -- No separate ownership - Ownership interest equally divided among other parcels on plat and included in description of other parcels.**

- (1) As used in this section:
  - (a) "Association" means the same as that term is defined in:
    - (i) regarding a common area, Section 57-8a-102; and
    - (ii) regarding a common area and facility, Section 57-8-3.
  - (b) "Common area" means the same as that term is defined in Section 57-8a-102.
  - (c) "Common area and facility" means the same as that term is defined in Section 57-8-3.
  - (d) "Declarant" means the same as that term is defined in:
    - (i) regarding a common area, Section 57-8a-102; and
    - (ii) regarding a common area and facility, Section 57-8-3.
  - (e) "Declaration," regarding a common area and facility, means the same as that term is defined in Section 57-8-3.
  - (f) "Period of administrative control" means the same as that term is defined in:
    - (i) regarding a common area, Section 57-8a-102; and
    - (ii) regarding a common area and facility, Section 57-8-3.
- (2) A person may not separately own, convey, or modify a parcel designated as a common area or common area and facility, on a plat recorded in compliance with this part, independent of the other lots, units, or parcels created by the plat unless:
  - (a) an association holds in trust the parcel designated as a common area for the owners of the other lots, units, or parcels created by the plat; or
  - (b) the conveyance or modification is approved under Subsection (5).
- (3) If a conveyance or modification of a common area or common area and facility is approved in accordance with Subsection (5), the person who presents the instrument of conveyance to a county recorder shall:
  - (a) attach a notice of the approval described in Subsection (5) as an exhibit to the document of conveyance; or
  - (b) record a notice of the approval described in Subsection (5) concurrently with the conveyance as a separate document.
- (4) When a plat contains a common area or common area and facility:
  - (a) for purposes of assessment, each parcel that the plat creates has an equal ownership interest in the common area or common area and facility within the plat, unless the plat or an accompanying recorded document indicates a different division of interest for assessment purposes; and
  - (b) each instrument describing a parcel on the plat by the parcel's identifying plat number implicitly includes the ownership interest in the common area or common area and facility, even if that ownership interest is not explicitly stated in the instrument.
- (5) Notwithstanding Subsection (2), a person may modify the size or location of or separately convey a common area or common area and facility if the following approve the conveyance or modification:
  - (a) the local government;
  - (b) (i) for a common area that an association owns, 67% of the voting interests in the association; or
  - (ii) for a common area that an association does not own, or for a common area and facility, 67% of the owners of lots, units, and parcels designated on a plat that is subject to a declaration and on which the common area or common area and facility is included; and
  - (c) during the period of administrative control, the declarant.



### 13. Subdivision Amendments.

The requirements for amending, vacating or altering a subdivision plat are outlined in **Utah Code [10-9a-608](#) and [17-27a-608](#)**.

- (1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.
- (b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 [17-27a-603] that:
  - (i) depicts only the portion of the subdivision that is proposed to be amended;
  - (ii) includes a plat name distinguishing the amended plat from the original plat;
  - (iii) describes the differences between the amended plat and the original plat; and
  - (iv) includes references to the original plat.
- (c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.
- (d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:
  - (i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or
  - (ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.
- (2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:
  - (a) the petition seeks to:
    - (i) join two or more of the petitioner fee owner's contiguous lots;
    - (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
    - (iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
    - (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
    - (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
      - (A) owned by the petitioner; or
      - (B) designated as a common area; and
  - (b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.
- (3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5 [17-27a-609.5].
- (4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:
  - (a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and

- (b) the signature of each owner described in Subsection (4)(a) who consents to the petition.
- (5)(a) The owners of record of adjacent parcels that are described by either a metes and bounds description or by a recorded plat may exchange title to portions of those parcels if the exchange of title is approved by the land use authority in accordance with Subsection (5)(b).
  - (b) The land use authority shall approve an exchange of title under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.
  - (c) If an exchange of title is approved under Subsection (5)(b):
    - (i) a notice of approval shall be recorded in the office of the county recorder which:
      - (A) is executed by each owner included in the exchange and by the land use authority;
      - (B) contains an acknowledgment for each party executing the notice in accordance with the provisions of Title 57, Chapter 2a, Recognition of Acknowledgments Act; and
      - (C) recites the descriptions of both the original parcels and the parcels created by the exchange of title; and
    - (ii) a document of conveyance shall be recorded in the office of the county recorder.
  - (d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.
- (6)(a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).
- (b) The surveyor preparing the amended plat shall certify that the surveyor:
  - (i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
  - (ii) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; and
  - (iii) has placed monuments as represented on the plat.
- (c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.
- (d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

An amended plat contains the same elements as a regular subdivision plat such as a surveyor's certificate and owner's dedication. Amendments and vacations to recorded subdivisions may include public streets, easements and other dedications or conveyances. When preparing an amended plat the language of the surveyor's certificate and Owner's Dedication and Consent to Record will be revised to reflect the intent of the plat amendment. Only the owners of property within the boundaries of the property depicted and described on the amended plat shall be required to sign the amended plat under the Owner's Dedication and Consent to Record.

**Amended plat naming convention:** Amended plats should avoid the use of overly inclusive naming conventions. For example, when amending lots 105 and 106 in Happy Valley Subdivision Phase 1 (a 20 lot subdivision), the name "Happy Valley Subdivision Phase 1 Amended" would be overly inclusive, whereas "Happy Valley Subdivision Phase 1, Lots 105 and 106 Amended" would specifically define the amendment. This convention also allows further amendments within the same plat while avoiding the use of names such as "Happy Valley Subdivision Phase 1 Amended, 2<sup>nd</sup> Amended, 3<sup>rd</sup> Amended, etc." Alternatively, an amended plat may be given an entirely different name which includes reference to the portions of the plat to be

amended, for example, “Sad Mountain Subdivision (Amending Lots 116 -120 of Happy Valley Subdivision).”

**Public Vacations** are the governing agency's formal vote to abandon a public's interest or ownership in real property. Public dedications typically have a reversionary interest. When land dedicated for parks, open space or other public spaces are vacated the interest or fee title reverts to the original owner or their successors. Dedicated public streets will typically revert to the owner of the abutting property to which it was attached when the dedication was executed.

**72-5-105. Highways, streets, or roads once established continue until abandoned -- Temporary closure.**

(1) Except as provided in Subsections (3) and (7), all public highways, streets, or roads once established shall continue to be highways, streets, or roads until formally abandoned or vacated by written order, resolution, or ordinance resolution of a highway authority having jurisdiction or by court decree, and the written order, resolution, ordinance, or court decree has been duly recorded in the office of the recorder of the county or counties where the highway, street, or road is located.

(2)(a) For purposes of assessment, upon the recordation of an order executed by the proper authority with the county recorder's office, title to the vacated or abandoned highway, street, or road shall vest to the adjoining record owners, with one-half of the width of the highway, street, or road assessed to each of the adjoining owners.

(b) Provided, however, that should a description of an owner of record extend into the vacated or abandoned highway, street, or road that portion of the vacated or abandoned highway, street, or road shall vest in the record owner, with the remainder of the highway, street, or road vested as otherwise provided in this Subsection (2).

(c) Title to a highway, street, or road that a local highway authority closes to vehicular traffic under Subsection (3) or (7) remains vested in the city.

The requirements for vacating streets, rights-of-way, or easements are outlined in **Utah Code 10-9a-609.5 and 17-27a-609.5**. Streets, rights-of-way, or easements may be vacated by passage of an ordinance when it is determined that the vacation is for good cause and that the public interest will not be materially injured. A copy of the vacating ordinance or a plat reflecting the vacation is recorded in the title record. The vacating action of the legislative body operates as a revocation of the acceptance and the relinquishment of the municipality's fee in the vacated portion of the street, right-of-way or easement. The vacation does not impair any right-of-way or easement of any lot owner or the franchise rights of any public utility.

Although streets or portions of streets may be vacated by an ordinance, there are occasions when adequately describing the area to be vacated is difficult to describe clearly with an ordinance. In those situations an amended plat may still be the preferred method. Authorized signature(s) by the public agency vacating the public dedication are required and the Owner's Dedication and Consent to Record should be revised accordingly.

**Plat Corrections:** When an existing recorded plat is discovered to contain errors which fail to conform with the owner's intended purpose due to surveying or scrivener's errors, the plat may be corrected as provided in Section **10-9a-609(6)** or **17-27a-609(6)** and in conformance with Section **57-3-106**. Minor typographical or clerical errors may be corrected by recording an affidavit or other appropriate instrument typically in the form of a Surveyor's Affidavit or an Owner's Affidavit. The affidavit should explain the nature of the error and its correction in a

manner that clearly indicates the extent of the correction. Graphical exhibits depicting the correction are encouraged.

More extensive corrections may require the preparation of a Corrected Plat which should be re-executed and re-recorded by all parties who executed the original document. Corrections are limited to assure conformance with the original intent of the parties and may not be used to alter, amend or change the recorded plat from the original intent. The purpose of the correction is to relate back to the original document, to reform the language of that document, and to bring the document into conformance with the original intention of the parties. All documents which refer to the original document are construed as incorporating the corrected document.

