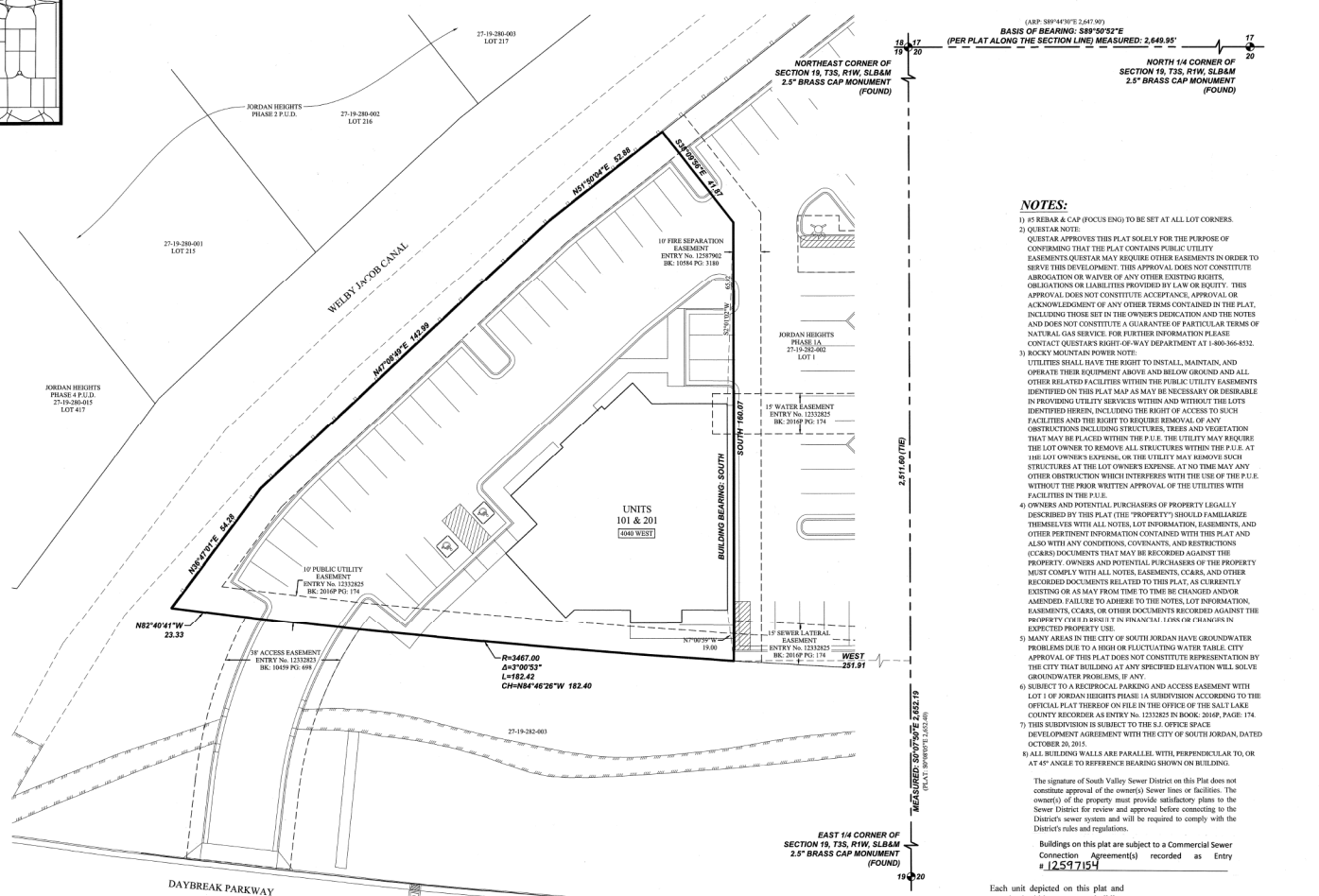
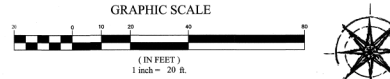




VICINITY MAP
N.T.S.

