

15-137 Amended Lots SUB

Legend

- Salt Lake County Area Reference Plat Section Corner Property Line Easement Line Centerline Section Line 5/8" Rebar 24" Long with AWA Cap or Nail with AWA brass tag to be set Address



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116 801 521-8529 - AWAAEngineering.net

Scale: 1" = 100'

# The District Amended

## A Commercial Subdivision

Amending lots 13, 14 and 18 of The District - A Commercial Subdivision Part of the Southwest 1/4 of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey South Jordan City, Salt Lake County, Utah 2016

### 11400 South Street

### The District

### Narrative

This Survey and Subdivision plat was requested by Mr. Wade Williams of the Boyer Company for purpose of platting 6 Commercial Lots.

A line between monuments found for the South Quarter Corner and the Center of Section 20 was assigned the Salt Lake County Area Reference Plat bearing of N 0°00'42" E as the Basis of Bearings.

This property was previously surveyed in 2004 by Great Basin Engineering - South and that survey along with the underlying subdivision have been honored.

### Developer

Boyer Company Wade Williams 30 South 400 West, Suite 200 Salt Lake City, Utah 84101 phone: 801-521-4781

### South Valley Sewer District Notes:

- 1. 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. 2. Shallow Sewer Depth 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. 3. Buildings on Lot 23 of this plat are subject to a Commercial Sewer Connection Agreement recorded as Entry No. 11237001.

### Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

The District Amended - A Commercial Subdivision And that the same has been correctly surveyed and staked on the ground as shown on this plat.

### Boundary Description

All of Lots 13, 14 and 18, The District - A Commercial Subdivision, according to the official plat thereof, filed in Book "20079" of Plats, at Page 312 of the Official Records lying within the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah and described metes and bounds as follows:

Beginning at the Northeast Corner of Lot 17 of said Subdivision on the West Line of 3600 West Street located 931.95 feet North 0°00'42" East along the Quarter Section Line and 35.50 feet North 89°59'18" West from the South Quarter Corner of said Section 20; and running thence along the boundaries of said Lot 17 the following four courses: North 89°59'18" West 356.62 feet; South 0°00'42" West 14.55 feet; North 89°59'18" West 221.37 feet to the Northwest Corner of Lot 17; and South 0°00'42" West 291.00 feet to the Southwest Corner of said Lot 17 on the Northern Line of the South District Subdivision; thence along the Northern Line of said Subdivision the following three courses: North 89°59'18" West 642.74 feet; North 84°59'59" West 80.50 feet; and North 89°59'18" West 617.64 feet to the Eastern Line of the Bangerter Highway; thence North 2°00'49" West 63.00 feet; thence South 89°59'18" East 272.54 feet; thence South 89°59'18" East 112.76 feet; thence North 0°00'42" East 263.50 feet; thence South 89°59'18" East 221.47 feet; thence South 0°00'42" West 11.50 feet; thence South 89°59'18" East 286.54 feet to the Western Line of Lot 12 of said The District Subdivision; thence along said Western Line the following two courses: South 0°00'42" West 165.59 feet; and South 10°34'54" East 153.30 feet to the Southwesterly Corner of Lot 12 of said The District Subdivision; thence South 89°59'18" East 540.55 feet along the Southerly Line of Lot 12 to the Southeast Corner of said Lot 12; thence North 0°00'42" East 345.00 feet along the East Line of said Lot 12; thence South 89°59'18" East 136.50 feet; thence South 0°00'42" West 63.00 feet; thence South 89°59'18" East 272.54 feet; thence North 0°00'42" West 78.99 feet; thence South 89°59'18" East 326.63 feet to the West Line of 3600 West Street as it exists at 35.50 foot half-width; thence South 0°00'42" West 628.44 feet along said West Line to the point of beginning.

Contains 1,340,765 sq. ft. or 30,780 acres or 6 Lots

9 Mar, 2017

Bruce D. Pimper

Date Bruce D. Pimper Utah PLS No. 362256

### Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

The District Amended - A Commercial Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof We have hereunto set Our hands this \_\_\_\_\_ day of \_\_\_\_\_ AD, 2016.

The District, L.C. By: [Signature]

### Acknowledgment

State of \_\_\_\_\_ County of \_\_\_\_\_ On the 11th day of April 2017, personally appeared before me, Brian Gschwendtner, who being by me duly sworn did say that he/she is the Manager of The Boyer Company L.C. which is manager of Boyer District Holdings L.C. which is manager of The District L.C., and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: Salt Lake Notary Public Full Name: Beverly Bott My Commission Expires: 1/22/18 Commission Number: 6712895

A Notary Public Commissioned in Utah (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

BEVERLY BOTT Notary Public in Utah My Commission Expires on January 22, 2018 Comm. Number: 6712895 Acknowledgment

State of \_\_\_\_\_ County of \_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_ who being by me duly sworn did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

