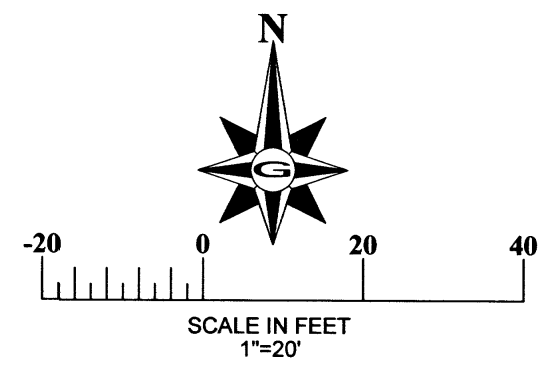
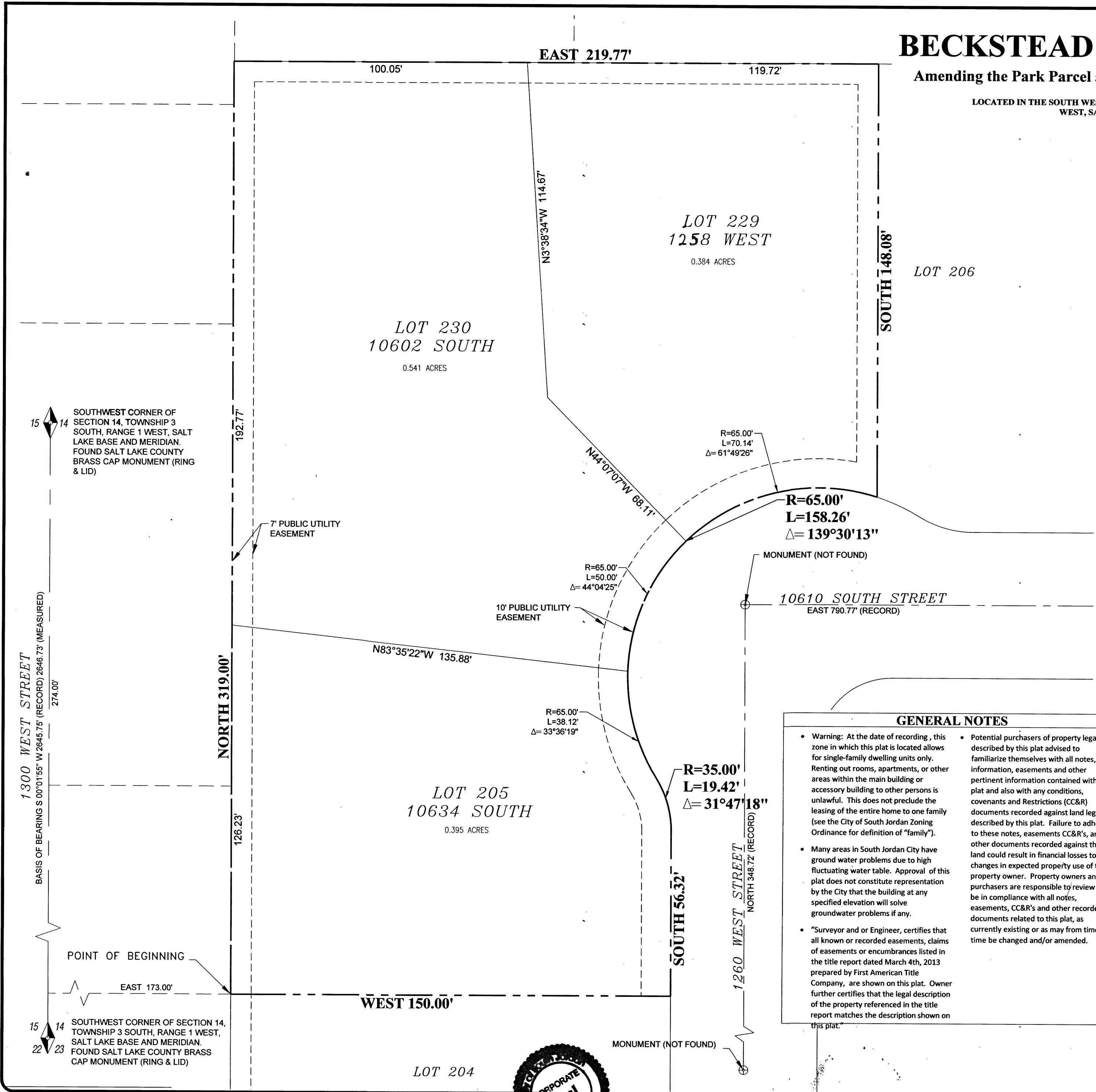