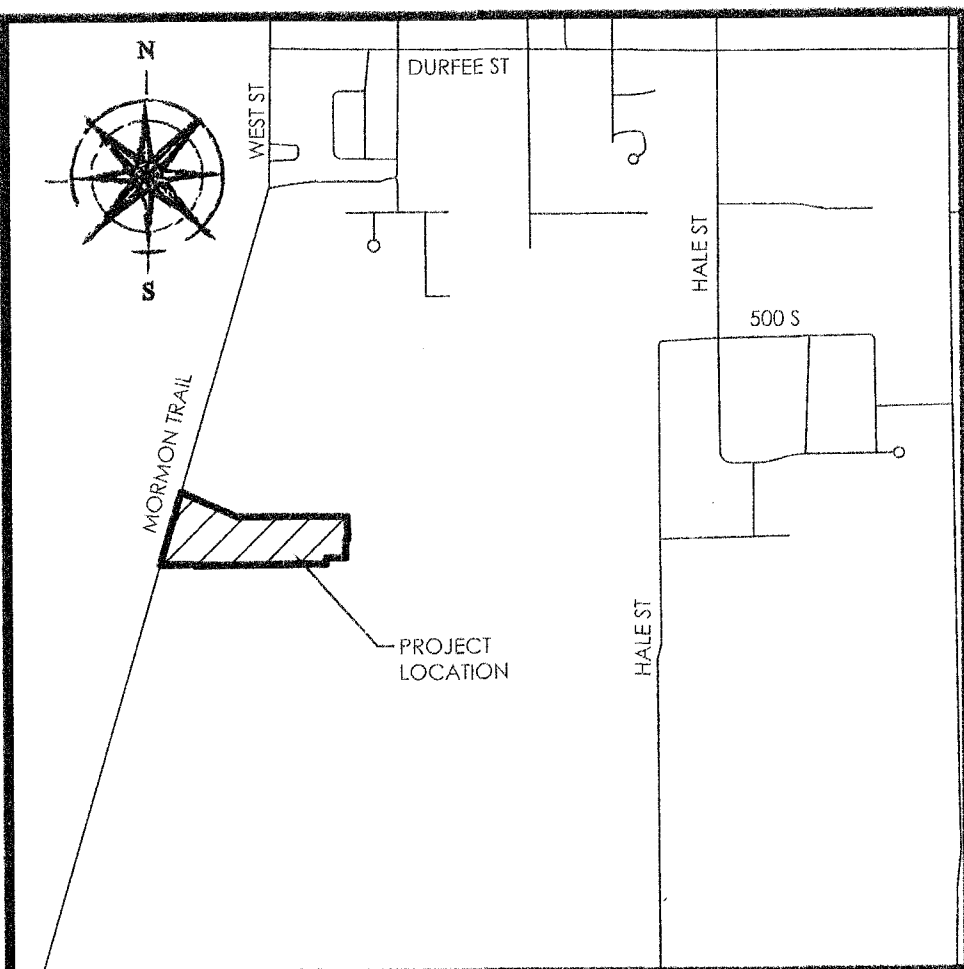
#### **14. Checklist**

## Utah Council of Land Surveyors Final Plat Requirements Checklist

- ☐ Plat name shall include approved [Name (Phase No.) (Minor) (Sub/PUD/Condo) (Prior Plat Lot(s)/Unit(s) Amended)].
  - Along with the official plat name include the following plat(s), street(s), lot(s), and/or unit(s) being vacated and/or amended), 1/4 Section, Section, Township and Range, and the name of the governing agency. Subdivision name is to be distinct from any name on a plat recorded in the county recorder's office [10-9a-603(1)(a), 17-27a-603(1)(a)].
- ☐ Plat to be signed, sealed, and certified by a Professional Land Surveyor (PLS).
  - Plat plotted on a 24"x 36" sheet(s) with a north arrow, and both written & graphic scales.
  - Legend required for all symbols and line types depicted.
- ☐ Exterior boundary to agree with existing or proposed division lines as depicted on filed or approved Record of Survey ROS Map(s) (17-23-17).
  - Exterior boundary clearly defined (heavy line) with POB, lines, and curves labeled.
  - Boundary tied spatially to at least two existing (found) clearly described (with date stampings) PLSS monuments or other monuments of record. Basis of bearings (B of B) identified between two PLSS monuments or other found monuments of record.
  - Written legal description to agree with exterior boundary labels, ties to monuments, and Basis of Bearing.
  - Show recording information for adjoining plats of record and to vesting documents for adjoining parcels.
  - Plat boundary checked spatially for harmony with legal descriptions for adjoining parcels and plats.
  - Review narrative on filed and/or approved ROS Map(s) for an explanation of found evidence or deed elements used to reestablish or retrace each existing division line (not free lines) on the exterior boundary.
  - Exterior boundary angle points on existing division lines shall be recovered or set.
- ☐ Connecting or abutting streets to agree with streets as depicted on recorded subdivision or road dedication plats.
  - Centerlines and widths of all existing streets (within 200 feet of exterior boundary) clearly defined with line, curve, and offset labels, also identify and show dimensions to any existing (found) street monuments.
  - Review narrative on ROS Map(s) for an explanation of retracement of existing street rights-of-way.
  - Proposed changes to existing street rights-of-way shown per governing agency's written approval.
- ☐ Existing easements of record, evidence of possible prescriptive easements, and proposed easements to be shown on plat.
  - Review title report for any reference to existing easements.
  - Existing easements are to be depicted graphically on the plat along with references to their instrument(s) of record or to ROS map(s) asserting any observed evidence of possible unrecorded, statutory, or prescriptive easements, said easements are to be clearly defined with line and curve labels, centerline offsets, and dimensions to future ownership interest lines (with some exception).
  - Public utility easements to be shown along with any other easements as may be required.
- ☐ Owner's dedication and consent to record to include operative language per governing agency.
  - Owners dedication to include specific conveyance language (who it is in favor of) and declared purpose for each particular easement type created by the plat.
- ☐ Interior streets, lots, and easements to be adequately labeled with necessary line, curve, and offset dimensions.
  - Boundary, street, lot or unit figures to close mathematically.
  - Check that the total area of the exterior boundary is equal to the sum of the interior streets and lots/units areas.
  - Lot or unit reference, block or building reference, street or site address, street name and coordinate address, acreage or square footage for all parcels, units, or lots, and length and width of the blocks and lots intended for sale [10-9a-603(1)(c), 17-27a-603(1)(c)]. Names required for non-linear streets (may not duplicate existing street names within the County).
- ☐ Street monuments (to be set) depicted at street centerline intersections and at radius points of cul-de-sacs, and inter-visibly along street rights-of-way corridors on curve PIs (if within asphalt), PCs, PTs, or Midpoints.
  - Consecutive monument connecting lines defined with monument to monument bearings and distances.
- ☐ Plat Notes to include:
  - 5/8" x 24" rebar with survey cap to be placed at all lot corners. Cap shall include the business name or "P.L.S." followed by the license number of the surveyor in charge. Off-set pins to be placed in the top of the curb where applicable, in lieu of rebar and cap at front corners.
  - Other notes as deemed necessary by surveyor, or as required governing agency.
- ☐ Approval blocks and miscellaneous requirements per governing agency ([10-9a-604](#), [17-27a-604](#)).

## 15. Sample Plats



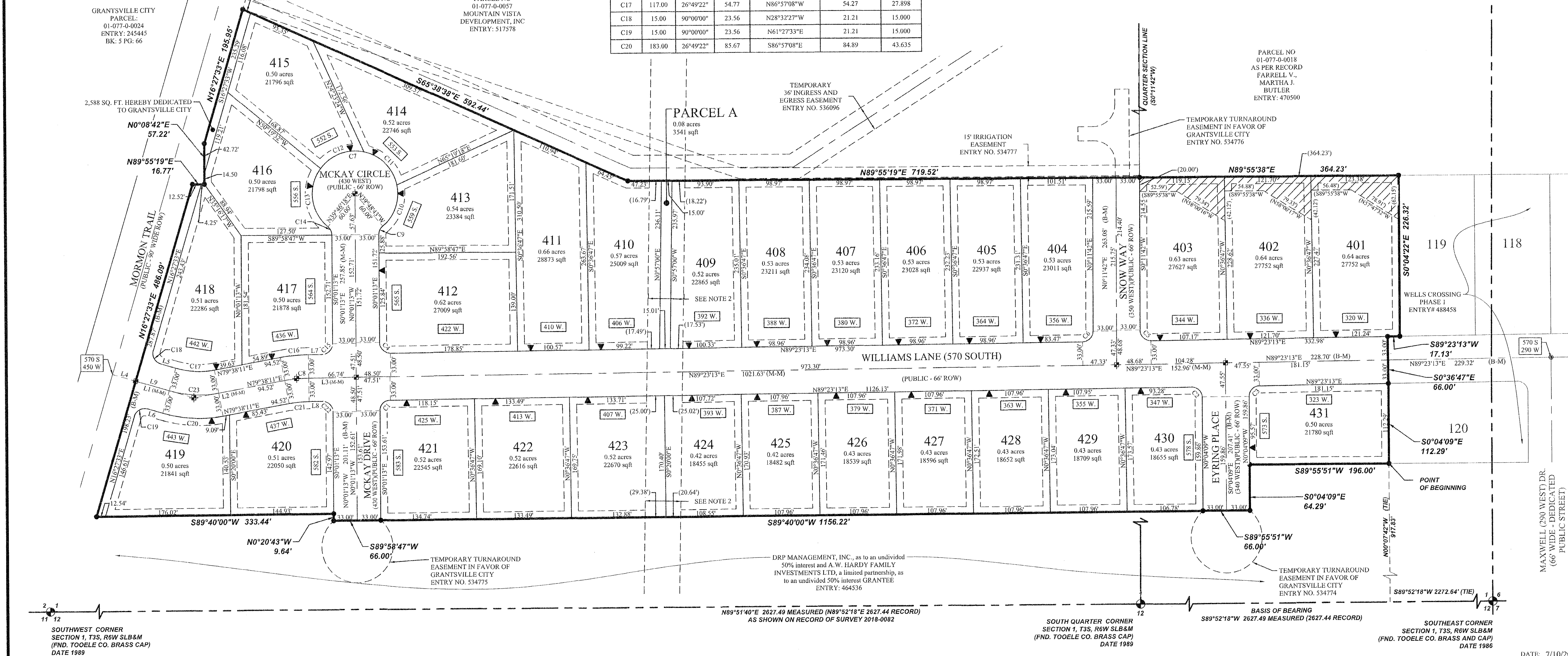


### VICINITY MAP

N.T.S.

### NOTES

1. 5/8" x 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. 50' POWER EASEMENT HEREBY CONVEYED IN FAVOR OF ROCKY MOUNTAIN POWER, ENTRY: 52815
3. PARCEL A IS TO BE DEED TO GRANTSVILLE CITY WHEN PLAT IS RECORDED
4. LOT 401, 402, & 403 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY IMPROVED SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.



PREPARED FOR  
OWNER/DEVELOPER  
DRP MANAGEMENT  
2885 SOUTH MAIN STREET  
SALT LAKE CITY, UTAH 84115  
(801) 664-2800  
CONTACT: MILLIE PARKER

PREPARED BY  
  
MILLIE PARKER  
DRP MANAGEMENT  
2885 SOUTH MAIN STREET  
SALT LAKE CITY, UTAH 84115  
(801) 664-2800  
CONTACT: MILLIE PARKER

GRANTSVILLE CITY  
PUBLIC WORKS  
APPROVED THIS 25<sup>th</sup> DAY OF Mar, A.D. 2021  
BY THE DIRECTOR OF PUBLIC WORKS FOR  
GRANTSVILLE CITY  
  
DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

GRANTSVILLE CITY ATTORNEY  
APPROVED AS TO FORM ON THIS 25<sup>th</sup> DAY OF March, A.D. 2021  
  
GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY FIRE DEPARTMENT  
APPROVED THIS 25<sup>th</sup> DAY OF March, A.D. 2021  
BY THE GRANTSVILLE CITY FIRE DEPARTMENT  
  
GRANTSVILLE CITY FIRE DEPARTMENT

TOOELE COUNTY TREASURER  
APPROVED THIS 6 DAY OF April, A.D. 2021 BY THE TOOELE COUNTY TREASURER.  
PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.  
  
TOOELE COUNTY TREASURER

GRANTSVILLE CITY PLANNING COMMISSION  
APPROVED THIS 26<sup>th</sup> DAY OF March, A.D. 2021 BY THE GRANTSVILLE CITY PLANNING COMMISSION.  
  
CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

GRANTSVILLE CITY MAYOR  
APPROVED THIS 25<sup>th</sup> DAY OF March, A.D. 2021 BY THE GRANTSVILLE CITY MAYOR.  
  
