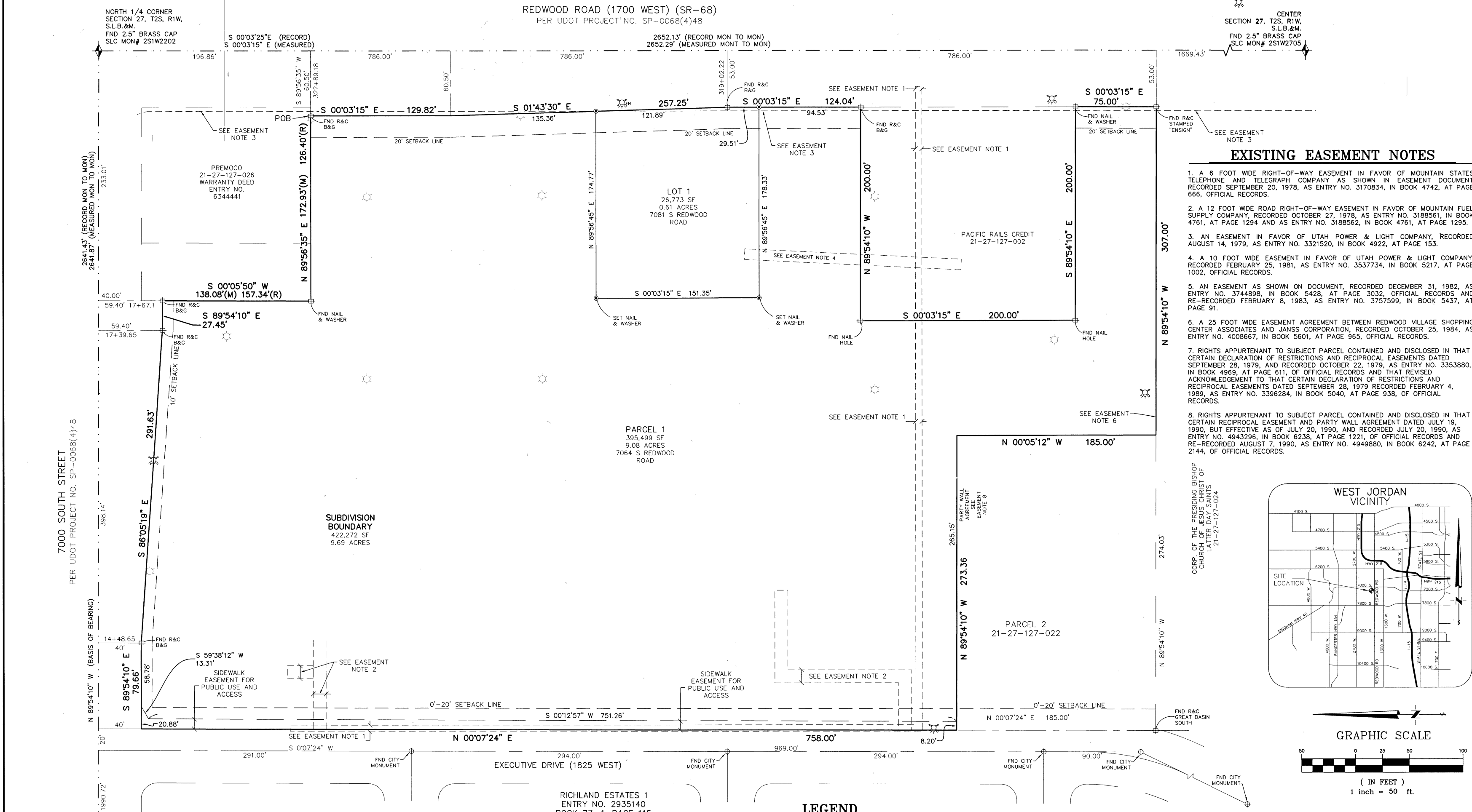


US BANK SUBDIVISION

LOCATED IN
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
RTA Redwood Village, LLC

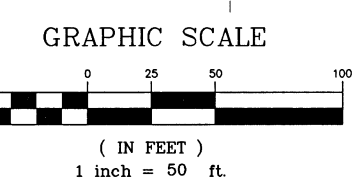
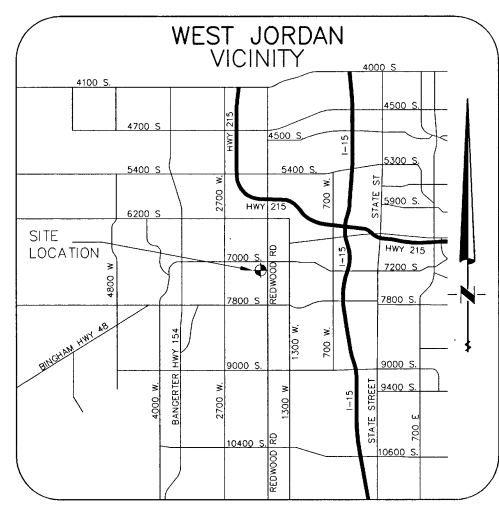
REDWOOD ROAD (1700 WEST) (SR-68)
PER UDOT PROJECT NO. SP-0068(4)48