BECKSTEAD ESTATES #2 AMENDED

Amending the Park Parcel and Lot 205 of the Beckstead Estates #2 Subdivision

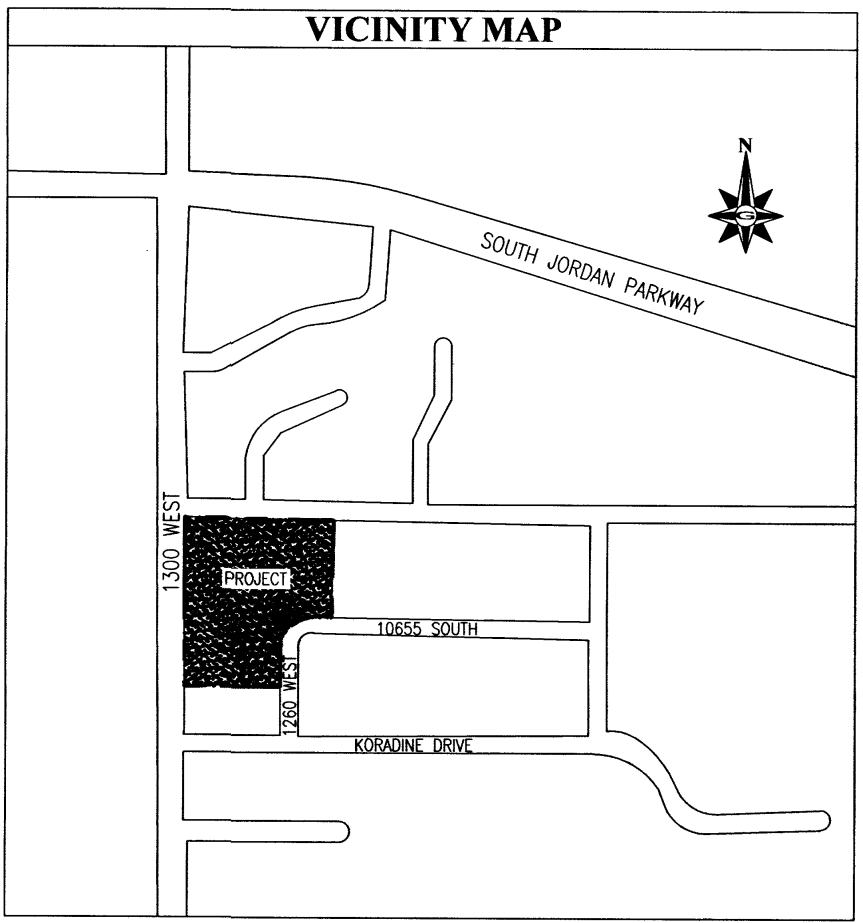
LOCATED IN THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SECTION CORNER (NOT FOUND)
	BRASS CAP MONUMENT
	MONUMENT (NOT FOUND)
	SECTION LINE
	BOUNDARY LINE
	CENTERLINE
	PUBLIC UTILITY EASEMENT LINE
	LOT LINE

GENERAL NOTES

- Warning: At the date of recording, this 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 building to other persons is unlawful. This does not preclude the leasing of the entire home to one family (see the City of South Jordan Zoning Ordinance for definition of "family").
- 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 the building at any specified elevation will solve groundwater problems if any.
- "Surveyor and or Engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated March 4th, 2013 prepared by First American Title Company, are shown on this plat. Owner further certifies that the legal description of the property referenced in the title report matches the description shown on this plat."
- Potential purchasers of property legally described by this plat advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained within 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, and 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 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'S CERTIFICATE

