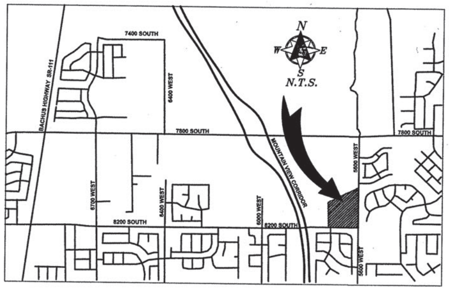
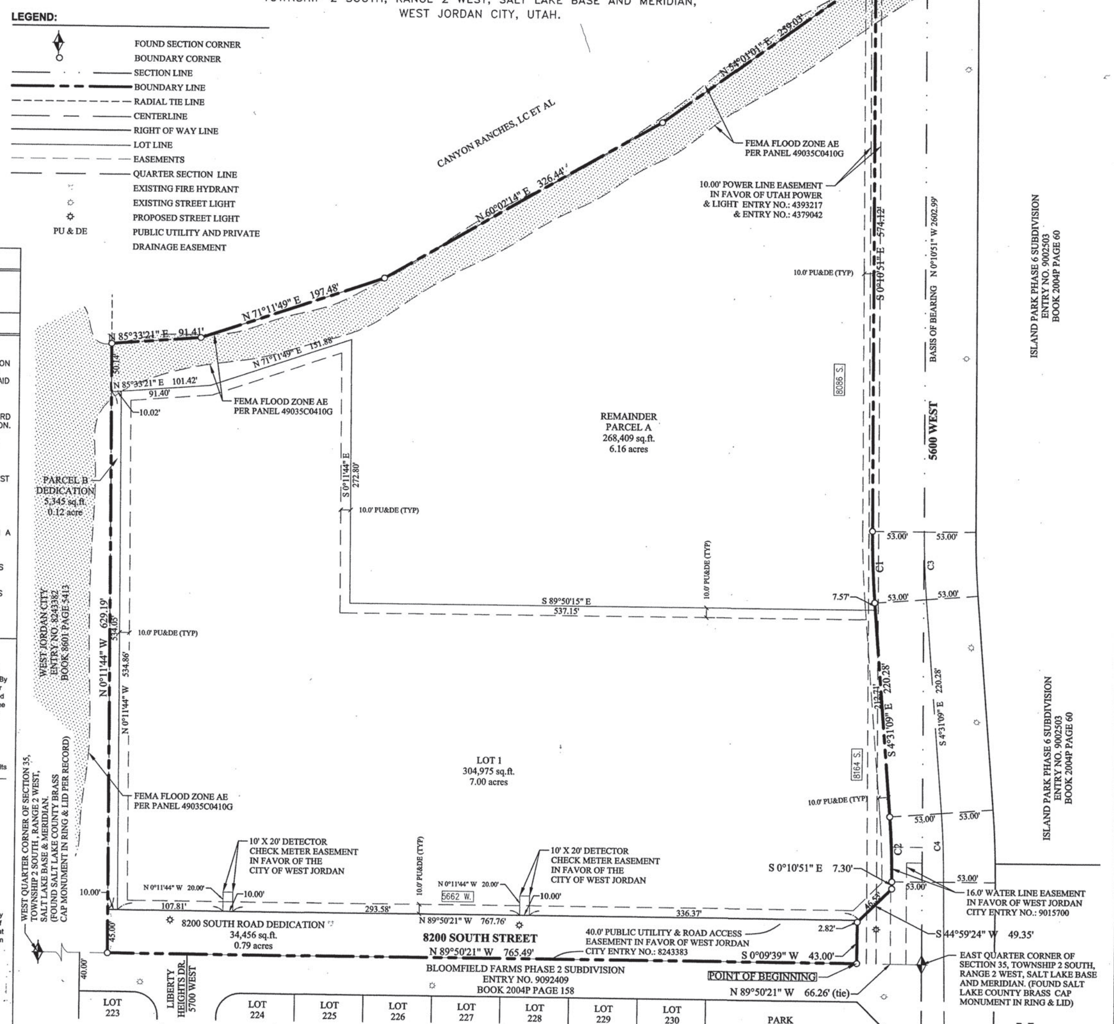
CLAY HOLLOW SUBDIVISION PLAT

SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST JORDAN CITY, UTAH.





PARCEL DEDICATION NOTES:

THE 8200 SOUTH ROAD DEDICATION, AND PARCEL B AS SHOWN HEREON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF WEST JORDAN.

