

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Clerk  
8000 South Redwood Road  
West Jordan, Utah 84088

11807023  
02/20/2014 02:18 PM \$0.00  
Book - 10212 Pg - 3019-3026  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST JORDAN CITY  
8000 S REDWOOD RD  
WEST JORDAN UT 84088  
BY: LTP, DEPUTY - MA 8 P.

**AFFIDAVIT**

I, **Melanie Briggs** hereby state the following:

1. I am the Clerk/Recorder for the City of West Jordan.
2. I have personal knowledge that the attached document is the correct legal description to be attached to and made a part of City of West Jordan Ordinance 13-27, recorded with the Salt Lake County Recorder as Entry Number 11703231 at Book 10168, Pages 1714-1720.
3. Nothing in this Affidavit is intended to amend, alter or change the effective recording date of the original City of West Jordan Ordinance 13-27 referenced above

Executed this 19 day of February, 2014.

*Melanie Briggs*  
By: **Melanie Briggs, Clerk/Recorder**



STATE OF UTAH            )  
  :ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 19 day of February, 2014 by **Melanie Briggs, Clerk/Recorder** of the City of West Jordan, a municipality and political subdivision of the State of Utah.

*Connie C. Johnson*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2-17-2015

Residing in Salt Lake County, Utah



parcel_id	own_name	prop_locat	parcel_acr
20352000330000	BROOKLANDS, INC	5672 W 8200 S	15.240000000000
20342000140000	V & L DEVELOPMENT, INC	8173 S 6540 W	4.770000000000
20342760030000	V & L DEVELOPMENT, INC	8147 S 6700 W	2.200000000000
20352000360000	CREEKSIDE SUBDIVISION, LLC	5701 W 7800 S	3.970000000000
20342000130000	V & L DEVELOPMENT, INC	8139 S 6540 W	4.760000000000
20342760020000	V & L DEVELOPMENT, INC	6688 W CHURCH VIEW DR	0.840000000000
20342000420000	JSB CORPORATION	8105 S 6540 W	4.520000000000
20342760010000	V & L DEVELOPMENT, INC	6688 W CHURCH VIEW DR	1.490000000000
20351000240000	BROADMEADOW SUBDIVISION,	6111 W 7800 S	5.650000000000
20342000410000	CANYON RANCHES, LC	8071 S 6540 W	1.070000000000
20352000330000	BROOKLANDS, INC	5672 W 8200 S	15.240000000000
20352000320000	CANYON RANCHES, LC; ET AT	5672 W 8200 S	16.340000000000
20342000370000	PESTER, OSCAR W &	8003 S 6540 W	0.740000000000
20352000350000	POND HOUSE, LLC	5701 W 7800 S	15.240000000000
20352000270000	BUNTS & SINGLES, LLC	5701 W 7800 S	21.920000000000
20351000210000	CANYON RANCHES, LC &	6351 W 7800 S	10.000000000000
20342000400000	BOYER LONEVIEW, LC	8037 S 6540 W	23.560000000000
20352000060000	BUNTS & SINGLES LLC	5701 W 7800 S	16.820000000000
20342000380000	V & L DEVELOPMENT, INC	7911 S 6540 W	1.110000000000
20351000230000	KFP CORPORATION	5701 W 7800 S	21.770000000000
20352000250000	BUNTS & SINGLES, LLC	5701 W 7800 S	20.880000000000
20351000220000	CANYON RANCHES, LC &	6111 W 7800 S	42.500000000000
20351000200000	GARBETT LAND INVESTMENTS,	6351 W 7800 S	10.000000000000
20342000390000	V & L DEVELOPMENT, INC	6451 W 7800 S	3.040000000000
20342000220000	JSB CORPORATION	7847 S 6540 W	5.530000000000
20264000230000	CENTENNIAL LAND, LLC ET AL	5710 W 7800 S	36.810000000000
20264000210000	POND HOUSE, LLC	5850 W 7800 S	12.650000000000
20264000200000	POND HOUSE LLC	7300 S 5600 W	0.860000000000
20264000180000	POND HOUSE LLC	7300 S 5600 W	1.260000000000
20264000160000	POND HOUSE LLC	7300 S 5600 W	1.250000000000
20264000260000	CENTENNIAL LAND, LLC; ET AL	7300 S 5600 W	11.420000000000
20264000250000	POND HOUSE, LLC	7300 S 5600 W	1.230000000000
20264000240000	IVORY LAND CORP	7300 S 5600 W	41.550000000000
20262000080000	CAPB PROPERTIES LLC &	5893 W 7000 S	5.190000000000