MAYOR

TOOELE COUNTY SURVEYOR  
APPROVED THIS 6<sup>th</sup> DAY OF Apr, A.D. 2021  
ROS # 1000000000  
  
TOOELE COUNTY SURVEY DIRECTOR

RECORD OF SURVEY  
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2018-0082.

GRANTSVILLE CITY ENGINEER  
APPROVED THIS 25<sup>th</sup> DAY OF Mar, A.D. 2021  
  
GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER  
NO. 540511  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF DRP Management, A.W. Family Investments LTD  
DATE 4/16/21 TIME 1:01 p.m. BOOK 21 PAGE 10  
FEE \$ 70.00  
  
TOOELE COUNTY RECORDER

# WELLS CROSSING

## SUBDIVISION

### PHASE 4

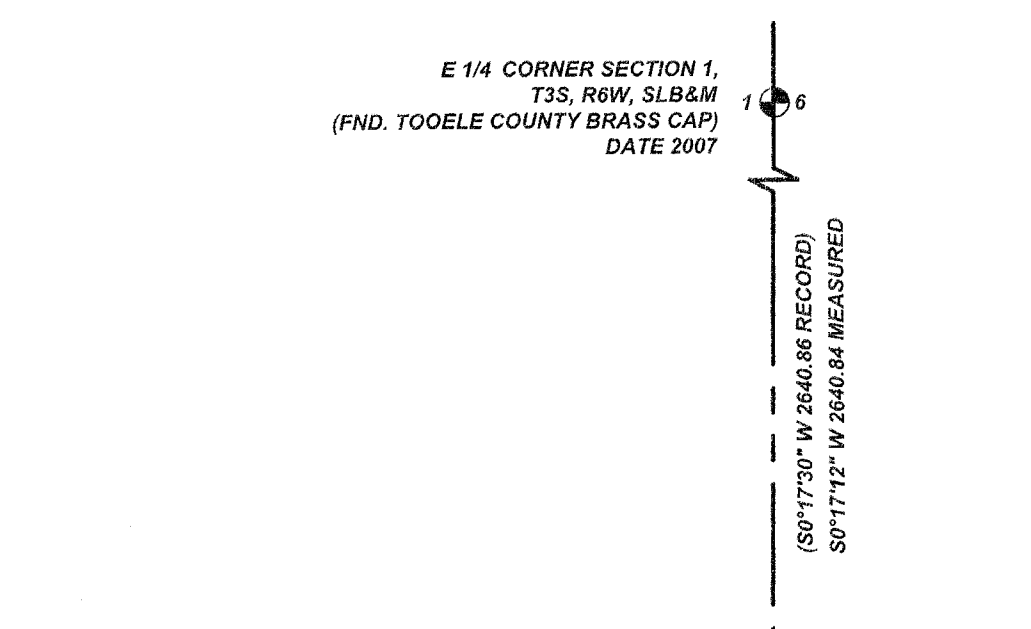
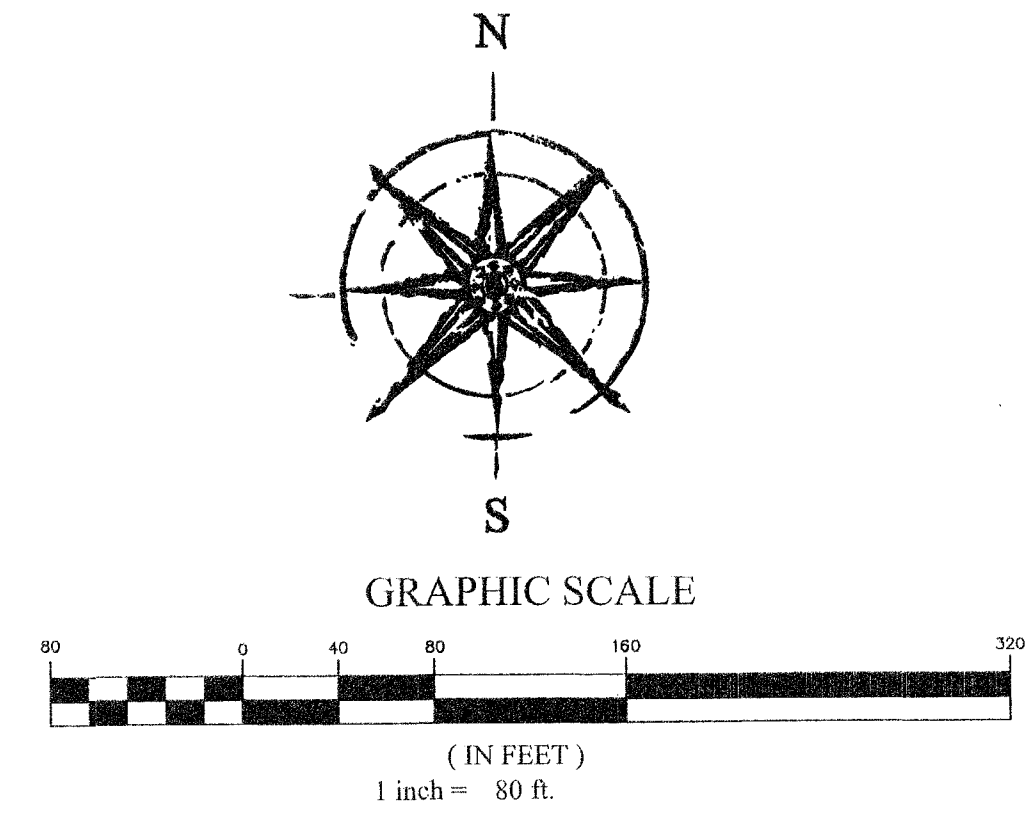
### FINAL PLAT

LOCATED IN THE SE1/4 & SW1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°24'25"	23.41	S44°41'00"W	21.10
C2	15.00	87°10'02"	22.82	N47°08'07"W	20.68
C3	15.00	89°27'22"	23.42	N44°39'32"E	21.11
C4	15.00	90°35'35"	23.72	N45°19'00"W	21.32
C5	15.00	90°48'29"	23.77	S45°12'33"E	21.36
C6	15.00	89°11'31"	23.35	N44°47'27"E	21.06
C7	60.00	280°24'59"	293.65	S89°58'47"W	76.80
C8	200.00	9°45'02"	34.04	N84°30'42"E	34.00
C9	15.00	50°12'29"	13.14	N25°05'02"E	12.73
C10	60.00	61°57'52"	64.89	N19°12'21"E	61.77
C11	60.00	65°43'02"	68.82	N44°38'06"W	65.11
C12	60.00	65°43'02"	68.82	S69°38'52"W	65.11
C13	60.00	87°01'03"	91.12	S06°43'11"E	82.62
C14	15.00	50°12'29"	13.14	S25°07'27"E	12.73
C15	15.00	89°24'25"	23.41	S44°41'00"W	21.10
C16	233.00	9°45'02"	39.65	S84°30'42"W	39.60
C17	117.00	26°49'22"	54.77	N86°57'08"W	54.27
C18	15.00	90°00'00"	23.56	N28°32'27"W	21.21
C19	15.00	90°00'00"	23.56	N61°27'33"E	21.21
C20	183.00	26°49'22"	85.67	S86°57'08"E	84.89

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	167.00	9°45'02"	28.42	N84°30'42"E	28.39
C22	15.00	90°35'35"	23.72	S45°19'00"E	21.32
C23	150.00	26°49'22"	70.22	S86°57'08"E	69.58

Line Table		
LINE	DIRECTION	LENGTH
L1	N73°32'27"W	85.00
L2	S79°38'11"W	147.34
L3	S89°23'13"W	83.80
L4	N73°34'47"W	33.70
L5	N73°32'27"W	22.23
L6	S73°32'27"E	22.23
L7	S89°23'13"W	19.24
L8	N89°23'13"E	18.24
L9	S73°32'27"E	49.23



**SURVEYOR'S CERTIFICATE**  
I, Millie Parker, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 031161821 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as WELLS CROSSING SUBDIVISION PHASE 4, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 031161821  
DATE 03/16/2021

**BOUNDARY DESCRIPTION**  
A PART OF THE SE1/4 & SW1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 120, WELLS CROSSING SUBDIVISION PHASE 1, RECORDED AT ENTRY NO. 488458 IN THE TOOELE COUNTY RECORDERS OFFICE, SAID POINT BEING S89°52'19"W 2272.64 FEET ALONG THE SECTION LINE AND N00°07'42"W 917.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE S89°55'51"W 196.00 FEET; THENCE S00°04'09"E 64.29 FEET; THENCE S89°55'51"W 66.00 FEET; THENCE S89°40'00"W 1,156.22 FEET; THENCE S89°58'47"W 66.00 FEET; THENCE N00°20'43"W 9.64 FEET; THENCE S89°40'00"W 333.44 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE MORMON TRAIL ROAD; THENCE N16°27'33"E 486.09 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF A GRANTSVILLE CITY PARCEL 01-077-0-0024; THENCE N89°55'19"E 16.77 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF SAID GRANTSVILLE CITY PARCEL; THENCE N00°08'42"E 57.22 FEET ALONG THE EASTERLY LINE OF SAID GRANTSVILLE CITY PARCEL TO THE EASTERLY RIGHT OF WAY LINE OF SAID MORMON TRAIL ROAD; THENCE N16°27'33"E 195.95 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT OF PROPERTY; THENCE S65°38'38"E 592.44 FEET TO THE SIXTEENTH SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 1; THENCE N89°55'19"E 719.52 FEET ALONG SAID SIXTEENTH SECTION LINE TO THE QUARTER SECTION LINE; THENCE N89°55'38"E 364.23 FEET ALONG THE SIXTEENTH SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 1 TO THE NORTHWEST CORNER OF LOT 119 OF SAID WELLS CROSSING PHASE 1 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID WELLS CROSSING PHASE 1 THE FOLLOWING FOUR (4) COURSES, (1) S00°04'22"E 226.32 FEET; THENCE (2) S89°23'13"W 17.13 FEET; THENCE (3) S00°30'47"E 66.00 FEET; THENCE (4) S00°04'09"E 112.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 20.39 ACRES±, 31 LOTS AND PARCELS.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, A PARCEL, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS  
**WELLS CROSSING SUBDIVISION PHASE 4**  
THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF we HAVE HEREUNTO SET our HAND THIS 18<sup>th</sup> DAY OF March, A.D. 2021  
  
MILLIE PARKER, INC.  
  
