SURVEYOR'S OPINION US BANK SUBDIVISION THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UCLS MODEL STANDARD OF PRACTICE FOR BOUNDARY SURVEYS, THE UTAH STATE CODE AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS OF THIS TRACT. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 07-31-2014. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN PREPARED FOR: RTA Redwood Village, LLC 2-11-14 DAVID T. MORTENSEN PROFESSIONAL LAND SURVEYOR BUSH AND GUDGELL INC. REDWOOD ROAD (1700 WEST) (SR-68) UTAH LICENSE NUMBER 643655 NORTH 1/4 CORNER SECTION 27, T2S, R1W, S.L.B.&M. PER UDOT PROJECT NO. SP-0068(4)48 FND 2.5" BRASS CAP SLC MON# 2S1W2202 FND 2.5" BRASS CAP S 00°03'25"E (RECORD) S 00°03'15" E (MEASURED) SLC MON# 2S1W2705 BOUNDARY DESCRIPTION ALL THAT PORTION OF LAND, IN THE CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SEE EASEMENT NOTE 1-7 S 00°03'15" E BEGINNING AT A POINT ON THE WEST LINE OF REDWOOD ROAD (PROJECT NO. SP-0068 (4) 48, PARCEL NO. 0068:94, ROAD WIDENING), AS SHOWN ON WARRANTY DEED RECORDED JANUARY 13, 1997, AS ENTRY NO. 6547400, IN BOOK 7576, AT PAGE 397 OF OFFICIAL RECORDS; SAID POINT BEING 60.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER'S STATION 322+89.18; SAID POINT ALSO BEING SOO'03'15"E ALONG THE QUARTER S 00°03'15" E 124.04' 75.00 257.25 S 01'43'30" E -S 00°03'15" E-_ 129.82' POB-FND NAIL & WASHER SECTION LINE 196.86 FEET, AND S89'56'35"W 60.50 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE SAID WEST LINE THE FOLLOWING THREE (3) COURSES: 1) S00'03'15"E 129.82 FEET, 2) S01'43'30"E 257.25 FEET, TO A POINT BEING 53.00 FEET - SÉE EASEMENT 20' SETBACK LINE SEE EASEMENT 29.51 -SEE EASEMENT - SEE EASEMENT NOTE 1 EXISTING EASEMENT NOTES PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER'S STATION 319+02.22, AND 3) S00'03'15"E 124.04 FEET; THENCE N89'54'10"W 200.00 FEET; THENCE S89'54'10"E 200.00 FEET, TO THE SAID WEST LINE OF PREMOCO 1. A 6 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS SHOWN IN EASEMENT DOCUMENT RECORDED SEPTEMBER 20, 1978, AS ENTRY NO. 3170834, IN BOOK 4742, AT PAGE REDWOOD ROAD; THENCE SOO'03'15"E ALONG THE SAID WEST LINE 75.00 FEET; THENCE N89'54'10"W 307.00 FEET; THENCE N00'05'12"W 185.00 FEET; THENCE N89'54'10"W 273.36 FEET, TO THE EAST LINE OF RICHLAND ESTATES I RECORDED APRIL 22, 1977, 8 ENTRY NO. 2935140, IN BOOK 77-4, AT PAGE 115, OFFICIAL RECORDS; THENCE N00'07'24"E ALONG SAID EAST LINE 26,773 SF 0.61 ACRES 758.00 FEET, TO THE SOUTH LINE OF 7000 SOUTH (UDOT PROJECT NO. 5P-0068 (4) 48), SAID POINT BEING 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH. THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) S89'54'10"E 79.66 FEET, TO A POINT THAT IS 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE 2. A 12 FOOT WIDE ROAD RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUE SUPPLY COMPANY, RECORDED OCTOBER 27, 1978, AS ENTRY NO. 3188561, IN BOOK 4761, AT PAGE 1294 AND AS ENTRY NO. 3188562, IN BOOK 4761, AT PAGE 1295. 