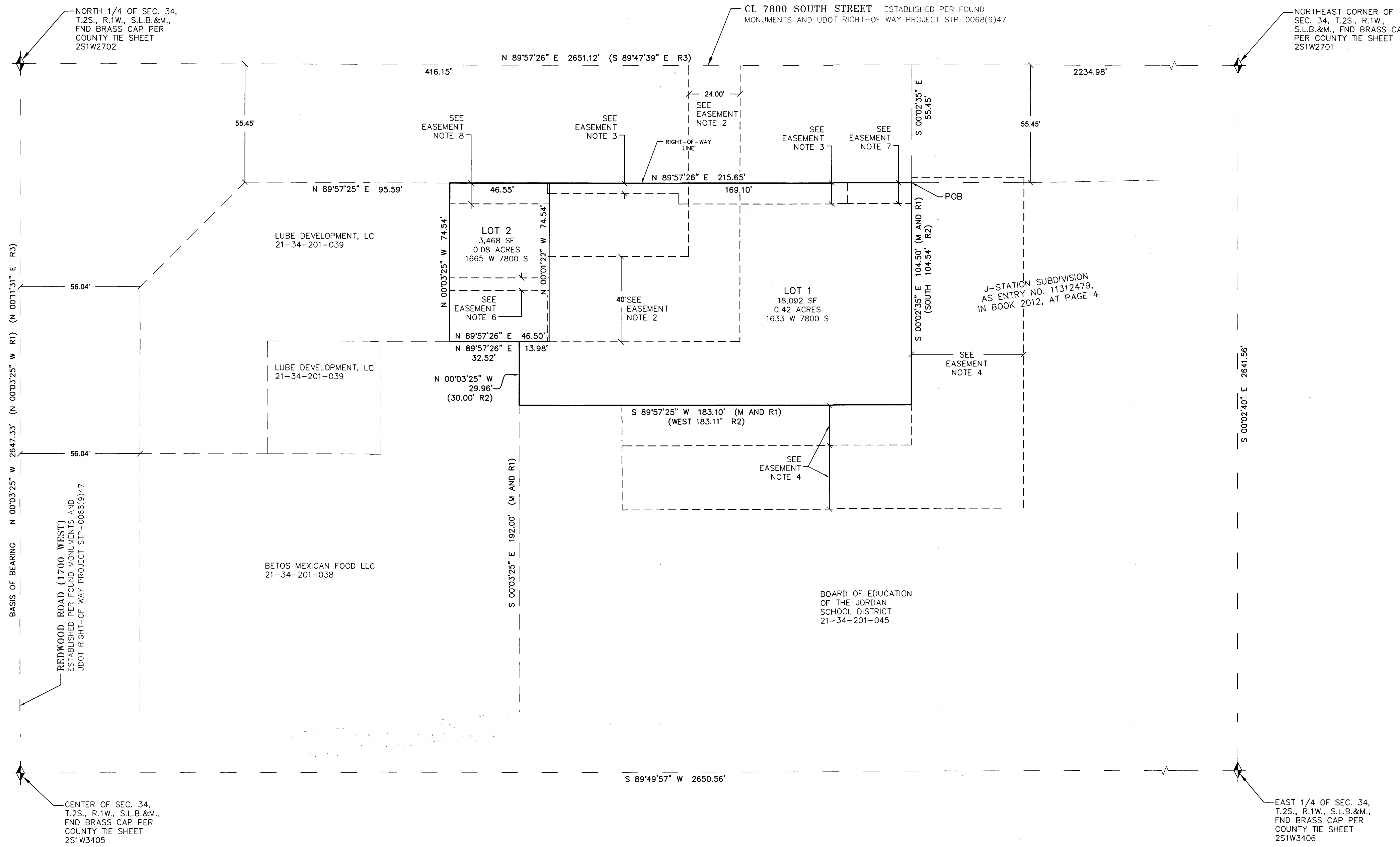


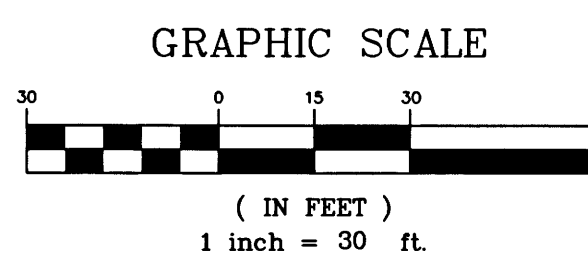
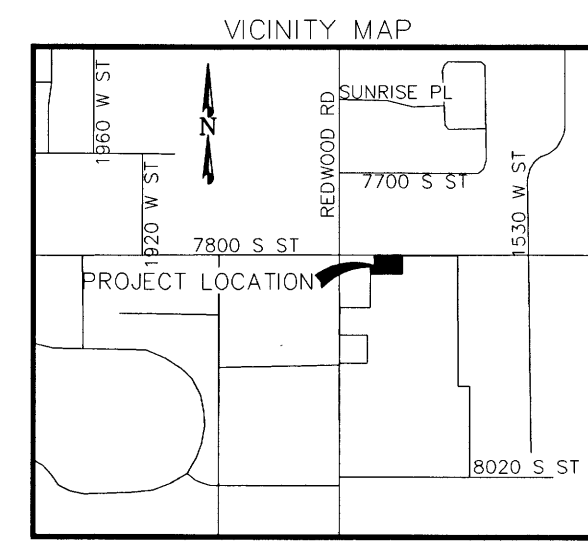
KIMBALL SUBDIVISION

LOCATED IN
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
KIMBALL INVESTMENTS



EXISTING EASEMENT NOTES

- EASEMENT IN FAVOR OF THE UTAH INDEPENDENT TELEPHONE COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS TO ERIG, OPERATE AND MAINTAIN ITS POLES, WIRES, AND FIXTURES, BY INSTRUMENT DATED OCTOBER 20, 1904, AND RECORDED MARCH 16, 1905, AS ENTRY NO. 192136, IN BOOK 6-U, AT PAGE 169, OFFICIAL RECORDS (BLANKET IN NATURE.)
- AN EASEMENT AND RIGHT OF WAY OVER AND ACROSS THE EAST 24 FEET OF THE NORTH 90 FEET AND AN EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE SOUTH 40 FEET OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED JANUARY 19, 1968, AS ENTRY NO. 2230811, IN BOOK 2625, AT PAGE 622, OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING AN IRRIGATION PIPELINE, GAS PIPELINE, WATER PIPELINE, TELEPHONE CABLE, AND ELECTRIC POWER LINES AND APPURTENANT PARTS THEREOF INCIDENT TO THE WIDENING AND GRADING OF REDWOOD ROAD KNOWN AS PROJECT NO. 0068 AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED APRIL 29, 1997 AND RECORDED MAY 16, 1997, AS ENTRY NO. 6646270, IN BOOK 7668, AT PAGE 1503, OFFICIAL RECORDS.
