

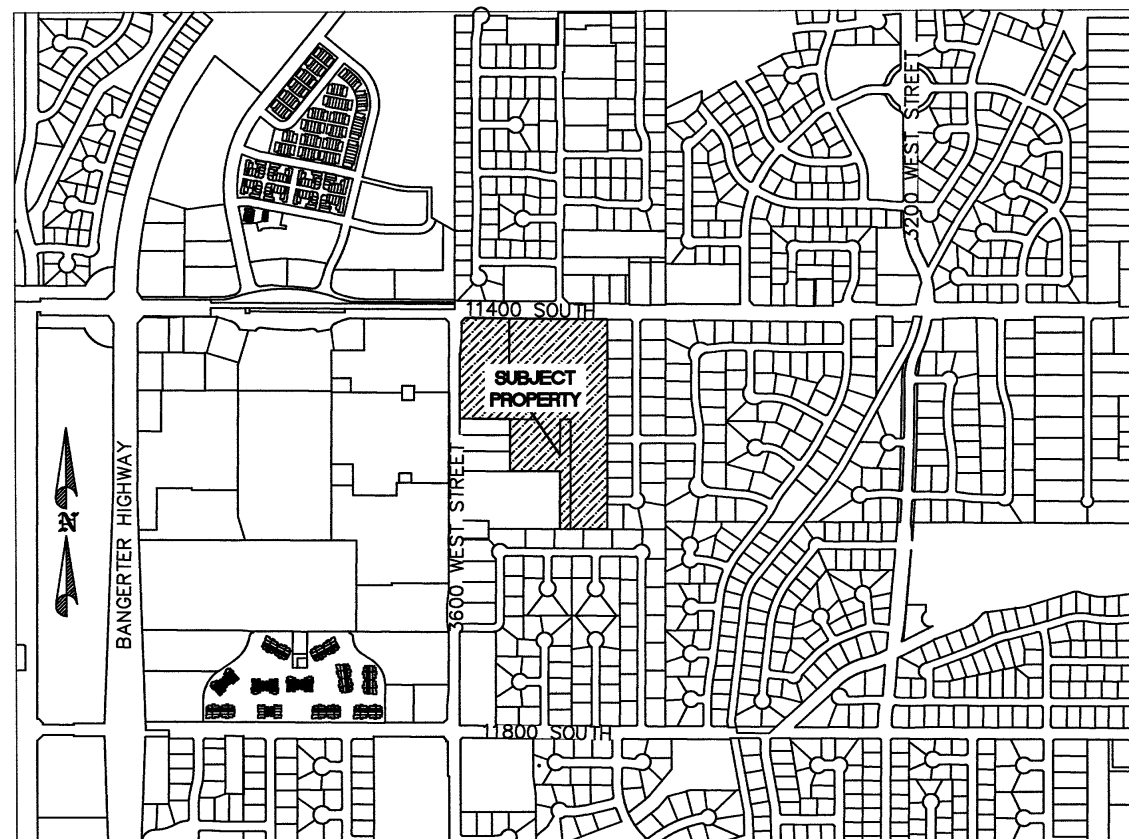
HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBERS: 2720401022, 2720401023, 2720401018
SHEET 1 OF 2

GENERAL NOTES:

1. REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.
2. RIVETS WILL BE SET IN TIE AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 5/8" REBAR W/ WILDING ENGINEER CAP WILL BE SET AT REAR PROPERTY CORNERS.
3. WARNING - AT THE DATE OF RECORDING, THE ZONE IN WHICH LOTS 201-221 ON THIS PLAT, THE LOCATION 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 PRECLUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY (SEE THE CITY OF SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF FAMILY).
4. 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 GROUNDWATER PROBLEMS, IF ANY.
5. 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 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 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 AMENDED.
6. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE BACK OF CURB, FOR LOTS 201-221.
7. SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED March 20, 2015, PREPARED BY Freiss Development Group 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.
8. THE PLAT IS SUBJECT TO THOSE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND FREISS DEVELOPMENT GROUP, RECORDED MAY 15, 2014, AS ENTRY NO. 11971442 IN BOOK 10240, PAGE 8048-8115, OF SALT LAKE COUNTY RECORDERS OFFICE OFFICIAL RECORDS.
9. ALL ROOF DRAINS MUST DRAIN TOWARDS THE STREET. TO THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

"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."



