

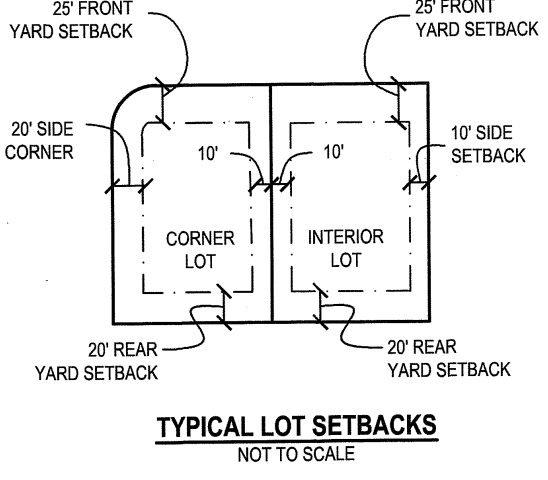
SAGE ESTATES PHASE 3 SUBDIVISION

LOCATED IN SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

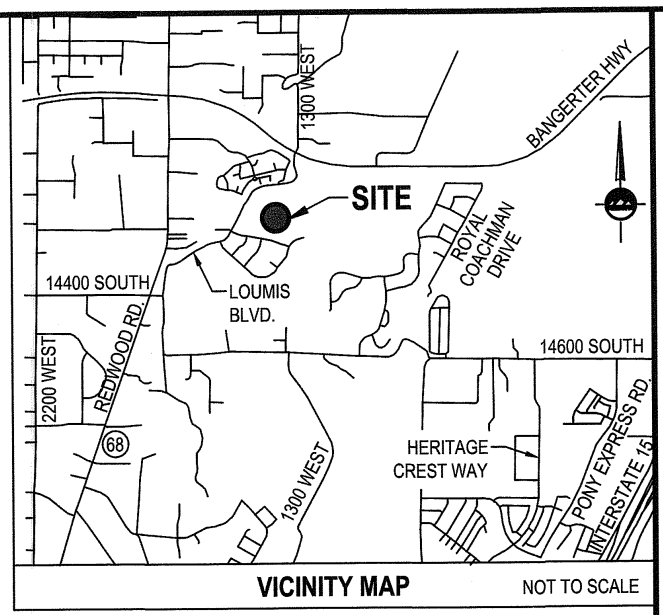
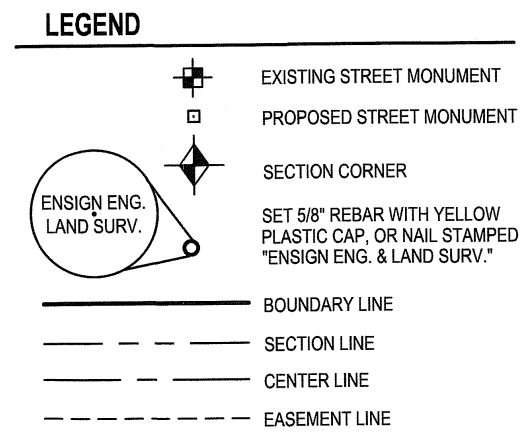
FINAL PLAT

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	59.47'	17°02'18"	S71°21'25"E	59.28'
C2	15.00'	25.71'	98°13'23"	S21°56'58"E	22.68'
C4	174.00'	26.77'	8°48'55"	S75°28'06"E	26.74'
C5	15.00'	20.99'	80°11'22"	S72°43'18"W	19.32'
C6	226.00'	50.06'	12°41'32"	S73°31'48"E	49.96'
C7	258.00'	18.36'	4°04'42"	S29°41'03"W	18.36'
C8	16.50'	25.98'	90°13'26"	N55°00'44"E	23.38'
C9	15.00'	34.84'	133°05'37"	S56°38'49"E	27.52'
C10	48.00'	59.52'	71°02'56"	N87°40'09"W	55.78'
C11	48.00'	57.86'	69°03'50"	N17°36'46"W	54.42'
C12	48.00'	57.86'	69°03'50"	N51°27'04"E	54.42'
C13	48.00'	40.95'	84°52'29"	S51°24'40"E	39.72'
C14	15.00'	13.85'	52°54'09"	N53°25'29"W	13.36'
C15	48.00'	231.41'	276°13'12"	N14°54'59"E	64.10'
C17	48.00'	15.22'	18°10'07"	S84°55'58"E	15.16'