- GRANT OF EASEMENT TO PROVIDE A NON-EXCLUSIVE EASEMENT FOR PARKING AND PARKING ACCESS, BY INSTRUMENT DATED MAY 18, 2010, AND RECORDED MAY 25, 2010 AS ENTRY NO. 10958779, IN BOOK 9828, AT PAGE 1005, OFFICIAL RECORDS.
- NOTICE OF ADOPTION OF BRIARWOOD REDEVELOPMENT PROJECT AREA PLAN ENTITLED "BRIARWOOD REDEVELOPMENT PROJECT AREA PLAN" DATED AUGUST 20, 2003, DATED OCTOBER 22, 2003 AND RECORDED OCTOBER 22, 2003 AS ENTRY NO. 8859904, IN BOOK 8899, AT PAGE 3005, OFFICIAL RECORDS (BLANKET IN NATURE.)
- RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, BY INSTRUMENT RECORDED AUGUST 18, 1978, AS ENTRY NO. 3155111, IN BOOK 4725, AT PAGE 225, OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION FOR A PERPETUAL EASEMENT FOR AN IRRIGATION PIPELINE, GAS PIPELINE, WATER PIPELINE, TELEPHONE CABLE, AND ELECTRIC POWER LINES AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED FEBRUARY 17, 1997 AND RECORDED MARCH 13, 1997, AS ENTRY NO. 6593127, IN BOOK 7618, AT PAGE 759, OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION FOR A PERPETUAL EASEMENT FOR AN IRRIGATION PIPELINE, GAS PIPELINE, WATER PIPELINE, TELEPHONE CABLE, AND ELECTRIC POWER LINES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 19, 1997, AS ENTRY NO. 6647910, IN BOOK 7670, AT PAGE 409, OFFICIAL RECORDS AND BY INSTRUMENT DATED JULY 9, 1997 AND RECORDED AUGUST 8, 1997, AS ENTRY NO. 6710140, IN BOOK 7729, AT PAGE 1679, OFFICIAL RECORDS.



