

HIGHRIDGE COMMERCIAL SUBDIVISION

AMENDING LOTS 1-3 OF HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

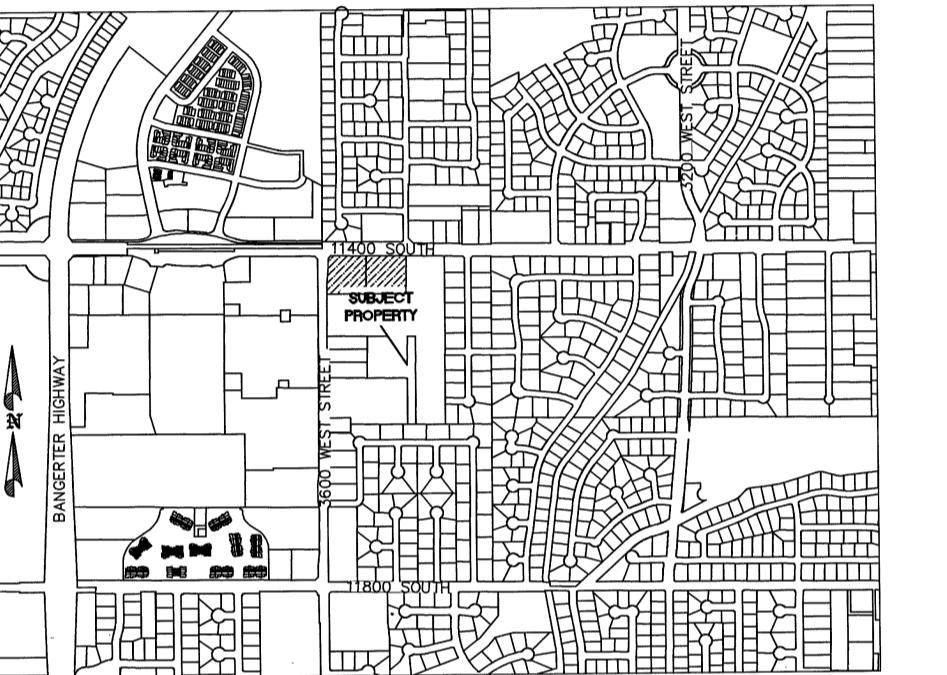
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

TAX ID NUMBER: 27-20-401-029

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 BC AS EXTENSIONS OF LOT LINES FOR FUTURE EASEMENTS OR REBAR W/ WELDING. END CAP WILL BE SET AT REAR PROPERTY CORNERS.
3. 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.
4. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOCATIONS OF EASEMENTS, OTHER PROPERTY INFORMATION RELATED 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 OR CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN LIABILITY FOR DAMAGES INFLICTED ON 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.
5. SURVEYOR AND OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED 11 Sept 21, 2017 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ARE SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT NO DEPARTMENT OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.
6. 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 24, 2014, AS ENTRY NO. 11871442 IN BOOK 10240, PAGE 8048-8115, OF SALT LAKE COUNTY RECORDER'S OFFICE OFFICIAL RECORDS.
7. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE AND OR GUARANTEE OF AVAILABILITY OF 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.
8. SHALLOW SEWER DRAINS. CONTRACTOR SHALL VERIFY DEPTH 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.
9. THE SIGNATURE OF THE CITY OF SOUTH JORDAN ON THIS PLAT DOES NOT CONSTITUTE AND OR GUARANTEE OF THAT CERTAIN STORM WATER MAINTENANCE AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND FREISS DEVELOPMENT GROUP, RECORDED MAY 24, 2017, AS ENTRY NO. 12541611, IN BOOK 10560, PAGES 5753-5761, OF THE SALT LAKE COUNTY RECORDER'S OFFICE OFFICIAL RECORDS.



VICINITY MAP

SOUTH JORDAN CITY

SCALE: 1" = 1000'

LOT OWNERS ARE SUBJECT TO THE FOLLOWING:

DEVELOPMENT AGREEMENT BY AND BETWEEN FREISS DEVELOPMENT GROUP, LLC AND THE CITY OF SOUTH JORDAN, UTAH, AND THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED JUNE 25, 2014

ENTRY NO. 11871442

BOOK : 10240

PAGE: 8048, OF THE OFFICIAL RECORDS

RESOLUTION/ORDINANCE NO. R2015-73, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: PURPOSE: AMENDING THE HIGHRIDGE ESTATES PHASE II DEVELOPMENT AGREEMENT, FIRST AMENDMENT.

