

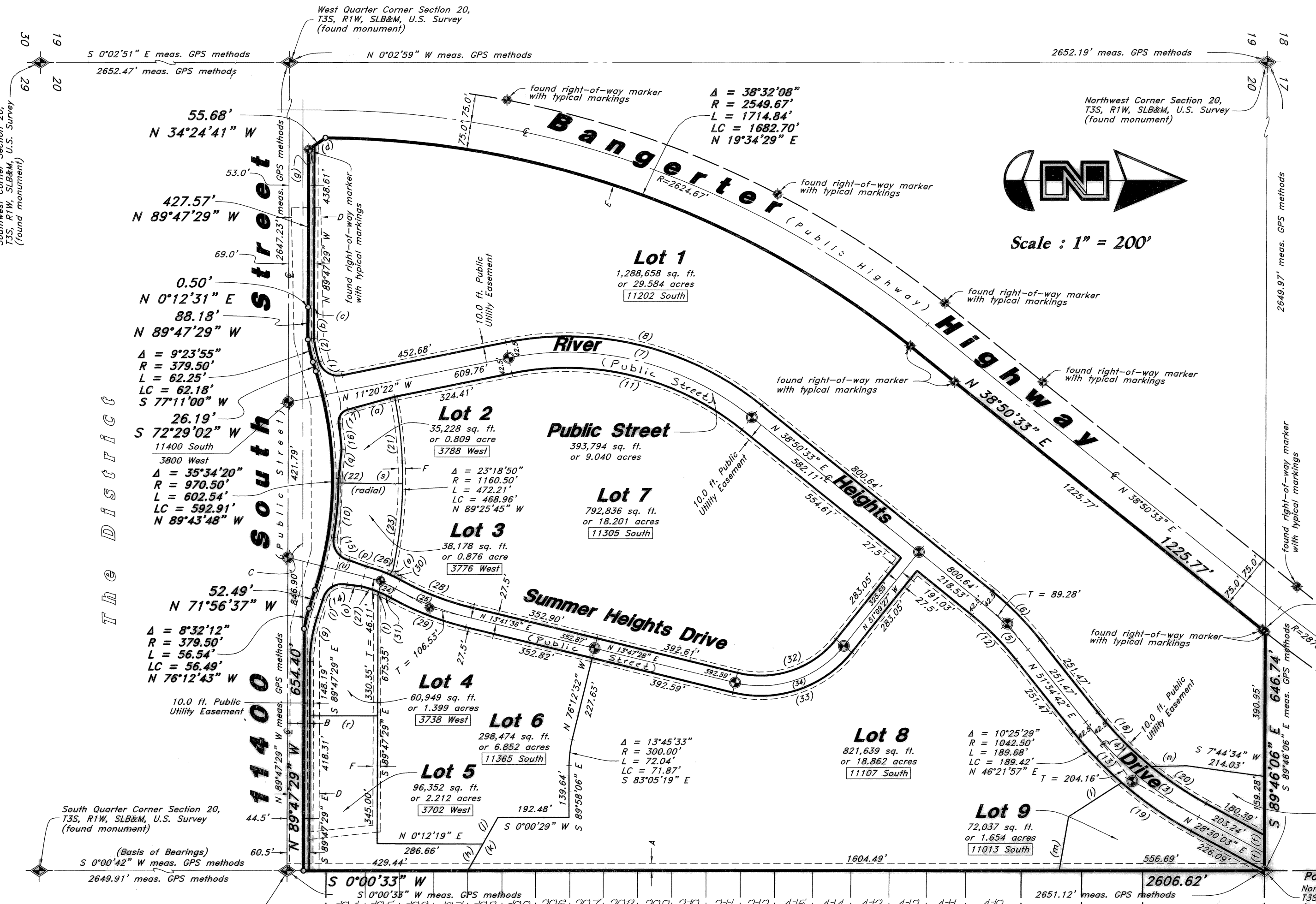
The North District

A Multiple Use Subdivision

A Part of the Northwest 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
March 2007

In conjunction with the recordation of this plat for The North District ("Plat"), there shall also be recorded, with respect to the "tract" described hereon a document entitled "Development Agreement" recorded February 8, 2007 as Entry No. 8989691, in book 9420, at Page 3209 of the Official Records.