A.W. HARDY FAMILY INVESTMENTS LTD

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S. COUNTY OF Salt Lake  
ON THE 18<sup>th</sup> DAY OF March, A.D. 2021, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, Steven L. Hardy, IN SAID STATE OF UTAH, Millie Parker Olson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Vice President OF DRP MANAGEMENT INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 10/21/22  
  
JULIANNE BENNETT  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY  
MY COMMISSION NO. 702687  
PRINTED FULL NAME OF NOTARY

**LIMITED PARTNERSHIP ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF Salt Lake  
ON THE 18<sup>th</sup> DAY OF March, A.D. 2021, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, Steven L. Hardy, IN SAID STATE OF UTAH, Steven L. Hardy, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A PARTNER OF THE FIRM OF A.W. HARDY FAMILY INVESTMENTS, L.P. A UTAH LIMITED PARTNERSHIP, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 10/21/22  
  
JULIANNE BENNETT  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY  
MY COMMISSION NO. 702687  
PRINTED FULL NAME OF NOTARY

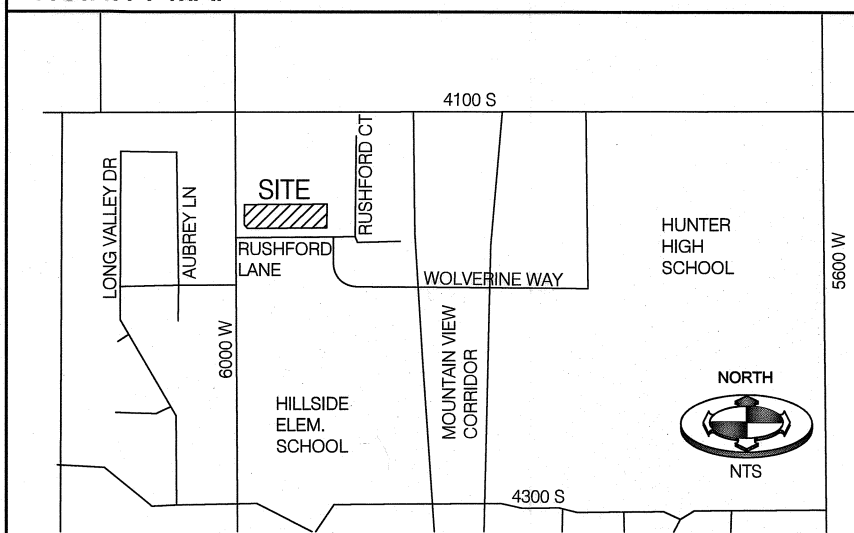
**WELLS CROSSING SUBDIVISION PHASE 4**  
LOCATED IN THE SE1/4 & SW1/4 OF SECTION 1, T3S, R6W, SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



# SADEGHI SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

## VICINITY MAP



## SURVEYOR'S CERTIFICATE

I, **SADEGHI**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **15168868**, 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 TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

## SADEGHI SUBDIVISION

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

## BOUNDARY DESCRIPTION

A TRACT OF LAND, BEING ALL OF THE LAND CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 10, 2020, AS ENTRY NO. 15168868, IN BOOK 10883, AT PAGE 2842, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN THE NORTHEAST QUARTER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 6000 WEST (A 66 FOOT WIDE PUBLIC STREET), SAID POINT BEING NORTH 89°57'13" EAST 33.006 FEET ALONG THE SECTION LINE AND SOUTH 00°07'41" EAST (SOUTH 00°07'31" EAST BY RECORD) 412.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, AND RUNNING THENCE NORTH 89°52'19" EAST 366.98 FEET TO THE WESTERLY LINE OF HUNTER COVE SUBDIVISION PHASE 1, RECORDED SEPTEMBER 29, 1994, AS ENTRY NO. 5932924, IN BOOK 94-9, AT PAGE 295, AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 00°07'31" EAST 102.36 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°52'19" WEST 350.00 FEET; THENCE NORTH 54°03'49" WEST 21.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 00°07'41" WEST 89.99 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.

AREA CONTAINS: 37,457 SQ. FT OR 0.860 ACRES, MORE OR LESS

4 LOTS



## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, TO BE HEREFTER KNOWN AS THE

## SADEGHI SUBDIVISION

AND DO HEREBY DEDICATE AND 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. IN WITNESS WHEREBY WE HAVE HEREUNTO SET THIS 24th DAY OF MARCH, A.D. 2021.

VAHID SADEGHI

MASOUD SEYED SADEGHI

## ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
County of SALT LAKE

ON THE 24th DAY OF MARCH, A.D. 2020, PERSONALLY APPEARED BEFORE ME, VAHID SADEGHI WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID ACKNOWLEDGE THAT HE IS AN OWNER OF THE LAND DESCRIBED AND THAT HE DID SIGN THE OWNERS DEDICATION AND CONSENT TO RECORD.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC (PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
County of SALT LAKE

ON THE 24th DAY OF MARCH, A.D. 2020, PERSONALLY APPEARED BEFORE ME, MASOUD SEYED SADEGHI WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID ACKNOWLEDGE THAT HE IS AN OWNER OF THE LAND DESCRIBED AND THAT HE DID SIGN THE OWNERS DEDICATION AND CONSENT TO RECORD.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC (PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_

## SADEGHI SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

RECORDED # 13660308

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Valley City

DATE 05/12/21 TIME 11:40 AM BOOK 2021P PAGE 122

\$58.00  
FEE \$

Samuel R. Deery  
SALT LAKE COUNTY RECORDER

\$58.00 20-02-21 20-02-201-049

2003051sp.dwg

NORTH QUARTER CORNER, SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
FOUND MAG NAIL (AT THE INTERSECTION  
OF FOUR STRADDLE NAILS, ACCEPTED AS  
RESTORED POSITION OF SEC. CORNER)

BASIS OF BEARINGS  
N 89°57'13" E 2658.13' (MEASURED)

NORTHEAST CORNER, SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
FOUND BRASS CAP IN RING & LID  
(RESET: 9-2017)

D & A BUEHNER PROPERTIES I, LLC  
PARCEL # 20-02-200-053  
ENTRY NO. 10869866

20' SEWER EASEMENT HEREBY  
CONVEYED ACROSS LOTS 1-4 IN  
FAVOR OF LOTS 1-4, TO BE  
MAINTAINED IN COMMON BY THE  
OWNERS OF LOTS 1-4.

MITCHELL CLARA  
LOT 19, HUNTER COVE PH. 1  
PARCEL # 20-02-201-007

HUNTER COVE PH. 1  
SUBDIVISION  
(BK PG. 94-9/285)

DEBERARD, CAL & DEBORAH G. JT  
LOT 20, HUNTER COVE PH. 1  
PARCEL # 20-02-201-008

UDOT  
LOT 21, HUNTER COVE PH. 1  
PARCEL # 20-02-201-009  
ENTRY NO. 11536742

UDOT  
LOT 22, HUNTER COVE PH. 1  
PARCEL # 20-02-201-010

CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS  
PARCEL # 20-02-200-041

## NOTES:

- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-13-504 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED, PREPARED BY CMT, CMT PROJECT NO. 14536
- GROUNDWATER WAS NOT ENCOUNTERED TO THE MAXIMUM DEPTH EXPLORED OF ABOUT 12.5 FEET BELOW THE EXISTING SURFACE PER SAID REPORT.
- STORM WATER WHICH CANNOT BE DRAINED TO PUBLIC STREET MUST BE RETAINED ON INDIVIDUAL LOTS.

## SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY FILE #: 2020-05-0358

COUNTY SURVEYOR REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## PLANNING COMMISSION

APPROVED THIS 24th DAY OF MARCH, A.D. 2021  
BY THE WEST VALLEY CITY PLANNING COMMISSION.

Clayton Madsen  
CHAIRMAN, WEST VALLEY CITY PLANNING COMM.

## SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 18th DAY  
OF MARCH, A.D. 2021

Donna Madsen  
DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

## GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS 17th DAY OF MARCH,  
A.D. 2021

Donna Madsen  
DISTRICT ENGINEER

## ENGINEER'S CERTIFICATE

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

5/6/21 DATE  
John R. Smith CITY ENGINEER

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 24th DAY OF  
MARCH, A.D. 2021

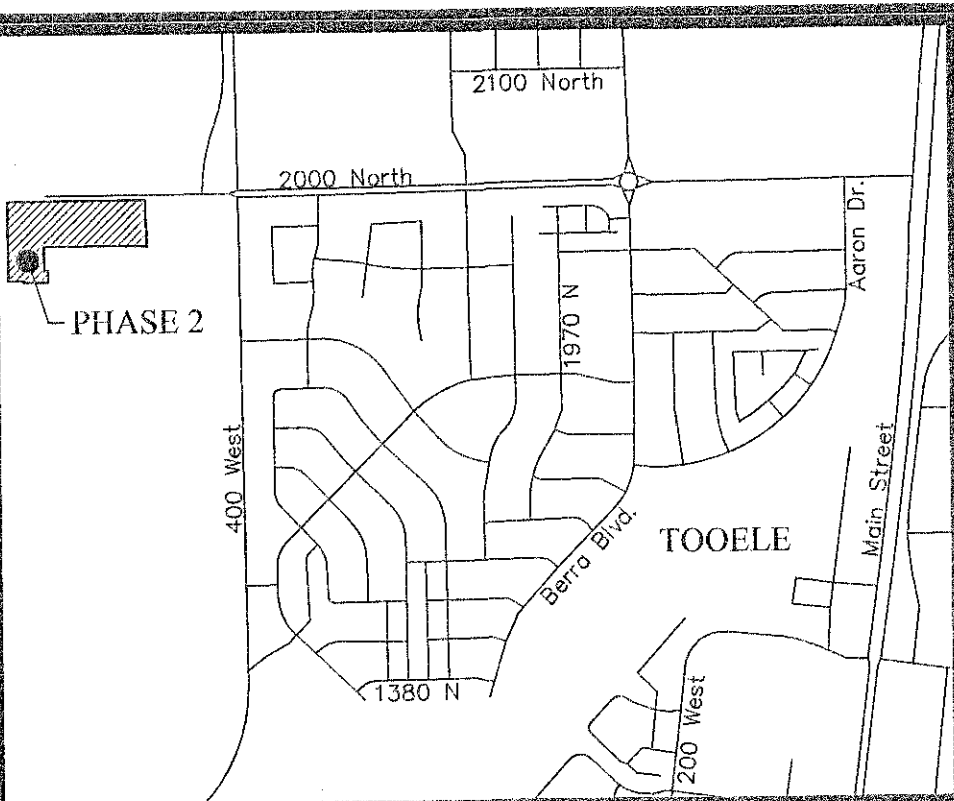
Mark R. Smith  
WEST VALLEY CITY ATTORNEY

## WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 24 DAY  
OF MARCH, A.D. 2021, AT WHICH TIME THIS SUBDIVISION  
WAS APPROVED AND ACCEPTED.

Mark R. Smith AT TEST: CITY RECORDER  
John R. Smith WEST VALLEY CITY MANAGER





VICINITY MAP  
N.T.S.

