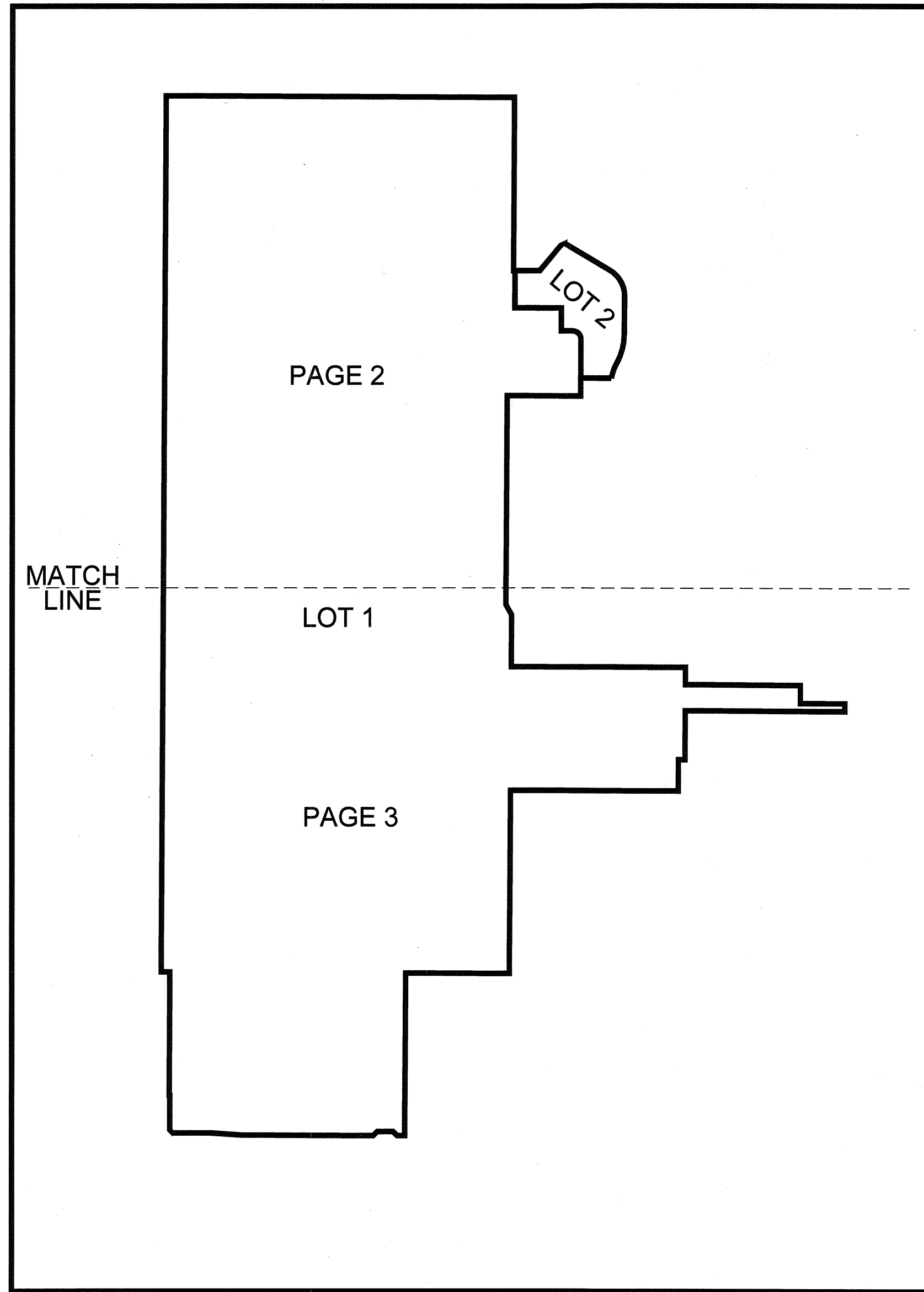


EQUESTRIAN PARK SUBDIVISION

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian
March 2022



DESCRIPTION

An entire tract consolidating eleven (11) parcels of land, with additions and deletions thereof, as disclosed in that Warranty Deed recorded as Entry No. 2277068, in Book 2730, on Page 173; 2) that Warranty Deed recorded as Entry No. 2277289, in Book 2730, on Page 478; 3) that Executrix Deed recorded as Entry No. 2276642, in Book 2729, on Page 230; 4) that Warranty Deed recorded as Entry No. 2599376, in Book 3514, on Page 388; 5) that Warranty Deed recorded as Entry No. 2407418 in Book 2994 on Page 382; 6) that Special Warranty Deed recorded as Entry No. 5537299 in Book 6692 on Page 271; 7) that Warranty Deed recorded as Entry No. 5951860 in Book 7043 on Page 1697; 8) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; 9) that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560; 10) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; and that Boundary Line Adjustment recorded as Entry No. 13897820, in Book 11309, on Page 6668, in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest Corner of said Section 15; thence along the boundary of said entire tract the following three (3) courses: 1) N. 00°18'08" E. (Record = North) 1,318.69 feet along the west line of said Section 15; 2) S. 89°43'59" E. 1,323.36 feet (Record = East 1,320 feet); 3) S. 00°16'56" W. 653.70 feet (Record = South 645.61 feet) to a northerly boundary line of a parcel of land disclosed by that Quit Claim Deed recorded as Entry No. 12941291 in Book 10756 on Page 3527 in the Office of said Recorder; thence along the boundary of said parcel the following (13) thirteen courses: 1) S. 89°46'50" E. (Record = N. 89°58'35" E.) 99.47 feet; 2) N. 39°54'49" E. (Record = N. 39°40'14" E.) 124.39 feet; 3) N. 67°09'17" E. (Record = N. 66°54'42" E.) 18.09 feet to a point of non-tangency with 380.00-foot radius curve to the left; 5) Southeasterly 15.64 feet along the arc of said curve, bearing to radius point is N. 32°47'21" E. (chord bears S. 58°23'24" E. 15.64 feet) having a central angle of 02°21'30"; 6) S. 59°34'10" E. (Record = S. 59°48'45" E.) 179.99 feet to the point of tangency with a 115.00-foot radius curve to the right; 7) Southeasterly 120.14 feet along the arc of said curve (chord bears S. 29°38'33" E. 114.75 feet) with a central angle of 59°51'22"; 8) S. 00°17'03" W. (Record = S. 00°02'28" W.) 51.15 feet; 9) S. 00°40'10" W. (Record = S. 00°16'44" W.) 96.22 feet to the point of tangency with a 220.00-foot radius curve to the right; 10) Southerly 103.16 feet along the arc of said curve (chord bears S. 14°08'13" W. 102.22 feet) with a central angle of 26°52'02"; 11) S. 27°32'16" W. (Record = S. 27°08'50" W.) 12.51 feet to the point of tangency with a 180.00-foot curve to the left; 12) Southwesterly 54.87 feet along the arc of said curve, having a central angle of 17°27'59" (chord bears S. 18°48'17" W. 54.66 feet) to a northerly boundary line of said parcel of land; 13) N. 89°36'35" W. (Record = N. 89°58'35" W.) 115.95 feet along said northerly boundary line to a Boundary Line Agreement between Salt Lake County and South Jordan City recorded as Entry No. 13897820, in Book 11309, on Page 6668; thence along said boundary line agreement the following five (5) courses: 1) S. 00°15'56" W. 68.60 feet; 2) N. 89°36'35" W. 278.45 feet; 3) S. 00°19'12" W. 356.61 feet; 4) S. 00°24'52" W. 433.19 feet; 5) S. 29°46'26" E. 44.57 feet to an easterly boundary line of said entire tract; thence S. 00°19'16" W. 195.09 feet along said easterly boundary line to the northwesterly corner of a parcel of land disclosed by that Warranty Deed, Book 7043, on Page 1697, in the Office