7081 S REDWOOD PACIFIC RAILS CREDIT 3. AN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED AUGUST 14, 1979, AS ENTRY NO. 3321520, IN BOOK 4922, AT PAGE 153. CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 14+48.65 (UDOT PROJECT NO. SP-0068 (4) 48, PARCEL NO. 0068:94B-ROAD WIDENING), AS SHOWN ON WARRANTY DEED RECORDED JANUARY 13, 1997 AS ENTRY NO. 6547401, IN BOOK 7576, AT PAGE 399, OF OFFICIA RECORDS, 2) S86'05'19"E 291.63 FEET, TO A POINT WHICH IS 59.40 FEET PERPENDICULARLY 4. A 10 FOOT WIDE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED FEBRUARY 25, 1981, AS ENTRY NO. 3537734, IN BOOK 5217, AT PAGE 1002, OFFICIAL RECORDS. SEE EASEMENT NOTE 4 DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 17+39.65, AND 3) S89'54'10"E 27.45 FEET, TO A POINT WHICH IS 59.40 FEET PERPENDICULARLY S 00°05'50" W 138.08'(M) 157.34'(R) 5. AN EASEMENT AS SHOWN ON DOCUMENT, RECORDED DECEMBER 31, 1982, AS ENTRY NO. 3744898, IN BOOK 5428, AT PAGE 3032, OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 8, 1983, AS ENTRY NO. 3757599, IN BOOK 5437, AT PAGE 91. DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 17+67-1, SAID POINT ALSO BEING ON THE WEST LINE OF A TRACT CONVEYED TO PREMOCO, A UTAH CORPORATION BY WARRANTY DEED RECORDED APRIL 30, 1996, 8 ENTRY NO. 6344441, IN BOOK 7388, AT PAGE 1032, OF OFFICIAL RECORDS; THENCE S00'05'50"W ALONG SAID WEST LINE S 00°03'15" E 151.35' 59.40' 17+6 S 89'54'10" F 200.00' 138.08 FEET, TO THE SOUTH LINE OF SAID TACT OF LAND; THENCE N89'56'35"E ALONG SAID SOUTH LINE 172.93 FEET, TO THE POINT OF BEGINNING. 6. A 25 FOOT WIDE EASEMENT AGREEMENT BETWEEN REDWOOD VILLAGE SHOPPIN CENTER ASSOCIATES AND JANSS CORPORATION, RECORDED OCTOBER 25, 1984, AS ENTRY NO. 4008667, IN BOOK 5601, AT PAGE 965, OFFICIAL RECORDS. 17+39.65 CONTAINS 9.69 ACRES, MORE OR LESS. 7. RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 22, 1979, AS ENTRY NO. 3353880, IN BOOK 4969, AT PAGE 611, OF OFFICIAL RECORDS AND THAT REVISED ACKNOWLEDGEMENT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND TOGETHER WITH THOSE RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 22, 1979, AS ENTRY NO. 3353880, IN BOOK 4969, AT PAGE 611, OF OFFICIAL RECORDS AND THAT REVISED ACKNOWLEDGEMENT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979 RECIPROCAL FASEMENTS DATED SEPTEMBER 28, 1979 RECORDED FEBRUARY 4. RECORDED FEBRUARY 4, 1980, AS ENTRY NO. 3396284, IN BOOK 5040, AT PAGE 938, OF 1989, AS ENTRY NO. 3396284, IN BOOK 5040, AT PAGE 938, OF OFFICIAL TOGETHER WITH THOSE RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT DATED JULY 19, 1990, BUT EFFECTIVE AS OF JULY 20, 1990, AND RECORDED JULY 20, 1990, AS ENTRY NO. 4943296, IN BOOK 6238, AT PAGE 1221, OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 7, 1990, AS ENTRY NO. 4949880, IN BOOK 6242, AT PAGE 2144, OF OFFICIAL RECORDS. 8. RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT DATED JULY 19, 1990, BUT EFFECTIVE AS OF JULY 20, 1990, AND RECORDED JULY 20, 1990, AS ENTRY NO. 4943296, IN BOOK 6238, AT PAGE 1221, OF OFFICIAL RECORDS AND RE—RECORDED AUGUST 7, 1990, AS ENTRY NO. 4949880, IN BOOK 6242, AT PAGE 2144, OF OFFICIAL RECORDS. SEE EASEMENT-SEE EASEMENT NOTE 1_____ PARCEL 1 N 00°05'12" W 185.00' 7064 S REDWOOD OWNER'S DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS <u>US BANK SUBDIVISION</u>, DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL 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. WEST JORDAN VICINITY SUBDIVISION BOUNDARY 유유 1 N WITNESS WHEREOF PEAKETCHAVE/HAS HEREUNTO SET his hand this 18 DAY OF Feb A.D., 2014 Y: BEN KETEI RTA REDWOOD VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY PARCEL 2 21-27-127-022 ACKNOWLEDGMENT STATE OF CALIFORNIA 5 59'38'12" W - SEE EASEMENT COUNTY OF ORANGE SIDEWALK SEE EASEMENT NOTE 2 EASEMENT FOR ACCESS AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE 0'-20' SETBACK LINE 0'-20' SETBACK LINE S 00°12'57" W 751.26' N 00°07'24" E 185.00 PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE GRAPHIC SCALE SEE EASEMENT NOTE 1 N 00°07'24" E 758.00' I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. 