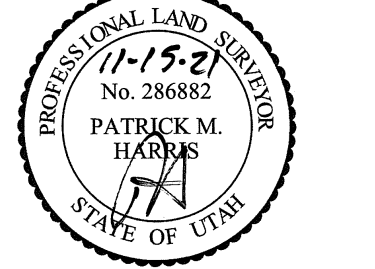
POINT	NORTHING	EASTING	DESCRIPTION
1	5518.98	6558.96	STREET MON
2	5481.75	6550.44	STREET MON
3	5305.80	7635.84	STREET MON
4	5291.02	7718.59	STREET MON



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's 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 and have verified all measurements shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land situated in the Southwest Quarter of Section 2 and in the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point being North 0°01'11" East 125.06 feet along the East Section line and South 89°58'49" East 244.98 feet from the Southeast Corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 79°52'23" West 1,322.28 feet to a point on the Easterly Right-of-Way of Louisa Parkway;
thence along the Easterly Right-of-Way of said Louisa Parkway the following seven (7) courses:
1) Northeastly 26.12 feet along the arc of a 270.00 foot radius curve to the right (center bears South 63°08'36" East and the chord bears North 29°37'42" East 28.11 feet with a central angle of 05°32'39");
2) North 61°11'34" East 8.36 feet;
3) North 32°37'37" East 96.36 feet;
4) Northwestly 1.58 feet along the arc of a 234.00 foot radius curve to the left (center bears North 57°22'24" West and the chord bears North 32°29'28" East 1.58 feet with a central angle of 00°16'16");
5) North 35°00'00" East 18.03 feet;
6) North 27°09'44" East 59.86 feet;
7) North 28°29'50" East 66.59 feet to the Southwest Corner of SAGE ESTATES PHASE 1A SUBDIVISION, recorded in Book 2016P at Page 13 in the Office of the Salt Lake County Recorder;
thence South 79°52'24" East 1,257.84 feet along and beyond the South line of said SAGE ESTATES PHASE 1A, to along and beyond the South line of SAGE ESTATES PHASE 1B SUBDIVISION, recorded in Book 2016P at Page 14 in the Office of the Salt Lake County Recorder, to and along the South line of said SAGE ESTATES PHASE 1C, recorded in Book 2016P at Page 285 in the Office of the Salt Lake County Recorder;
thence along the West line of said SAGE ESTATES PHASE 1C the following five (5) courses:
1) South 13°37'20" West 43.07 feet;
2) South 02°37'32" West 85.53 feet;
thence South 00°41'43" East 140.50 feet to the point of beginning.

Contains 345,233 Square Feet or 7.925 Acres and 25 Lots and 1 Parcel



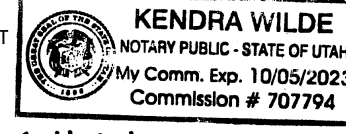
DATE: Nov. 15, 2021
PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION
Know all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SAGE ESTATES PHASE 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land, including streets and utility easements as shown on this plat as intended for public use under the authority and auspices of the City of Bluffdale and other applicable state and federal laws and regulations.
In witness whereof I / we have hereunto set our hand (s) this 17th day of November A.D. 2021

BY: Chris McCandless
CHRIS MCCANDLESS, PRESIDENT
CORPORATE ACKNOWLEDGEMENT



STATE OF UTAH, COUNTY OF Salt Lake) S.S.
ON the 17th day of November A.D. 2021, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Chris McCandless, acknowledged to me that He/She is the President of CW Management Corporation, and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: October 5, 2023
NAME: Kendra Wilde
NO. 707794
A NOTARY PUBLIC COMMISSION IN UTAH