of said Recorder; thence S. 89°40'58" E. (Record = S. 89°55'15" E.) 661.83 feet along a northerly boundary line of said parcel and a parcel of land disclosed in that Warranty Deed recorded as Entry No. 5951859, in Book 7043, on Page 1695, in the Office of said Recorder; thence S. 00°20'33" W. (Record = S. 00°06'16" W.) 64.56 feet along an easterly boundary line of said parcel to the northwesterly corner of a parcel of land disclosed in that Warranty Deed recorded as Entry No. 5951859, in Book 7043, on Page 1695, in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 89°40'37" E. 437.36 feet (Record = S. 89°54'55" E. 437.54 feet) 2) S. 00°16'02" W. 67.96 feet (Record = S. 00°01'45" W. 66.018 feet) to a northerly line of a non-exclusive right of way disclosed in said Warranty Deed recorded as Entry No. 5951859; thence S. 89°42'01" E. (Record = S. 89°56'18" E.) 169.43 feet along said northerly line to the westerly right of way line of Redwood Road established by that Quit Claim Deed recorded as Entry No. 9536219 in Book 9209 on Page 2475 in the office of said Recorder; thence S. 00°28'24" W. (Record = S. 00°07'35" W.) 30.01 feet along said westerly right of way line, to the southerly boundary of said non-exclusive right of way line; thence N. 89°42'01" W. (Record = N. 89°56'18" W.) 606.85 feet along said southerly line to an easterly boundary of said parcel disclosed as Entry No. 5951860; thence along said boundary the following two (2) courses: 1) S. 00°20'33" W. (Record = S. 00°06'16" W.) 185.08 feet; 2) N. 89°42'52" W. (Record = S. 89°57'09" W.) 24.59 feet to the northeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560 in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 00°33'38" W. 118.17 feet (Record = S. 0°19'22" W. 120.00 feet); 2) N. 89°51'08" W. 635.95 feet (Record = S. 89°54'37" W. 636.51 feet); thence S. 00°19'53" W. 691.48 feet along an easterly boundary line to a southeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 2407418 in Book 2994 on Page 382 in the Office of said Recorder; thence N. 89°45'14" W. 393.95 feet along a southerly boundary line of said parcel to the northeasterly corner of a parcel of land disclosed in that Special Warranty Deed recorded as Entry No. 5537299, in Book 6692, on Page 271, in the Office of said Recorder; thence S. 00°18'39" W. (Record = S. 00°03'48" W.) 614.05 feet along an easterly boundary line of said parcel to the northerly right of way line of 11400 South Street established by that Quit Claim Deed recorded as Entry No. 10969004, in Book 9832, on Page 2425, in the Office of said Recorder; thence along said right of way line the following eleven (11) courses: 1) N. 89°42'32" W. (Record = N. 89°57'23" W.) 28.78 feet; 2) N. 45°52'09" W. (Record = N. 46°04'00" W.) 21.66 feet; 3) S. 89°49'58" W. (Record = S. 89°35'07" W.) 60.09 feet; 4) S. 44°16'49" W. (Record = S. 44°01'58" W.) 22.27 feet; 5) N. 89°42'32" W. (Record = N. 89°57'23" W.) 502.75 feet; 6) N. 86°04'05" W. (Record = N. 86°18'56" W.) 110.24 feet; 7) N. 89°42'32" W. (Record = N. 89°57'23" W.) 91.86 feet to the point of tangency with a 8,049.00 foot radius curve to the left; 8) Westerly 56.08 feet along the arc of said curve, (chord bears N. 89°54'31" W. 56.08 feet) having a central angle of 00°23'57"; 9) N. 44°55'21" W. (Record = N. 45°10'12" W.) 17.08 feet; 10) N. 00°15'48" E. (Record = N. 00°00'57" E.) 129.13 feet; 11) N. 89°44'12" W. (Record = N. 89°59'03" W.) 2.74 feet to the easterly right of way line of 2200 West Street; thence N. 00°16'37" E. 466.88 feet along said easterly right of way line; thence N. 89°45'14" W. 33.00 feet to the West Quarter line of said Section 22; thence N. 00°16'37" E. 1,990.89 feet along said west line to the point of beginning.