Beginning at the Northwest corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence running along the section line  $S00^{\circ}05'14''W$  2602.13 feet, more or less, to the West Quarter Corner of said Section 36; thence  $N89^{\circ}34'46''W$  1267.20 feet along the East-West center section line of Section 35, Township 2 South, Range 2 West of the Salt Lake Base and Meridian; thence Southwesterly 127.53 feet along the arc of a 762.00 foot radius curve to the left (chord bearing  $S85^{\circ}37'33''W$  127.38 feet), with a central angle of  $9^{\circ}59'31''$ ; thence  $S79^{\circ}19'20''W$  93.12 feet; thence Southwesterly 128.40 feet along the arc of a 762.00 foot radius curve to the right (chord bearing  $S85^{\circ}15'57''W$  128.25 feet), with a central angle of  $10^{\circ}05'46''$ , along the centerline of 8200 South Street; thence  $N89^{\circ}29'02''W$  2374.16 feet, more or less, along the center of said Street to a point South 46.08 feet perpendicular from the Southeast corner of Bloomfield Heights Phase 1, recorded in the Salt Lake County Recorder's office, under Entry Number 9421718, Book 2005P, Page 200; thence  $N00^{\circ}29'35''W$  ( $N00^{\circ}29'34''W$ ) 1336.52 feet, more or less, along the East lines of Bloomfield Heights Phases 1, 2 and 3 to the Northeast corner of Bloomfield Heights Phase 3, recorded in the Salt Lake County Recorder's office, under Entry Number 9807174, Book 2006P, Page 230; thence  $N89^{\circ}55'58''W$  1332.06 feet, more or less, along the North line of said subdivision Phases 3 and 2 to the Easterly line of Section 34, Township 2 South, Range 2 West of the Salt Lake Base and Meridian; thence  $S89^{\circ}23'57''W$  45.00 feet to the Northwest corner of Bloomfield Heights Phase 2; thence  $S00^{\circ}36'03''E$  1334.73 feet, more or less, along the West line of said Phase 2 to the center of 8200 South Street; thence  $N89^{\circ}45'22''W$  1884.03 feet, more or less, along the centerline of said Street to the center of 6700 West Street; thence  $N0^{\circ}21'17''W$  741.04 feet, more or less, to a point West 36.5 feet perpendicular from the Northwest corner of West Jordan Sunset Church Subdivision plat found in the Salt Lake county Recorder's office under Entry Number 10547843, Book 2008, Page 273; thence  $S89^{\circ}44'03''E$  ( $S89^{\circ}58'51''E$ ) 992.64 feet, more or less, to the Northeast corner of said subdivision, said point also being the Southeast corner of the Alan Peck property described in that certain Quit-Claim Deed filed in the office of the Salt Lake County Recorder under Entry Number 3933275, in Book 5550, at Page 46; thence  $N0^{\circ}22'00''W$  1885.76 feet along the East line of said Peck property to the North line of said Section 34; thence  $S89^{\circ}50'53''E$  937.50 feet along said North line to the Northeast corner of said Section 34; thence  $S89^{\circ}45'37''E$  3576.91 feet, more or less, along the North line of Section 35, Township 2 South, Range 2 West of the Salt Lake Base and Meridian to a corner of that certain A.L.T.A./ A.C.S.M. Survey recorded in the Salt Lake County Survey's office under Survey Number S2005-08-0515, said point being the Southerly extension of the West property line of that certain tract of land conveyed to Pond House LLC by that Special Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 10803967, in Book 9765, at Page 5202; thence  $N00^{\circ}28'29''W$  1323.60 feet,

