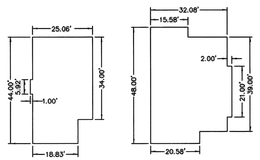
OQUIRRH PARK PHASE 4 SUBDIVISION P.U.D.
LAND AREA 3A

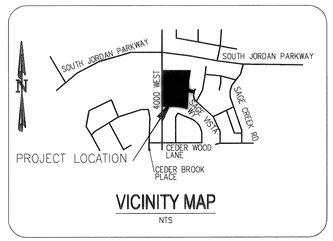
LEGEND

- BOUNDARY
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- STREET CENTERLINE
- LOT LINE/ RIGHT OF WAY
- PONY EXPRESS WAY — STREET NAME
- 312 — LOT NUMBER
- FIRE HYDRANT
- SECTION CORNER, FOUND
- MONUMENT TO BE SET
- PROPERTY CORNER TO BE SET #5 REBAR W/PLASTIC CAP MARKED "STANTEC"
- PRIVATE AREA (FEE SIMPLE)
- LIMITED COMMON ELEMENTS
- COMMON AREA (TO BE MAINTAINED BY HOA)



UNIT	ADDRESS	TYPE
301	10447 S SAGE WOOD WAY	A-ADA
302	10449 S SAGE WOOD WAY	B
303	10453 S SAGE WOOD WAY	B
304	10457 S SAGE WOOD WAY	B
305	10459 S SAGE WOOD WAY	B
306	10461 S SAGE WOOD WAY	A
307	10462 S SAGE VIEW WAY	A
308	10458 S SAGE VIEW WAY	B
309	10454 S SAGE VIEW WAY	B
310	10452 S SAGE VIEW WAY	B
311	10448 S SAGE VIEW WAY	B
312	10446 S SAGE VIEW WAY	A
313	10436 S SAGE BLOSSOM WAY	A
314	10434 S SAGE BLOSSOM WAY	B

UNIT	ADDRESS	TYPE
315	10432 S SAGE BLOSSOM WAY	B
316	10428 S SAGE BLOSSOM WAY	A-ADA
317	3968 W SAGE BLOSSOM WAY	A-ADA
318	3964 W SAGE BLOSSOM WAY	B
319	3956 W SAGE BLOSSOM WAY	B
320	3952 W SAGE BLOSSOM WAY	B
321	3948 W SAGE BLOSSOM WAY	B
322	3944 W SAGE BLOSSOM WAY	A-ADA
323	3967 W SAGE BLOSSOM WAY	A-ADA
324	3959 W SAGE BLOSSOM WAY	B
325	3953 W SAGE BLOSSOM WAY	B
326	3951 W SAGE BLOSSOM WAY	A-ADA



VICINITY MAP
NTS

NOTES:

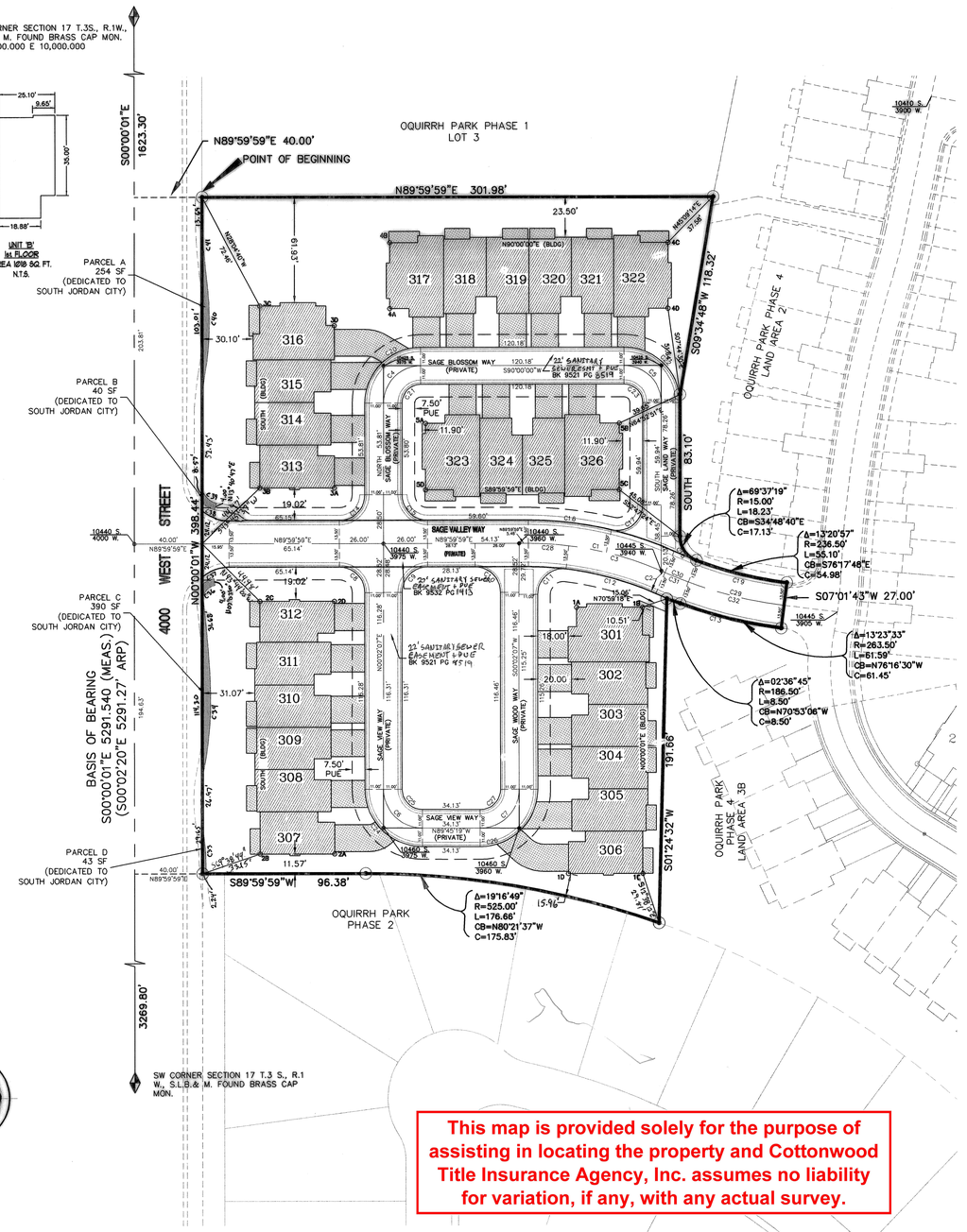
1. WARNING: AT THE DATE OF RECORDING, THE ZONE IN WHICH THIS PLAT IS LOCATED ALLOWS FOR SINGLE-FAMILY DWELLING UNITS ONLY. RENTING OUT ROOMS, APARTMENTS, OR OTHER AREAS WITHIN THE MAIN BUILDING OR ACCESSORY BUILDINGS TO OTHER PERSONS IS UNLAWFUL. THIS DOES NOT PRELUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY (SEE THE CITY OF SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF "FAMILY").
2. MANY AREAS IN SOUTH JORDAN HAVE GROUND WATER PROBLEMS DUE TO SEASONAL HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT THE BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
3. 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 THE CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENT RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THIS LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGE IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER,
4. 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 AMMENDED.
5. NO STRUCTURES ARE ALLOWED IN SEWER EASEMENTS.
6. ALL PRIVATE ROADS SHALL BE DEDICATED PUBLIC UTILITY EASEMENTS.
7. NOTE: ALL AREAS NOT SHOWN AS "PRIVATE AREA" OR "PUBLIC ROAD" TO BE DEDICATED AS "COMMON AREA" TO THE HOME OWNERS ASSOCIATION. ALL COMMON AREA SHALL BE DESIGNATED AS A PUBLIC UTILITY, IRRIGATION, SANITARY SEWER, CULINARY WATER AND DRAINAGE EASEMENT.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	200.00'	80.76'	23°08'13"	N78°25'55"W	80.22'
C2	200.00'	2.38'	0°40'59"	N66°31'30"W	2.38'
C3	200.00'	56.77'	16°15'49"	N74°59'43"W	56.58'
C4	22.00'	34.56'	90°00'00"	S45°00'00"W	31.11'
C5	22.00'	34.56'	90°00'00"	N45°00'00"W	31.11'
C6	23.00'	36.04'	89°47'27"	S44°51'36"E	32.47'
C7	23.00'	36.21'	90°12'34"	N45°08'24"E	32.59'
C8	15.00'	23.57'	90°02'09"	N44°58'57"W	21.22'
C9	15.00'	23.55'	89°57'51"	S45°01'03"W	21.21'
C10	15.00'	23.57'	90°02'09"	N44°58'57"W	21.22'
C11	15.00'	25.35'	96°50'08"	S48°27'11"W	22.44'
C12	186.50'	55.16'	16°56'44"	N74°39'23"W	54.96'
C13	263.50'	77.21'	16°47'16"	S74°34'39"E	76.93'
C14	15.00'	23.56'	89°59'59"	N44°59'59"E	21.21'
C15	15.00'	23.56'	90°00'01"	S45°00'01"E	21.21'
C16	213.50'	49.58'	13°18'18"	N83°20'52"W	49.47'
C17	15.00'	27.05'	103°18'17"	N51°39'09"E	23.53'
C18	15.00'	18.23'	69°37'19"	S34°48'40"E	17.13'
C19	236.50'	55.10'	13°20'57"	S76°17'48"E	54.98'
C20	33.00'	51.84'	90°00'00"	S45°00'00"W	46.67'
C21	11.00'	17.28'	90°00'00"	S45°00'00"W	15.56'
C22	33.00'	51.84'	90°00'00"	N45°00'00"W	46.67'
C23	11.00'	17.28'	90°00'00"	N45°00'00"W	15.56'
C24	34.00'	53.28'	89°47'27"	S44°51'36"E	48.00'
C25	12.00'	18.81'	89°47'27"	S44°51'36"E	16.94'
C26	34.00'	53.53'	90°12'34"	N45°08'24"E	48.17'
C27	12.00'	18.89'	90°12'34"	N45°08'24"E	17.00'
C28	200.00'	23.99'	6°52'24"	N86°33'49"W	23.98'
C29	250.00'	58.25'	13°20'57"	S76°17'48"E	58.12'
C30	250.00'	15.00'	3°26'19"	S67°54'10"E	15.00'
C31	250.00'	14.81'	3°23'43"	S67°52'52"E	14.81'
C32	250.00'	58.44'	13°23'33"	S76°16'30"E	58.30'