The above-described parcel of land contains 5,461,348 square feet in area, or 125.376 acres, more or less.

ACREAGE & SQUARE FOOTAGE		
	SQUARE FEET	ACREAGE
ROAD DEDICATION	120,565 Square feet	2.768 Acres
LOT 1	5,222,707 Square feet	119.897 Acres
LOT 2	118,076 Square feet	2.711 Acres
OVERALL	5,461,348 Square feet	125.376 Acres

SALT LAKE COUNTY DISTRICT ATTORNEY
APPROVED AS TO FORM THIS 9th DAY OF March A.D. 2022
R. Clifton
SALT LAKE COUNTY DEPUTY DISTRICT ATTORNEY

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 9 DAY OF March A.D. 2022
[Signature]
SOUTH VALLEY SEWER DISTRICT

SOUTH JORDAN CITY ATTORNEY
APPROVED AS TO FORM THIS 10th DAY OF MARCH A.D. 2022
[Signature]
SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 9 DAY OF March A.D. 2022
[Signature]
MAYOR

SALT LAKE COUNTY RECORDER
RECORDED No. 13908564
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Salt Lake County
DATE 03/10/2022 TIME 1:09 PM BOOK 2022P PAGE 077
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

RECORD OF SURVEY
R.O.S. No. 3 2022-D3-D166
[Signature] 3/9/22
COUNTY SURVEYOR REVIEWER DATE

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS 9 DAY OF March A.D. 2022 BY THE SALT LAKE COUNTY FLOOD CONTROL
[Signature]
DIRECTOR, SALT LAKE COUNTY FLOOD CONTROL

CITY PLANNER
APPROVED THIS 9th DAY OF MARCH A.D. 2022
[Signature]
CITY PLANNER

BOARD OF HEALTH APPROVAL
APPROVED THIS 9th DAY OF March A.D. 2022
[Signature]
DIRECTOR, S.L. CO. BOARD OF HEALTH

SOUTH JORDAN CITY ENGINEERING
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
3/9/2022 *[Signature]*
DATE SOUTH JORDAN CITY ENGINEER