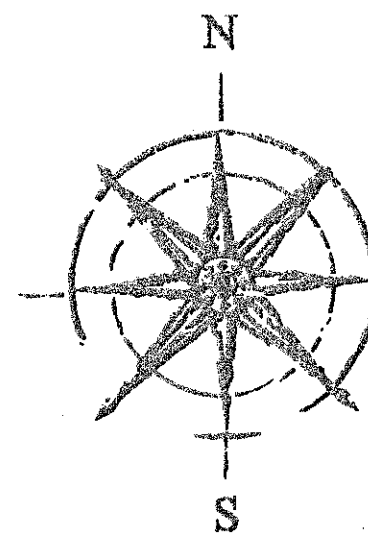
LEGEND

---	BOUNDARY LINE
---	P.U.D.E. (SEE DETAIL)
---	CENTERLINE
---	LOT LINE
---	EASEMENT LINE
+	SECTION MONUMENT (FOUND)
+	STREET MONUMENT (TO BE SET)

NOTES:

1. 65 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. ALL LOTS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR OVERLAKE 1L SUBDIVISION.
3. P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT IN FAVOR OF US WEST COMMUNICATIONS RECORDED AUGUST 13, 1999 AS ENTRY NO. 123812 BOOK 583, PAGE 473.

OVERLAKE ESTATES 1L  
SUBDIVISION PHASE 2  
FINAL PLAT  
TOOELE CITY  
LOCATED IN THE NE $\frac{1}{4}$  OF SECTION 17,  
T3S, R4W, S.L.B.&M.



GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

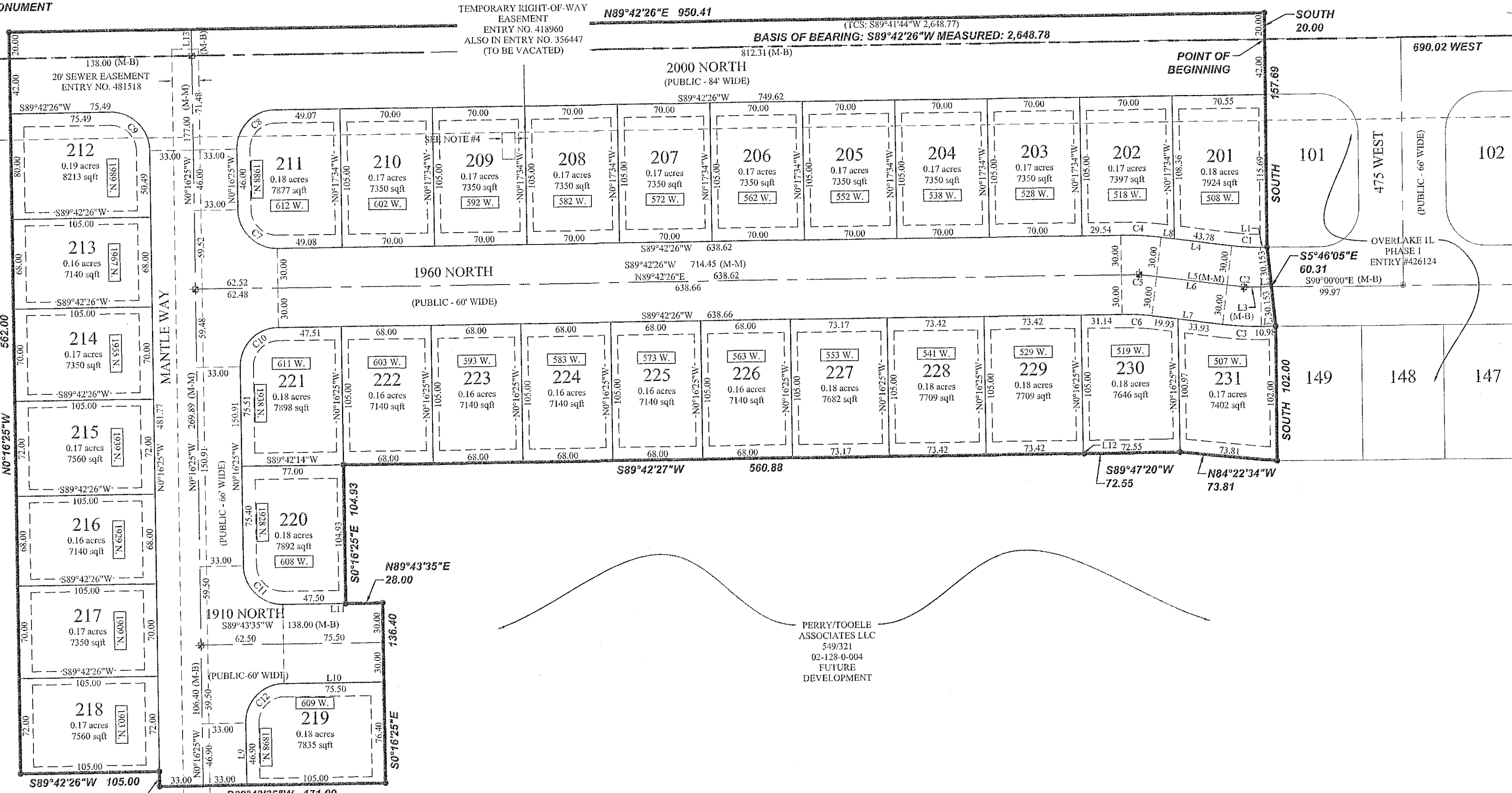
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	170.00	7°19'11"	21.72	S86°20'24"E	21.70
C2	200.00	7°19'11"	25.55	S86°20'24"E	25.53
C3	230.00	7°19'11"	29.38	N86°20'24"W	29.36
C4	230.00	7°36'46"	30.56	S86°29'11"E	30.54
C5	200.00	7°36'46"	26.57	N86°29'11"W	26.55
C6	170.00	7°36'46"	22.59	S86°29'11"E	22.57
C7	29.50	89°00'10"	46.33	S45°17'00"E	41.73
C8	29.50	89°58'50"	46.33	S44°43'00"W	41.71
C9	29.50	90°01'10"	46.33	S45°17'00"W	41.73
C10	29.50	89°58'50"	46.33	S44°43'00"W	41.71
C11	29.50	90°00'00"	46.34	S45°16'25"E	41.72
C12	29.50	90°00'00"	46.34	S44°43'35"W	41.72

Line Table

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	4.92
L2	N90°00'00"W	7.95
L3	S90°00'00"W	20.74
L4	N90°00'00"W	10.98
L5	S82°40'49"E	53.86
L6	S82°40'49"E	79.96
L7	S82°40'49"E	53.86
L8	S82°40'49"E	10.08
L9	N00°16'25"W	46.50
L10	S89°43'35"W	75.50
L11	N89°43'35"E	75.50
L12	N89°42'26"E	0.87
L13	N00°16'25"W	20.00

NORTH $\frac{1}{4}$  CORNER OF  
SECTION 17, T3S, R4W, SLB&M  
1981 TOOELE COUNTY  
BRASS CAP MONUMENT  
(FOUND)



EAST $\frac{1}{4}$  CORNER OF  
SECTION 8, T3S, R4W, SLB&M  
TOOELE COUNTY  
4" BRASS CAP MONUMENT  
(NO DATE)  
(FOUND)

NORTH $\frac{1}{4}$  CORNER OF  
SECTION 16, T3S, R4W, SLB&M  
2001 TOOELE COUNTY  
FLAT BRASS MONUMENT  
(FOUND)

NORTHEAST CORNER OF  
SECTION 17, T3S, R4W, SLB&M  
2000 TOOELE COUNTY  
FLAT BRASS MONUMENT  
(RING & LID)  
(FOUND)

SECTION CORNER TO STREET MONUMENT, SP-1442E

SECTION CORNER TO STREET MONUMENT, SP-1442E

SECTION CORNER TO STREET MONUMENT, SP-1442E

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SECTION CORNER TO STREET MONUMENT, SP-1442E

PREPARED BY  
  
PREPARED FOR  
PERRY HOMES  
17 EAST WINCHESTER ST., SUITE 200  
MURRAY, UT 84107  
PH: 801-264-8800

PLANNING COMMISSION  
APPROVED THIS 12 DAY OF June  
A.D. 2019 BY THE TOOELE CITY PLANNING COMMISSION  
Chairman, TOOELE CITY PLANNING COMMISSION

COUNTY HEALTH DEPARTMENT  
APPROVED THIS 3RD DAY OF JUNE  
A.D. 2019 BY THE TOOELE COUNTY HEALTH DEPARTMENT  
TOOELE COUNTY HEALTH DEPARTMENT

CITY ENGINEER  
APPROVED AS TO FORM THIS 17th DAY OF September A.D. 2019  
CITY ENGINEER

COMMUNITY DEVELOPMENT  
APPROVED AS TO FORM THIS 18th DAY OF September A.D. 2019  
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY SURVEY DEPARTMENT  
ROS # 2015-0028-01  
APPROVED THIS 2nd DAY OF June  
A.D. 2019 BY THE TOOELE COUNTY SURVEY DEPARTMENT  
TOOELE COUNTY SURVEY DIRECTOR

CITY ATTORNEY  
APPROVED AS TO FORM THIS 17 DAY OF September A.D. 2019  
TOOELE CITY ATTORNEY

CITY COUNCIL  
APPROVED THIS 19th DAY OF June  
A.D. 2019 BY THE TOOELE CITY COUNCIL  
ATTEST: CITY RECORDER

TOOELE COUNTY RECORDER  
RECORDED NO. 495136  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE  
REQUEST OF Perry Development LLC  
DATE 10/14/19 TIME 11:49 am BOOK PAGE  
\$12.00  
Mandi Moretti  
TOOELE COUNTY RECORDER

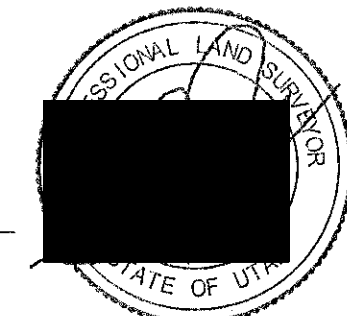
SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, streets, and easements, hereafter to be known as:

OVERLAKE ESTATES 1L  
SUBDIVISION  
Phase 2

and that the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Professional Land Surveyor  
Certificate No.



6/3/19  
Date

BOUNDARY DESCRIPTION

A portion of the NE $\frac{1}{4}$  of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian, located in Tooele, Utah, more particularly described as follows:  
Beginning at the northwest corner of Phase 1L, OVERLAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, said corner being located S89°42'26"W along the Section line 690.02 feet from the Northeast Corner of Section 17, T3S, R4W, S.L.B. & M; thence along said plat the following 3 (three) courses and distances: (1) South 157.69 feet; thence (2) S05°46'05"E 60.31 feet; thence (3) South 102.00 feet; thence N84°22'34"W 73.81 feet; thence S89°47'20"W 72.55 feet; thence S89°42'27"W 560.88 feet; thence S00°16'25"E 104.93 feet; thence N89°43'35"E 28.00 feet; thence S00°16'25"E 136.40 feet; thence S89°43'35"W 171.00 feet; thence N00°16'25"W 11.28 feet; thence S89°42'26"W 105.00 feet; thence N00°16'25"W 562.00 feet; thence N89°42'26"E 950.41 feet; thence South 20.00 feet to the point of beginning.