more or less, along said Survey and along the West line of said Pond House property to the Southwest corner of the Lot Line Adjustment Rocky Mountain Power survey recorded in the Salt Lake County Surveyor's office under Survey Number S2010-01-0005, said point also being the Southwest corner of Parcel 4 conveyed to Rocky Mountain Power, described in that certain Correction Special Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 10891758, in Book 9801, at Page 7059; thence N00°28'29"W 1318.75 feet, more or less, along the West line of parcels 1, 2, 3 and 4 of said Correction Special Warranty Deed to the East-West center section line of Section 26, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, said point also being an angle point in said Rocky Mountain Power Survey; thence S89°44'02"W 902.80 feet along said East-West center section line to the West line of the Northeast Quarter of said Section 26; thence N00°35'20"W 263.29 feet along the West line of said Northeast Quarter to the Northwest corner of Parcel 2 of that certain Special Warranty Deed conveyed to Barrett and Ashley Peterson under Entry Number 7920831, in Book 8467, at Page 7629; thence N89°43'43"E 860.87 feet along the North line of said Peterson parcel to the west line of the Rocky Mountain Power property described in that certain Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 2928486, in Book 4471, at Page 508; thence N88°21'42"E 301.27 feet across the Rocky Mountain Power property to the Northwest corner of that second described tract of land conveyed to CAPB Properties LLC by that certain Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 10519070, in Book 9642, at Page 3205; thence N89°59'10"E 1501.05 feet along the North Line of said CAPB property to the East line of said Section 26; thence S00°28'20"E 2921.12 feet (S00°28'05"E 2921.86 feet) along said section line to the point of beginning.

**Excepting therefrom** any portion lying within the existing West Jordan City Streets.

**Also excepting therefrom** any portion lying with the Utah Department of Transportation's Mountain View Corridor.

**Also excepting therefrom** Lot 101, Rasband Subdivision No. 1, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder under Entry Number 5679269, in Book 93-12 of Plats, at Page 329.

**Also excepting therefrom** Lot 1, West Jordan Sunset Church Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder under Entry Number 10547843, in Book 2008 of Plats, at Page 273.

**Also excepting therefrom** Lot 1, Fox Hollow Elementary Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder under Entry Number 11454650, in Book 2012P of Plats, at Page 128.

**Also excepting therefrom** that certain tract of land conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 10865097, in Book 9791, at Page 732, more particularly described as follows, to wit:

Point of Beginning is South 89°54'20" West 937.50 feet and South 00°36'34" East 2351.36 feet from the Northeast corner of Section 34, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°36'34" East 232.80 feet; thence North 89°58'51" West 937.52 feet; thence North 00°36'34" West 232.80 feet; thence South 89°58'51" East 937.52 feet to the point of beginning.

**Also excepting therefrom** that certain tract of land conveyed to the City of West Jordan, Utah, by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 8243382, in Book 8601, at Page 5413, more particularly described as follows, to wit:

Beginning at a point North 89°50'30" West 831.76 feet and North 00°11'53" West 40.00 feet from the East Quarter corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°50'30" West 437.50 feet; thence North 00°11'53" West 687.50 feet; thence South 89°50'30" East 437.50 feet; thence South 00°11'53" East 687.50 feet to the point of beginning.