SIDEWALK DEDICATION CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C33	230.80'	29.76'	7°23'17"	N04°19'56"W	29.74'
C34	240.58'	74.41'	17°43'17"	N02°58'38"E	74.12'
C35	5.00'	0.69'	7°56'40"	S01°34'41"E	0.69'
C36	7.91'	11.17'	80°53'21"	N42°30'20"E	10.27'
C37	11.91'	7.98'	38°22'57"	S63°45'31"W	7.83'
C38	15.21'	8.58'	32°18'35"	S60°09'56"E	8.47'
C39	11.21'	18.04'	66°18'09"	S43°00'09"E	17.32'
C40	220.60'	74.88'	19°26'55"	N01°35'57"E	74.52'
C41	327.06'	28.60'	5°00'37"	N04°10'22"W	28.59'

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 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 acknowledgement of any terms contained in the plat, including those set forth in the Owners 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 1-800-366-6532.

BUILDING CORNERS		
BUILDING	NORTHING	EASTING
1A	8135.51	10261.22
1B	8135.51	10300.22
1C	7977.91	10303.22
1D	7977.91	10303.22
2A	7999.75	10268.22
2B	7983.75	10268.22
2C	8140.41	10106.08
2D	8140.41	10106.08
3A	8205.37	10071.08
3B	8205.37	10071.08
3C	8312.77	10074.11
3D	8301.27	10118.11
4A	8311.20	10150.76
4B	8350.20	10150.76
4C	8350.20	10315.34
4D	8311.20	10315.34
5A	8243.20	10172.02
5B	8243.20	10286.39
5C	8204.20	10286.39
5D	8204.20	10172.02



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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.

SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

Project Number 86301056/86301345
Designed By BM/MAC
Drawn By DRB/MAC
Checked By GAC Date 10-12-07

Stantec
Stantec Consulting Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revision	By	Date
4	CHANGE TO BUILDING FOOTPRINTS	MAC	3/5/07
3	ADD SEWER EASEMENT PER SVSD REDLINES	BMW	6/6/06
2	Revise East Boundary	BMW	1/17/06
1	REV. BNDRY.& BNDRY DESCR. PER GENIE CHECK	DRB	9/11/01

J:\86-1056-01\Acad\dwgs\L12865\Active\86301056\design\drawing\living 050306\Land area 3A sheets\ph3plat-upper-rev.dwg
2007-11-06 08:10AM By: mmoore

PLANNING COMMISSION DEPARTMENT

APPROVED THIS 3rd DAY OF January A.D., 2008 BY THE SOUTH JORDAN PLANNING COMMISSION DEPARTMENT.