NOTES

- THE PROPERTY IS LOCATED IN "CC-C" - CITY CENTER-CORE SUBDISTRICT
- 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. 49035C0431C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

BASIS OF BEARING

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, T.2S., R.1W., S.L.B.&M., BETWEEN THE CENTER OF SAID SECTION AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N00°03'25\"

NARRATIVE

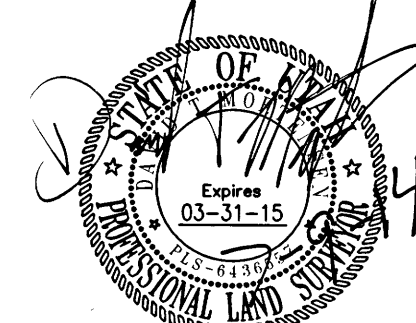
THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE 2 LOTS AND CREATE A 1 LOT SUBDIVISION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

- J-Station Subdivision, RECORDED JANUARY 11, 2012, AS ENTRY 11312479, IN BOOK 2012P, AT PAGE 4.
- RECORD OF SURVEY 52008-11-1065, PREPARED BY BUSH AND GUDGELL, DATED SEPTEMBER 18, 2008.
- WARRANTY DEED; RECORDED JANUARY 22, 2014, AS ENTRY NO. 11793668, IN BOOK 10206, AT PAGE 837.
- WARRANTY DEED; RECORDED JANUARY 13, 2014, AS ENTRY NO. 11789076, IN BOOK 10205, PAGE 1247.
- UDOT RIGHT-OF-WAY PLANS PROJECT NO. STP-0068(9)47, SHEET NOS. 21, 21B, AND 21C.

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 ULS 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 RETRACED.



DATE: 7-9-14
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 ALL THAT LAND, IN WEST JORDAN CITY, SALT LAKE COUNTY, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST, NORTHWEST CORNER OF J-STATION SUBDIVISION RECORDED AS ENTRY NO. 11312479, IN BOOK 2012, AT PAGE 4, SAID POINT ALSO BEING ON THE SOUTH LINE OF 7800 SOUTH STREET AS SHOWN ON UDOT RIGHT-OF-WAY PROJECT STP-0068(9)47, SAID LINE BEING PARALLEL SOUTH 55.45 FEET FROM THE CENTERLINE OF SAID 7800 SOUTH, SAID CENTERLINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34, SAID POINT ALSO BEING N89°57'26\"

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 HEREINAFTER KNOWN AS "KIMBALL 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 FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, HAVE/HAS HEREUNTO SET THIS 28 DAY OF July, A.D. 2014.
Jimmie Ledyard, SUNDORN, LLC BY: J. Ledyard
KIMWELL CORPORATION BY: J. Ledyard
STEVE G GOGO LIVING TRUST, DATED SEPTEMBER 5, 2012 BY: J. Ledyard

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.
ON THIS 28 DAY OF July, 2014, I, JIMMIE LEDYARD, PERSONALLY APPEARED BEFORE ME, VICTOR KIMBALL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE/IT IS/ARE THE MANAGER OF Q-6 ASSOCIATES, LLC BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Jennifer Conrad, Notary Public, State of Utah, Comm. No. 677627, My Comm. Expires May 30, 2018. A NOTARY PUBLIC COMMISSIONED IN UTAH.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.
ON THIS 28 DAY OF July, 2014, I, JIMMIE LEDYARD, PERSONALLY APPEARED BEFORE ME, JIMMIE LEDYARD, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE/IT IS/ARE THE MANAGER OF SUNDORN, LLC BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Jennifer Conrad, Notary Public, State of Utah, Comm. No. 677627, My Comm. Expires May 30, 2018. A NOTARY PUBLIC COMMISSIONED IN UTAH.