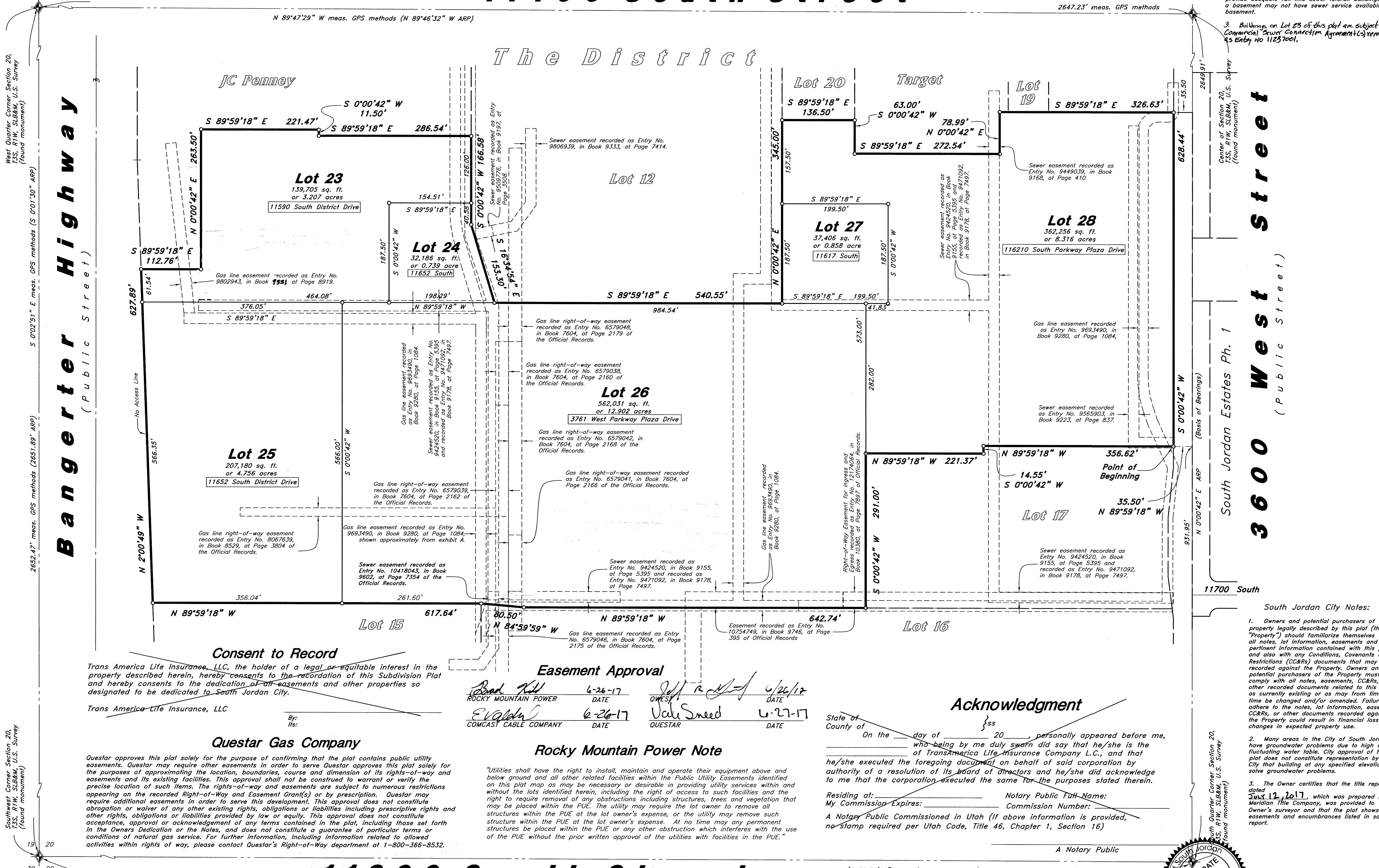
Residing at: \_\_\_\_\_ Notary Public Full Name: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_ Commission Number: \_\_\_\_\_ A Notary Public Commissioned in Utah (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

## The District Amended

A Commercial Subdivision Amending Lots 13, 14 and 18 of The District - A Commercial Subdivision Part of the Southwest 1/4 of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey South Jordan City, Salt Lake County, Utah

Recorded # 12589070 State of Utah, County of Salt Lake, Recorded and Filed at the Request of South Jordan Date 8-2-2017 Time 3:58 PM Book 2017 Page 197 \$36.00 Fee \$ Deputy Salt Lake County Recorder



### Consent to Record

Trans America Life Insurance, LLC, the holder of a legal or equitable interest in the property described herein, hereby consents to the recording of this Subdivision Plat and hereby consents to the dedication of easements and other properties so designated to be dedicated to South Jordan City.

Trans America Life Insurance, LLC By: [Signature]

### Questar Gas Company

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 Questar's public utility for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval does not constitute a warranty or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Questar's Right-of-Way department at 1-800-366-8532.

### Easement Approval

Bad [Signature] 6-26-17 DATE ROCKY MOUNTAIN POWER QUESTAR 6-26-17 DATE

### Rocky Mountain Power Note

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

### Acknowledgment

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_ who being by me duly sworn did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: \_\_\_\_\_ Notary Public Full Name: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_ Commission Number: \_\_\_\_\_ A Notary Public Commissioned in Utah (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

### South Jordan City Notes:

- Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes of information, assessments 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, assessments, 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, 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 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.
- The Owner certifies that the title report dated \_\_\_\_\_, 20\_\_\_\_, which was prepared by Meridian Title Company, was provided to the Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.

### South Valley Sewer District

Approved this 22 Day of June A.D., 2017.

### Board of Health

Approved this 26 Day of June A.D., 2017.

### South Jordan City Engineer

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

### South Jordan City Attorney

Approved as to Form this 1st Day of August A.D., 2017.

### Planning Department

Approved this 21st Day of August A.D., 2017 by the South Jordan City Planner.

### South Jordan City Approval

Presented to South Jordan City this 1st Day of August A.D., 2017. At which time this subdivision was approved and accepted.