DIRECTOR, SOUTH JORDAN PLANNING COMMISSION
CITY PLANNER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 5 DAY OF December A.D., 2007 BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT
GENERAL MANAGER

BOARD OF HEALTH

APPROVED THIS 28TH DAY OF December A.D., 2007.

SLCO BOARD OF HEALTH

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.

9/14/09 DATE

Brad Klavano
SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 28TH DAY OF September A.D., 2009

SOUTH JORDAN CITY ATTORNEY'S OFFICE

SOUTH JORDAN CITY COUNCIL

PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS 4th DAY OF November A.D., 2009, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK MAYOR

PLATMAN NOTE: SEE SURVEYOR AFFIDAVIT ENTRY #10863309

27-17-151-158 27-17-11

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by 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 shown on this plat,

OQUIRRH PARK PHASE 4 SUBDIVISION P.U.D., LAND AREA 3A

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

BOUNDARY DESCRIPTION

Beginning at a point on the Easterly Right-of-Way Line of 4000 West Street, said point being also S00°00'01"E 1623.30 feet and N89°59'59"E 40.00 feet from the Northwest Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being the Southwest Corner of Oquirrh Park, Phase 1, Lot 3; thence N89°59'59"E 301.98 feet along the South Line of said Oquirrh Park, Phase 1, Lot 3 to the Southeast Corner of said Lot 3, said point also being on the Westerly Line of Oquirrh Park Phase 4 Condominiums, Land Area 2; thence following said Westerly Line the following five (5) courses: (1) S09°34'48"W 118.32 feet; (2) South 83.10 feet; (3) Southeasterly along the arc of a 15.00 foot radius curve to the left, 18.23 feet, chord bears S34°48'40"E 17.13 feet; (4) Southeasterly along the arc of a 236.50 foot radius curve to the left, 55.10 feet, chord bears S76°17'48"E 54.98 feet; (5) S07°01'43"W 27.00 feet to a point on the Northerly Line of Oquirrh Park Phase 4, Land Area 3B; thence along the Northerly and Westerly Lines of said Oquirrh Park Phase 4, Land Area 3B the following three (3) courses: (1) Northwesterly along the arc of a 263.50 foot radius curve to the right, 61.59 feet, chord bears N76°16'30"W 61.45 feet; (2) Northwesterly along the arc of a 186.50 foot radius curve to the right, 8.50 feet, chord bears N70°53'08"W 8.50 feet; (3) S01°24'32"W 191.66 feet to the North Line of Oquirrh Park Phase 2; thence along said North Line the following two (2) courses: (1) Northwesterly along the arc of a 525.00 foot radius curve to the left, 176.66 feet, chord bears N80°21'37"W 175.83 feet; (2) S89°59'59"W 96.38 feet to said Easterly Right-of-Way Line of 4000 West Street; thence along said Easterly Right-of-Way Line N00°00'01"W 398.44 feet to the Point of Beginning.

Contains 2.65 acres and 26 lots.

Nov. 6, 2007
DATE

Gregory A. Cates
P.L.S. No. 161226

LICENSED PROFESSIONAL LAND SURVEYOR No. 161226 GREGORY A. CATES STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

OQUIRRH PARK PHASE 4 SUBDIVISION P.U.D., LAND AREA 3A

do hereby dedicate for perpetual use of the public all parcels of land shown of this plat as intended for Public use.

In witness whereof, I have hereunto set _____ this 29th day of September A.D., 2009

THE BLUFFS AT OQUIRRH PARK PROPERTIES LLC
PHEASANT MEADOW AT SLEEPY RIDGE LLC

Nathan A. Anderson
SVP, First Utah Bank

By: _____
HAROLD B. STRING, MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake S.S.

On the 24th day of September A.D., 2009 personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, Harold B. String who after being duly sworn, acknowledged to me that THE BLUFFS AT OQUIRRH PARK PROPERTIES LLC PHEASANT MEADOW AT SLEEPY RIDGE LLC a Utah limited liability company corporation ( ), that he signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES March 4, 2012

NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake S.S.

On the 10th day of September A.D., 2009 personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, the signer( ) of the above Owner's dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES March 4, 2012

NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

OQUIRRH PARK PHASE 4 SUBDIVISION P.U.D., LAND AREA 3A

LOCATED IN THE WEST 1/2 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # 10871526
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF THE BLUFFS
DATE 10/21/09 TIME 9:31 AM BOOK 2010P PAGE 153
FEE $ 57.00 SALT LAKE COUNTY RECORDER

57.00