VICINITY MAP

SCALE: 1" = 1000'

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 ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 1-800-368-8532.

APPROVED THIS 1 DAY OF April 2015

QUESTAR GAS COMPANY

BY: Deanna Hopkins
TITLE: Deanna Hopkins

COMCAST man 4-3-15
ROCKY MOUNTAIN POWER Aubrey Rasmussen 4/3/15
CENTURY LINK Boys 4/6/15
QUESTAR Deanna Hopkins 4-1-15

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Brad Klavans 4/7/15
SOUTH JORDAN CITY ENGINEER

CITY PLANNING

APPROVED AS TO FORM THIS 7TH DAY OF April A.D., 2015

Gregory R. Schinella
SOUTH JORDAN CITY PLANNER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 8TH DAY OF April A.D., 2015

John M. Wick
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

PRESENTED TO SOUTH JORDAN CITY MAYOR THIS 8TH DAY OF April A.D., 2015 AT WHICH TIME THIS PLAT WAS ACCEPTED

John M. Wick ATTEST: CITY CLERK
Wendy Parker CITY MAYOR

BOARD OF HEALTH

APPROVED THIS 3 DAY OF April A.D., 2015

Wendy Parker
REPRESENTATIVE

SOUTH VALLEY SEWER

APPROVED THIS 2 DAY OF April A.D., 2015 BY SOUTH VALLEY SEWER

Wendy Parker
SOUTH VALLEY SEWER

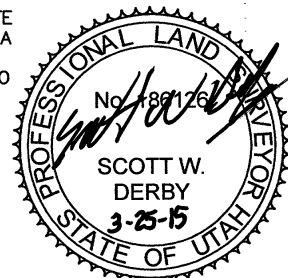
SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 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:

HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: March 25, 2015 SIGNATURE: Scott W. Derby



BOUNDARY DESCRIPTION:

OVERALL BOUNDARY

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 11400 SOUTH STREET, SAID POINT BEING SOUTH 89°32'56" EAST, ALONG THE SECTION LINE, 68.13 FEET AND SOUTH 00°27'04" WEST 55.69 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°17'33" EAST 41.62 FEET; 2) NORTH 00°28'36" EAST 2.80 FEET; 3) SOUTH 87°50'59" EAST 7.10 FEET; 4) 209.51 FEET ALONG THE ARC OF A 8049.00 FOOT TANGENT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 88°58'43" EAST 209.50 FEET); 5) SOUTH 89°20'29" EAST 632.60 FEET TO THE WEST LINE OF HIGHRIDGE ESTATES SUBDIVISION, RECORDED AS 2003P-112 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 00°14'01" WEST, ALONG SAID WEST LINE, 1317.01 FEET TO THE NORTH LINE OF SOUTH JORDAN ESTATES SUBDIVISION, RECORDED AS 98-6P-141 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE NORTH 89°33'38" WEST, ALONG SAID NORTH LINE, 298.15 FEET TO THE SOUTHEAST CORNER OF THE PARADIGM HIGH SCHOOL PARCEL, ENTRY NO. 10964251; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°15'10" EAST 361.52 FEET; 2) NORTH 89°33'38" WEST 312.57 FEET TO THE SOUTHEAST CORNER OF BILL R. SUDWEEKS PARCEL, ENTRY NO. 11134112; THENCE NORTH 00°15'19" EAST 327.69 FEET TO THE NORTHEAST CORNER OF THE ROGER E. RUGG PARCEL, ENTRY NO. 10784614; THENCE NORTH 89°31'56" WEST, ALONG THE NORTH LINE OF SAID RUGG PARCEL, 315.48 FEET TO THE EAST RIGHT OF WAY LINE OF 3600 WEST STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°15'20" EAST 407.31 FEET; 2) SOUTH 89°56'13" EAST 2.49 FEET; 3) NORTH 05°58'33" EAST 99.94 FEET; 4) NORTH 00°17'27" EAST 101.94 FEET; 5) NORTH 45°16'56" EAST 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 888,353 SF OR 20.39 ACRES MORE OR LESS

CONTAINS 25 LOTS

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°32'56" EAST FROM THE FOUND MONUMENT MARKING THE CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE FOUND MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 20.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I 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:

HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

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 25TH DAY OF March A.D. 2015.