I, Josh F. Madsen, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 5152657 as prescribed by the laws of the State of Utah. I further certify that, by the authority of the owner, I have made a survey of the tract of land shown on this plat and described below, and that I have subdivided said tract of land into lots and streets, hereafter to be known as:

BECKSTEAD ESTATES #2 AMENDED
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 205 AND THE PARK PARCEL BECKSTEAD ESTATES SUBDIVISION #2 AS ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 205 BECKSTEAD ESTATES SUBDIVISION #2, SAID POINT BEING SOUTH 0°01'55" WEST 274.00 FEET AND EAST 173.00 FEET FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 319.00 FEET; THENCE EAST 219.77 FEET; THENCE SOUTH 148.08 FEET TO A POINT ON A 65.00 FOOT NON TANGENT CURVE TO THE LEFT (BEARING TO CENTER S177°42'36" WEST DELTA OF 139°30'13"); THENCE ALONG SAID CURVE 158.26 FEET TO THE POINT OF CURVATURE OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE 19.42 FEET (CHORD BEARING S15°53'39"E 19.17); THENCE SOUTH 56.32 FEET, THENCE WEST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 3 LOTS, 1.320 ACRES

OWNER'S DEDICATION

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

BECKSTEAD ESTATES #2 AMENDED

Do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the city harmless against any easements or other encumbrances on the dedicated streets which will interfere with the city's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services. In witness whereof, we have hereunto set aside our hands. this 16 day of July A.D., 2013.

Bryson Duncan
Bryson Duncan

Arlane Rounpos
Arlane Rounpos

Joni A. Velis
Joni A. Velis

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
County of SALT LAKE

On the 16 day of July A.D., 2013, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication,

3 in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____
County _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
County of SALT LAKE

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication,

in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____
County _____

BECKSTEAD ESTATES #2 AMENDED
Amending the Park Parcel and lot 205 of Beckstead Estates #2 Subdivision

LOCATED IN THE SOUTHWEST 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

 CONSULTING ENGINEERS AND SURVEYORS www.gilsonengineering.com Draper Office: 12401 South 450 East (801) 571-9414 Fax: (801) 571-9449	City Planning Approved as to form this <u>13th</u> day of <u>August</u> A.D., 20 <u>13</u> . <i>Gregory R. Schindler</i> South Jordan City Planner	Office of the City Attorney Approved as to form this <u>15th</u> day of <u>August</u> A.D., 20 <u>13</u> . <i>Ryan J. Tate</i> Attorney for South Jordan City	South Jordan City Mayor Presented to the South Jordan City Mayor this <u>15th</u> day of <u>Aug</u> A.D., 20 <u>13</u> at which time this plat was accepted. <i>Anna M. West</i> 8-15-13 ATTEST: CITY CLERK <i>Michelle Brown</i> 8/15/13 CITY CLERK	South Jordan City Engineer I hereby certify that this office has examined this plat and it is in accordance with information on file in this office. <i>Brad Rowan</i> 8/1/13 South Jordan City Engineer Date	Board of Health Approved this <u>18th</u> day of <u>July</u> A.D., 20 <u>13</u> <i>R. Madsen</i> MD Salt Lake Co. Board of Health	South Valley Sewer District Approved this <u>17</u> day of <u>July</u> A.D., 20 <u>13</u> . <i>[Signature]</i> General Manager	South Jordan City Council Presented to the South Jordan City Council this <u>17</u> day of <u>July</u> A.D., 20 <u>13</u> , at which time this subdivision was approved and accepted. Mayor Attest: South Jordan City Recorder	Recorded # <u>11706085</u> State of Utah, County of Salt Lake, recorded and filed at the request of <u>BRYSON DUNCAN</u> Date <u>8-16-13</u> Time <u>9:39AM</u> Book <u>2013P</u> Page <u>161</u> . Fee \$ <u>33.00</u> <i>Kristin Kim DEWITT</i> Salt Lake County Recorder	REV. A PRELIMINARY PLAT DUN.010 P.01
---	---	--	--	---	--	--	--	--	---

27-14-11, 31 27-14-153-031 27-14-301-015,016 # 33.00