

JORDAN BLUFFS SUBDIVISION 1st AMENDMENT

(AMENDING LOT 1 OF JORDAN BLUFFS SUBDIVISION)

LOCATED IN THE NE 1/4 OF SECTION 35 & THE SE 1/4 OF SECTION 26, T2S, R1W,
SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

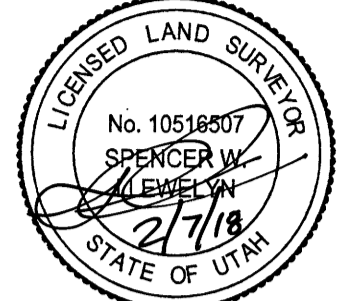
This map is provided solely for the purpose of
assisting in locating the property and Cottonwood
Title Insurance Agency, Inc. assumes no liability
for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

JORDAN BLUFFS SUBDIVISION 1ST AMENDMENT

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



Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

All of Lot 1, JORDAN BLUFFS SUBDIVISION, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder, more particularly described as follows:
Beginning at a point on the West line of Main Street, located S00°12'34"W along the Section line 1546.58 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; then S00°12'34"W along the West line of Main Street 555.63 feet; then S87°46'28"W 182.08 feet; then along the arc of a curve to the left with a radius of 535.00 feet a distance of 34.57 feet through a central angle of 03°42'10" Chord: S85°55'23"W 34.57 feet; then S84°04'18"W 217.54 feet; then along the arc of a curve to the right with a radius of 465.00 feet a distance of 30.05 feet through a central angle of 03°42'10" Chord: S85°55'23"W 30.05 feet; then S87°46'28"W 875.91 feet; then along the arc of a curve to the right with a radius of 17.50 feet a distance of 27.50 feet through a central angle of 90°02'17" Chord: N47°12'24"W 24.76 feet; then N02°11'16"W 894.78 feet; then along the arc of a curve to the left with a radius of 841.00 feet a distance of 202.98 feet through a central angle of 13°49'42" Chord: N09°06'07"W 202.48 feet; then N16°00'58"W 253.77 feet; then along the arc of a curve to the right with a radius of 759.00 feet a distance of 399.90 feet through a central angle of 30°11'16" Chord: N00°55'19"W 395.29 feet; then N14°10'19"E 165.04 feet; then along the arc of a curve to the left with a radius of 846.00 feet a distance of 271.58 feet through a central angle of 18°23'35" Chord: N04°58'31"E 270.42 feet; then N04°13'16"W 170.59 feet; then N40°23'21"E 42.72 feet to the South line of 7800 South Street; then N84°59'59"E along the South line of 7800 South Street 301.21 feet; then S00°17'44"E 412.35 feet; then S00°22'38"E 145.00 feet; then N89°51'10"E 153.75 feet; then S00°22'30"E 178.80 feet; then N89°40'06"E 234.95 feet to the West line of Holden Street; then S00°22'30"E along the West line of Holden Street 562.48 feet; then S87°09'51"W 61.15 feet; then S01°34'34"E 118.60 feet; then S44°57'24"E 294.72 feet; then S89°39'38"E 628.13 feet to the point of beginning.

Contains: 40.46 acres +/-

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

JORDAN BLUFFS SUBDIVISION 1ST AMENDMENT
(AMENDING LOT 1 OF JORDAN BLUFFS SUBDIVISION)

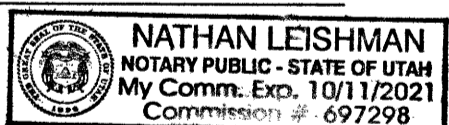
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8 DAY OF February, A.D. 20 18

[Signatures]

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake



ON THE 7th DAY OF February, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *[Signatures]*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OP *[Signatures]*, OF *[Signatures]* L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10/11/21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 697297
PRINTED FULL NAME OF NOTARY

JORDAN BLUFFS SUBDIVISION 1st AMENDMENT

(AMENDING LOT 1 OF JORDAN BLUFFS SUBDIVISION)

LOCATED IN THE NE 1/4 OF SECTION 35 & THE SE 1/4 OF SECTION 26, T2S, R1W, SALT LAKE BASE & MERIDIAN, MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12717582
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Wasatch Jordan Bluffs LLC

