

The South District

Subdivision

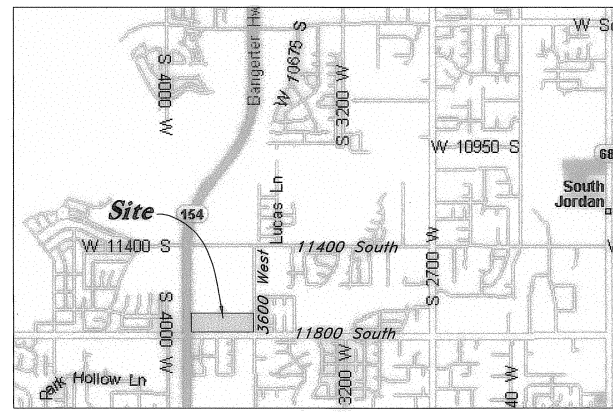
Amending Lots 15 and 16 of the District Commercial Subdivision,
Being a part of the Southwest 1/4 of Section 20,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah
February 2008

Narrative

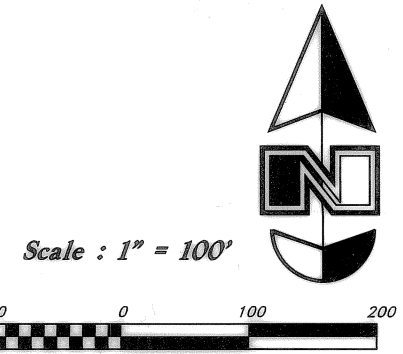
This Survey and Subdivision Plat was requested by Mr. Wade Williams of The Boyer Company for purpose of platting 7 lots.

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.

The property was previously surveyed by Great Basin Engineering - South in September 2004 and that survey was honored.
2647.23' meas. GPS methods



Vicinity Map
No Scale



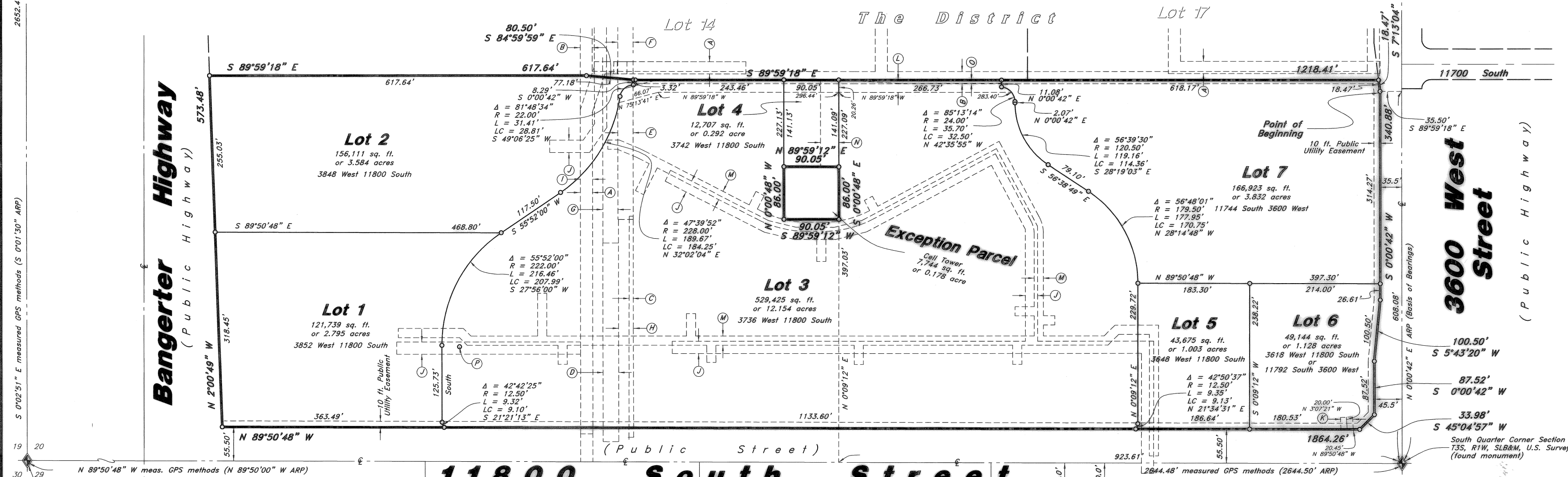
Scale : 1" = 100'