CENTER
SECTION 27, T2S, R1W,
S.L.B. & M.
FND 2.5" BRASS CAP
SLC MON# 251W2705

EXISTING EASEMENT NOTES

- A 6 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS SHOWN IN EASEMENT DOCUMENT RECORDED SEPTEMBER 20, 1978, AS ENTRY NO. 3170834, IN BOOK 4742, AT PAGE 666, OFFICIAL RECORDS.
- A 12 FOOT WIDE ROAD RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED OCTOBER 27, 1978, AS ENTRY NO. 3188561, IN BOOK 4761, AT PAGE 1294 AND AS ENTRY NO. 3188562, IN BOOK 4761, AT PAGE 1295.
- AN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED AUGUST 14, 1979, AS ENTRY NO. 3321520, IN BOOK 4922, AT PAGE 153.
- A 10 FOOT WIDE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED FEBRUARY 25, 1981, AS ENTRY NO. 3537334, IN BOOK 5217, AT PAGE 1002, OFFICIAL RECORDS.
- AN EASEMENT AS SHOWN ON DOCUMENT, RECORDED DECEMBER 31, 1982, AS ENTRY NO. 3744898, IN BOOK 5428, AT PAGE 3032, OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 8, 1983, AS ENTRY NO. 3757599, IN BOOK 5437, AT PAGE 91.
- A 25 FOOT WIDE EASEMENT AGREEMENT BETWEEN REDWOOD VILLAGE SHOPPING CENTER ASSOCIATES AND JANSS CORPORATION, RECORDED OCTOBER 25, 1984, AS ENTRY NO. 400867, IN BOOK 5601, AT PAGE 965, OFFICIAL RECORDS.
- RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 22, 1979, AS ENTRY NO. 3353880, IN BOOK 4969, AT PAGE 611, OF OFFICIAL RECORDS AND THAT REVISED ACKNOWLEDGEMENT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979 RECORDED FEBRUARY 4, 1989, AS ENTRY NO. 3396284, IN BOOK 5040, AT PAGE 938, OF OFFICIAL RECORDS.
- RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT DATED JULY 19, 1990, BUT EFFECTIVE AS OF JULY 20, 1990, AND RECORDED JULY 20, 1990, AS ENTRY NO. 4943296, IN BOOK 6238, AT PAGE 1221, OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 7, 1990, AS ENTRY NO. 4949880, IN BOOK 6242, AT PAGE 2144, OF OFFICIAL RECORDS.



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS I, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.

NOTES

1. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0427G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

BASIS OF BEARING

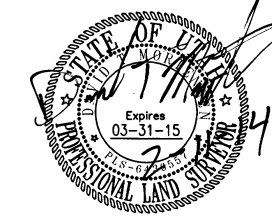
THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, T.2S., R.1W., S.L.B. & M. BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N89°54'10"W.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 1 LOT COMMERCIAL SUBDIVISION, WITH A REMAINDER PARCEL. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

SURVEYOR'S OPINION

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UCLM MODEL STANDARD OF PRACTICE FOR BOUNDARY SURVEYS, THE UTAH STATE CODE AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS OF THIS TRACT. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 07-31-2014. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.



DATE: 2-11-14
BUSH AND GUDGELL INC.