Narrative

This Survey and Subdivision plat was requested by Mr. Wade Williams of the Boyer Company for purpose of platting ten (10) lots.

A line between monuments found for the South Quarter Corner and the Center of Section 20 was assigned the Salt Lake County Area Reference Plat bearing of N 0°00'42" E as the Basis of Bearings.

This property was previously surveyed by Great Basin Engineering - South in April 2006 and that survey was honored.

Notes

Many areas in South Jordan City have ground water problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

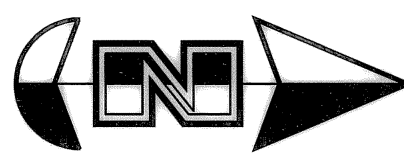
Potential purchasers of property legally described by this plat are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained with this plat and also with any Conditions, Covenants and Restrictions (CC&R) documents recorded against land legally described by this plat. Failure to adhere to these notes, easements CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and to be in compliance with all notes, easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

Line Table

No.	Length	Bearing
(a)	131.77'	N 15°17'28" W
(b)	84.68'	S 89°47'29" E
(c)	0.50'	N 0°12'31" E
(d)	36.24'	N 34°24'41" W
(e)	15.73'	S 58°04'19" E
(f)	48.255'	S 89°46'06" E
(g)	19.44'	N 34°24'41" W
(h)	83.38'	N 60°09'23" W
(i)	57.66'	N 71°56'37" W
(j)	82.42'	N 60°09'23" W
(k)	165.80'	N 60°09'23" W
(l)	170.93'	S 32°46'20" E
(m)	148.71'	S 80°03'39" E
(n)	95.75'	N 1°22'38" W
(o)	39.87'	N 6°39'01" E
(p)	51.33'	S 19°28'39" W
(q)	78.96'	N 83°35'40" W
(r)	184.00'	N 0°00'33" E
(s)	174.00'	N 0°37'13" E
(t)	191.00'	S 58°04'19" E
(u)	212.79'	N 13°51'17" E

Curve Table

No.	Delta	Radius	Length	Long Chord	Chord Bearing
(1)	83°33'44"	54.00'	78.76'	71.96'	S 30°26'30" W
(2)	9°48'31"	380.50'	65.14'	65.06'	N 77°07'38" E
(3)	23°04'39"	1000.00'	402.78'	400.06'	N 40°02'22" E
(4)	23°04'39"	957.50'	385.66'	383.06'	S 40°02'22" W
(5)	12°44'09"	800.00'	177.82'	177.46'	N 45°12'38" E
(6)	12°44'09"	842.50'	187.27'	186.89'	S 45°12'38" W
(7)	50°10'55"	800.00'	700.67'	678.49'	N 13°45'06" W
(8)	50°10'55"	842.50'	737.90'	714.54'	S 13°45'06" W
(9)	17°50'52"	381.50'	118.84'	118.36'	N 80°52'03" W
(10)	8°39'40"	986.50'	149.13'	148.98'	N 85°02'57" W
(11)	50°10'55"	757.50'	663.45'	642.45'	N 13°45'06" E
(12)	12°44'09"	757.50'	168.38'	168.03'	N 45°12'38" E
(13)	23°04'39"	1042.50'	419.90'	417.06'	N 40°02'22" E
(14)	85°47'54"	54.00'	80.86'	73.52'	N 29°02'40" W
(15)	85°25'37"	54.00'	80.51'	73.26'	S 56°34'05" W
(16)	4°05'02"	998.50'	71.19'	71.18'	S 83°22'31" W
(17)	83°22'34"	34.00'	49.48'	45.23'	N 56°58'45" W
(18)	12°21'03"	957.50'	206.40'	206.00'	S 45°24'10" W
(19)	12°39'10"	1042.50'	230.22'	229.75'	N 34°49'38" E
(20)	10°43'36"	957.50'	179.26'	179.00'	S 33°51'51" W
(21)	11°42'23"	1160.50'	237.11'	236.69'	S 84°46'02" W
(22)	0°41'45"	986.50'	11.98'	11.98'	N 89°43'40" W
(23)	11°36'27"	1160.50'	235.10'	234.70'	N 83°34'33" W
(24)	15°00'32"	350.00'	91.68'	91.42'	N 21°21'33" E
(25)	15°10'13"	800.00'	211.82'	211.20'	N 21°16'42" E
(26)	10°12'14"	377.50'	67.23'	67.14'	S 18°57'24" W
(27)	8°51'04"	322.50'	49.82'	49.77'	N 18°16'49" E
(28)	15°10'13"	772.50'	204.54'	203.94'	S 21°16'42" W
(29)	15°10'13"	827.50'	219.10'	218.46'	N 21°16'42" E
(30)	4°48'18"	377.50'	31.66'	31.65'	S 26°27'40" W
(31)	6°09'28"	322.50'	34.66'	34.64'	N 25°47'04" E
(32)	6°45'54"	262.50'	297.56'	281.88'	S 18°40'59" E
(33)	6°45'54"	317.50'	359.91'	340.94'	N 18°40'59" W
(34)	6°45'54"	290.00'	328.73'	311.41'	N 18°40'59" W



