

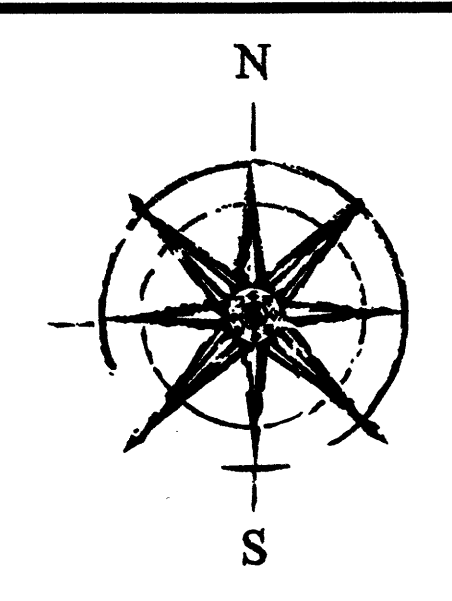
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°06'22"	23.59	N44°55'29"E	21.23
C2	15.00	89°53'38"	23.53	N45°04'31"E	21.19
C3	15.00	51°10'51"	13.40	N64°23'15"E	12.96
C4	52.00	282°21'41"	256.26	N00°01'20"W	65.19
C5	15.00	51°10'51"	13.40	N64°25'55"E	12.96
C6	15.00	51°10'51"	13.40	S64°23'15"W	12.96
C7	52.00	282°21'41"	256.26	S00°01'20"E	65.19
C8	15.00	51°10'51"	13.40	S64°25'55"E	12.96
C9	52.00	83°14'46"	75.55	N80°25'12"E	69.08
C10	52.00	52°07'48"	47.31	S31°53'31"E	45.70
C11	52.00	66°22'45"	60.24	S27°21'46"W	56.93
C12	52.00	80°36'22"	73.16	N79°08'40"W	67.27
C13	52.00	54°08'10"	49.10	S65°50'55"W	47.30
C14	52.00	66°22'45"	60.24	N53°54'38"E	56.93
C15	52.00	66°22'45"	60.24	N12°28'08"E	56.93
C16	52.00	80°43'23"	73.26	N86°01'12"E	67.35
C17	52.00	14°46'37"	13.41	S46°13'48"E	13.37

Line Table		
LINE	DIRECTION	LENGTH
L1	S89°58'40"W	5.00
L2	S89°58'40"W	99.12

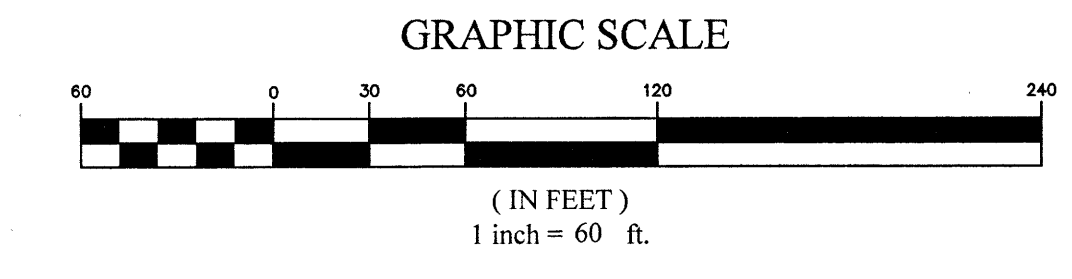
# SUNRISE ACRES SUBDIVISION

(AMENDING LOT 3 OF BANGERTER ACRES SUBDIVISION)