Contains: 8.70 acres +/- or 378,797 +/- sq. ft.  
31 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREINAFTER KNOWN AS

OVERLAKE ESTATES 1L  
SUBDIVISION  
PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 7th DAY OF JUNE  
A.D. 2019

WILLIAM O. PERRY IV  
PERRY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 3 DAY OF JUNE A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WILLIAM O. PERRY IV, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF PERRY DEVELOPMENT, L.L.C., A UTAH L.L.C. AND HE HAS SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR A BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/29/2020

MY COMMISSION No. 692663

PRINTED FULL NAME OF

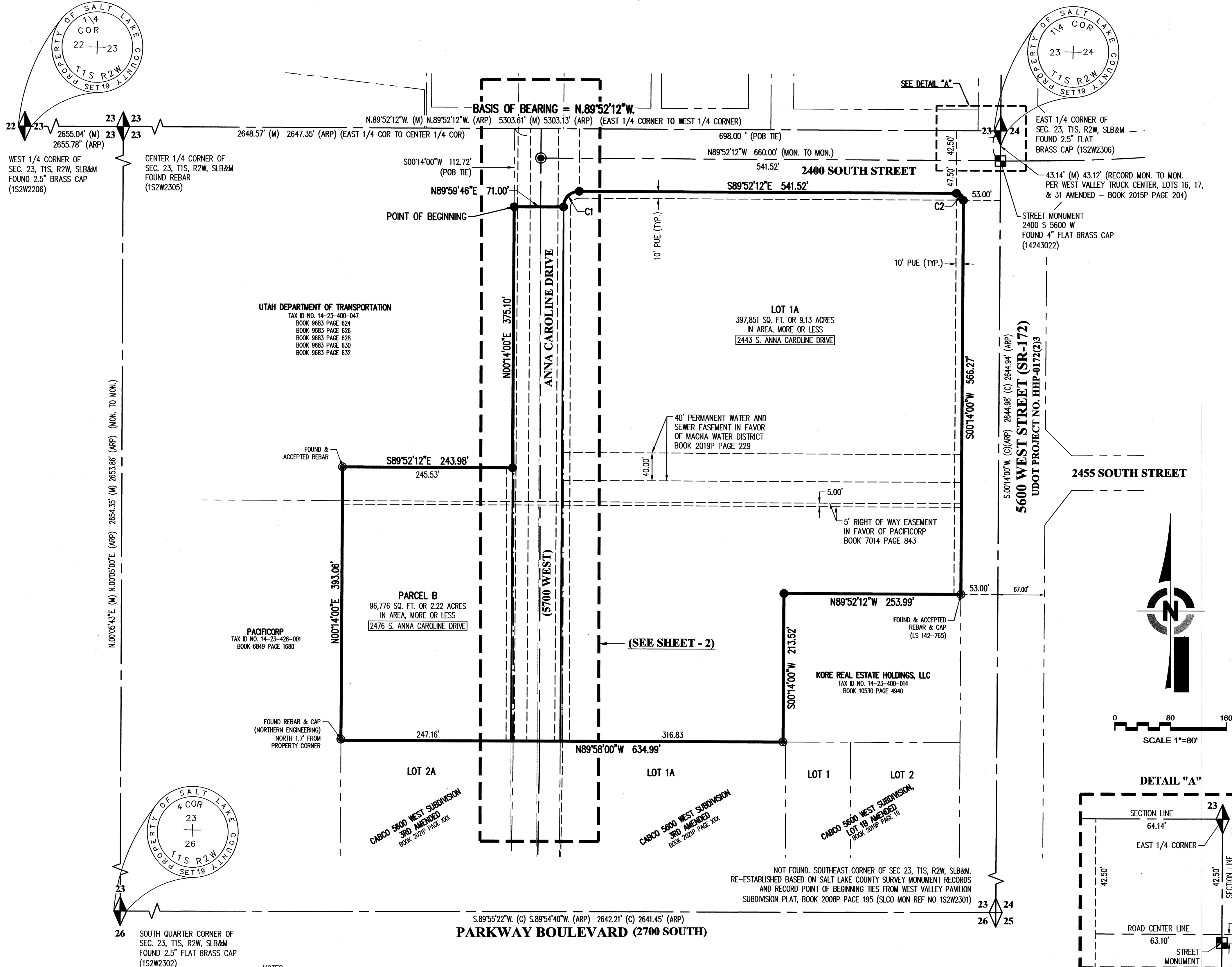
OVERLAKE ESTATES 1L  
SUBDIVISION

PHASE 2 - FINAL PLAT  
LOCATED IN THE NE $\frac{1}{4}$  OF SECTION 17,  
T3S, R4W, S.L.B. & M.

TOOELE CITY, TOOELE COUNTY, UTAH



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, [Redacted], DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER [Redacted] 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 PARCEL(S) OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS HEREFTER 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.

PLS NO. [Redacted]  
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°06'10" (NOTE: CHORD FOR SAID CURVE BEARS S.44°49'06"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 CABCO 5600 WEST SUBDIVISION 3RD AMENDED RECORDED AS ENTRY NO. 13691654 IN BOOK 1119L AT PAGE 635 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE N.89°58'00"W. 634.99 FEET TO THE NORTHWEST CORNER OF SAID CABCO 5600 WEST SUBDIVISION 3RD AMENDED; THENCE N.00°14'00"E. 393.06 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 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. 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.

Ron Bigelow, Mayor, West Valley City

Charles Stormont, Director of Right of Way, Utah Department of Transportation

**ACKNOWLEDGMENT**  
(UDOT)

STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE } S.S.

ON THIS 19th DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME, Charles Stormont, Director of Right of Way, and he 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: Angela C. Martin  
COMMISSION NUMBER: 699133  
MY COMMISSION EXPIRES: Feb 21, 2022  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACKNOWLEDGMENT**  
(WEST VALLEY CITY)

STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE } S.S.

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: 717167  
MY COMMISSION EXPIRES: March 31, 2025  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**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

**SALT LAKE COUNTY SURVEYOR**

RECORD OF SURVEY FILE NO. S2019-05-0305

**OWNER:**

WEST VALLEY CITY  
Unit Pride Progress

WEST VALLEY CITY  
3600 SOUTH CONSTITUTION BLVD  
WEST VALLEY CITY, UT 84150

**UTAH DEPARTMENT OF TRANSPORTATION**  
Keeping Utah Moving

4501 SOUTH CONSTITUTION BLVD  
TAYLORSVILLE, UT 84129

**CITY ATTORNEY**

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

**WEST VALLEY CITY PLANNING COMMISSION**

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

**MAGNA WATER DISTRICT**

APPROVED THIS DAY OF June A.D. 2021  
BY THE 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.

**WEST VALLEY CITY COUNCIL**

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

**SALT LAKE COUNTY RECORDER**

RECORDED AND FILED AT THE REQUEST OF UDOT  
RECORDED AS ENTRY NUMBER 13691655  
DATE: 06/15/2021 TIME: 2:02 PM BOOK: 157 PAGE: 157  
FEE: \$1002.00  
SALT LAKE COUNTY RECORDER