no fee
27-15-31,32 27-22,11,12

no fee
27-22-101-001,003 27-22-176-018

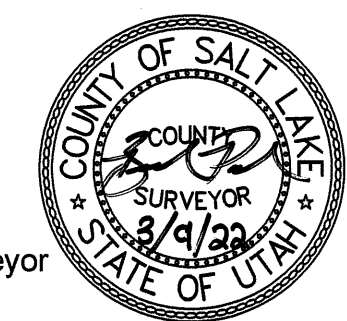
EXCEPTIONS

- ① thru ⑥ Standard Title Exceptions
- ⑦ The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded May 5, 2008 as Entry No. 10419206, in Book 9603, at Page 1739. (NOT PLOTTABLE)
- ⑧ Rights of the public, and others entitled thereto, to use for street and incidental purposes, any portion of the land lying within the area commonly known as Park Road. (NOT PLOTTABLE - LOCATION APPROX.)
- ⑨ Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the Land, together with the right of ingress and egress to repair, maintain, replace and remove the same as disclosed by that certain Ordinance No. 530 recorded June 2, 1978 as Entry No. 3117026 in Book 4682 at Page 1502. (NOT PLOTTABLE - NOT IN AREA)
- ⑩ Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded April 12, 1956, as Entry No. 1478372, in Book 1299, at Page 558. (PLOTTED)
- ⑪ Reservation of right of way as disclosed and contained in that certain Warranty Deed recorded February 17, 1969 as Entry No. 2277289 in Book 2730 at Page 478. (PLOTTED)
- ⑫ Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded January 24, 1977, as Entry No. 2001189, in Book 4441, at Page 590. (PLOTTED)
- ⑬ Agreement for Easement in favor of Mountain Fuel Supply Company to construct, operate and maintain a 4-inch natural gas I.H.P. pipeline and incidental purposes, by instrument dated November 5, 1979 and recorded December 21, 1979, as Entry No. 3380504, in Book 5011, at Page 39. (PLOTTED)
- ⑭ A right of way as disclosed by various instruments of record, including but not limited to those certain Warranty Deeds recorded May 13, 1982 as Entry No. 3675088 in Book 5372 at Page 489 and recorded October 26, 1994 as Entry No. 5951859 in Book 7043 at Page 1695. (PLOTTED)
- ⑮ Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded February 12, 1999, as Entry No. 7254082, in Book 8248, at Page 7546. (PLOTTED)
- ⑯ Assumption of Risk Agreement for Substandard Lateral Connection, recorded September 16, 2003 as Entry No. 8818875 in Book 8882 at Page 2200. (NOT PLOTTED)
- ⑰ Grant of Easement in favor of South Jordan City, a municipal corporation of the State of Utah for the placement of water pipelines, power and other appurtenant features, along with a temporary construction easement for the duration of the installation of said facilities and incidental purposes, by instrument dated February 2, 2004 and recorded February 10, 2004, as Entry No. 8974275, in Book 8943, at Page 8130. (PLOTTED)
- ⑱ Grant of Easement in favor of South Jordan City, a municipal corporation of the State of Utah for the placement of water pipelines, power and other appurtenant features, along with a temporary construction easement for the duration of the installation of said facilities and incidental purposes, by instrument dated February 2, 2004 and recorded February 10, 2004, as Entry No. 8974278, in Book 8943, at Page 8136. (PLOTTED)
- ⑲ Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded September 12, 2007, as Entry No. 10219284, in Book 9514, at Page 1403. (NOT PLOTTED - NOT IN AREA)
- ⑳ Notice of Easement wherein Utah and Salt Lake Canal Company is the holder of an easement for the location and operation of an irrigation canal known as the Utah and Salt Lake Canal, and related facilities and incidental purposes, dated January 27, 2010 and recorded February 5, 2010 as Entry No. 10892864 in Book 9802 at Page 174. (PLOTTED)
- ㉑ Easement in favor of the Utah Department of Transportation for the purpose of constructing cut and/or fill slopes and appurtenant parts thereof to facilitate the widening of 11400 South Street known as Project No. SP-15-7(156)293 and incidental purposes, by instrument recorded June 10, 2010, as Entry No. 10969001, in Book 9832, at Page 2412. (PLOTTED)
