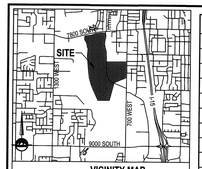
JORDAN BLUFFS 2ND AMENDED SUBDIVISION

AMENDING JORDAN BLUFFS LOT 201A AMENDED SUBDIVISION AND LOT 204 OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION ALSO VACATING A PORTION OF PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS

LOCATED IN THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 35 & THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN MIDVALE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N0°00'00"E	124.58'
PL2	N47°59'09"W	30.66'
PL3	N37°43'31"W	42.50'
PL4	S81°32'25"E	102.50'
PL5	N85°15'24"E	147.80'
PL6	N77°33'30"E	56.17'
PL7	S39°54'40"E	125.53'
PL8	S12°21'11"E	52.85'
PL9	S8°28'42"W	112.58'
PL10	S2°50'06"E	70.43'
PL11	S14°03'54"E	230.09'
PL12	S3°23'34"E	140.14'
PL13	S20°38'28"E	53.85'
PL14	S65°57'46"E	152.03'
PL15	N65°57'46"W	152.03'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	546.00'	719.05'	83°46'30"	S34°04'31"E	682.52'
PC2	546.00'	148.39'	15°34'17"	S58°10'23"E	147.93'
PC3	554.00'	616.65'	63°46'30"	N34°04'31"W	585.30'

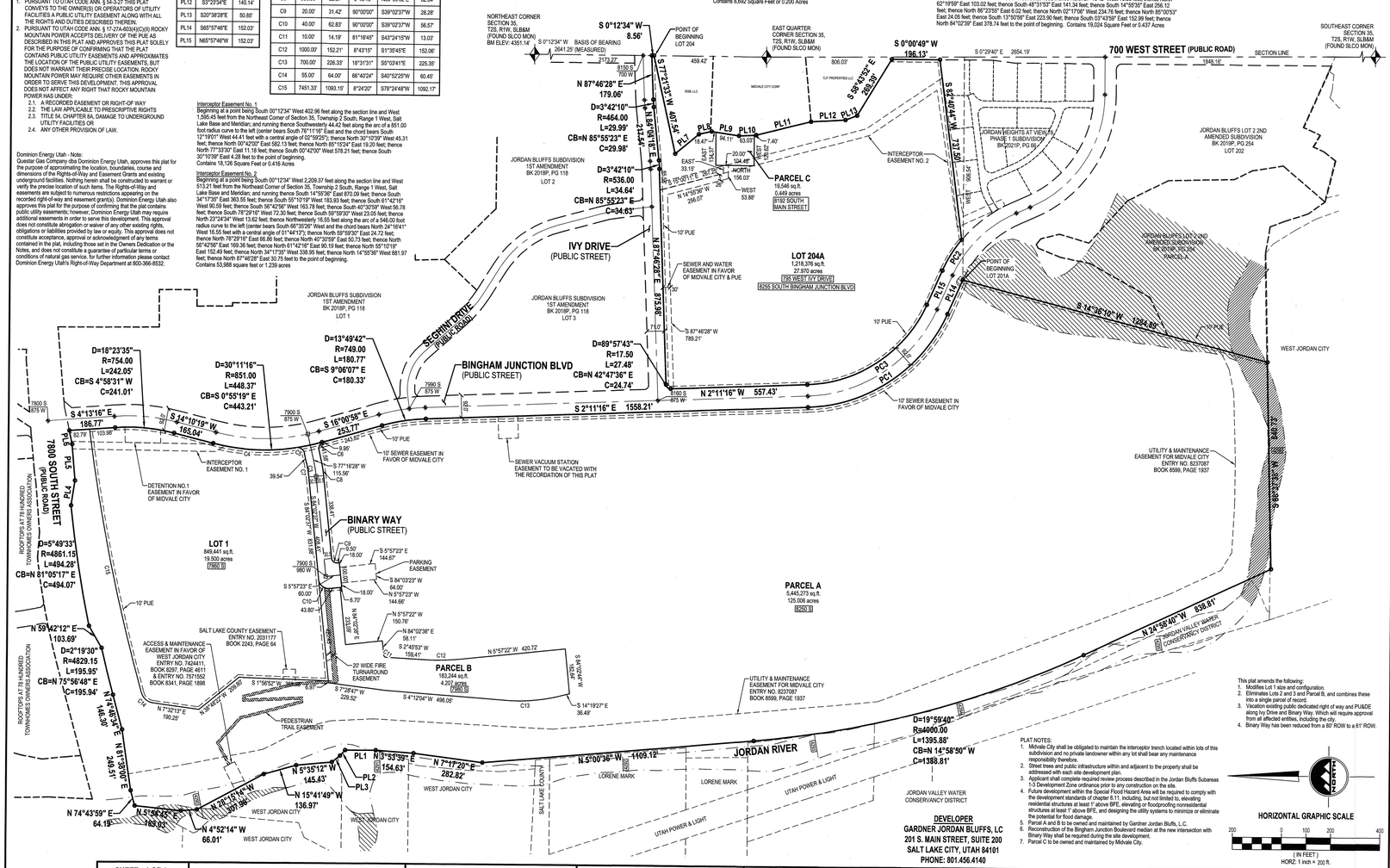
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	500.00'	61.47'	7°02'37"	N80°31'18"E	61.43'
C4	851.00'	340.83'	22°56'49"	S2°41'54"W	338.55'
C5	30.00'	44.91'	85°46'30"	N34°06'45"E	40.83'
C6	30.00'	45.40'	86°42'34"	N59°22'15"W	41.19'
C7	469.50'	57.72'	7°02'37"	N80°31'18"E	57.68'
C8	530.50'	62.67'	6°46'16"	N80°39'32"E	62.64'
C9	20.00'	31.42'	90°00'00"	S39°02'37"W	28.28'
C10	40.00'	62.83'	90°00'00"	S39°02'37"W	56.57'
C11	10.00'	14.19'	81°16'45"	S43°24'15"W	13.03'
C12	1000.00'	152.21'	8°43'15"	S1°35'45"E	152.06'
C13	700.00'	226.33'	18°31'31"	S5°03'41"E	225.35'
C14	55.00'	64.00'	66°40'24"	S40°52'25"W	60.45'
C15	1451.33'	1093.19'	8°24'20"	S78°24'46"W	1092.17'