STATE OF UTAH, COUNTY OF Salt Lake) S.S.
ON the 17th day of November A.D. 2021, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah who after being duly sworn, acknowledged to me that He/She is the Member of STONELEY LAND COMPANY, LLC, A UTAH LIMITED LIABILITY COMPANY, and that He/She signed the Owners Dedication freely and voluntarily for and in behalf of said LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

BY: Chris McCandless
CHRIS MCCANDLESS, MEMBER
BY: Kevin P. Gates
KEVIN P. GATES, MEMBER
BY: Garry McCandless
GARRY MCCANDLESS, MEMBER
BY: Wayne L. Niedermaier
WAYNE L. NIEDERMAIER, MEMBER

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LOCATED IN SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13891767

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Stoneley Land Company LLC
DATE: 2/15/22 TIME: 02:17 pm BOOK: 2022P PAGE: 053
102.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER



ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-403(A)(4)(V) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 64, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 10th day of November 2021
By: Janis Smith
Title: Sr gas account support rep

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

NOTES:
1. STREET LIGHTS LOCATED ON PUBLIC STREETS ARE OWNED AND MAINTAINED BY THE CITY OF BLUFFDALE.
2. PUI & DE ARE GRANTED TO THE CITY OF BLUFFDALE AS STORM DRAINAGE EASEMENTS FOR BOTH UNDERGROUND AND ABOVE SURFACE DRAINAGE.
3. SITE PRESSURIZED IRRIGATION SYSTEM IS OWNED AND MAINTAINED BY THE CITY OF BLUFFDALE.
4. STORMWATER CONVEYANCE SYSTEM IS OWNED AND MAINTAINED BY THE CITY OF BLUFFDALE.
5. LAND DRAIN SYSTEM AND STORMWATER STORAGE SYSTEM IS PRIVATELY OWNED AND MAINTAINED BY SPRINGVIEW FARMS HOMEOWNERS ASSOCIATION.
6. ALL LOTS MUST ACCESS FROM GERALD WAY OR PARA ADAMS DRIVE. NO ACCESS FROM LOUISIA PARKWAY WILL BE PERMITTED.

Record Easements:
9. 30' Wide Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded February 3, 1993 as Entry No. 5428120 in Book 6600 at Page 22.
10. 30' Wide Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded February 3, 1993 as Entry No. 5428121 in Book 6600 at Page 25.
20' Wide Easement in favor of South Valley Sewer District, recorded January 22, 2002 as Entry No. 8128393 in Book 8556 at Page 4731.
16. 20' Wide Easement in favor of South Valley Sewer District, recorded April 24, 2021 as Entry No. 13642193 in Book 11113 at Page 5173

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 23rd DAY OF December 2021
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 23 DAY OF December 2021
BY THE SOUTH VALLEY SEWER DISTRICT

LAND USE AUTHORITY
APPROVED THIS 15 DAY OF February 2022

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Michael J. Fox 10 FEB 2022
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF February 2022
BY THE BLUFFDALE CITY ATTORNEY

OWNER / DEVELOPER
STONELEY LAND COMPANY, LLC
9071 S 1300 W
WEST JORDAN, UTAH
801.984.5770

RECORD OF SURVEY
ROS NO.: S-2021-08-0560
COUNTY SURVEYOR REVIEWER DATE

SHEET 1 OF 1
PROJECT NUMBER: 22180U
MANAGER: BDM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 11/15/21

ENSIGN
SALT LAKE CITY
45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ENSIGNENGINEERING.COM

LAYTON
Phone: 801.547.1500
TOOELE
Phone: 435.343.3090
CENICAT CITY
Phone: 435.995.1453
RICHFIELD
Phone: 435.995.3951

EASEMENT APPROVAL
see sticker
DATE: 11-18-21
see sticker
DATE: 11-18-21
see sticker
DATE: 11-19-21
see sticker
DATE: 11-23-21

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