West Quarter Corner Section 20,
T3S, R1W, S18&M, U.S. Survey
(found monument)
N 89°47'28" W Measured GPS Methods (N 89°46'32" W ARP)

Center of Section 20,
T3S, R1W, S18&M, U.S. Survey
(found monument)

Easements

- Operation and Easement Agreement recorded January 27, 2005 as Entry No. 9283656, in Book 9087, at Page 8410, Memorandum of Supplemental Agreement recorded January 27, 2005 as Entry No. 9283915, in Book 9087, at Page 8153, First Amendment to Operation and Easement Agreement recorded July 19, 2006 as Entry No. 9787852, in Book 9324, at Page 1382 and Supplemental Declaration recorded July 20, 2006 as Entry No. 9787815, in Book 9324, at Page 4248 blankets the entire shopping center.
- Waterline Easement blankets the entire shopping center recorded July 26, 2007 as Entry No. 10174410, in Book 9485, at Page 6063.
- 20 ft. wide easement to South Valley Sewer District recorded July 6, 2005 as Entry No. 9424520, in Book 9155, at Page 5395 of the Official Records.
- 20 ft. wide easement to Questar Gas Company recorded April 13, 2006 as Entry No. 9693490, in Book 9280, at Page 1084 of the Official Records, shown approximately from exhibit A.
- 6 ft. wide easement to the Mountain States Telephone and Telegraph Company recorded August 30, 1984 as Entry No. 3987315, in Book 5586, at Page 1280 of the Official Records.
- 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579036, in Book 7604, at Page 2156 of the Official Records.
- 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579037, in Book 7604, at Page 2158 of the Official Records.
- 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579041, in Book 7604, at Page 2166 of the Official Records.
- 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579046, in Book 7604, at Page 2175 of the Official Records.
- 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579047, in Book 7604, at Page 2177 of the Official Records.
- 20 ft. wide right-of-way easement to South Valley Sewer District recorded August 25, 2005 as Entry No. 9421892, in Book 9178, at Page 7497 of the Official Records.
- 20 ft. wide sewer easement to South Valley Sewer District recorded May 5, 2008 as Entry No. 10418043, in Book 9602, at Page 7354 of the Official Records.
- 20 ft. wide waterline easement recorded June 25, 2008 as Entry No. 10463604, in Book 9620, at Page 8842, of the Official Records.
- 30 ft. wide access and utility easement recorded 1/7/2008, as Entry No. 10459160, in Book 9612, at Page 1218 of the Official Records.
- Non-exclusive, perpetual, irrevocable easement for vehicular and pedestrian ingress and egress recorded April 17, 2008 as Entry No. 10403796, in Book 8996, at Page 1937 of the Official Records.
- Right-of-way and/or Easement for an underground well recorded May 15, 1980 as Entry No. 3443983, in Book 101, at Page 476 of the Official Records.



Southwest Corner Section 20,
T3S, R1W, S18&M, U.S. Survey
(found monument)

Legend
ARP Salt Lake County Area Reference Plat
Section Corner
Property Line
Easement Line
Centerline
Section Line
Set Rebar with GBES Plastic Cap
Set Nail with GBES Brass Tag

Notes
Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve any groundwater problems, if any.
Potential purchaser 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 owner 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.
Surveyor and/or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated October 31, 2008 prepared by Stewart Title Guaranty Company, issued by Landmark Title, are shown on this plat. Owner further certifies that the legal description of the property referenced in the title report matches the description as shown on this plat.