8.20' 291.00' WITNESS MY HAND AND OFFICIAL SEAL. EXECUTIVE DRIVE (1825 WEST) (IN FEET) Cleur 1 inch = 50 ft.SIGNATURE RICHLAND ESTATES 1 ENTRY NO. 2935140 LEGEND BOOK 77-4, PAGE 115 Commission # 1898205 Notary Public - California NOTES NW CORNER SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY SECTION 27, T2S, R1W, S.L.B.&M. FND 2.5" BRASS CAP OWNERS AND LOCATION ETC. AS SHOWN ON THE PLAT) 1. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0427G, BEARING AN RTA REDWOOD VILLAGE LLC 4685 MACARTHUR CT #400 NEWPORT BEACH, CA 92660 SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID). SLC MON# 2S1W2101 EFFECTIVE DATE OF SEPTEMBER 25, 2009. US BANK SUBDIVISION SPECIFIES FOUND SURVEY CONTROL MONUMENT # (CLASS II, REBAR & ALUM. CAP) BASIS OF BEARING SALT LAKE VALLEY HEALTH COMCAST CABLE QUESTAR GAS CO. SET 5/8" REBAR AND PLASTIC CAP LOCATED IN THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, T.2S., R.1W., SLB&M; BETWEEN THE DEPARTMENT APPROVAL (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT. NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, APPROVED THIS _19_ DAY OF Tebna w______, 20 11. BY THE SALT LAKE VALLEY HEALTH DEPARTMENT. NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N89'54'10"W. APPROVED THIS 2019 DAY RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN APPROVED THIS _____ DAY OF February, A.D. 2014 PREPARED FOR: OF February, A.D. 2014 NARRATIVE RTA Redwood Village, LLC Yarl labil. SALT LAWE VALLEY MEALTH DEPARTMENT THE PURPOSE OF THIS SURVEY IS TO CREATE A 1 LOT COMMERCIAL SUBDIVISION, WITH A REMAINDER PARCEL. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES. Bury Eldredge SHEET 1 OF 1 COMPANY OFFICER: CITY ENGINEER CITY ATTORNEY WEST JORDAN CITY MAYOR SALT LAKE COUNTY RECORDER-RECORDED # 11820139 **BUSH & GUDGELL, INC** ROCKY MOUNTAIN POWER CENTURY LINK ZONING ADMINISTRATOR APPROVED THIS 12th DAY OF March A.D. 2014 BY THE CITY OF WEST JORDAN ZONING F ENGINEERS - PLANNERS - SURVEYORS I HEREBY CERTIFY THAT I HAVE HAD APPROVED THIS 141 655 East 4500 South, Ste 100 PRESENTED TO THE WEST JORDAN CITY MAYOR THIS _____ AD ____ AT WHICH AT THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DAY ST. APPROVED THIS 24Th DAY STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF THE STATE OF THE REPORT OF THE RECORDED AND FILED AT THE REQUEST OF THE RECORDED AND FILED AT THE RECORDED AT THE RECORDE THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE APPROVED THIS ______ DAY Salt Lake City, Utah 84107 OF March A.D. 2014 Phone (801) 685-6194 February _, A.D. **2014** OF <u>February</u>, A.D. <u>2014</u> WITH INFORMATION ON FILE AND IS DMINISTRATOR Ling Milada A CITY OF WEST JORDAN FAX (801) 685-6195 DATE 3/18/2014 TIME 2:57 01 BOOK 2014 PAGE 58 HEREBY APPROVED The 3-3-14 CITY OF WEST JORDAN ATTORNEY \$32.00 Kendra Train, Deputy FEE \$ SALT LAKE COUNTY RECORDER Buty Calvot COMPANY OFFICER: DATE: 02-11-14 ST JORDAN CITY MAYOR CITY OF WEST JORDAN ENGINEER FEE \$ FILE: 132080 FINAL ZONING ADMINISTRATOR 21-27-127-207,-009,-010,-011,-013,-025 21-27-12 \$32.00