James Blair Jenkins - manager

LLC ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake
ON THIS 25 DAY OF March, 2015, PERSONALLY APPEARED BEFORE ME, DAVID Y. FREISS, WHO
(NAME OF OFFICER) OF FREISS DEVELOPMENT GROUP, LLC
(NAME OF LLC)
BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER
(TITLE OF OFFICER)
AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

Gregory D. Wilding
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 17, 2018
Comm. Number: 675559

HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
SHEET 1 OF 2

SALT LAKE COUNTY RECORDER

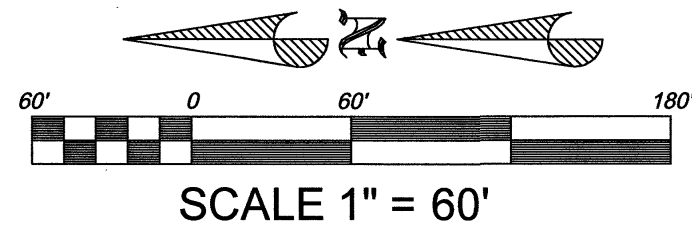
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Freiss Development Group
DATE 4-16-2015 ENTRY 203113 BOOK 2015P PAGE 94
4:59 AM

\$ 87.00
FEE

Wendy Parker
SALT LAKE COUNTY RECORDER



14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.853.8112
WWW.WILDINGENGINEERING.COM



HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBERS: 2720401022, 2720401023, 2720401018
SHEET 2 OF 2

LEGEND	
	SECTION LINE
	EXISTING ROW CENTERLINE
	Set 5/8 rebar & cap (Wilding Engineering)
	ROW CENTERLINE
	CL STREET MONUMENT TO BE INSTALLED
	ADJACENT PROPERTY LINE
	POB POINT OF BEGINNING
	ROW RIGHT OF WAY
	XXXX WEST PROPOSED LOT ADDRESS
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°45'59"W	13.79
L3	N89°45'59"W	56.29
L4	S00°14'01"W	17.26
L5	S00°14'01"W	36.66
L8	S00°14'01"W	7.01
L9	N89°45'59"W	13.86
L13	S79°23'07"W	33.51
L14	N89°44'40"W	47.52
L15	N89°44'40"W	35.48
L16	S00°00'00"E	42.69
L17	S00°00'00"E	27.50
L18	S89°44'40"E	19.49
L19	S89°44'40"E	19.41
L21	N58°44'05"E	5.39

- [A] UTAH DEPARTMENT OF TRANSPORTATION EASEMENT ENTRY NO. 10815294 BOOK/PAGE: 9770 / 1613-1617
- [B] UTAH DEPARTMENT OF TRANSPORTATION EASEMENT ENTRY NO. 10815298 BOOK/PAGE: 9770 / 1633-1637
- [C] CITY OF SOUTH JORDAN ENTRY NO. 9765556 BOOK/PAGE: 9313 / 9374-9375 PARCEL 1
- [D] CITY OF SOUTH JORDAN ENTRY NO. 9765556 BOOK/PAGE: 9313 / 9374-9375 PARCEL 2

