

Line Table		
Line #	Direction	Length
L1	N 89°20'15" W	5.00
L2	S 00°00'00" W	60.69
L3	S 90°00'00" E	5.00
L4	N 00°00'00" E	60.64
L5	N 00°00'00" E	13.84
L6	S 89°24'01" E	254.88
L7	S 00°35'59" W	15.00
L8	N 89°24'01" W	16.00
L9	S 00°35'59" W	11.05
L10	N 90°00'00" W	15.00
L11	N 00°35'59" E	11.21
L12	N 89°24'01" W	185.19
L13	S 00°35'59" W	13.15
L14	N 90°00'00" W	15.00
L15	N 00°35'59" E	13.31
L16	N 89°24'01" W	23.54
L17	N 00°00'00" E	15.00
L18	S 18°01'25" E	43.41
L19	S 79°26'03" E	96.05
L20	N 89°59'59" E	300.35
L21	S 49°58'52" E	44.34
L22	S 00°00'27" W	16.21
L23	S 89°27'04" E	20.00
L24	N 00°00'26" E	25.73
L25	N 49°58'52" W	60.95
L26	S 89°59'59" W	306.66
L27	N 79°20'09" W	81.45
L28	N 18°01'25" W	30.07
L29	S 76°13'25" W	20.06
L30	S 00°00'00" W	128.93
L31	N 89°59'47" W	5.00
L32	S 00°00'13" W	20.31
L33	S 90°00'00" E	5.00
L34	N 00°00'00" E	20.31
L35	N 76°13'25" E	7.15
L36	S 14°01'24" E	8.39
L37	S 00°00'19" W	30.53
L38	S 89°59'42" E	19.00
L39	N 00°00'18" E	30.53
L40	N 89°59'59" E	136.11
L41	S 84°54'30" E	30.81
L42	S 05°25'04" W	32.52
L43	S 89°27'03" E	15.05

Line Table		
Line #	Direction	Length
L44	N 05°25'04" E	46.33
L45	N 84°54'30" W	35.10
L46	N 05°05'30" E	77.04
L47	N 84°54'30" W	15.00
L48	S 05°05'30" W	77.36
L49	S 89°59'59" W	133.22
L50	N 00°00'08" E	80.97
L51	N 89°59'53" W	19.00
L52	S 00°00'07" W	55.96
L53	S 89°59'59" W	14.29
L54	S 00°00'01" E	25.01
L55	S 89°59'59" W	291.22
L56	S 76°57'14" W	38.07
L57	S 14°01'24" E	15.00
L58	N 76°57'27" E	36.11
L59	N 89°59'59" E	9.61
L60	S 00°00'13" W	18.75
L61	S 89°59'47" E	15.00
L62	N 00°00'13" E	18.75
L63	N 89°59'59" E	279.17
L64	N 00°00'13" E	82.01
L65	S 89°59'59" W	27.98
L66	N 05°26'36" E	137.87
L67	S 89°27'25" E	8.84
L68	N 05°09'14" E	194.12
L69	S 84°34'56" E	52.18
L70	N 05°09'14" E	15.00
L71	N 84°34'56" W	52.11
L72	S 05°25'04" W	15.00
L73	S 05°09'14" W	18.79
L74	N 05°09'14" E	180.21
L75	S 87°01'46" E	26.19
L76	S 05°09'14" W	41.61
L77	N 84°39'10" W	51.30
L78	N 01°25'20" E	25.29
L79	S 89°59'59" W	203.82
L80	S 00°00'13" W	12.99
L81	N 89°59'47" W	15.00
L82	N 00°00'13" E	12.99
L83	N 89°59'56" W	58.87
L84	S 75°57'53" W	57.16
L85	N 13°43'22" W	15.00
L86	N 75°57'53" E	58.93