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THESE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional 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 terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-324-5522.

Interceptor Easement No. 1
Beginning at a point being South 00°12'34" West 402.96 feet along the section line and West 1,595.45 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southwesterly 44.42 feet along the arc of a 851.00 foot radius curve to the left (center bears South 76°11'16" East and the chord bears South 12°19'01" West 44.41 feet with a central angle of 02°59'25"); thence North 30°10'39" West 45.31 feet; thence North 00°42'00" East 582.13 feet; thence North 85°15'24" East 19.20 feet; thence North 77°33'30" East 11.18 feet; thence South 00°42'00" West 578.21 feet; thence South 30°10'39" East 4.28 feet to the point of beginning.
Contains 18,126 Square Feet or 0.416 Acres

Interceptor Easement No. 2
Beginning at a point being South 00°12'34" West 2,209.37 feet along the section line and West 513.21 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 14°05'36" East 870.09 feet; thence South 34°17'35" East 363.55 feet; thence South 55°10'19" West 183.93 feet; thence South 61°42'16" West 90.59 feet; thence South 56°42'56" West 163.78 feet; thence South 40°30'55" West 56.78 feet; thence South 78°29'16" West 72.30 feet; thence South 59°59'30" West 23.05 feet; thence North 23°24'34" West 13.62 feet; thence Northwesterly 16.55 feet along the arc of a 546.00 foot radius curve to the left (center bears South 66°35'26" West and the chord bears North 24°16'41" West 16.55 feet with a central angle of 01°44'13"); thence North 59°59'30" East 24.72 feet; thence North 78°29'16" East 68.86 feet; thence North 40°30'55" East 50.73 feet; thence North 56°42'56" East 169.36 feet; thence North 61°42'16" East 90.19 feet; thence North 55°10'19" East 152.49 feet; thence North 34°17'35" West 338.55 feet; thence North 14°05'36" West 881.97 feet; thence North 87°46'28" East 30.75 feet to the point of beginning.
Contains 53,988 square feet or 1.239 acres