DAVID T. MORTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND, IN THE CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF REDWOOD ROAD (PROJECT NO. SP-0068 (4) 48, PARCEL NO. 0068:94, ROAD WIDENING), AS SHOWN ON WARRANTY DEED RECORDED JANUARY 13, 1997, AS ENTRY NO. 6547400, IN BOOK 7578, AT PAGE 397 OF OFFICIAL RECORDS; SAID POINT BEING 60.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER'S STATION 322+89.18; SAID POINT ALSO BEING 500'03'15"E ALONG THE QUARTER SECTION LINE 196.86 FEET, AND S89°56'35"W 60.50 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE SAID WEST LINE THE FOLLOWING THREE (3) COURSES: 1) 500'03'15"E 129.82 FEET; 2) S01°44'07"E 257.25 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER'S STATION 319+02.22, AND 3) S00'03'15"E 124.04 FEET; THENCE N89°54'10"W 200.00 FEET; THENCE S00'03'15"E 200.00 FEET; THENCE S89°54'10"E 200.00 FEET, TO THE SAID WEST LINE OF REDWOOD ROAD; THENCE S00'03'15"E ALONG THE SAID WEST LINE 75.00 FEET; THENCE N89°54'10"W 40.00 FEET; THENCE S01°44'07"E 273.36 FEET; THENCE N89°54'10"W 273.36 FEET, TO THE EAST LINE OF RICHLAND ESTATES 1 RECORDED APRIL 22, 1977, AS ENTRY NO. 2935140, IN BOOK 77-4, AT PAGE 115, OFFICIAL RECORDS; THENCE N00°07'24"E ALONG SAID EAST LINE 758.00 FEET, TO THE SOUTH LINE OF 7000 SOUTH (UDOT PROJECT NO. SP-0068 (4) 48), SAID POINT BEING 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) S89°54'10"E 79.66 FEET, TO A POINT THAT IS 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 144+48.65 (UDOT PROJECT NO. SP-0068 (4) 48, PARCEL NO. 0068:94B-ROAD WIDENING), AS SHOWN ON WARRANTY DEED RECORDED JANUARY 13, 1997 AS ENTRY NO. 6547401, IN BOOK 7576, AT PAGE 399, OF OFFICIAL RECORDS; 2) S89°05'19"E 291.63 FEET, TO A POINT WHICH IS 59.40 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 174+67.1, SAID POINT ALSO BEING ON THE WEST LINE OF A TRACT CONVEYED TO PREMOCO, A UTAH CORPORATION BY WARRANTY DEED RECORDED APRIL 30, 1996, AS ENTRY NO. 6344441, IN BOOK 7388, AT PAGE 1032, OF OFFICIAL RECORDS; THENCE S00'03'15"E ALONG SAID WEST LINE 138.08 FEET, TO THE SOUTH LINE OF SAID TRACT OF LAND; THENCE N89°56'35"E ALONG SAID SOUTH LINE 172.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 9.69 ACRES, MORE OR LESS.
TOGETHER WITH THOSE RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 22, 1979, AS ENTRY NO. 3353880, IN BOOK 4969, AT PAGE 611, OF OFFICIAL RECORDS AND THAT REVISED ACKNOWLEDGEMENT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979 RECORDED FEBRUARY 4, 1989, AS ENTRY NO. 3396284, IN BOOK 5040, AT PAGE 938, OF OFFICIAL RECORDS.

TOGETHER WITH THOSE RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT DATED JULY 19, 1990, BUT EFFECTIVE AS OF JULY 20, 1990, AND RECORDED JULY 20, 1990, AS ENTRY NO. 4943296, IN BOOK 6238, AT PAGE 1221, OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 7, 1990, AS ENTRY NO. 4949880, IN BOOK 6242, AT PAGE 2144, OF OFFICIAL RECORDS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS US BANK SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL 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 HEREBY DEDICATE THE EASEMENTS AS SHOWN FOR THE USE OF THE CITY, SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, I HAVE/HAS HEREUNTO SET his hand THIS 18 DAY OF Feb, A.D., 2014.

BY: BEN KETEL
VICE PRESIDENT
RTA REDWOOD VILLAGE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

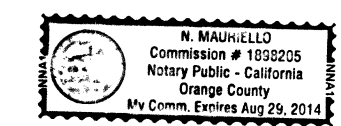
ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON 2-18-14, BEFORE ME, N. MAURIELLO, NOTARY PUBLIC, PERSONALLY APPEARED BEN KETEL, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Ben Ketel (SEAL)



US BANK SUBDIVISION

LOCATED IN
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
RTA Redwood Village, LLC

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER-RECORDED # 11820139

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF REDWOOD VILLAGE
DATE 3/18/2014 TIME 2:57 PM BOOK 2014 PAGE 58
32-00 Kendra Davis, Deputy
FEE \$ SALT LAKE COUNTY RECORDER

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 19 DAY OF February, 2014, BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

QUESTAR GAS CO.
APPROVED THIS 19 DAY OF February, A.D. 2014
[Signature]
COMPANY OFFICER:

COMCAST CABLE
APPROVED THIS 20th DAY OF February, A.D. 2014
[Signature]
COMPANY OFFICER:

BUSH & GUDGELL, INC
ENGINEERS - PLANNERS - SURVEYORS
655 East 4500 South, Ste 100
Salt Lake City, Utah 84107
Phone (801) 685-6194
FAX (801) 685-6195
www.bushandgudgell.com
DATE: 02-11-14
FILE: 132080 FINAL

ROCKY MOUNTAIN POWER
APPROVED THIS 20 DAY OF February, A.D. 2014
[Signature]
COMPANY OFFICER:

CENTURY LINK
APPROVED THIS 24th DAY OF February, A.D. 2014
[Signature]
COMPANY OFFICER:

ZONING ADMINISTRATOR
APPROVED THIS 12th DAY OF March, A.D. 2014, BY THE CITY OF WEST JORDAN ZONING ADMINISTRATOR
[Signature]
CITY OF WEST JORDAN ZONING ADMINISTRATOR

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
[Signature] 3-3-14
CITY OF WEST JORDAN ENGINEER

CITY ATTORNEY
APPROVED THIS 14th DAY OF March, A.D. 2014
[Signature]
CITY OF WEST JORDAN ATTORNEY

WEST JORDAN CITY MAYOR
PRESENTED TO THE WEST JORDAN CITY MAYOR THIS 18 DAY OF March, A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
WEST JORDAN CITY MAYOR