NOTES:

1. LOT 1 TO MAINTAIN ALL PARK STRIP AREAS ALONG FRONTAGE OF 8200 SOUTH STREET AND 5600 WEST.
2. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 0°10'51" WEST, 2602.99 FEET ALONG THE QUARTER SECTION LINE COMMON TO SECTIONS 35 & 36, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE EAST QUARTER CORNER, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. (AS SHOWN HEREON)
3. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
4. THIS MAP WAS PREPARED AT THE REQUEST OF BROOKLANDS, INC., 225 SOUTH 200 EAST, #300, SALT LAKE CITY, UTAH 84111. FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO PARCELS & LOTS.
5. SUBJECT PROPERTY IS LOCATED WITHIN WEST JORDAN CITY, UTAH. ADDRESS: 5672 WEST 8200 SOUTH, WEST JORDAN CITY, UTAH, 84084
6. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BERING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X PER FEMA MAP PANEL NO.: 49035C0410G, WITH A REVISION DATE OF SEPTEMBER 25, 2009
8. THIS PLAT WAS PREPARED BASED ON TITLE COMMITMENT PREPARED BY MERIDIAN TITLE COMPANY, COMMITMENT NO. 221203. ONLY EASEMENT REFERENCED IN THE ABOVE COMMITMENT ARE ADDRESSED BY THIS MAP.
9. AT THE TIME OF ABOVE REFERENCED TITLE COMMITMENT THE SUBJECT PROPERTY OF THE LAND DESCRIBED IS FEE SIMPLE IN THE NAME OF BROOKLANDS INC, A UTAH CORPORATION, 225 SOUTH 200 EAST, #300, SALT LAKE CITY, UTAH 84111
10. SAID LAND IS SUBJECT TO A KERN RIVER GAS BLANKET EASEMENT ENTRY NO. 8101891

CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that Rocky Mountain Power, the undersigned owner of perpetual easements for electrical transmission and distribution facilities, which easements traverse the property herein subdivided, hereby dedicates and subordinates its easements to roads, rights-of-way or other public uses described in the subdivision plat, provided that if it becomes necessary to relocate the electric facilities presently in place or upon said easements at the insistence or request of any public entity, the costs and expenses incurred thereby will be borne by the entity requiring or requesting the same. It is specifically understood and agreed that Rocky Mountain Power will comply with all reasonable requirements of the City regarding cutting, trenching and other work performed within the public streets and does not subordinate its interest in said easements to the sub-divider or to purchasers of lots from the sub-divider or to any other person or entity.

IN WITNESS WHEREOF, Rocky Mountain Power has caused its name to be hereunto affixed by its duly authorized officer this ______ day of DEC 18, 2013.

Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation

By: [signature]
Its: ESTIMATOR

STATE OF UTAH)
ss.
COUNTY OF SALT LAKE)

On this 18 day of December, 2013, personally appeared before me Brad Jordson, who being by me duly sworn, did say that he/she is the signer of the within instrument on behalf of Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation, and that the within and foregoing Agreement was signed on behalf of Rocky Mountain Power by actual authority.

Madisen Tore
Notary Public
Residing in Draper, UT County SLC

CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that the described tract of land hereon is subject to a Deed of Trust in favor of Zions First National Bank. By the mortgagee's signature below, the mortgagee consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust in favor of the dedication of the land to public use.

IN WITNESS WHEREOF, Zions First National Bank has caused its name to be hereunto affixed by its duly authorized officer this 19th day of December, 2013.

Zions First National Bank

By: [signature]
Its: Vice President

STATE OF Utah)
ss.
COUNTY OF Salt Lake)

On this 19th day of December, 2013, personally appeared before me Greg Ripplinger, who being by me duly sworn, did say that he/she is the Vice President of Zions First National Bank, and that the within and foregoing Agreement was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Michelle [signature]
Notary Public
Residing in Salt Lake County

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCEL, I HAVE DIVIDED THE PROPERTY INTO PARCELS, LOTS AND STREETS TO BE HEREAFTER KNOWN AS

CLAY HOLLOW SUBDIVISION

REGISTERED LAND SURVEYOR No. 155100 SATTAR N. TABRIZ STATE OF UTAH

12-17-2013
DATE:

SATTAR N. TABRIZ
UTAH REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 155100

SEAL

CLAY HOLLOW SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST JORDAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89° 50' 21" WEST, ALONG THE EAST-WEST CENTER SECTION LINE, A DISTANCE OF 66.26 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 35 & 36 OF SAID TOWNSHIP AND RANGE; AND RUNNING THENCE NORTH 89° 50' 21" WEST, ALONG THE EAST-WEST CENTER SECTION LINE, A DISTANCE OF 765.49 FEET, TO A POINT OF INTERSECTION WITH THE EAST-WEST CENTER SECTION LINE AND THE PROJECTED EASTERLY LINE OF A PARCEL CONVEYED TO WEST JORDAN CITY, RECORDED IN BOOK 8601, AT PAGE 5413 OF OFFICIAL RECORDS; THENCE NORTH 00° 11' 44" WEST, ALONG SAID EASTERLY LINE AND THE PROJECTION THEREOF, A DISTANCE OF 629.19 FEET; THENCE NORTH 85° 33' 21" EAST, A DISTANCE OF 91.41 FEET; THENCE NORTH 71° 11' 49" EAST, A DISTANCE OF 197.48 FEET; THENCE NORTH 60° 02' 14" EAST, A DISTANCE OF 326.44 FEET; THENCE NORTH 54° 01' 01" EAST, A DISTANCE OF 259.03 FEET; THENCE NORTH 71° 29' 55" EAST, A DISTANCE OF 7.58 FEET TO THE WEST RIGHT OF WAY LINE OF 5600 WEST STREET, THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:
(1) SOUTH 0° 10' 51" EAST 574.12 FEET TO A POINT OF CURVATURE WITH A 983.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 20' 17" A DISTANCE OF 74.43 FEET (NOTE: CHORD TO SAID CURVE BEARS SOUTH 2° 21' 00" EAST A DISTANCE OF 74.41 FEET); (3) SOUTH 4° 31' 09" EAST, A DISTANCE OF 220.28 FEET TO A POINT OF CURVATURE WITH A 877.00 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 20' 44" A DISTANCE OF 66.51 FEET (NOTE: CHORD TO SAID CURVE BEARS SOUTH 2° 20' 48" EAST A DISTANCE OF 66.50 FEET); (5) SOUTH 0° 10' 51" EAST, A DISTANCE OF 7.30 FEET; (6) SOUTH 44° 59' 24" WEST, A DISTANCE OF 49.35 FEET; THENCE SOUTH 0° 09' 39" WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 613,185 SQ.FT. OR 14.07 ACRES

