Legend Narrative The District Amended Salt Lake County This Survey and Subdivision plat was requested by Mr. Wade Williams of the Boyer Company Area Reference Plat for purpose of platting 6 Commercial Lots. Section Corner A line between monuments found for the South Quarter Corner and the Center of Section 20 Property Line was assigned the Salt Lake County Area Reference Plat bearing of N 0°00'42" E as the Basis of Easement Line A Commercial Subdivision and streets, hereafter to be known as Section Line This property was previously surveyed in 2004 by Great Basin Engineering - South and that Amending lots 13, 14 and 18 of The District - A Commercial Subdivision 5/8" Rebar 24" Long with AWA Cap survey along with the underlying subdivision have been honored. or Nail with AWA brass tag to be set Part of the Southwest 1/4 of Section 20. South Valley Sewer District Notes: Developer Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey 1. The signature or South Valley Sewer District on Boyer Company this plat dose not constitute any guarantee of availability of sanitary sewer service to the property South Jordan City, Salt Lake County, Utah Wade Williams or any approval of sewer lines or facilities. The 90 South 400 West, Suite 200 owner(s) of the property must provide satisfactory plans to the Sewer District for review and approva Salt Lake City, Utah 84101 before connecting to the District's sewer system and phone: 801-521-4781 ANDERSON WAHLEN & ASSOCIATES will be required to comply with the Districts's rules Beginning at the Northeast Corner of Lot 17 of said Subdivision on the West Line 2010 North Redwood Road, Salt Lake City, Utah 84116 11400 South Street Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set foundation elevation to 801 521-8529 - AWAengineering.net provide adequate fall into sewer lateral. Buildings with . a basement may not have sewer service available for 2647.23' meas. GPS methods N 89°47'29" W meas. GPS methods (N 89°46'32" W ARP) Buildings on Lot 23 of this plat are subject to a Commercial Sewer Connection Agreement(s) recorded 43 Enter NO 11237001. he District IC Penney Target S 89*59'18" E _S 0°00'42" W S 89*59'18" E 326.63' 63.00' 136.50' -S 0°00'42" W S 89*59'18" E 221.47' S 89°59'18" E 286.54 N 0'00'42" E £ 75 8 Sewer easement recorded as Entry No. S 89°59'18" E 272.54' 9806939, in Book 9333, at Page 7414 South 0°00'42" West 628.44 feet along said West Line to the point of beginning Entry No. 9449039, in Book Lot 23 1208 112 139,705 sq. ft. 154.51 or 3.207 acres S 89°59'18" E 9 Mar, 2017 11590 South District Drive S 89°59'18" \E Lot 28 Lot 27 362,256 sq. ft. 37,406 sq. ft. or 8.316 acres Lot 24 or 0.858 acre 116210 South Parkway Plaza Drive Owner's Dedication 11617 South 32,186 sq. ft.\ 112.76 or 0.739 acre 9802943, in Book **935**, at Page 8919. hereafter known as *540.55* ¹ 198.29 as intended for public use. S 89*59'18" E Gas line right-of-way easement Gas line easement recorded recorded as Entry No. 6579048, in Book 7604, at Page 2179 of as Entry No. 9693490, in Book 9280, at Page 1084, recorded as Entry No. 6579038, the Official Records. Lot 26 562,031 sq. ff 3761 West Parkway Plaza Drive Book 9223, at Page 837. Gas line right-of-way easement recorded as Entry No. 6579042, in Book 7604, at Page 2168 of the Lot 25 N 89°59'18" W *356.62*° State of N 89°59'18" W 221.37' 9 207,180 sq. ft. County of Point of or 4.756 acres Gas line right-of-way easement recorded Beginning as Entry No. 6579041, in Book 7604, at 11652 South District Drive Gas line right-of-way easement S 0.00'42" W Page 2166 of the Official Records. recorded as Entry No. 6579039, 📊 📙 in Book 7604, at Page 2162 of the Official Records. N 89°59'18" W s line easement recorded as Entry No. Gas line right-of-way easement 9693490, in Book 9280, at Page 1084. shown approximately from exhibit A. recorded as Entry No. 8067639, Residing at: Salt Lake in Book 8529, at Page 3804 of My Commission Expires: 1/22/18 Entry No. 9424520, in Book 9155, at Page 5395 and Sewer easement recorded as Entry No. 9424520, in Book 9155, recorded as Entry No. 9471092, in Book 9178, at Page 7497. A Notary Public Commissioned in Utah (If above information is provided, Entry No. 10418043, in Book at Page 5395 and recorded as 9602, at Page 7354 of the Official Records. Entry No. 9471092, in Book 9178 11700 South BEVERLY BOTT Notary Public State of Utah My Commission Expires on: January 22, 2018 356.04 Notary Public State of Utah South Jordan City Notes: N 89*59'18" W 617.64 January 22, 2018 Comm. Number: 673835 Lot 15 Owners and potential purchasers of N 84.59.59" W property legally described by this plat (the Gas line easement recorded