RECORDED: DECEMBER 10, 2015

ENTRY NO.: 12185687

BOOK: 10380

PAGE: 4340, OF THE OFFICIAL RECORDS

COVENANTS, CONDITIONS AND/OR RESTRICTION, EASEMENTS, ASSESSMENTS, LINES, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THIS CERTAIN RECORD, OR ANY AND ALL AMENDMENTS THEREAFTER RECORDED FOR SAME, SUBDIVISION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AND INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HNDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

RECORDED: SEPTEMBER 8, 2015

ENTRY NO.: 12128615

BOOK: 10359

PAGE: 9401, OF THE OFFICIAL RECORDS

COMCAST

ROCKY MOUNTAIN POWER

CENTURY LINK

QUESTAR

Evelyn
Aubrey Rasmussen
Jeff R
Jason Sander

7-27-17
DATE
7/27/17
DATE
7/26/17
DATE
7/27/17
DATE

APPROVED THIS 27 DAY OF JULY 2017
QUESTAR GAS COMPANY
BY: Jason Sander
TITLE: Project Construction Rep.



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 Klemm
9/26/17
SOUTH JORDAN CITY ENGINEER

CITY PLANNING

APPROVED AS TO FORM THIS 28th DAY OF September A.D., 2017

Gregory R Schmid
SOUTH JORDAN CITY PLANNER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 29th DAY OF SEPTEMBER A.D., 2017

Attorney for South Jordan City

SOUTH VALLEY SEWER

APPROVED THIS 18 DAY OF Sept A.D., 2017 BY SOUTH VALLEY SEWER

Rick Gedetter
REPRESENTATIVE

BOARD OF HEALTH

APPROVED THIS 18 DAY OF Sept A.D., 2017

Rick Gedetter
REPRESENTATIVE

SOUTH JORDAN CITY MAYER

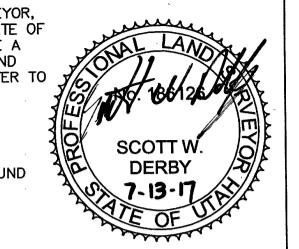
PRESENTED TO SOUTH JORDAN CITY MAYER THIS 19 DAY OF Sept A.D., 2017 AT WHICH TIME THIS PLAT WAS ACCEPTED.

Amie M. West
ATTEST: CITY CLERK
CITY MAYER
CITY OF SOUTH JORDAN
CORPORATE SEAL
State of Utah

SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. 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 COMMERCIAL SUBDIVISION
AMENDING LOTS 1-3 OF HIGHRIDGE ESTATES PHASE 2 SUBDIVISION



SCOTT W.
DERBY
7-13-17
SIGNATURE

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 11400 SOUTH STREET, SAID POINT BEING SOUTH 093°22'6" EAST, ALONG THE SECTION LINE, 68.13 FEET AND SOUTH 002°7'04" 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) NORTH 89°17'33" EAST 41.62 FEET; 2) NORTH 002°38'36" EAST 2.80 FEET; 3) SOUTH 87°50'59" EAST 7.10 FEET; 4) 209.5' FEET TANGENT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 010°35'43" EAST 209.50 FEET); 5) SOUTH 89°20'29" EAST 33.85 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 015°10'00" EAST ALONG SUBDIVISION LINE 306.12 FEET TO THE NORTH LINE OF SOJO DRIVE; THENCE ALONG SAID NORTH LINE THE FOLLOWING NINE (9) COURSES: 1) 42.31 FEET ALONG THE ARC OF A 227.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 64°03'43" WEST 42.24 FEET) 2) SOUTH 58°44'05" WEST 59.47 FEET; 3) 94.90 FEET ALONG THE ARC OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 74°29'42" WEST 93.71 FEET); 4) THENCE NORTH 89°44'40" WEST 286.01 FEET; 5) 34.06 FEET ALONG THE ARC OF A 187.81 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 84°32'55" WEST 34.02 FEET); 6) NORTH 79°23'07" WEST 38.82 FEET; 7) 38.11 FEET ALONG THE ARC OF A 211.00 FOOT TANGENT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 84°35'00" WEST 38.11 FEET); 8) NORTH 89°44'40" WEST 35.73 FEET; 9) 23.56 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 44°42'45" WEST 23.56 FEET); 10) 44.93 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 03°06'58" WEST 44.93 FEET); 11) 44.93 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 05°58'33" WEST 77.30 FEET); 4) NORTH 001°27'27" EAST 101.94 FEET; 5) NORTH 45°16'56" EAST 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 231.282 SF OR 5.31 ACRES MORE OR LESS. CONTAINS 6 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