Fire Turnaround Easement
Beginning at a point being South 00°12'34" West 854.89 feet along the section line and West 2,175.22 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southwesterly 20.97 feet along the arc of a 40.00 foot radius curve to the left (center bears South 85°40'21" East and the chord bears South 09°18'30" West 20.73 feet with a central angle of 30°02'18"); thence South 84°02'37" West 245.19 feet; thence Northwesterly 67.19 feet along the arc of a 48.00 foot radius curve to the right (center bears North 05°57'23" West and the chord bears North 55°51'27" West 61.83 feet with a central angle of 80°11'54"); thence North 84°03'23" East 20.02 feet; thence Southeasterly 35.69 feet along the arc of a 28.00 foot radius curve to the left (center bears North 67°04'32" East and the chord bears South 59°26'26" East 33.32 feet with a central angle of 73°01'55"); thence North 84°02'37" East 250.65 feet to the point of beginning. Contains 5,968 Square Feet or 0.137 Acres

Pedestrian Trail Easement
Beginning at a point being South 00°12'34" West 854.89 feet along the section line and West 2,175.22 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southwesterly 20.97 feet along the arc of a 40.00 foot radius curve to the left (center bears South 85°40'21" East and the chord bears South 09°18'30" West 20.73 feet with a central angle of 30°02'18"); thence South 84°02'37" West 384.06 feet; thence North 03°43'59" West 172.51 feet; thence North 13°50'56" West 214.45 feet; thence South 86°03'57" West 5.95 feet; thence South 02°17'06" East 234.99 feet; thence South 88°23'55" West 23.98 feet; thence North 14°50'35" West 261.30 feet; thence North 48°31'53" West 131.43 feet; thence South 62°19'59" West 96.20 feet; thence North 27°16'42" West 10.00 feet; thence North 62°19'59" East 103.02 feet; thence South 48°31'53" East 141.34 feet; thence South 14°50'35" East 256.12 feet; thence North 88°23'55" East 6.02 feet; thence North 02°17'06" West 234.76 feet; thence North 85°03'23" East 24.05 feet; thence South 13°50'56" East 223.00 feet; thence South 03°43'59" East 152.99 feet; thence North 84°02'37" East 378.74 feet to the point of beginning. Contains 19,024 Square Feet or 0.437 Acres

Detention No. 1 Easement
Beginning at a point being South 00°12'34" West 37.70 feet along the section line and West 1,532.30 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southwesterly 145.91 feet along the arc of a 754.00 foot radius curve to the right (center bears South 88°46'29" West and the chord bears South 04°22'06" West 145.68 feet with a central angle of 11°05'15"); thence South 88°49'29" West 52.92 feet; thence North 00°42'00" East 145.08 feet; thence North 88°49'29" East 62.25 feet to the point of beginning.
Contains 8,692 Square Feet or 0.200 Acres

LEGEND
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA FLOOD PLAIN ZONE AE
- FEMA REGULATORY FLOODWAY ZONE
- 4250 FIRM MAP BFE

ENSIGN ENG. LAND SURV.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DEC. 13, 2021
DATE

PATRICK M. HARRIS
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR 12-13-21 No. 286882 PATRICK M. HARRIS STATE OF UTAH