- ㉒ Easement in favor of South Jordan City, a municipal corporation of the State of Utah for the purpose of constructing and maintaining public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities, and highway appurtenances including, but not limited to slopes, walls, street and signal lighting facilities, directional and traffic information signs, incident to the widening and/or construction of 11400 South Street known as Project No. SP-15-7(156)293 and incidental purposes, by instrument recorded June 10, 2010, as Entry No. 10969003, in Book 9832, at Page 2420. (PLOTTED)
- ㉓ Right of Way Overhang Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns to construct, reconstruct, operate, maintain, repair, replace, enlarge, and remove electric power lines, transmission, distribution lines and communication lines and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded August 11, 2010, as Entry No. 11008846, in Book 9848, at Page 6190. (PLOTTED)
- ㉔ Commercial Sewer Connection Agreement between Salt Lake County and the South Valley Sewer District, a political subdivision of the State of Utah, recorded July 9, 2013 as Entry No. 11679777 in Book 10157 at Page 3351. (SHOW)
- ㉕ Stormwater Facilities Maintenance Agreement by and between South Jordan City, a Utah municipal corporation and Salt Lake County, dated November 25, 2013 and recorded December 20, 2013 as Entry No. 1178491 in Book 10200 at Page 6008. (27-15-351-003, -004, 27-22-101-001, -003, 27-22-151-005, -008)
- ㉖ Storm Drain Easement in favor of the City of South Jordan, a Utah municipal corporation to construct, install, operate, maintain, repair, inspect, protect, remove, replace and access said storm drain system appurtenant facilities and incidental purposes, by instrument recorded August 15, 2019, as Entry No. 13052691, in Book 10816, at Page 7955. (PLOTTED)
- ㉗ Waterline Easement in favor of the City of South Jordan, a Utah municipal corporation to construct, install, operate, maintain, repair, inspect, protect, remove, replace and access said water system appurtenant facilities and incidental purposes, by instrument recorded August 15, 2019, as Entry No. 13052692, in Book 10816, at Page 7956. (PLOTTED)
- ㉘ Waterline Easement in favor of the City of South Jordan, a Utah municipal corporation to construct, install, operate, maintain, repair, inspect, protect, remove, replace and access said water system appurtenant facilities and incidental purposes, by instrument recorded August 15, 2019, as Entry No. 13052693, in Book 10816, at Page 7961. (PLOTTED)
- ㉙ Stormwater Facilities Maintenance Agreement by and between South Jordan City, a Utah municipal corporation and Salt Lake County, dated January 15, 2020 and recorded January 16, 2020 as Entry No. 13171298 in Book 10885 at Page 5259. (PLOTTED)
- ㉚ Perpetual Water Line Easement Agreement in favor of the City of South Jordan City, a municipal corporation and political subdivision of the State of Utah to construct, operate, repair and replace a culinary water pipeline and appurtenant structures and other related facilities incidental to the Equestrian Park - Barn Replacement Water line installation known as Salt Lake County Project No. PARS17CRP and incidental purposes, by instrument recorded February 17, 2021, as Entry No. 13259730, in Book 11120, at Page 1127. (PLOTTED)
- ㉛ Right of Way for Utah & Salt Lake Canal, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Canal; (ii) the uncertainty of the boundaries of said Canal; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (NOT PLOTTABLE)
- ㉜ Intentionally deleted by Title Company.
- ㉝ Notice of Approval of Exchange of Title recorded February 24, 2022 as Entry No. 13897821 in Book 11309 at Page 6682. (PLOTTED)

SURVEYOR'S CERTIFICATE

I, Bradley E. Park, a Professional Land Surveyor, as Salt Lake County Chief Deputy Surveyor, State of Utah, my term of office running from January 1, 2021 to December 31, 2024 as prescribed under the laws of the State of Utah, do hereby certify that I am a Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the hereon described tract of real property to be hereafter known as Equestrian Park Subdivision.