KNOW ALL BY THESE PRESENTS THAT WE/ 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 COMMERCIAL SUBDIVISION
AMENDING LOTS 1-3 OF HIGHRIDGE ESTATES PHASE 2 SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR 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 2nd DAY OF August A.D. 2017.

Drew E. Dockstader *Ann M. Dockstader*
David Y. Freiss

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF Utah
ON THIS 2 DAY OF Aug, 2017, PERSONALLY APPEARED BEFORE ME Drew Dockstader, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

Gregory D. Wilding
NOTARY PUBLIC, STATE OF UTAH
My Commission Expires on:
April 17, 2018
Comm. Number: 675559

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF Utah
ON THIS 2 DAY OF Aug, 2017, PERSONALLY APPEARED BEFORE ME Ann Dockstader, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

Gregory D. Wilding
NOTARY PUBLIC, STATE OF UTAH
My Commission Expires on:
April 17, 2018
Comm. Number: 675559

LLC ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah
ON THIS 2 DAY OF Aug, 2017, PERSONALLY APPEARED BEFORE ME DAVID Y. FREISS, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF FREISS DEVELOPMENT GROUP, LLC BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF FREISS DEVELOPMENT GROUP, LLC 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, STATE OF UTAH
My Commission Expires on:
April 17, 2018
Comm. Number: 675559

HIGHRIDGE COMMERCIAL SUBDIVISION

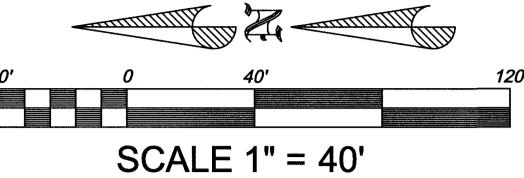
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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN, SALT LAKE COUNTY, UTAH SHEET 1 OF 2

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF David Freiss DATE 29-7-2017 ENTRY 12626362 BOOK 2017P PAGE 266

Fee 366.00
SALT LAKE COUNTY RECORDER
2017P-266



HIGHRIDGE COMMERCIAL SUBDIVISION

AMENDING LOTS 1-3 OF 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 NUMBER: 27-20-401-029

SHEET 2 OF 2

EAST QUARTER CORNER OF
SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

HIGHRIDGE ESTATES PHASE 2

LOT 211 LOT 210

50°15'10"W 306.12'
218.47'

87.65'

L=42.31'
R=227.50'
Δ=10°39'17"
C=42.24'
S 64°03'43" W

LEGEND	
SECTION LINE	Found Section Corner
EXISTING ROW CENTERLINE	Set 5/8" rebar & cap (Wilding Engineering)
PROPERTY BOUNDARY	PROPERTY BOUNDARY
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
XXXX WEST	LOT ADDRESS
— — — PUBLIC UTILITY EASEMENT (PUE)	

L=94.90'
R=172.50'
Δ=31°31'15"
C=93.71'
S 74°29'42" W

LOT 105
32,712 SF
3497 WEST

EX 20' SEWER EASEMENT
ENTRY NO. 12009456
BOOK/PAGE: 10304/ 2770-2773
AND PUBLIC UTILITY EASEMENT

50°39'31"W 248.49'
NO° 39° 31"E 220.19'

10' PUE ALONG 11400 SOUTH
TO BE VACATED WITH THE
RECORDATION OF THIS PLAT.

NO° 39° 31"E 203.02'

334.88'
S89°20'29"E
28.50'
17.50'

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