**Also excepting therefrom** that certain tract of land conveyed to Questar Gas Company by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 10684712, in Book 9714, at Page 6799, more particularly described as follows, to wit:

Beginning at a point North 89°58'37" East 814.39 feet along the section line and South 233.02 feet from the North Quarter corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said point being on the West line of an existing Questar Gas Company easement; thence South 89°58'35" West 50.00 feet; thence South 00°01'23" East 75.00 feet; thence North 89°58'35" East 50.00 feet to the West line of said easement; thence North 00°01'23" West 75.00 feet along said line to the point of beginning.

**Also excepting therefrom** that certain tract of land conveyed to Pacifcorp by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 10548295, in Book 9653, at Page 6827, more particularly described as follows:

A parcel of land situate in the Northwest Quarter of the Northeast Quarter of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows, to wit:

Beginning at a point on the South line of 7800 South Street which is 1342.43 feet South 89°58'35" West along the section line and 33.00 feet South 00°04'35" West from the Northeast corner of said Section 35, and running thence South 00°04'35" West 350.00 feet; thence South 89°58'35" West 448.97 feet to the Easterly line of an easement granted to Kern River Gas Transmission Company recorded as Entry Number 5406966, in Book 6583, at Page 712, in the office of the Salt Lake County Recorder; thence North 00°04'59" East 350.00 feet along said Easterly line to the South line of 7800 South Street; thence North 89°58'35" East 448.93 feet along said South line to the point of beginning.

**Also excepting therefrom** those certain tracts of land conveyed to Rocky Mountain Power by that certain correction deed filed in the office of the Salt Lake County Recorder under Entry Number 11535460, in Book 10087, at Page 5696, more particularly described as follows:

A part of the Southeast Quarter of Section 26, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, more particularly described as follows, to wit:

Beginning at a point on the North line of boundary line of the Centennial Land LLC & Greenbriar Land LLC & CAPB Properties LLC recorded as Entry No. 10518918, in Book 9642, at Page 2702, in the office of the Salt Lake County Recorder, being a point on the West line of the U.P.&L. 160" wide easement recorded as Entry No. 3683416, in Book 5382, at Page 909, in the office of the Salt Lake County Recorder, located South 89°59'28" West (State Plane Utah Central Grid Bearing) 1667.88 feet along the North line of said Southeast Quarter from the Northeast corner of said Southeast Quarter; running thence South 00°20'05" West 1326.81 feet, more or less, parallel to and along the West line of said U.P.&L. easement to the South boundary line of said Centennial Land LLC & Greenbriar Land LLC & CAPB Properties LLC property; thence North 89°55'34" West 73.56 feet along said South boundary line to the Southwest corner of said property; thence North 00°28'02" West 1326.72 feet, more or less, to the Northwest