NOTES:
LOTS 201-221 ARE ZONED FOR RESIDENTIAL USE.
LOTS 1-4 ARE ZONED FOR COMMERCIAL USE.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	40.00'	62.69'	89°48'02"	S44°40'00"E	56.47'
C2	200.00'	48.52'	13°53'56"	S07°10'59"W	48.40'
C3	200.00'	48.52'	13°53'56"	S07°10'59"W	48.40'
C4	200.00'	83.35'	23°52'44"	S78°17'39"W	82.75'
C5	67.50'	105.79'	89°48'02"	N44°40'00"W	95.29'
C6	15.00'	23.56'	89°58'58"	N44°45'58"W	21.21'
C7	172.50'	84.29'	27°59'43"	S76°14'10"W	83.45'
C8	15.00'	23.56'	90°00'00"	S45°14'01"W	21.21'
C9	15.00'	23.51'	89°48'02"	S44°40'00"E	21.18'
C10	15.00'	23.56'	90°00'00"	N44°45'59"W	21.21'
C11	172.50'	41.85'	13°53'56"	N07°10'59"E	41.74'
C12	227.50'	18.64'	4°41'38"	N11°47'09"E	18.63'
C13	15.00'	11.97'	45°42'21"	N32°17'30"E	11.65'
C14	53.50'	263.90'	282°37'40"	N86°10'09"W	66.88'
C15	15.00'	15.70'	59°58'03"	S17°29'58"E	14.99'
C16	172.50'	4.96'	1°38'54"	S13°18'31"W	4.96'
C17	227.50'	49.71'	12°31'06"	S07°52'24"W	49.61'
C18	15.00'	23.20'	88°37'10"	S45°55'26"W	20.96'
C19	227.50'	82.77'	20°50'40"	S79°48'42"W	82.31'
C20	67.50'	25.59'	21°43'18"	S10°37'37"E	25.44'
C21	67.50'	50.00'	42°26'29"	S42°42'31"E	48.86'
C22	67.50'	30.20'	25°38'16"	S76°44'53"E	29.95'
C25	53.50'	52.81'	56°33'21"	N19°12'19"W	50.69'
C26	53.50'	50.05'	53°35'48"	N35°52'15"E	48.24'
C27	53.50'	55.58'	59°31'23"	S87°34'09"E	53.11'
C28	53.50'	53.26'	57°02'34"	S29°17'11"E	51.09'
C29	53.50'	52.21'	55°54'35"	S27°11'24"W	50.16'
C48	200.00'	26.60'	7°37'12"	S62°32'41"W	26.58'
C49	200.00'	110.03'	31°31'15"	S74°29'42"W	108.65'
C50	200.00'	37.94'	10°52'13"	S84°49'13"W	37.89'
C51	200.00'	37.94'	10°52'13"	S84°49'13"W	37.89'
C52	235.00'	81.72'	19°55'30"	N09°57'45"W	81.31'
C53	235.00'	7.60'	1°51'11"	N20°51'06"W	7.60'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C54	270.00'	108.79'	23°05'07"	N11°32'33"W	108.05'
C55	235.00'	5.36'	17°18'26"	S22°25'54"E	5.36'
C56	22.50'	13.96'	35°33'37"	S18°25'59"W	13.74'
C57	217.50'	87.63'	23°05'07"	S11°32'33"E	87.04'
C58	287.50'	115.84'	23°05'07"	S11°32'33"E	115.06'
C59	19.50'	8.71'	25°35'13"	S12°47'36"E	8.64'
C60	19.50'	8.88'	26°05'53"	N13°02'56"E	8.81'
C61	252.50'	101.74'	23°05'07"	N11°32'33"W	101.05'
C62	252.50'	101.74'	23°05'07"	N11°32'33"W	101.05'
C63	22.50'	13.71'	34°54'24"	N17°11'52"W	13.50'
C64	8049.00'	25.48'	0°10'53"	S89°15'01"E	25.48'
C68	252.50'	21.32'	4°50'16"	N20°13'08"W	21.31'
C70	227.50'	14.61'	3°40'51"	S60°34'30"W	14.61'
C71	227.50'	42.31'	10°39'17"	N64°03'43"E	42.24'
C72	450.00'	12.53'	1°35'46"	S01°03'13"W	12.53'



SALT LAKE COUNTY RECORDER

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Wendy Parker Deputy
SALT LAKE COUNTY RECORDER