DATE: 02/15/2018 TIME: 3:55 PM BOOK: 2018P PAGE: 118

FEE \$33.00

[Signatures] Salt Lake County Recorder



VICINITY MAP

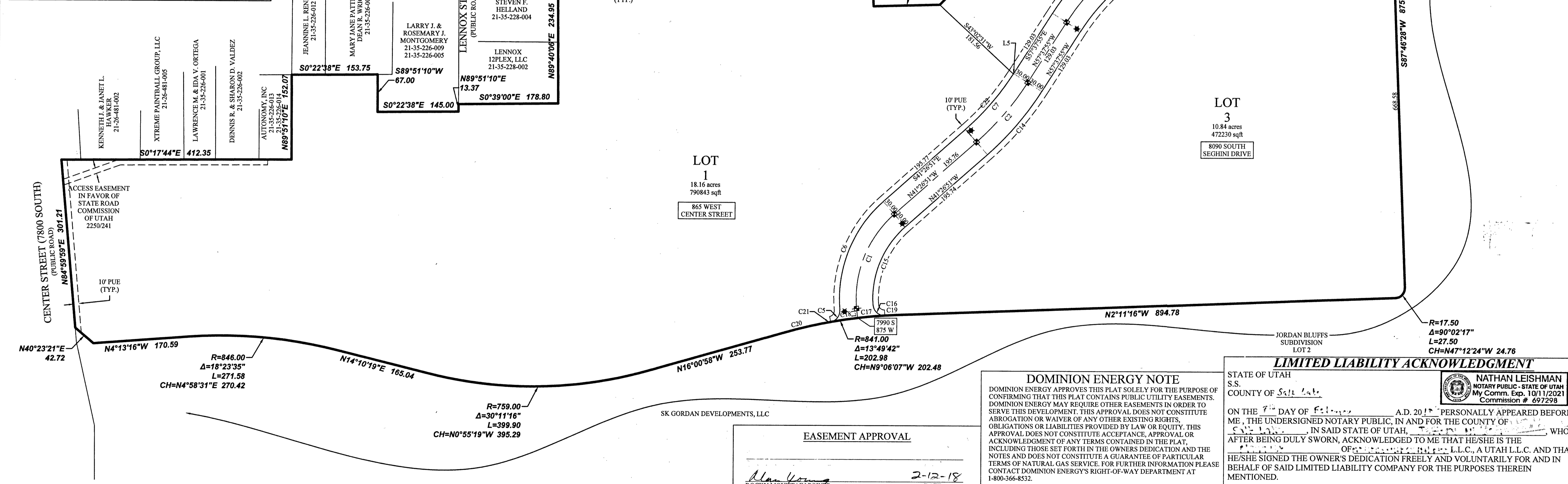
N.T.S.

Curve	Radius	Delta	Length	Chord Direction	Chord Length
C1	200.00	54°09'55"	188.55	N68°27'18"W	181.64
C2	500.00	16°11'04"	141.24	S49°32'23"E	140.77
C3	400.00	42°12'38"	294.68	N36°31'36"W	288.07
C4	400.00	8°11'45"	57.22	N11°19'25"W	57.17
C5	20.00	84°58'20"	29.66	S52°45'08"E	27.02
C6	230.84	53°44'13"	216.51	S68°22'11"E	208.66
C7	470.00	16°11'04"	132.76	S49°32'23"E	132.32
C8	430.00	42°12'38"	316.79	S36°31'36"E	309.67
C9	430.00	8°11'45"	61.51	S11°19'25"E	61.46
C10	20.00	85°00'00"	29.67	S49°43'32"E	27.02
C11	20.00	95°00'00"	33.16	N40°16'28"E	29.49
C12	370.00	8°11'45"	52.93	N11°19'25"W	52.88
C13	370.00	42°12'38"	272.58	N36°31'36"W	266.46
C14	530.00	16°11'04"	149.71	N49°32'23"W	149.21
C15	170.84	52°36'11"	156.85	N67°48'42"W	151.40
C16	20.00	89°29'24"	31.24	S41°08'31"W	28.16
C17	841.00	3°19'25"	48.79	N05°15'53"W	48.78
C18	841.00	3°20'22"	49.02	N08°35'47"W	49.01
C19	841.00	1°24'55"	20.77	S02°53'43"E	20.77
C20	841.00	5°25'41"	79.67	S13°18'07"E	79.64
C21	841.00	0°19'18"	4.72	S10°25'37"E	4.72
C22	470.00	16°04'11"	151.82	S49°08'56"E	151.30

Line	Direction	Length
L1	N83°04'24"E	16.84
L2	N07°13'32"W	114.87
L3	S07°13'32"E	99.16
L4	N07°13'32"W	90.42
L5	S57°34'28"E	0.94

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- PROPOSED STREET LIGHT (TO BE SET)



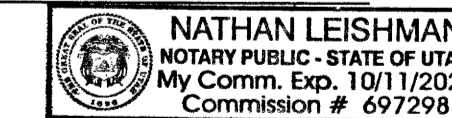
DOMINION ENERGY NOTE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION 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 FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 13 DAY OF February 20 18
DOMINION ENERGY COMPANY
BY: *[Signature]*
TITLE: *[Title]*

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake



ON THE 7th DAY OF February, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *[Signatures]*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OP *[Signatures]*, OF *[Signatures]* L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10/11/21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 697297
PRINTED FULL NAME OF NOTARY

EASEMENT APPROVAL

<i>[Signature]</i> ROCKY MOUNTAIN POWER	2-12-18	DATE
<i>[Signature]</i> COMCAST CABLE	2-9-18	DATE
<i>[Signature]</i> CENTURY LINK	2-14-18	DATE

NOTES:
1. #5 REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS UNLESS NOTED OTHERWISE.

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 13 DAY OF February, A.D. 20 18
[Signature]
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

MIDVALE CITY PLANNING COMMISSION
APPROVED THIS 14 DAY OF February, A.D. 20 18
BY THE MIDVALE CITY PLANNING COMMISSION
[Signature]
CHAIRMAN, MIDVALE CITY PLANNING COMMISSION

MIDVALE 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.
2-14-18 *[Signature]*
MIDVALE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF February, A.D. 20 18
[Signature]
MIDVALE CITY ATTORNEY

MIDVALE CITY COUNCIL APPROVAL
PRESENTED TO THE MIDVALE CITY COUNCIL THIS 15th DAY OF February, A.D. 20 18 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
[Signature]
MAYOR, MIDVALE CITY

RECORDER # 12717582
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Wasatch Jordan Bluffs LLC
DATE: 02/15/2018 TIME: 3:55 PM BOOK: 2018P PAGE: 118
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PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

2017-17-429 JORDAN BLUFFS APARTMENTS PHASE 1 DESIGN JWB/SHEETS-2.0 FINAL PLATING