as Entry —No. 6579046, in Book 7604, at Page 10754749, in Book 9746, at Page Property") should familiarize themselves with 395 of Official Records This map is provided solely for the purpose of all notes, lot information, easements and other 2175 of the Official Records. pertinent information contained with this plat Consent to Record County & and also with any Conditions, Covenants and assisting in locating the property and Cottonwood Restrictions (CC&Rs) documents that may be Trans America Life Insurance, LLC, the holder of a legal or equitable interest in the Title Insurance Agency, Inc. assumes no liability recorded against the Property. Owners and Easement Approval property described herein, hereby consents to the recordation of this Subdivision Plat potential purchasers of the Property must for variation, if any, with any actual survey. comply with all notes, easements, CC&Rs, and and hereby consents to the dedication of all easements and other properties so other recorded documents related to this plat, designated to be dedicated to South Jordan City. as currently existing or as may from time to Acknowledgment time be changed and/or amended. Failure to Trans America Life Insurance, LLC adhere to the notes, lot information, easements purposes stated therein. CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use. Residing at:____ . Many areas in the City of South Jordan Questar Gas Company who being by me duly sworn did say that he/she is the My Commission Expires: have groundwater problems due to high or Rocky Mountain Power Note of TransAmerica Life Insurance Company L.C., and that fluctuating water table. City approval of this Questar approves this plat solely for the purpose of confirming that the plat contains public utility plat does not constitute representation by the he/she executed the foregoing document on behalf of said corporation by easements. Questar may require other easements in order to serve Questar approves this plat solely for City that building at any specified elevation will no stamp required per Utah Code, Title 46, Chapter 1, Section 16) "Utilities shall have the right to install, maintain and operate their equipment above and authority of a resolution of its board of directors and he/she did acknowledge solve groundwater problems the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and below ground and all other related facilities within the Public Utility Easements identified easements and its existing facilities. This approval shall not be construed to warrant or verify the to me that the corporation executed the same for the purposes stated therein. The Owner certifies that the title report on this plat map as may be necessary or desirable in providing utility services within and precise location of such items. The rights-of-way and easements are subject to numerous restrictions July 12,2017, which was prepared by without the lots identified herein, including the right of access to such facilities and the appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Questar may Notary Public Full Name: right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all require additional easements in order to serve this development. This approval does not constitute My Commission Expires: abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and Owner's surveyor and that the plat shows all structures within the PUE at the lot owner's expense, or the utility may remove such A Notary Public Commissioned in Utah (If above information is provided, easements and encumbrances listed in said title other rights, obligations or liabilities provided by law or equity. This approval does not constitute structure within the PUE at the lot owner's expense. At no time may any permanent acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth no stamp required per Utah Code, Title 46, Chapter 1, Section 16) in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or structures be placed within the PUE or any other obstruction which interferes with the use conditions of natural gas service. For further information, including information related to allowed of the PUE without the prior written approval of the utilities with facilities in the PUE." activities within rights of way, please contact Questar's Right-of-Way department at 1-800-366-8532. Amending Lots 13, 14 and 18 of The District - A Commercial Subdivision A Notary Public 11800 South Street 2644.48' meas. GPS methods (2644.50' ARP) N 89°50'48" W meas. GPS methods South Jordan City Approval Board of Health South Jordan City Engineer South Jordan City Attorney Recorded # /2589070 Planning Department South Valley Sewer District