[Signature]
Bradley E. Park, P.L.S.
Salt Lake County Chief Deputy Surveyor
Date 03/09/2022



ACKNOWLEDGEMENT

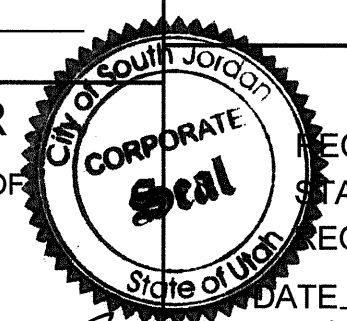
SALT LAKE COUNTY
STATE OF UTAH)
COUNTY OF SALT LAKE) ss. By *[Signature]* Mayor of said County
By *[Signature]* County Clerk
On this 9 day of March, 2022 personally appeared before me *[Signature]* being duly sworn, did say that he is the Associate Deputy Mayor of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.
WITNESS my hand and official stamp the date in this certificate first above written:
My Commission Expires: July 2, 2022 *[Signature]*
Residing in: Davis County
On this 9 day of March, 2022 personally appeared before me *[Signature]* being duly sworn, did say that she is the CLERK of Salt Lake County, and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.
WITNESS my hand and official stamp the date in this certificate first above written:
My Commission Expires: July 2, 2022 *[Signature]*
Residing in: Davis County

OWNER'S DEDICATION

Know all men by these presents that *[Signature]* the Deputy Mayor signed owner(s) of the above described tract of and, having caused same to be subdivided into lots and streets to be hereafter known as the
EQUESTRIAN PARK 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 9 day of March A.D., 2022
[Signature] *[Signature]*

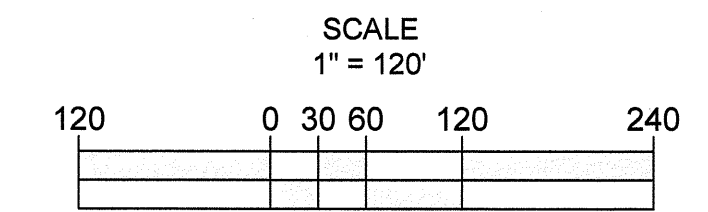
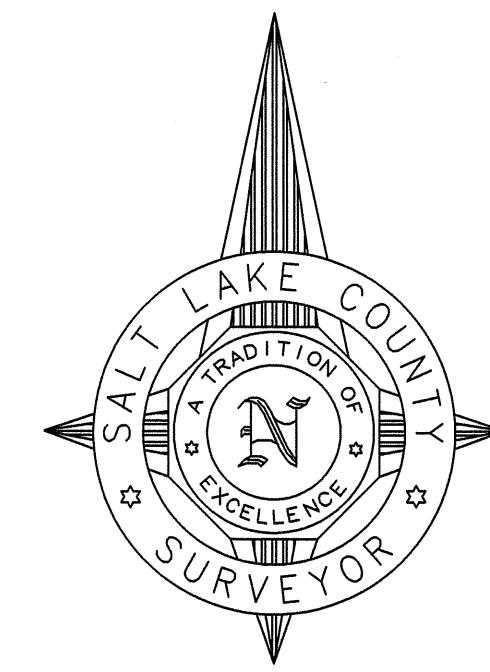
General Plat Notes

- 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, and 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 17, 2022, at 7:30 AM, which was prepared by Cottonwood Title was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat does not constitute representation by the City that swales and other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
- Lot 2 does not currently have sewer available. Lot 2 will be required to obtain the appropriate easements and connect to the existing sewer through the adjacent lots.
- Basis of Bearing is N. 00°16'08" E. between the Southwest corner and the West 1/4 Corner of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian.