JORDAN HEIGHTS PHASE II CONDOMINIUMS

(AMENDING & VACATING LOT 2 OF JORDAN HEIGHTS PHASE 1A SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 19, T3S, R1W, SLB&M



NOTES:

- REBAR & CAP (COP/ENG) TO BE SET AT ALL LOT CORNERS.
- QUESTAR NOTE: QUESTAR APPROVES THIS PLAT AS WELL AS FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION 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 OTHER TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8032.
- ROCKY MOUNTAIN POWER NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR REPAIR ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE AT NO TIME MAY ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ALL CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&RS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY (WHETHER IN FINANCIAL LOSS OR CHANGE IN EXPECTED PROPERTY USE).
- MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- SUBJECT TO A RECIPROCAL PARKING AND ACCESS EASEMENT WITH LOT 1 OF JORDAN HEIGHTS PHASE 1A SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 1233282 IN BOOK 2049, PAGE 174.
- THIS SUBDIVISION IS SUBJECT TO THE S.J. OFFICE SPACE DEVELOPMENT AGREEMENT WITH THE CITY OF SOUTH JORDAN, DATED OCTOBER 20, 2015.
- ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARINGS SHOWN ON BUILDING.

The signature of South Valley Sewer District on this Plat does not constitute approval of the owner's Sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

Buildings on this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry # 12597154.

Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA.

SURVEYOR'S CERTIFICATE

I, SPENCER W. LEWIS, EMPLOYED BY FOCUS ENGINEERING AND SURVEYING, 32 W. CENTER, MIDVALE, UT, 84047 (801-352-0075), DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10165907 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLETES WITH THE PROVISIONS OF SECTION 57-13-1(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO RE-ESTABLISH OR RE-ESTABLISH THIS SURVEY.

Spencer W. Lewis
Professional Land Surveyor
Certificate No. 10165907

DATE: 01/08/20

BOUNDARY DESCRIPTION

All of Lot 2, JORDAN HEIGHTS PHASE 1A Subdivision, according to the Official Plat thereon on file in the Office of the Salt Lake County Recorder as Entry No. 1233282 in Book 2049, Page 174.

OWNER'S CERTIFICATE, CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HERETO TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR JORDAN HEIGHTS PHASE II CONDOMINIUMS (AMENDING & VACATING LOT 2 OF JORDAN HEIGHTS PHASE 1A SUBDIVISION) THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HERETO;
- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREOF WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO ALL IN ACCORDANCE WITH, AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 07TH DAY OF JANUARY, A.D. 2020

Steve Broadbent
Steve Broadbent

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 07TH DAY OF JANUARY, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Steve Broadbent, who after being duly SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: Aug 19, 2021

NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN Salt Lake County
Steve Broadbent
PRINTED FULL NAME OF NOTARY

MY COMMISSION No. 636172

OWNER / DEVELOPER
JHSI Office #2, LLC
9544 Willow Trail Way
South Jordan, UT 84095
G. Chas Johnson (Manager)
801-598-3026

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusnh.com

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.

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 24 DAY OF January, A.D. 2020
Rick Belbeck
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 21 DAY OF January, A.D. 2020
General Manager

SOUTH JORDAN CITY PLANNER
APPROVED THIS 17TH DAY OF February, A.D. 2020, BY THE SOUTH JORDAN PLANNING DEPARTMENT
Alicia M. Schindler
SOUTH JORDAN CITY PLANNER

SOUTH JORDAN 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.
2/6/2020 R. H. Hoover
DATE SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 13 DAY OF January, A.D. 2020
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 18 DAY OF February, A.D. 2020
CITY CLERK

EASEMENT APPROVAL

CenturyLink 1-24-20
Dominion Energy Utah 1-14-20
Comcast Cable Co. 1-14-20

APPROVED AS TO FORM THIS 18 DAY OF February, A.D. 2020
CITY CLERK

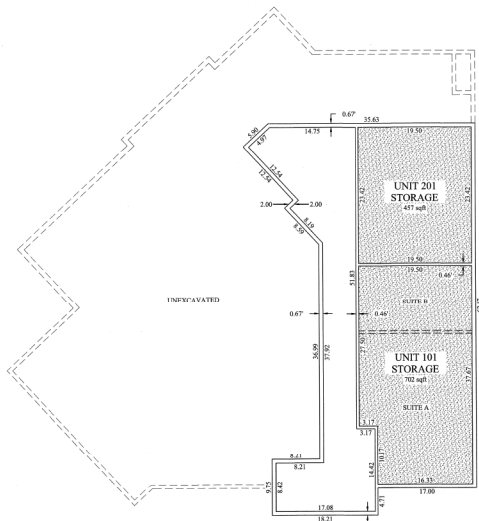
JORDAN HEIGHTS PHASE II CONDOMINIUMS
(AMENDING & VACATING LOT 2 OF JORDAN HEIGHTS PHASE 1A SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 19, T3S, R1W, SLB&M