**COMP. FILE**  
17094  
PRELIMINARY PLAT

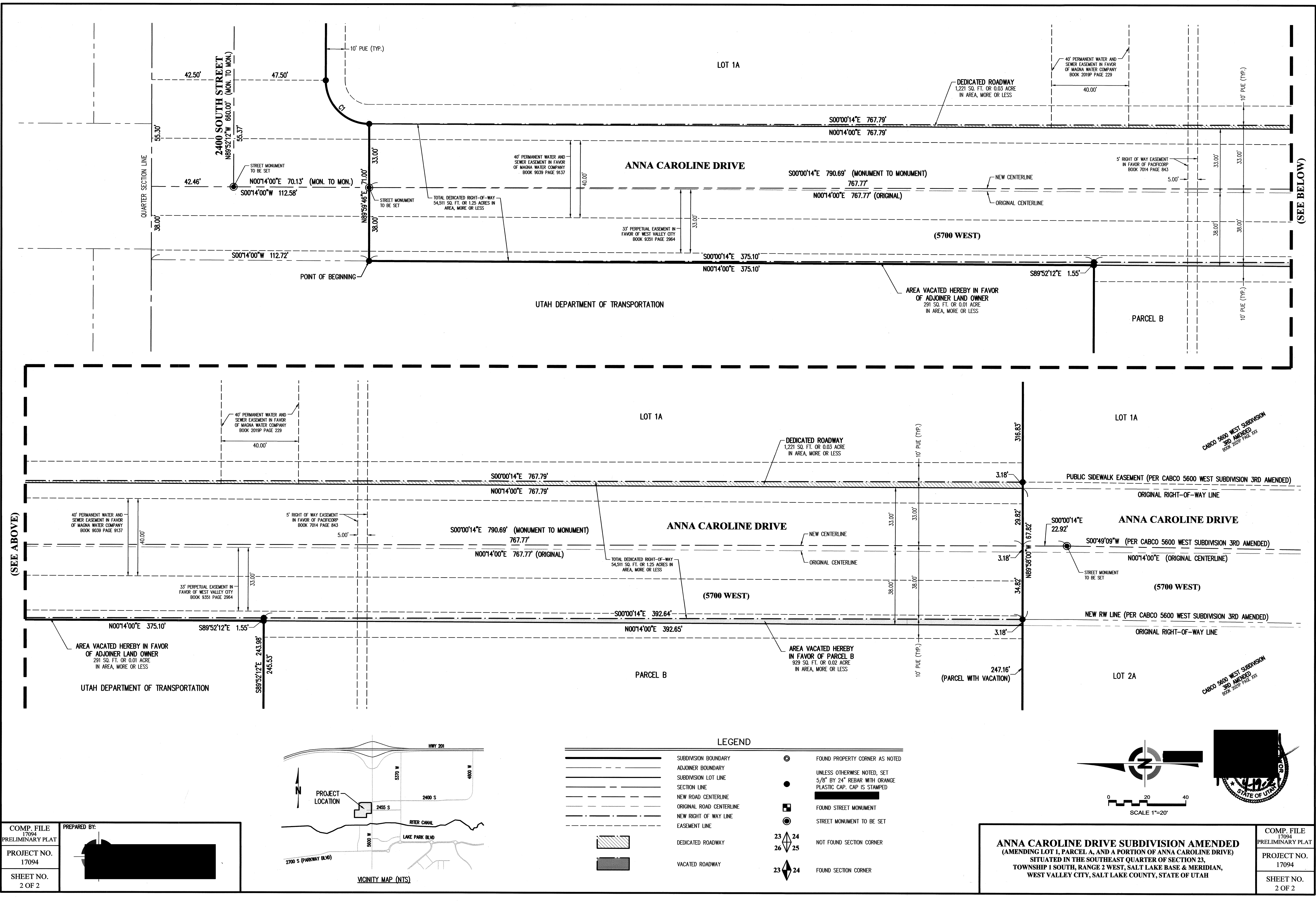
**PROJECT NO.**  
17094

**SHEET NO.**  
1 OF 2

**COMP. FILE**  
17094  
PRELIMINARY PLAT

**PROJECT NO.**  
17094

**SHEET NO.**  
1 OF 2

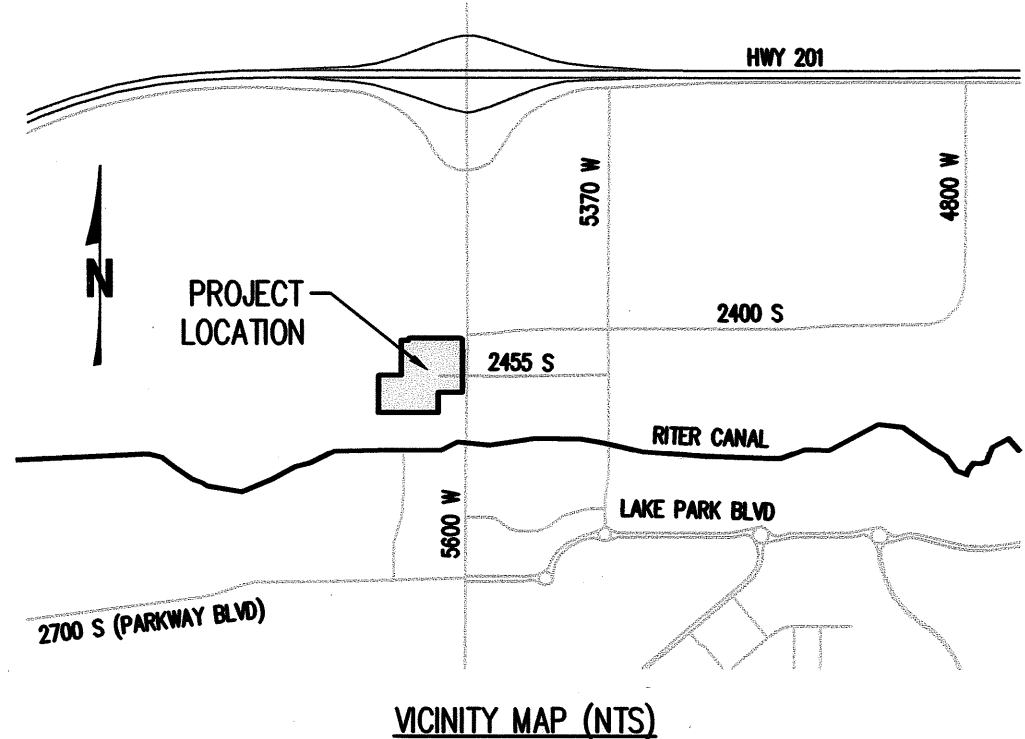














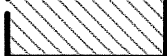



COMP. FILE  
17094  
PRELIMINARY PLAT

PROJECT NO.  
17094

SHEET NO.  
2 OF 2

PREPARED BY:



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

COMP. FILE  
17094  
PRELIMINARY PLAT

PROJECT NO.  
17094

SHEET NO.  
2 OF 2

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



# DECKER STATION SUBDIVISION

AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED

NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, UTAH

PARCEL A, E-CENTER  
RETAIL SUBDIVISION  
BOOK 2008P PG 141  
UTAH POWER AND  
LIGHT COMPANY  
15-28-276-034

UPLAND LAKE  
DRIVE  
(PRIVATE)

ACCESS EASEMENT ENTRY #  
10335414, BOOK 9964, PAGE  
2186

10.0' PUBLIC UTILITY EASEMENT  
BK 2008P PG 141

LOT LINE HEREBY VACATED  
UPON RECORDATION OF THIS PLAT

10.0' PUBLIC UTILITY EASEMENT  
BK 2015P PG 171

10.0' PRIVATE SANITARY SEWER EASEMENT,  
AND PUBLIC UTILITY DRAINAGE  
BK 2015P PG 171 HEREBY VACATED  
UPON RECORDATION OF THIS PLAT

FIRE HYDRANT EASEMENT  
ENTRY # 10887786  
BK 9800 PG 2554

LOT 1  
CONTAINS 118,104 SQ. FT.  
OR 2.711 ACRES  
3058 S. DECKER LAKE DRIVE

10.0' PUBLIC UTILITY EASEMENT  
BK 2015P PG 171

2,525 SQ.FT. HEREBY DEDICATED  
TO WEST VALLEY CITY

ACCESS EASEMENT  
AND P.U.E. & D.E. AND SEWER  
EASEMENT BK 2008P PG 141

10.0' WASTEWATER  
PIPELINE EASEMENT  
ENTRY # 11322796  
BK 9986 PG 5888

10.0' PUBLIC UTILITY EASEMENT  
BK 2008P PG 141

N 78°41'28" W 12.24'  
N 0°10'38" E 9.56'

20.0' GRANGER HUNTER I.D.  
EASEMENT ENTRY # 2802174  
BK 3523 PG 329

1,151 SQ.FT. HEREBY DEDICATED  
TO WEST VALLEY CITY

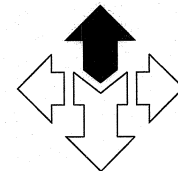
S 89°56'00" W 249.02'

S 0°07'18" W 0.62'

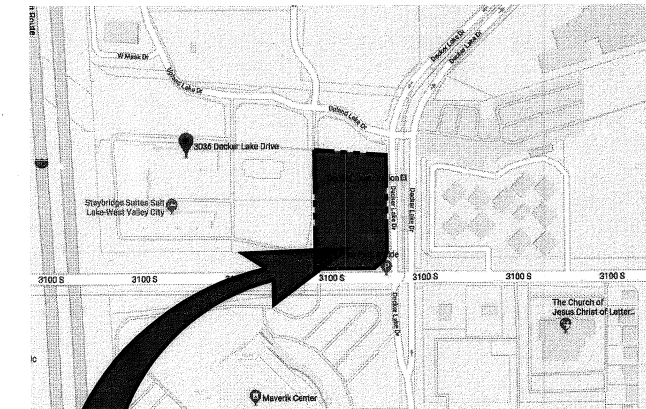
(PAVED PUBLIC STREET, WIDTH VARIES)  
3100 SOUTH STREET  
BASIS OF BEARING N 89°56'00" E 2645.52' (2644.70')

EAST QUARTER SECTION 28, TOWNSHIP  
1 SOUTH, RANGE 1 WEST, SALT LAKE  
BASE & MERIDIAN, FOUND SALT LAKE  
COUNTY MONUMENT.

NORTH



SCALE: 1" = 30'



VICINITY MAP  
SCALE: N.T.S.

## SITE

### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD RIGHT OF WAY
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR 5/8" X 24" REBAR & CAP OR NAIL & WASHER STAMPED
- DENOTES RECORD INFORMATION
- AREA DEDICATED TO WEST VALLEY CITY FOR PUBLIC RIGHT OF WAY

NOTE:  
OFFSET PINS TO BE PLACED IN TOP OF CURB AND 5/8" X 24" REBAR & CAP OR  
NAIL & WASHER STAMPED TO BE PLACED AT LOT CORNERS.

### DEVELOPER & OWNER

OWNER: ROCKWORTH COMPANIES  
DEVELOPER CONTACT: TOM HENROID  
9980 S 300 W SUITE 310  
SANDY, UTAH 84070  
TOM@ROCKWORTHCO.COM  
801-617-0584

### SHEET

1  
OF  
1

### SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS 20 DAY OF April A.D., 2021

Rick Sedberry  
SALT LAKE COUNTY HEALTH DEPARTMENT

### RECORD OF SURVEY

ROS NO. S2019-09-0618

### GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS 21st DAY OF April A.D., 2021

GRANGER HUNTER IMPROVEMENT DISTRICT

### SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12729-2804 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 TRACT INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

### DECKER STATION SUBDIVISION

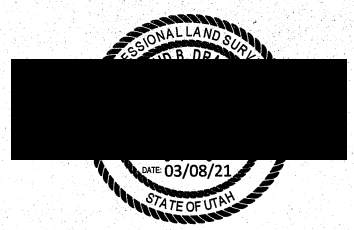
(AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED) AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

### SUBDIVISION DESCRIPTION

ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2015P AT PAGE 171, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2F, SAID POINT BEING NORTH 0°02'04" WEST ALONG THE SECTION LINE 40.00 FEET AND SOUTH 89°56'00" WEST 162.83' FROM THE EAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT THE FOLLOWING THREE COURSES: 1) SOUTH 89°56'00" WEST 249.02 FEET, 2) NORTH 0°10'38" EAST 9.56 FEET, 3) NORTH 78°41'28" WEST 12.24 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 2F; THENCE NORTH ALONG THE WEST LINE EXTENDED OF SAID LOT 2E & 2F A DISTANCE OF 403.78 FEET TO THE NORTHERLY LINE OF SAID LOT 2G; THENCE SOUTH 89°56'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 308.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 2G; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS THE FOLLOWING FOUR COURSES: 1) SOUTH 0°07'18" EAST 340.83 FEET, 2) SOUTH 21°45'26" WEST 21.43 FEET, 3) SOUTH 49°38'36" WEST 46.39 FEET, 4) SOUTH 0°07'18" WEST 0.62 FEET TO THE POINT OF BEGINNING

CONTAINS 121,780 SQ. FT. OR 2.796 ACRES (1 LOT)



### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

### DECKER STATION SUBDIVISION

AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED

AND DO HEREBY CONVEY ANY EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS 3 DAY OF MAY A.D., 2021

DECKER STATION APARTMENTS LLC

BY: *Tom Henroid*

ITS: TOM HENROID (PRINT NAME)

MANAGER (TITLE)

### NOTES

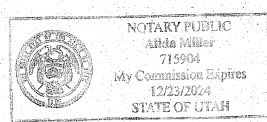
- SUBJECT TO DECLARATION OF NONEXCLUSIVE EASEMENTS (UTILITY FACILITIES), DATED SEPTEMBER 9, 2015 AND RECORDED SEPTEMBER 11, 2015 AS ENTRY NO. 12130830 IN BOOK 10360 AT PAGE 9225. SURVEY FINDINGS: NOTHING TO PLOT, PROVIDED DOCUMENT DOES NOT DESCRIBE SPECIFIC EASEMENT LOCATION OR LIMITS ONLY GENERAL LOCATIONS BASED ON ATTACHED SITE PLAN
- SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED, BOOK 2015P AT PAGE 171.
- SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED, BOOK 2008P AT PAGE 141.