BOUNDARY DESCRIPTION

JORDAN BLUFFS LOT 201A AMENDED SUBDIVISION
Beginning at a point on the Section line being South 00°29'40" East 806.03 feet along the section line and West 908.54 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 14°36'10" West 1,284.89 feet; thence South 88°37'38" West 840.73 feet to the east bank of the Jordan River; thence along said east bank of said Jordan River the following thirteen (13) courses: (1) North 24°58'40" West 838.81 feet; (2) Northwesterly 1,395.88 feet along the arc of a 4,000.00 foot radius curve to the right (center bears North 65°01'20" East and the chord bears North 14°58'50" West 1,388.81 feet with a central angle of 19°59'40"); (3) North 05°00'36" West 1,109.12 feet; (4) North 07°17'20" East 282.82 feet; (5) North 03°53'39" East 154.63 feet; (6) North 74°43'59" East 64.19 feet; (7) North 4°52'14" West 66.01 feet; (8) North 00°30'12" West 145.43 feet; (9) North 14°48'37" West 136.87 feet; (11) North 28°15'14" West 307.98 feet; (12) North 04°52'14" West 66.01 feet; (13) North 05°54'45" East 189.03 feet to the Southerly Right-of-Way Line of 7800 South; thence along said Southerly Right-of-Way Line the following nine (9) courses: (1) North 74°43'59" East 64.19 feet; (2) North 81°38'00" East 249.51 feet; (3) North 74°48'54" East 148.30 feet; (4) Northeasterly 195.95 feet along the arc of a 4,829.15 foot radius curve to the right (center bears South 15°12'06" East and the chord bears North 75°56'48" East 195.94 feet with a central angle of 02°19'30"); (5) North 59°42'12" East 103.69 feet; (6) Northeasterly 494.28 feet along the arc of a 4,861.15 foot radius curve to the right (center bears South 11°49'20" East and the chord bears North 81°05'17" East 494.07 feet with a central angle of 05°49'33"); (7) South 81°33'25" East 102.50 feet; (8) North 85°15'24" East 147.80 feet; (9) North 77°33'30" East 56.17 feet to the Westerly Right-of-Way line of Bingham Junction Boulevard; thence along said Westerly Right-of-Way Line the following four (4) courses: (1) South 34°13'19" East 196.77 feet; (2) Southwesterly 242.05 feet along the arc of a 754.00 foot radius curve to the right (center bears South 55°46'44" West and the chord bears South 04°56'31" West 241.01 feet with a central angle of 18°23'35"); (3) South 14°10'19" West 165.04 feet; (4) Southwesterly 448.37 feet along the arc of a 851.00 foot radius curve to the left (center bears South 75°49'41" East and the chord bears South 00°55'19" East 443.21 feet with a central angle of 30°11'16"); (5) South 16°00'58" East 253.77 feet; (6) Southeasterly 180.77 feet along the arc of a 749.00 foot radius curve to the right (center bears South 73°59'02" West and the chord bears South 09°06'07" East 180.33 feet with a central angle of 13°49'42"); (7) South 02°11'16" East 1,558.21 feet; (8) Southeasterly 719.05 feet along the arc of a 546.00 foot radius curve to the left (center bears North 87°48'44" East and the chord bears South 34°04'31" East 682.50 feet with a central angle of 83°46'30"); (9) South 65°57'46" East 152.03 feet; (10) Southeasterly 27.48 feet along the arc of a 17.50 foot radius curve to the right (center bears North 87°48'44" East and the chord bears North 42°47'36" East 24.74 feet with a central angle of 89°57'43"); (2) North 87°46'28" East 875.98 feet; (3) Northeasterly 34.64 feet along the arc of a 536.00 foot radius curve to the left (center bears North 02°13'32" West and the chord bears North 85°55'23" East 34.63 feet with a central angle of 03°42'10"); (4) North 84°04'18" East 217.54 feet; (5) Northeasterly 29.99 feet along the arc of a 464.00 foot radius curve to the right (center bears South 05°56'42" East and the chord bears North 85°55'23" East 29.98 feet with a central angle of 03°42'10"); (6) North 87°46'28" East 179.06 feet to the point of beginning.
Contains 1,237,322 Square Feet or 28.419 Acres

Total Acreage Contains 7,754,741 Square Feet or 178.024 Acres

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

JORDAN BLUFFS 2ND AMENDED SUBDIVISION
AMENDING JORDAN BLUFFS LOT 201A AMENDED SUBDIVISION AND LOT 204 OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION ALSO VACATING A PORTION OF PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this 15th day of December A.D., 20 21

Christian Gardner, Manager
Gardner Jordan Bluffs, LC

Zions Bank Corporation

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the 15th day of December A.D., 20 21, Christian Gardner personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Gardner Jordan Bluffs, LC a Limited Liability Company and that He/She, signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 08-25-2024
NOTARY PUBLIC Chanelle Martin Taylor
RESIDING IN Lehi, Utah COUNTY.