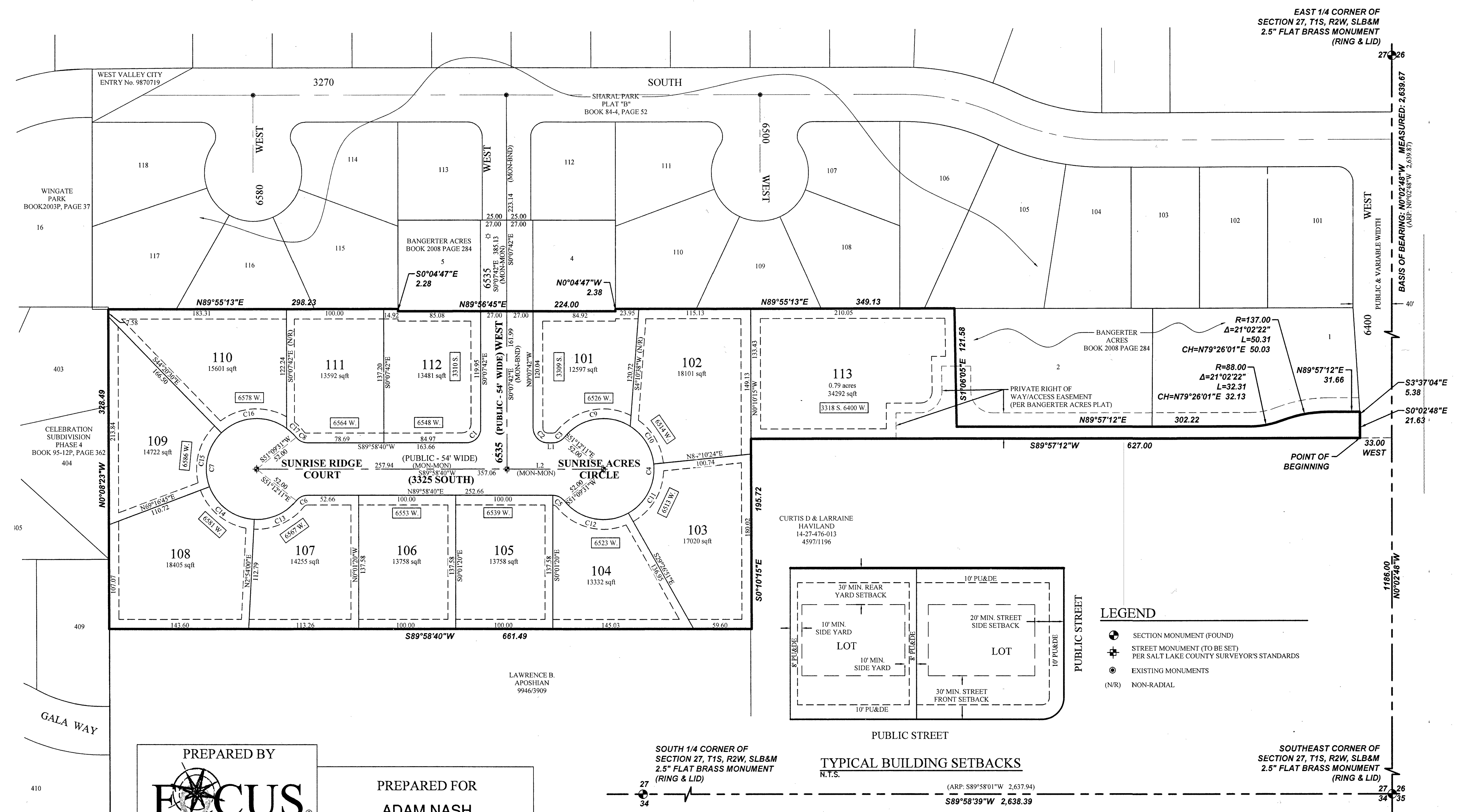
LOCATED IN THE SE 1/4 OF SECTION 27, T1S, R2W, SLB&M  
WEST VALLEY CITY, UTAH



- NOTES:**
- A soils report in accordance with Section 7-19-604 of the West Valley City Ordinances has been prepared by AGECE Dated: March 23, 2016, Project Number: 1160107.
  - Subsurface water was encountered to a depth of 42 feet. Fluctuations in the water level can be expected over time.
  - Grading at the back of lots 101-102 & 109-112 is to be done so that all storm water is retained within the lot boundaries and does not drain onto adjacent lots. Retention areas are permanent features and may not be altered.
  - Individual lot grading and drainage plans are required to be submitted with building applications for lots 101-102 & 109-112.
  - 3/4"x24" rebar & cap (FOCUS ENG) to be set at all lot corners unless noted otherwise. Nail/plug to be set in top back of curb at extension of side lot lines.
  - Building permits will not be issued for any structure until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved & changed.
  - PLU's (PUBLIC UTILITY EASEMENTS) are as follows: 10' along the front and rear, and 8' along one side of each lot. Corner lots will have 10' along all street frontage, and 8' along along one of the remaining sides.
  - This area is adjacent to Agriculturally Zoned property and is subject to the normal, everyday sounds, odors, and all other aspects associated with an agricultural lifestyle.



VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATE**

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 126765 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, and have subdivided said tract of land into lots, parcels, streets, and easements, hereafter to be known as:

**SUNRISE ACRES SUBDIVISION**

and 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.

*Dennis P. Carlisle*  
Dennis P. Carlisle  
Professional Land Surveyor  
Certificate No. 126765

*October 26, 2016*  
Date

**BOUNDARY DESCRIPTION**

All of Lot 3, BANGERTER ACRES, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office, more particularly described as follows:

Beginning at the southeast corner of Lot 3, BANGERTER ACRES, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office, located N0°02'48"W along the Section line 1,186.00 feet and West 33.00 feet from the Southeast Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence along said lot the following 16 (sixteen) courses and distances: S89°57'12"W 627.00 feet; thence S0°10'15"E 195.72 feet; thence S89°58'40"W 661.49 feet; thence N0°08'23"W 328.49 feet; thence N89°55'13"E 298.23 feet; thence S0°04'47"E 2.28 feet; thence N89°56'45"E 224.00 feet; thence N0°04'47"W 2.38 feet; thence N89°55'13"E 349.13 feet; thence S1°06'05"E 121.58 feet; thence N89°57'12"E 302.22 feet; thence along the arc of a 88.00 foot radius curve to the left 32.31 feet through a central angle of 21°02'22" (chord: N79°26'01"E 32.13 feet) to a point of reverse curvature; thence along the arc of a 137.00 foot radius curve to the right 50.31 feet through a central angle of 21°02'22" (chord: N79°26'01"E 50.03 feet); thence N89°57'12"E 31.66 feet; thence S3°37'04"E 5.38 feet; thence S0°02'48"E 21.63 feet to the point of beginning.

Contains: 5.77± acres  
13 lots

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS

**SUNRISE ACRES SUBDIVISION**

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

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_  
HAND THIS 31<sup>st</sup> DAY OF Oct A.D. 2016

*Derek K. Ellis*  
Derek K. Ellis  
Secretary/Treasurer

**ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF Salt Lake

ON THE 31<sup>st</sup> DAY OF Oct, A.D. 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Derek K. Ellis WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Secretary/Treasurer OF Mountain Vista Dev. 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: 10/21/18 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 1079951 *Julianne Bennett*  
Julianne Bennett  
PRINTED FULL NAME OF NOTARY

**SUNRISE ACRES SUBDIVISION**  
AMENDING LOT 3 OF BANGERTER ACRES SUBDIVISION  
LOCATED IN THE SE 1/4 OF SECTION 27, T1S, R2W, SLB&M  
WEST VALLEY CITY, UTAH

RECORDED # 12465220

**PLANNING COMMISSION**

APPROVED THIS 2<sup>nd</sup> DAY OF Nov, A.D. 2016 BY THE WEST VALLEY CITY PLANNING COMMISSION

*Clover Meaders*  
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

**SALT LAKE COUNTY HEALTH DEPARTMENT**

APPROVED THIS 31<sup>st</sup> DAY OF October, A.D. 2016

*Gerry Bourke*  
S. L. COUNTY HEALTH DEPT.

**GRANGER-HUNTER IMPROVEMENT DISTRICT**

APPROVED THIS 28<sup>th</sup> DAY OF October, A.D. 2016

*John White*  
MANAGER

**ENGINEER'S CERTIFICATE**

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

8 NOV 2016  
DATE  
*[Signature]*  
WEST VALLEY CITY ENGINEER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 18<sup>th</sup> DAY OF January, A.D. 2017

*[Signature]*  
WEST VALLEY CITY ATTORNEY

**CITY COUNCIL**

APPROVED AND FILED TO THE WEST VALLEY CITY COUNCIL THIS 15 DAY OF January, A.D. 2017 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*[Signature]*  
WEST VALLEY CITY RECORDER

*[Signature]*  
CITY MANAGER, WEST VALLEY CITY

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

DATE 1/30/17 TIME 3:31 PM BOOK 2017 PAGE 17

\$43.00 FEE

*[Signature]*  
SALT LAKE COUNTY RECORDER