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake  
ON THIS 3rd DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME  
Tom Henroid, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS/A MEMBER  
OF Decker Station Apartments LLC AND BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF  
ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

*David B. Draper*  
NOTARY PUBLIC  
My Commission Expires 12/23/2024  
RESIDING IN: Salt Lake

COMMISSION NO.



### DECKER STATION SUBDIVISION

AMENDING ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED  
NORTHEAST 1/4 OF SECTION 28,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN,  
WEST VALLEY CITY, UTAH

### SALT LAKE COUNTY RECORDER

RECORD NO. 13667658  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Decker Station Apartments LLC  
DATE: 05/19/2021 TIME: 11:37AM BOOK: 2021P PAGE: 131  
FEE \$ 52.00  
SALT LAKE COUNTY RECORDER

### PLANNING COMMISSION

APPROVED THIS 12th DAY OF May A.D., 2021, BY THE WEST VALLEY PLANNING COMMISSION.

*Clayton Meador*  
CHAIRMAN, WEST VALLEY PLANNING COMM.

### CITY ATTORNEY

APPROVED AS TO FORM THIS DAY OF May 12 A.D., 2021,  
AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED

*Mark Li*  
WEST VALLEY CITY ATTORNEY

### WEST VALLEY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE  
AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS  
HEREBY APPROVED.

5/12/21  
DATE: *By [Signature]*  
WEST VALLEY ENGINEER

### WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 12 DAY  
OF May A.D., 2021

*William J. [Signature]*  
WEST VALLEY CITY MANAGER  
*Naubaho Con*  
WEST VALLEY RECORDER

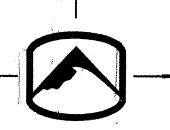


# WALLACE STEGNER ACADEMY SUBDIVISION

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

## NOTES

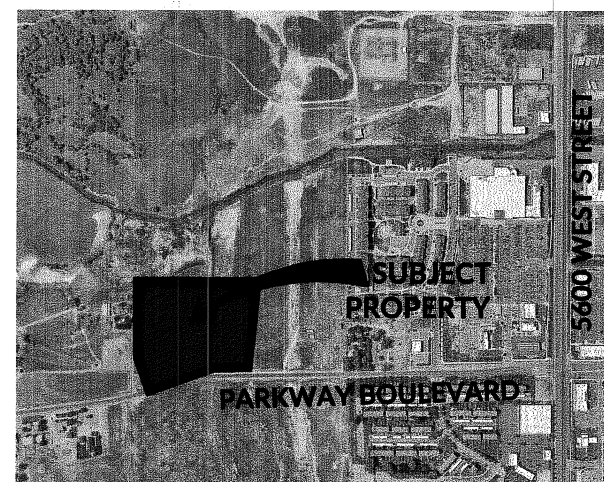
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" x 24" REBAR AND CAP STAMPED TO BE PLACED AT ALL OTHER CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.
- THIS 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

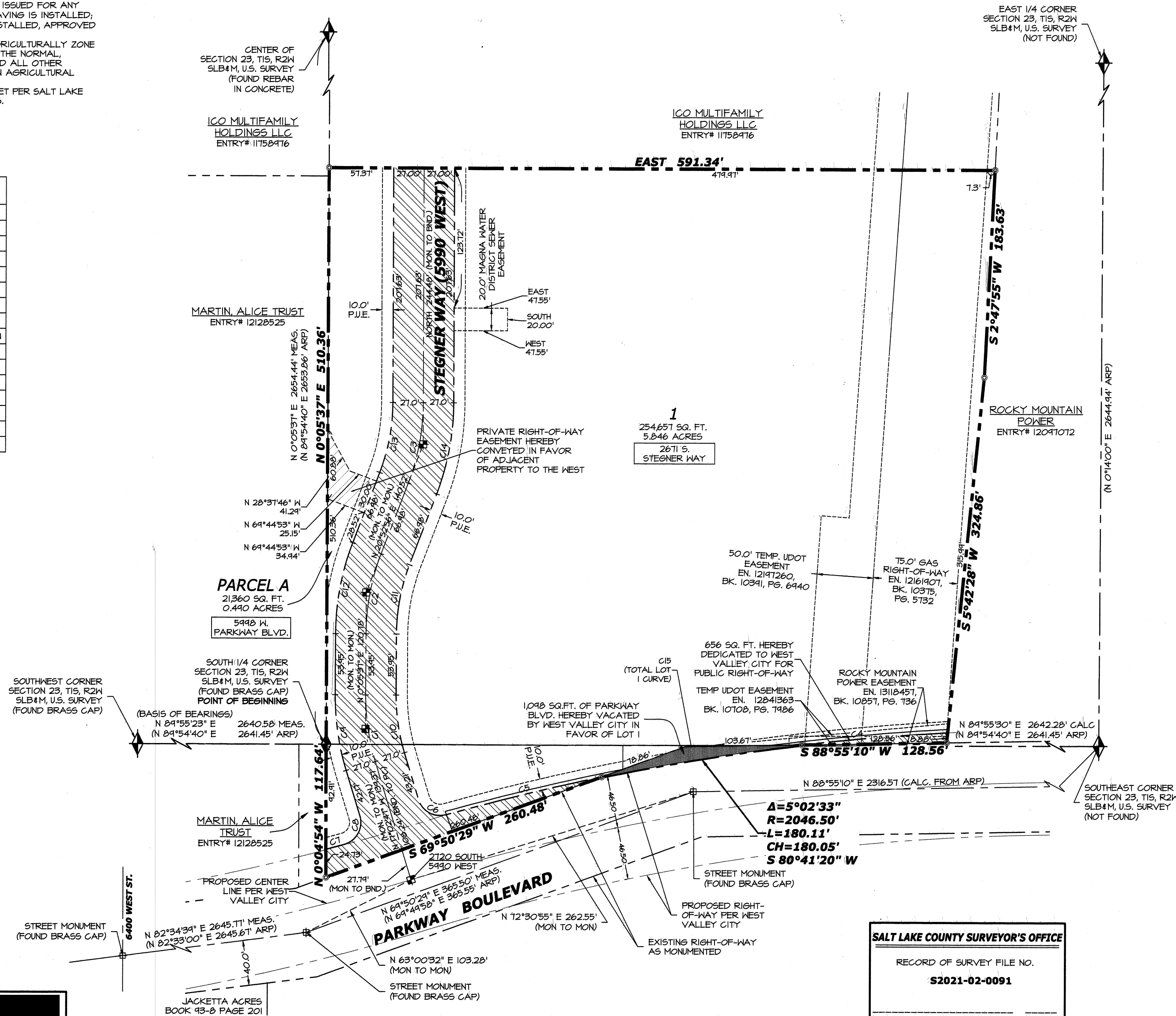
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	17°08'24"	200.00	54.83	54.61	S 8°28'35" E
C2	20°41'19"	200.00	72.57	72.17	S 10°24'11" W
C3	20°52'57"	200.00	72.84	72.41	S 10°26'28" W
C4	3°38'15"	2046.50	124.93	124.91	S 85°01'44" W
C5	3°58'34"	2046.50	142.02	141.99	S 76°10'46" W
C6	88°45'44"	20.00	30.98	27.98	N 61°25'34" W
C7	0°30'03"	1453.50	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	67.91	67.65	S 8°28'35" E
C10	17°08'24"	173.00	51.75	51.56	N 8°28'35" W
C11	20°41'19"	173.00	62.77	62.43	N 10°24'11" E
C12	20°41'19"	227.00	82.36	81.91	S 10°24'11" W
C13	20°52'57"	173.00	63.05	62.70	N 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" x 24" REBAR & CAP STAMPED
- AREA HEREBY DEDICATED TO WEST VALLEY CITY FOR PUBLIC RIGHT-OF-WAY
- AREA HEREBY VACATED BY WEST VALLEY CITY



## SALT LAKE COUNTY SURVEYOR'S OFFICE

RECORD OF SURVEY FILE NO.  
S2021-02-0091

## CITY ENGINEER'S APPROVAL

## CITY ATTORNEY'S APPROVAL

## WEST VALLEY CITY APPROVAL

## SALT LAKE COUNTY RECORDER

## MAGNA WATER DISTRICT

APPROVED THIS 5<sup>TH</sup> DAY OF April 2021 BY THE MAGNA WATER DISTRICT.

## HEALTH DEPARTMENT

APPROVED THIS 6<sup>TH</sup> DAY OF April 2021 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

## PLANNING COMMISSION

APPROVED THIS 7<sup>TH</sup> DAY OF April 2021 BY THE WEST VALLEY CITY 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.

## CITY ATTORNEY'S APPROVAL

APPROVED BY THE WEST VALLEY CITY ATTORNEY'S OFFICE THIS 22<sup>ND</sup> DAY OF April 2021.

## WEST VALLEY CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS HEREIN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEST VALLEY CITY THIS 16<sup>TH</sup> DAY OF April 2021.

## SALT LAKE COUNTY RECORDER

Request: West Valley City  
ENTRY NO. 13629999 FEE PAID \$520 FILED FOR  
RECORD AND RECORDED THIS 22<sup>ND</sup> DAY OF April 2021 AT 11:33AM IN BOOK 2021P OF

OFFICIAL RECORDS PAGE 098

14-23-202-003 14-26-406-052

## SURVEYOR'S CERTIFICATE

I, [Redacted], DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. [Redacted] 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 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.

LICENSE NO. [Redacted]

## 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°05'11" 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. 12041072); 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 64°50'29" WEST 260.48 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 HEREINAFTER 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 24<sup>TH</sup> DAY OF March 2021.

[Signature]  
MANAGER  
WEST VALLEY SCHOOL DEVELOPMENT II, LLC

[Signature]  
RON BIGELOW, WEST VALLEY CITY MAYOR

## ACKNOWLEDGMENT

STATE OF UTAH } ss  
COUNTY OF Davis } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>TH</sup> DAY OF March, 2021 BY Sheldon Kilpack WITH WEST VALLEY SCHOOL DEVELOPMENT II, LLC.  
RESIDING AT: [Redacted] [Redacted]  
COMMISSION NUMBER: 6940413  
MY COMMISSION EXPIRES: 4/26/2021

## ACKNOWLEDGMENT

STATE OF UTAH } ss  
COUNTY OF UTAH } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>TH</sup> DAY OF March, 2021 BY STEPHEN HOPKINS WITH ICO MULTIFAMILY HOLDINGS, LLC.  
RESIDING AT: LEHI, UT  
COMMISSION NUMBER: 707812  
MY COMMISSION EXPIRES: 8/20/2023

## WEST VALLEY CITY ACKNOWLEDGMENT

STATE OF UTAH } ss  
COUNTY OF } ss  
ON THIS 12<sup>TH</sup> DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME RON BIGELOW, SIGNER OF THE HERON OWNERS DEDICATION AND CONSENT TO RECORD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF WEST VALLEY CITY, A MUNICIPALITY 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 WEST VALLEY CITY COUNCIL, AND SAID MAYOR BIGELOW ACKNOWLEDGED THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

## 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