

TITLE

SOJO SUBDIVISION

AMENDS A PORTION OF JORDAN GATEWAY SUBDIVISION A PART OF THE N.W. 1/4 AND THE N.E. 1/4 OF SEC. 13, T. 3 S. R. 1 W., S.L.B.&M. LOCATED WITHIN, SALT LAKE COUNTY, UTAH.

DEVELOPER

SOJO STATION, LLC
6510 SOUTH MILLROCK DRIVE, STE 250 SALT LAKE CITY, UT 84121

SUBDIVISION NOTES:

- All lots, and parcels within this subdivision share overall cross-access for vehicle, parking, pedestrians and a cross access utility and drainage easement.
- Owners and potential purchasers of property legally described by this plat (the Property) should 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&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
- Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any. The Owner certifies that the title report dated May 2nd, 2016 which was prepared by First American Title which was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report that will remain in effect after the recording of this plat. All other plotable easements that are of current record and will be amended/eliminated or otherwise removed are listed hereon in the following title exceptions, and are shown hereon.

**EXCEPTIONS IN TITLE REPORT
"AMENDED APART OF THIS RECORDATION"**

- Waterline easement for the purpose of operation and maintenance of a waterline and incidental purposes by instrument dated January 10, 2006 and recorded January 19, 2006, as Entry No. 9614706, in Book 9245, at Page 5070.
- Public utility easement for the operation and maintenance of public utilities and incidental purposes, by instrument dated April 25, 2006 and recorded April 26, 2006, as Entry No. 9704951, in Book 9285, at Page 4332. (The waterlines through-out this subdivision are changing and will be amended as shown on this plat.)
- Terms, provisions, covenants, conditions and restrictions provided in that certain Declaration of Covenants, Conditions, Easements and Restrictions, dated July 25, 2006 and recorded July 25, 2006 as Entry No. 9790698 in Book 9325 at Page 9422. Re-recorded July 19, 2007 as Entry No. 10169113 in Book 9493 at Page 4137. (All previous restrictions covenants, conditions and restrictions are hereby vacated and voided as apart of this plat recordation.)
- Terms, conditions and restrictions provided in that certain Easement, dated January 14, 2011 and recorded February 10, 2011 as Entry No. 11132147 in Book 9904 at Page 6727. (Easement over and across U.P. & L. property are "outside of the subdivision boundary".)
- Easement Agreement (Irrigation Pipeline) by and among Utah Transit Authority and the Nelson Lateral Ditch Users, an unincorporated association, dated January 15, 2015 and recorded February 18, 2016 as Entry No. 12224907 in Book 10404 at Page 349. (Irrigation easement and its location is being updated as shown on sub plat.)

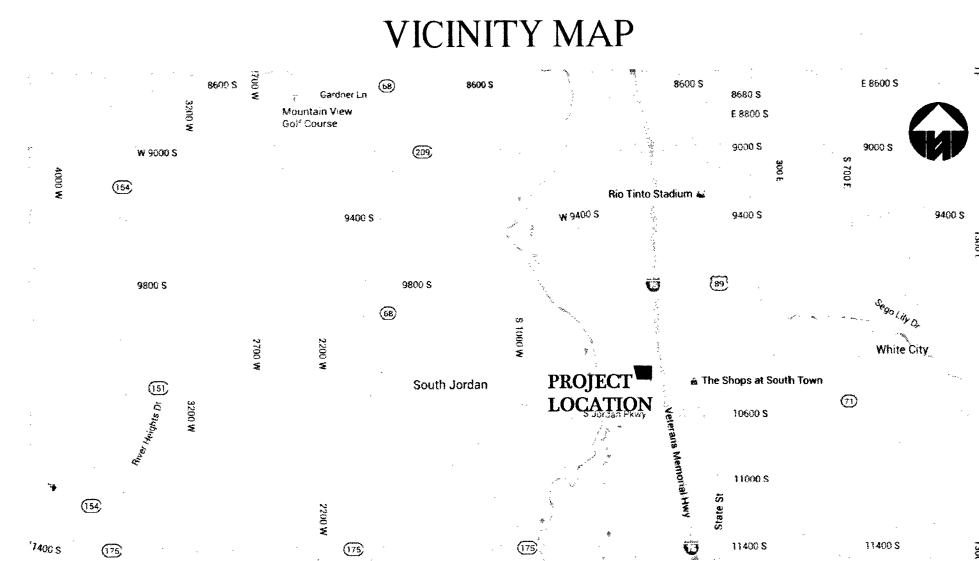
Line Table		
Line #	Direction	Length
L1	S 89°24'01" E	132.78
L2	S 13°42'55" E	28.17
L3	N 13°42'55" W	156.26
L4	N 14°01'24" W	100.36
L5	S 14°01'24" E	63.16
L6	S 00°00'00" E	128.93
L7	N 00°00'13" E	82.01
L8	N 89°27'25" W	8.84
L9	N 00°00'00" E	13.84
L10	N 46°51'36" W	49.13
L11	N 00°03'40" W	70.50
L12	S 13°42'55" E	15.84
L13	S 00°03'40" E	70.50
L14	S 46°51'36" E	36.88
L15	S 13°42'55" E	14.63
L16	N 75°58'36" E	42.99
L17	S 14°01'24" E	15.00
L18	S 75°58'36" W	43.06
L19	N 13°44'02" W	15.00
L20	N 89°20'15" W	5.00