EQUESTRIAN PARK SUBDIVISION

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
 Township 3 South, Range 1 West, Salt Lake Base and Meridian
 South Jordan City, Salt Lake County, Utah
 Salt Lake Base & Meridian
 March 2022



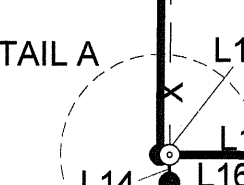
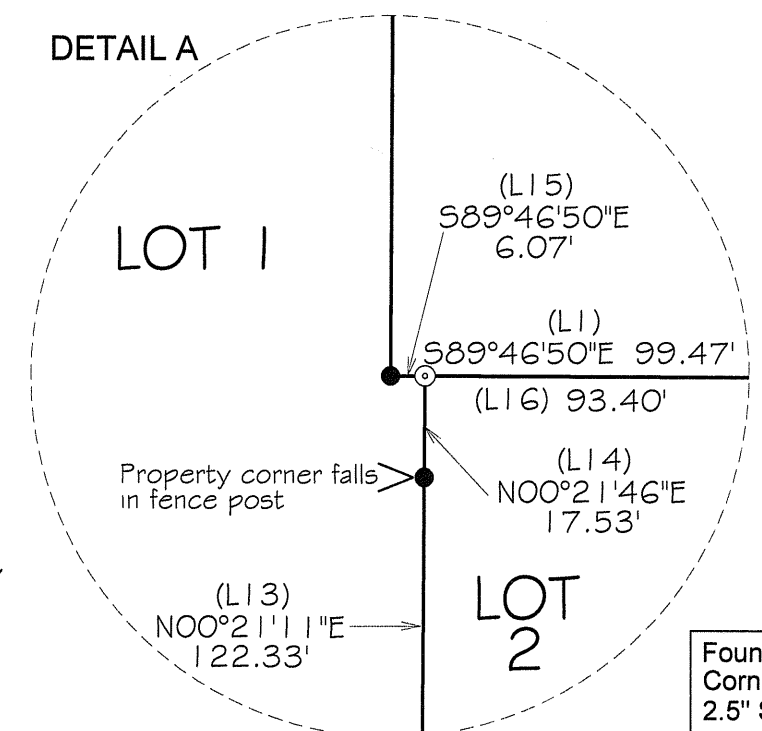
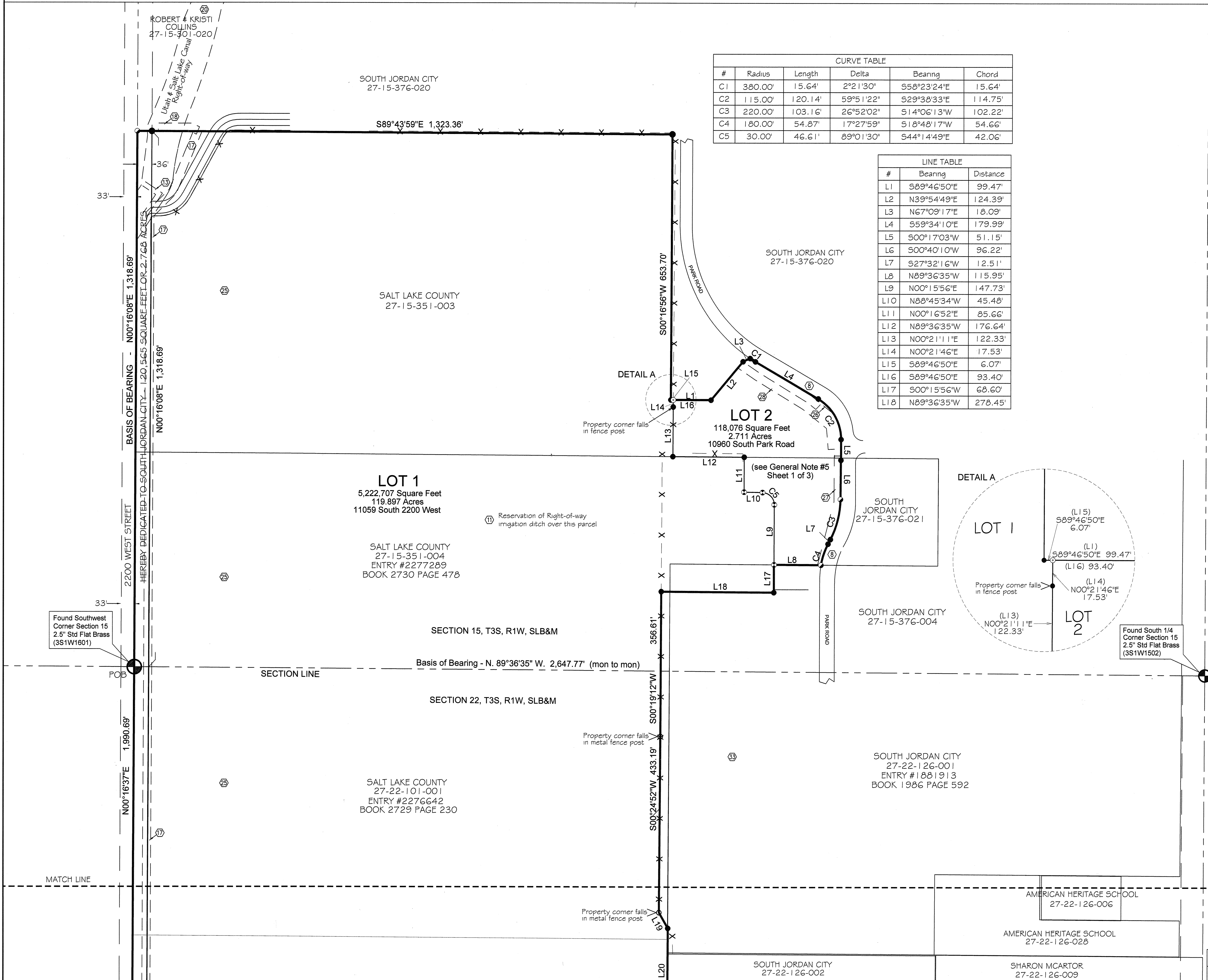
CURVE TABLE					
#	Radius	Length	Delta	Bearing	Chord
C1	380.00'	15.64'	2°21'30"	S58°23'24"E	15.64'
C2	115.00'	120.14'	59°51'22"	S29°38'33"E	114.75'
C3	220.00'	103.16'	26°52'02"	S14°06'13"W	102.22'
C4	180.00'	54.87'	17°27'59"	S18°48'17"W	54.66'
C5	30.00'	46.61'	89°01'30"	S44°14'49"E	42.06'