TRUSTEE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.
ON THE 1 DAY OF Aug, 2014, I, STEVE G GOGO, PERSONALLY APPEARED BEFORE ME, STEVE G GOGO, TRUSTEE, KNOWN TO ME TO BE THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND ON HIS/HER/THEIR OATH(S), ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME, AS TRUSTEE(S) ON BEHALF OF THE STEVE G. GOGO LIVING TRUST, DATED SEPTEMBER 5, 2012 AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.

Brandon Ervin Hoyt, Notary Public, State of Utah, My Commission Expires on January 18, 2017, Comm. Number: 662687. A NOTARY PUBLIC COMMISSIONED IN UTAH.

KIMBALL SUBDIVISION

LOCATED IN
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SHEET 1 OF 1

RECORDED# 11900337

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Q-6 ASSOCIATES, LLC

DATE 8/20/2014 TIME 2:41 pm BOOK 2014p PAGE 213
\$32.00 FEE \$ Kendra Wams, Deputy, SALT LAKE COUNTY RECORDER

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIES FOUND SURVEY CONTROL MONUMENT (CLASS I, RING & LID).
- SPECIES 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.

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27-6(3)(b)(iv) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and appropriately locates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power, thus acquiesces to the use of this plat to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.
ON THIS 28 DAY OF July, 2014, I, VICTOR KIMBALL, PERSONALLY APPEARED BEFORE ME, JENNIFER CONRAD, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE VICE PRESIDENT OF KIMBALL INVESTMENTS, A CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Jennifer Conrad, Notary Public, State of Utah, Comm. No. 677627, My Comm. Expires May 30, 2018. A NOTARY PUBLIC COMMISSIONED IN UTAH.

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL APPROVED THIS 05 DAY OF July, 2014 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT. Sum Gray, SALT LAKE VALLEY HEALTH DEPARTMENT	QUESTAR GAS CO. APPROVED THIS 25 DAY OF July, A.D. 2014 Dennis Eldredge, COMPANY OFFICER	COMCAST CABLE APPROVED THIS 31st DAY OF July, A.D. 2014 Mentzer, COMPANY OFFICER	OWNERS PARCEL 2134201004 - SUNDORN, LLC, KIMWELL CORPORATION AND Q-6 ASSOCIATES LLC PARCEL 2134201034 - SUNDORN, LLC AND Q-6 ASSOCIATES LLC PARCEL 2134201003 - GOGO, STEVE G. TR
BUSH & GUDGELL, INC ENGINEERS - PLANNERS - SURVEYORS 655 East 4500 South, Ste 100 Salt Lake City, Utah 84107 Phone (801) 685-6104 FAX (801) 685-6105 www.bushandgudgell.com DATE: 07-09-14 FILE: V-FINAL 132111	ROCKY MOUNTAIN POWER APPROVED THIS 25 DAY OF July, A.D. 2014 Harold Doolley, Property Agent, COMPANY OFFICER	CENTURY LINK APPROVED THIS 31st DAY OF July, A.D. 2014 C. H. T. R., COMPANY OFFICER	CITY PLANNING COMMISSION APPROVED THIS 5th DAY OF August, A.D. 2014 BY THE WEST JORDAN CITY PLANNING COMMISSION M. R., CHAIRMAN, PLANNING COMMISSION
			CITY ENGINEER APPROVED THIS 3rd DAY OF August, A.D. 2014 M. W. M., WEST JORDAN CITY ENGINEER
			APPROVAL AS TO FORM APPROVED THIS 19th DAY OF August, A.D. 2014 J. H. O., WEST JORDAN CITY ATTORNEY
			WEST JORDAN CITY MAYOR PRESENTED TO THE WEST JORDAN CITY MAYOR THIS 20 DAY OF August, A.D. 2014 M. W. M., ATTEST: CITY RECORDER Kendra Wams, WEST JORDAN CITY MAYOR

21-34-21

21-34-201-003 + -004 + -034

\$32.00