NOTARY PUBLIC CHANELLE MARTIN TAYLOR COMM. # 713730 MY COMMISSION EXPIRES AUGUST 25, 2024 STATE OF UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of } S.S.

On the 16 day of December A.D., 20 21 Jennifer Smith personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Chief Information Officer of Zions Bancorporation and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 9/27/2025
NOTARY PUBLIC
RESIDING IN: Salt Lake COUNTY.

NOTARY PUBLIC Kara Pokrovy 720653 My Commission Expires 09/27/2025 STATE OF UTAH

This plat amends the following:
1. Modifies Lot 1 size and configuration.
2. Eliminates Lots 2 and 3 and Parcel B, and combines these into a single parcel of record.
3. Vacation existing public dedicated right of way and PU&DE along Ivy Drive and Binary Way. Which will require approval from all affected entities, including the city.
4. Binary Way has been reduced from a 80' ROW to a 61' ROW.

PLAT NOTES:
1. Midvale City shall be obligated to maintain the interceptor trench located within lots of this subdivision and no private landowner within any lot shall bear any maintenance responsibility therefore.
2. Street trees and public infrastructure within and adjacent to the property shall be addressed with each site development plan.
3. Applicant shall complete required review process described in the Jordan Bluffs Subareas 1-3 Development Zone ordinance prior to any construction on the site.
4. Future development within the Special Flood Hazard Area will be required to comply with the development standards of chapter 8.11, including, but not limited to, elevating residential structures at least 1' above BFE, elevating or floodproofing nonresidential structures at least 1' above BFE, and designing the utility systems to minimize or eliminate the potential for flood damage.
5. Parcel A and B to be owned and maintained by Gardner Jordan Bluffs, L.C.
6. Reconstruction of the Bingham Junction Boulevard median at the new intersection with Binary Way shall be required during the site development.
7. Parcel C to be owned and maintained by Midvale City.

HORIZONTAL GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
HORZ: 1 inch = 200 ft.

DEVELOPER
GARDNER JORDAN BLUFFS, LC
201 S. MAIN STREET, SUITE 200
SALT LAKE CITY, UTAH 84101
PHONE: 801.456.4140

JORDAN BLUFFS 2ND AMENDED SUBDIVISION

AMENDING JORDAN BLUFFS LOT 201A AMENDED SUBDIVISION AND LOT 204 OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION ALSO VACATING A PORTION OF PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS
LOCATED IN THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 35 & THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13871265

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Gardner Jordan Bluffs LC
DATE: 1/19/22 TIME: 10:19 AM BOOK: 2022P PAGE: 030
$60.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER

RECORD OF SURVEY	SHEET 1 OF 1	ENSIGN	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL
ROS NO.: S-2018-03-0230	PROJECT NUMBER : 7058A	SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM	APPROVED THIS 21st DAY OF December 2021 BY THE MIDVALE CITY ENGINEER	APPROVED THIS ____ DAY OF ____ 20____ BY THE MIDVALE CITY PLANNING.	APPROVED THIS 14th DAY OF December 20 21 BY THE BOARD OF HEALTH	APPROVED THIS 11th DAY OF January 20 22 BY THE MIDVALE CITY ATTORNEY	PRESENTED TO THE MIDVALE CITY COUNCIL THIS 16th DAY OF November 20 21 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
COUNTY SURVEYOR REVIEWER DATE	MANAGER : JKF	LAYTON Phone:801.547.1100 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER / MAYOR
	DRAWN BY : KFW						
	CHECKED BY : KFW						
	DATE : 12/13/21						

21-35-12, 21, 22 ; 21-26-41 21-35-401-001 ; 21-35-201-006 ; 21-35-426-002