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 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

The District Amended - A Commercial Subdivision And that the same has been correctly surveyed and staked on the ground as shown

Boundary Description

All of Lots 13, 14 and 18, The District - A Commercial Subdivision, according to the official plat thereof, filed in Book "2007P" of Plats, at Page 312 of the Official Records Iving within the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah and described metes and bounds as

of 3600 West Street located 931.95 feet North 0°00'42" East along the Quarter Section Line and 35.50 feet North 89°59'18" West from the South Quarter Corner of said Section 20; and running thence along the boundaries of said Lot 17 the following four courses: North 89°59'18" West 356.62 feet; South 0°00'42" West 14.55 feet; North 89°59'18" West 221.37 feet to the Northwest Corner of said Lot 17; and South 0°00'42" West 291.00 feet to the Southwest Corner of said Lot 17 on the Northerly Line of the South District Subdivision; thence along the Northerly Line of said Subdivision the following three courses: North 89°59'18" West 642.74 feet; North 84°59'59" West 80.50 feet; and North 89°59'18" West 617.64 feet to the Easterly Line of the Bangerter Highway; thence North 2°00'49" West 627.89 feet along said Easterly Line; thence South 89°59'18" East 112.76 feet: thence North 0°00'42" East 263.50 feet: thence South 89°59'18" East 221.47 feet; thence South 0°00'42" West 11.50 feet; thence South 89°59'18" East 286.54 feet to the Westerly Line of Lot 12 of said The District Subdivision; thence along said Westerly Line the following two courses: South 0°00'42" West 166.58 feet: and South 16°34'54" East 153.30 feet to the Southwesterly Corner of Lot 12 of said The District Subdivision; thence South 89°59'18" East 540.55 feet along the Southerly Line of Lot 12 to the Southeast Corner of said Lot 12; thence North 0°00'42" East 345.00 feet along the East Line of said Lot 12; thence South 89°59'18" East 136.50 feet; thence South 0°00'42" West 63.00 feet; thence South 89°59'18" East 272.54 feet; thence North 0°00'42" East 78.99 feet; thence South 89°59'18" East 326.63 feet to the West Line of 3600 West Street as it exists at 35.50 foot half-width; thence

> Contains 1,340,765 sq. ft or 30.780 acres 6 Lots

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be

The District Amended - A Commercial Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this plat

In witness whereby We have hereunto set Our hands this

Acknowledgment

On the 17th day of April 2017, personally appeared before me,
Brian Gahnour who being by me duly sworn did say that he/she is the Manager of The Boyer Company L.C. which is manager of Boyer District Holdings L.C. which is manager of The District L.C., and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein

Notary Public Full Name: Beverly Bott Commission Number: 613895

no stamp required per Utah Code, Title 46, Chapter 1, Section 16) Severly Bot

Notary Public Acknowledgment

__, personally appeared before me, who being by me duly sworm did say that he/she is the

and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me/that the corporation executed the same for the

Notary Public Full Name A Notary Public Commissioned in Utah (If above information is provided

A Notary Public

The District Amended

A Commercial Subdivision

Part of the Southwest 1/4 of Section 20. Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey South Jordan City, Salt Lake County, Utah

State of Utah, County of Salt Lake, Recorded and Filed at the Request of South Jordan

Book <u>2017P</u> Page <u>1</u>97 Date 8-2-2017 Time 3:58 pm Solver, Deputy Fee \$ Salt Laké County Recorder

Approved as to Form this_\ST

27-20-31,-32

Day of AUGUST A.D., 2017.

South Jordan City Attorney

I hereby certify that this office has examined this plat and it is correct in accordance with

South Jordan City Engineer

information on file in this office.

Approved this 26 Day of June A.D., 2017.

Salt Lake Valley Health Department

Rich Sedbetter

Approved this 22 Day of A.D., 2007.

South Valley Sewer District

and m

South Jordan City Mayor

\$36.00