RECORDED IN 15205328
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDING OFFICE

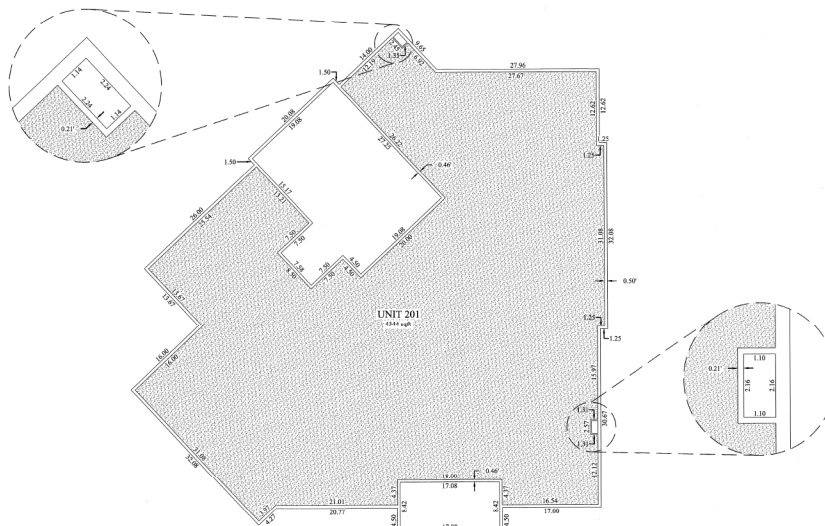
REQUEST OF JHSI Office #2 LLC
DATE: 2/18/2020 TIME: 12:15 PM BOOK: 2020P PAGE: 040
#110 - SALT LAKE COUNTY RECORDER

2020-010

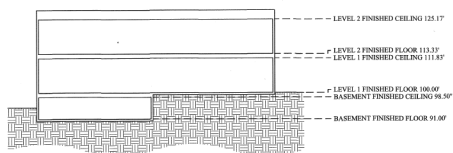
**JORDAN HEIGHTS PHASE II
CONDOMINIUMS**
(AMENDING & VACATING LOT 2 OF JORDAN HEIGHTS PHASE 1A SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 19, T3S, R1W, SLB&M



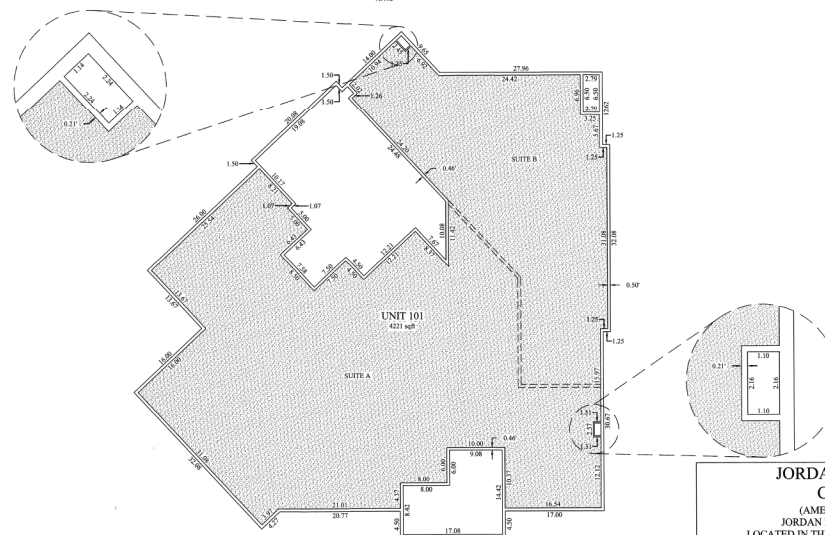
BASEMENT FLOOR PLAN
N.T.S.



LEVEL 2 FLOOR PLAN
N.T.S.



BUILDING SECTION
N.T.S.



LEVEL 1 FLOOR PLAN
N.T.S.

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

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.



SHEET 2 OF 2

**JORDAN HEIGHTS PHASE II
CONDOMINIUMS**
(AMENDING & VACATING LOT 2 OF
JORDAN HEIGHTS PHASE 1A SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 19, T3S, R1W, SLB&M

RECORDED # **13205328**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: **JHSJ Office # 2 LLC**
DATE: **2/28/2022** TIME: **12:15 PM** BOOK: **2020P** PAGE: **040**
FEE \$ **110** **S. J. ARNEY**
SALT LAKE COUNTY RECORDER