Scale : 1" = 200'

Easements

- A - 20.0 ft. wide right-of-way easement to South Jordan City recorded November 9, 1981 as Entry No. 3621755, in Book 5311, at Page 406 of the Official Records.
- B - 10.0 ft. wide Temporary Construction Easement to South Jordan City as disclosed by that certain Complaint filed August 17, 2005 in the Office of the Clerk of the District Court in and for Salt Lake County, State of Utah Civil No. 050914494.
- C - Right-of-way easement of undisclosed width to Utah Power & Light Company recorded August 11, 1959 as Entry No. 1669382, in Book 1639, at Page 56 of the Official Records.
- D - 80.0 ft. wide easement to PacifiCorp recorded June 2, 2006 as Entry No. 9741714, in Book 9303, at Page 1230 of the Official Records.
- E - Controlled access to Bangerter Highway by The Utah Department of Transportation recorded April 29, 1996 as Entry No. 6342228, in Book 7386, at Page 262 of the Official Records.
- F - 20.0 ft. wide sewerline easement recorded 10 Sept 2003 as Entry No. 10218555, in Book 9313, at Page 315 of the Official Records.

Questar Gas Company

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve Questar utility easements. Questar may require other easements in order to serve Questar utility easements for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to the precise restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Questar 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 including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Questar's Right-of-Way department at 1-800-368-8532.

Approved this 4th day of September 2007
Questar Gas Company
By: Joyce Garrison, Customer Gas

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered 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 and streets, hereafter to be known as The North District - A Multiple Use Subdivision.

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Northwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in Salt Lake County, Utah, more particularly described as follows:

Beginning at the North Quarter Corner of said Section 20 and running thence South 0°00'33" West 2606.62 feet along the Quarter Section Line to a point 44.50 feet perpendicularly distant Northerly from the South Line of said Quarter Section and being the Northerly Line of 11400 South Street as it is widened; thence along said Northerly Line the following seven courses: North 89°47'29" West 654.40 feet to a point of curvature; Northwesterly along the arc of a 379.50 foot radius curve to the right a distance of 56.54 feet (Central Angle equals 8°32'12" and Long Chord bears North 76°12'43" West 56.49 feet) to a point of tangency; North 71°56'37" West 52.49 feet to a point of curvature; Northwesterly, Westerly, and Southwesterly along the arc of a 970.50 foot radius curve to the left a distance of 602.54 feet (Central Angle equals 35°34'20" and Long Chord bears North 89°43'48" West 592.91 feet) to a point of tangency; South 72°29'02" West 26.19 feet to a point of curvature; Southwesterly along the arc of a 379.50 foot radius curve to the right a distance of 62.25 feet (Central Angle equals 9°23'55" and Long Chord bears South 77°11'00" West 62.18 feet) to a point 52.50 feet perpendicularly distant Northerly from the South Line of the Northwest Quarter of said Section 20; and North 89°47'29" West 88.18 feet, to the Easterly line of a parcel of land conveyed to the City of South Jordan in that certain Warranty Deed recorded April 29, 1996 as Entry No. 6342230, in Book 7386, at Page 266 of the official records of the Salt Lake County Recorder; thence North 0°12'31" East 0.50 feet along said Easterly line to the Northeast corner of the said City of South Jordan parcel; thence North 89°47'29" West 427.57 feet along the Northerly Line of 11400 South Street as it exists at 53.00 foot half-width (said Northerly Line being described in Warranty Deed Entry No. 6342230 aforesaid, and in that certain Warranty Deed, recorded April 29, 1996 as Entry No. 6342228, in Book 7386, at Page 262 of the official records of the Salt Lake County Recorder wherein the Utah Department of Transportation was the Grantee); thence North 34°24'41" West 55.68 feet, along the boundary described in Warranty Deed Entry No. 6342228 aforesaid, to the Easterly Line of the Bangerter Highway as it exists at 75.00 foot half-width, (said Easterly line being described in Warranty Deed Entry No. 6342228 aforesaid); thence along said Easterly Line the following three courses: Northeasterly along the arc of a 2549.67 foot radius curve to the right a distance of 1714.84 feet (Central Angle equals 38°32'08" and Long Chord bears North 19°34'29" East 1682.70 feet) to a point of tangency; North 38°50'33" East 1225.77 feet to a point of curvature; and Northeasterly along the arc of a 2945.73 foot radius curve to the left a distance of 9.63 feet (Central Angle equals 0°11'15" and Long Chord bears North 38°44'56" East 9.63 feet) to the Section Line; thence South 89°46'06" East 646.74 feet along the Section Line to the point of beginning.

Contains 3,926,301 sq. ft. or 90.135 acres 10 Lots

Date 30 Aug, 2007
Bruce D. Pimper
Registered Land Surveyor
Utah RLS No. 362256

Owner's Dedication

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 hereafter known as

The North District - A Multiple Use Subdivision
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

- In witness whereof, I have hereunto set my hand and seal this 30 day of August AD, 2007.
- By: _____
Its: _____
By: _____
Its: _____
By: _____
Its: _____
By: _____
Its: _____
By: _____
Its: _____
By: _____
Its: _____
By: _____
Its: _____

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Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah

Recorded # 10257638
State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____
Date 10/16/07 Time 1:07 PM Book 2007P Page 418
Fee \$ 70.00
Admission Admission
Salt Lake County Recorder

Easement Approval

QWEST COMMUNICATIONS 9/4/07 DATE
COMCAST/CABLE COMPANY 9/4/07 DATE

Owner - Developer

Boyer Company
Wade Williams
90 South 400 West, Suite 200
Salt Lake City, Utah 84101
phone: 801-521-4781

Rocky Mountain Power

"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 map 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 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 structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE of the lot owner's expense, all no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Legend

- Public Utility Easement
- Area Reference Plat
- Section Corner
- Centerline Monument
- Property Line
- Easement Line
- Centerline
- Section Line
- Street Address

GREAT BASIN ENGINEERING - SOUTH

CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

South Valley Sewer District

Approved this 27 Day of September A.D., 2007.
South Valley Sewer District

Board of Health

Approved this 1st Day of October A.D., 2007.
Salt Lake Valley Health Department

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.
South Jordan City Engineer

South Jordan City Attorney

Approved as to Form this 22nd Day of October A.D., 2007.
South Jordan City Attorney

Planning Department

Approved this 19th Day of October A.D., 2007 by the South Jordan City Planner.
City Planner

South Jordan City Approval

Presented to South Jordan City this 22nd Day of October A.D., 2007. At which time this subdivision was approved and accepted.
Attest: City Clerk
South Jordan City Mayor