OWNER'S DEDICATION

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

CLAY HOLLOW SUBDIVISION

DO HEREBY DEDICATE FOR 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 17TH DAY OF DECEMBER, 20 13 A.D.

BROOKLANDS, INC., A UTAH CORPORATION:
NAME: JUSTIN V. PETERSON
TITLE: PRESIDENT
DATE: 12/17/2013

UTAH SCHOOL DEVELOPMENT WJ, LLC, A UTAH LLC:
NAME: SHELDON KILLPACK
TITLE: MANAGER
DATE: 12/17/2013

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
:SS
COUNTY OF Davis)

ON THIS 17th DAY OF December, 20 13, PERSONALLY APPEARED BEFORE ME Sheldon Killpack, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE Manager OF Utah School Development WJ, LLC, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 4-26-17
NOTARY PUBLIC
RESIDING IN Weber COUNTY, Utah

CORPORATE ACKNOWLEDGMENT

STATE OF Utah)
:SS
COUNTY OF Salt Lake)

ON THIS 17th DAY OF December, 20 13, PERSONALLY APPEARED BEFORE ME Justin V. Peterson, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE President OF BROOKLANDS, INC., A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES:
VICTOR BARNES Notary Public State of Utah My Commission Expires on: November 20, 2015 Comm. Number: 649857
NOTARY PUBLIC
RESIDING IN Davis COUNTY, UT

CLAY HOLLOW SUBDIVISION

SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST JORDAN CITY, UTAH.

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www.wardeg.net

QUESTAR GAS	ROCKY MOUNTAIN POWER	COMCAST	CENTURY LINK COMMUNICATIONS
APPROVED THIS 17 DAY OF Dec A.D. 20 13. Questar Gas	APPROVED THIS 18 DAY OF DEC., A.D. 20 13. Rocky Mountain Power	APPROVED THIS 18th DAY OF Dec., A.D. 20 13. Comcast	APPROVED THIS 18th DAY OF DEC., A.D. 20 13. Century Link Communications

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C1	74.43	983.00	4°20'17"	S2°21'00"E	74.41
C2	66.51	877.00	4°20'44"	S2°20'48"E	66.50
C3	70.41	930.00	4°20'17"	S2°21'00"E	70.40
C4	70.40	930.00	4°20'14"	N2°21'03"W	70.38

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.

CITY PLANNING COMMISSION
APPROVED THIS 7th DAY OF January, A.D. 20 14, BY THE WEST JORDAN CITY PLANNING COMMISSION
COMMISSION CHAIR

BOARD OF HEALTH
APPROVED THIS 18 DAY OF Dec, A.D. 20 13.
Rick Ledbetter
Board of Health

CITY ATTORNEY – APPROVED AS TO FORM
APPROVED THIS 13th DAY OF February, A.D. 20 14
City Attorney

CITY ENGINEER – APPROVED AS TO FORM
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND HEREBY APPROVED.
City Engineer 1-14-14 Date

CITY COUNCIL
PRESENTED TO WEST JORDAN CITY THIS 14 DAY OF February, 2014. AT WHICH TIME THIS PLAT WAS APPROVED & ACCEPTED.
City Mayor
Attest: City Recorder

CITY OF WEST JORDAN SEAL STATE OF UTAH

OWNED/DEVELOPED BY:
COMPANY NAME: BROOKLANDS, INC., A UTAH CORPORATION
ADDRESS: 225 S. 200 E. #300
CITY: SALT LAKE CITY STATE: UTAH ZIP CODE: 84111
PHONE: 801-532-2233

COUNTY RECORDER
SALT LAKE COUNTY RECORDER 11804743 RECORD NO.
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: SHELDON KILLPACK
DATE 2/14/2014 TIME 12:14pm BOOK 2014P PAGE 36
FEES $32.00
Kenneth R Rudl, DEPUTY COUNTY RECORDER

SHEET
PL1
1 OF 1

V:\2013 Projects\13-043 Peterson School site\ACAD\base remainder parcel plat.dwg Dec 17, 2013 - 8:45am

20-35-22 20-35-200-034 $37 00