Line Table		
Line #	Direction	Length
L87	N 90°00'00" E	272.67
L88	N 03°22'51" E	193.05
L89	S 90°00'00" E	47.31
L90	S 05°09'14" W	15.06
L91	N 90°00'00" W	31.82
L92	S 03°22'51" W	68.38
L93	S 89°37'20" E	9.60
L94	S 00°22'40" W	15.00
L95	N 89°37'20" W	10.39
L96	S 03°22'51" W	95.03
L97	N 13°43'22" W	22.53
L98	N 13°48'59" W	21.62
L99	N 90°00'00" E	20.55
L100	N 05°09'14" E	248.17
L101	N 84°37'33" W	20.00
L102	N 05°09'14" E	826.68
L103	S 89°27'11" E	23.89
L104	S 05°25'04" W	828.69
L105	S 76°40'38" W	23.88
L106	N 00°36'01" E	6.14
L107	N 76°40'38" E	26.48
L108	S 63°45'50" E	150.22
L109	N 90°00'00" E	136.80
L110	S 00°00'00" E	20.00
L111	N 90°00'00" W	129.80
L112	S 00°05'38" W	131.80
L113	N 89°54'22" W	20.00
L114	N 00°05'38" E	135.88
L115	N 63°45'50" W	138.39
L116	S 90°00'00" E	48.11
L117	S 89°24'01" E	10.01
L118	S 02°28'44" E	64.38
L119	S 01°30'48" W	190.97
L120	S 05°35'59" W	35.98
L121	S 00°03'41" E	113.22
L122	S 11°06'51" W	138.30
L123	N 90°00'00" E	13.65
L124	S 05°26'18" W	10.05
L125	N 90°00'00" W	24.86
L126	N 11°06'51" E	149.48
L127	N 05°25'04" E	181.89
L128	N 00°03'41" W	112.74
L129	N 05°35'59" E	36.12

Line Table		
Line #	Direction	Length
L130	N 01°30'48" E	190.26
L131	N 02°28'44" W	64.57
L132	S 89°24'01" E	2.46
L133	N 85°35'14" E	101.35
L134	S 89°24'07" E	112.37
L135	N 89°24'01" W	213.33
L136	N 89°34'17" E	328.85
L137	S 50°25'27" E	21.42
L138	S 05°24'32" W	38.10
L140	N 05°09'14" E	76.77
L141	N 84°40'47" W	35.80
L142	S 50°25'53" W	24.05
L143	S 89°34'37" W	328.10
L144	S 13°43'27" E	10.29
L145	N 90°00'00" W	26.73
L146	N 00°00'00" E	26.33
L147	N 44°07'41" W	15.00
L148	N 45°52'19" E	22.29
L149	S 84°58'16" E	5.34
L150	S 05°09'14" W	16.80
L152	S 45°52'19" W	13.05
L153	N 80°53'11" W	66.37
L154	N 13°20'05" W	50.51
L155	N 76°39'55" E	15.00
L156	S 13°20'05" E	40.48
L157	S 80°53'11" E	56.47
L158	N 00°00'27" E	43.80
L159	S 89°27'04" E	20.00
L160	S 00°00'27" W	43.80

Curve Table				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.522	455.000	N 00°23'42" W	20.52
C2	95.090	455.000	N 07°40'28" W	94.92
C3	49.380	455.000	S 13°42'46" W	49.36
C4	15.007	153.816	S 09°38'58" W	15.00

SUBDIVISION NOTES:

- 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 with 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 February 2017 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 plottable 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.
- Pursuant to that certain Declaration of Joint and Reciprocal Easement, dated December 17, 1997, and recorded as Entry No. 6820710, certain cross-access and cross-parking easements affect Lots 3, 4, and 5 and Parcel 'A' of this Plat.
- Pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements, dated June 14, 2016, and recorded as Entry No. 1230949 in Book 10442 at Pages 2682-2691, certain cross-access and cross-parking easements, as well as other restrictions, affect Lots 1 and 3 and Parcel 'A' of this Plat.

EXCEPTIONS IN TITLE REPORT "AMENDED PART 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. 8790698 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.)

SEWER DISTRICT

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 this sewer district for review and approval before connecting to the District's sewer system and will be required to comply with a districts 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."

ACKNOWLEDGMENT

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

On the 23rd day of March, A.D., 20 17, personally appeared before me Robert A. Schick, who being by me duly sworn did say the he/she is the Vice President of Pleasant, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: 4/13/2020

Notary Public Teri Black

residing in: Salt Lake County, UT

ACKNOWLEDGMENT

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

On the 23rd day of March, A.D., 20 2017, personally appeared before me Teri Black, who being by me duly sworn, did say the he/she is the Manager of Transit District and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: 4/13/2020

Notary Public Teri Black

residing in: Salt Lake County, UT



*Utah Transit Authority

TITLE

SOJO SUBDIVISION PHASE 2

AMENDS A PORTION OF SOJO
SUBDIVISION AND THE TOWERS AT
SOUTH TOWNE PHASE 3 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



P.O. BOX 8841
SALT LAKE CITY, UTAH 84116
Shane Johanson P.L.S. 801-815-2541

1250673
Sojo Station, LLC
3-31-2017 11:08 AM
2017P- 68
\$66.00 Teri Black, Deputy

PROJECT NO.
S-17-018
DATE
3-01-2017
DRAWN BY: SHANE R. JOHANSON P.L.S.
CHKD BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER
SHEET 2 OF 2