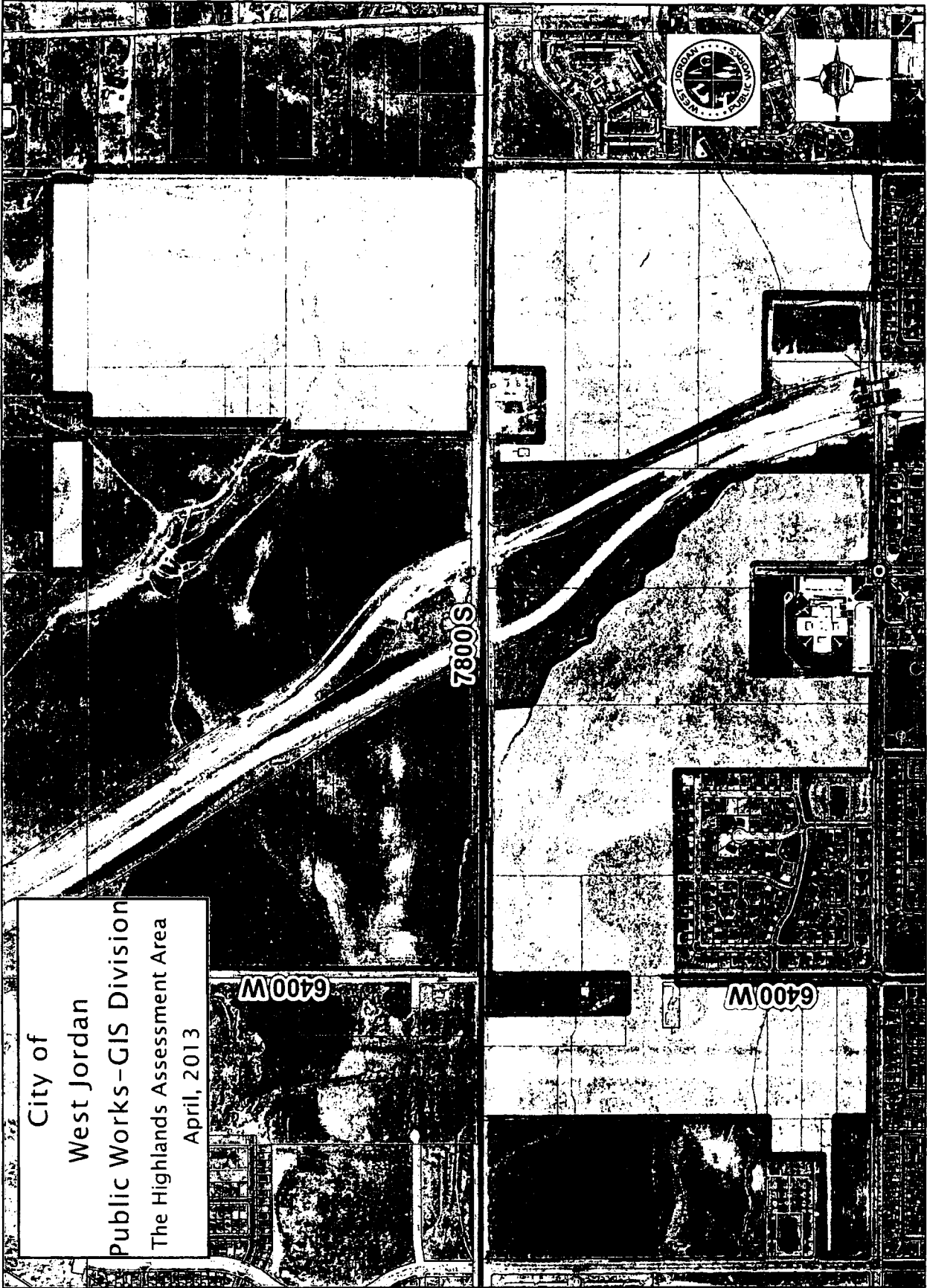
corner of said property; thence North 89°59'28" East 92.13 feet along said North boundary line to the point of beginning.

**Also excepting therefrom** that certain tract of land conveyed to Utah Power & Light Company by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 2928486, in Book 4471, at Page 508, more particularly described as follows:

A tract of land situate in the West ½ of the Northeast ¼ of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning on the North boundary line of the Grantors' land at a point 1467.90 feet West along the section line from the Northeast corner of Section 26, T. 2 S., R. 2 W., S.L.M., and running thence West 300.01 feet along said section line; thence S. 0°01' E. (S. 0°04'24" W. certified survey bearing) 2638.02 feet to the South boundary line of said Grantors' land; thence East 300.01 feet along said South boundary line; thence N. 0°01' W. (N. 0°04'24" E. certified survey bearing) 2638.30 feet to the point of beginning.

**ALL OF THE FOREGOING PROPERTY IS SITUATED IN SALT LAKE COUNTY,  
STATE OF UTAH**



City of  
 West Jordan  
 Public Works - GIS Division  
 The Highlands Assessment Area  
 April, 2013

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 The map (IGIS\_DATA)  
 SAA\_SAA\_April2013.mxd  
 was produced on April 29, 2013

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