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)321-8529 Ogden (801)394-3288 Fax (801)321-9551

South Valley Sewer District
Approved this 8th Day of February A.D., 2008
[Signature]
South Valley Sewer District

Board of Health
Approved this 2nd Day of December A.D., 2008
[Signature]
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.
[Signature]
South Jordan City Engineer

South Jordan City Attorney
Approved as to Form this 15th Day of December A.D., 2008.
[Signature]
South Jordan City Attorney

South Jordan Planning Department
Approved this 7th Day of January A.D., 2009 by the South Jordan City Planning Commission.
[Signature]
South Jordan City Community Development Director

South Jordan City Approval
Presented to South Jordan City, the City Commission on January 14, 2009. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
SOUTH JORDAN CITY MAYOR
[Signature]
CITY RECORDER

Recorded # 10595982
State of Utah, County of Salt Lake, Recorded and Filed at the Request of [Signature]
Date 1-12-09 Time 10:20 AM Book 2009P Page 2
Fee \$ [Signature]
Salt Lake County Recorder

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 South District Subdivision Surveyor's Certificate

All of Lots 15 and 16, The District, A Commercial Subdivision, according to the Official Plat thereof, filed in Book "2007P" of Plats, at Page 312 of the Official Records of the Salt Lake County Recorder; and being located in the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah;

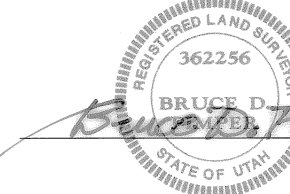
Beginning at a point on the West Line of 3600 West Street as it exists at 35.50 foot half-width being 608.08 feet North 0°00'42" East along the Quarter Section Line; and 35.50 feet North 89°59'18" West from the South Quarter Corner of said Section 20; and running thence along said West Line the following three courses: South 0°00'42" West 340.88 feet; South 5°43'20" West 100.50 feet; and South 0°00'42" West 87.52 feet; thence South 45°04'57" West 33.98 feet to the North Line of 11800 South Street as it exists at 55.50 foot half-width; thence North 89°59'18" West 1218.41 feet along said North Line of street to the Easterly Line of the Bangerter Highway; thence North 2°00'49" West 573.48 feet along said Easterly Line; thence South 89°59'18" East 617.64 feet; thence South 84°59'59" East 80.50 feet; thence South 89°59'18" East 1218.41 feet to the West Line of 3600 West Street; thence South 7°13'04" East 18.47 feet along said West Line to the point of beginning.

Contains 1,087,469 sq. ft. or 24,965 acres

Excepting therefrom the following described tract:

Beginning at the Southeast Corner of the "Cell Tower Parcel" being 923.61 feet North 89°50'48" West along the Section Line and 397.03 feet North 0°00'12" East from the South Quarter Corner of said Section 20, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence South 89°59'12" West 80.05 feet along thence North 0°00'48" West 86.00 feet; thence North 89°59'12" East 80.05 feet; thence South 0°00'48" East 86.00 feet to the point of beginning.

Contains 7,744 sq. ft. or 0.177235 acre
Total Area Contains 1,079,725 sq. ft. or 24,787 acres
7 Lots



Owner - Developer
Arbor Residential
Chris Drent
45 West 10000 South, Suite 301
Sandy, Utah 84070
phone: 801-561-8594

Date 18 Nov, 2008
Bruce D. Pimper
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 South District Subdivision

do hereby dedicate, grant and convey to South Jordan City, Salt Lake County, Utah, all public streets on this plat for perpetual use to the public.

In witness whereof, we have hereunto set our hands this 9th day of December, AD, 2008

[Signature]
[Signature]
[Signature]
[Signature]

Limited Liability Company Acknowledgment

State of Utah
County of Salt Lake
On the 9th day of December, 2008, personally appeared before me, the undersigned Notary Public, [Signature] of Salt Lake City, Utah, who being by me duly sworn did say that he/she/they is/are the [Signature] of [Signature], a limited liability company, and he/she/they acknowledged to me that said limited liability company executed the same.

Limited Liability Company Acknowledgment

State of Utah
County of Salt Lake
On the 11th day of December, 2008, personally appeared before me, the undersigned Notary Public, [Signature] who being by me duly sworn did say that he/she/they is/are the [Signature] of [Signature], a limited liability company, and he/she/they acknowledged to me that said limited liability company executed the same.

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South Jordan City, Salt Lake County, Utah

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