Line Table		
Line #	Direction	Length
L21	N 00°00'00" E	60.64
L22	S 90°00'00" E	5.00
L23	S 00°00'00" W	60.69
L24	S 90°00'00" E	5.00
L25	S 00°00'13" W	20.31
L26	N 89°59'47" W	5.00
L27	N 00°00'00" E	20.31
L28	S 89°24'01" E	2.46
L29	N 89°24'01" W	95.46
L30	S 79°20'59" W	53.39
L31	N 13°41'58" W	31.38
L32	S 76°14'48" W	13.67
L33	N 13°42'55" W	12.19
L34	N 76°14'48" E	13.66
L35	N 74°41'52" E	16.10
L36	N 79°20'59" E	60.28
L37	S 89°24'01" E	349.46
L38	S 00°35'59" W	15.00
L39	N 89°24'01" W	16.00
L40	S 00°35'59" W	7.86

Line Table		
Line #	Direction	Length
L41	N 90°00'00" W	15.00
L42	N 00°35'59" E	11.21
L43	N 89°24'01" W	23.39
L44	S 00°35'59" W	13.15
L45	N 90°00'00" W	15.00
L46	N 00°35'59" E	13.31
L47	N 15°18'08" W	20.00
L48	S 13°50'08" E	20.01
L49	S 74°41'52" W	15.59
L50	S 00°00'19" W	30.53
L51	S 89°59'42" E	19.00
L52	N 00°00'18" E	30.53
L53	N 89°59'59" E	136.11
L54	S 84°54'30" E	30.81
L55	S 05°25'04" W	32.52
L56	S 89°27'03" E	15.05
L57	N 05°25'04" E	4.6.33
L58	N 84°54'30" W	35.10
L59	N 05°05'30" E	77.04
L60	N 84°54'30" W	15.00

Line Table		
Line #	Direction	Length
L61	S 05°05'30" W	77.36
L62	S 89°59'59" W	133.22
L63	N 00°00'08" E	80.97
L64	N 89°59'53" W	19.00
L65	S 00°00'07" W	55.96
L66	S 89°59'59" W	14.29
L67	S 00°00'01" E	25.01
L68	S 89°59'59" W	291.22
L69	S 76°57'14" W	30.20
L70	S 14°01'24" E	15.00
L71	N 76°57'27" E	28.06
L72	N 89°59'59" E	9.61
L73	S 00°00'13" W	18.75
L74	S 89°59'47" E	15.00
L75	N 00°00'13" E	18.75
L76	N 89°59'59" E	279.17

Curve Table				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	13.537	16.573	N 23°27'38" W	13.16
C2	9.399	36.500	N 14°59'45" E	4382.70
C3	12.906	62.416	N 16°26'56" E	12.88
C4	0.015	70.416	S 22°22'00" W	0.01
C5	2.159	28.500	S 09°59'31" W	2.16
C6	7.002	8.573	S 23°27'38" E	6.81
C7	52.530	997.500	S 77°45'19" W	4381.05
C8	27.812	1012.500	N 78°33'46" E	4380.65



#12296063
SOJO Station North, LLC
6/9/2016 10:22 AM
2016 P 12B
\$64.00



PROJECT NO. S-16-017
DATE: 5-23-16
DRAWN BY: SHANE R. JOHANSON P.L.S.
CHKD BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER SHEET 2 OF 2