LINE TABLE		
#	Bearing	Distance
L1	S89°46'50"E	99.47'
L2	N39°54'49"E	124.39'
L3	N67°09'17"E	18.09'
L4	S59°34'10"E	179.99'
L5	S00°17'03"W	51.15'
L6	S00°40'10"W	96.22'
L7	S27°32'16"W	12.51'
L8	N89°36'35"W	115.95'
L9	N00°15'56"E	147.73'
L10	N88°45'34"W	45.48'
L11	N00°16'52"E	85.66'
L12	N89°36'35"W	176.64'
L13	N00°21'11"E	122.33'
L14	N00°21'46"E	17.53'
L15	S89°46'50"E	6.07'
L16	S89°46'50"E	93.40'
L17	S00°15'56"W	68.60'
L18	N89°36'35"W	278.45'

LEGEND

- Boundary Corners (set/found SL Co rebar and plastic cap)
- Boundary Corners (set MAG nail)
- ⊙ Boundary Corners (Etched X in concrete)
- ⊙ Boundary Corners (set 3/4" copper rivet in concrete)
- Boundary Corners (not set)
- ⊕ Title report exceptions
- Parcel Lines
- - - Right-of-way Lines
- - - Section / Monument Lines
- - - Subdivision Boundary
- X - Fence
- ▨ Road Dedication
- ⊕ Section Monuments

ACREAGE & SQUARE FOOTAGE		
ROAD DEDICATION	SQUARE FEET	ACREAGE
LOT 1	120,565 Square feet	2.768 Acres
LOT 2	5,222,707 Square feet	119.897 Acres
OVERALL	5,461,348 Square feet	125.376 Acres



1700 WEST STREET (REDWOOD ROAD)

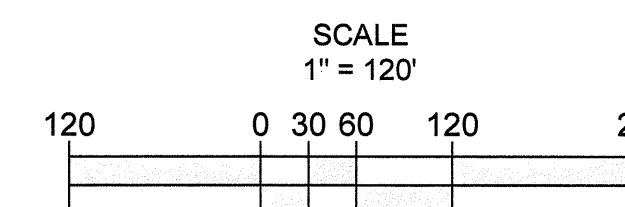
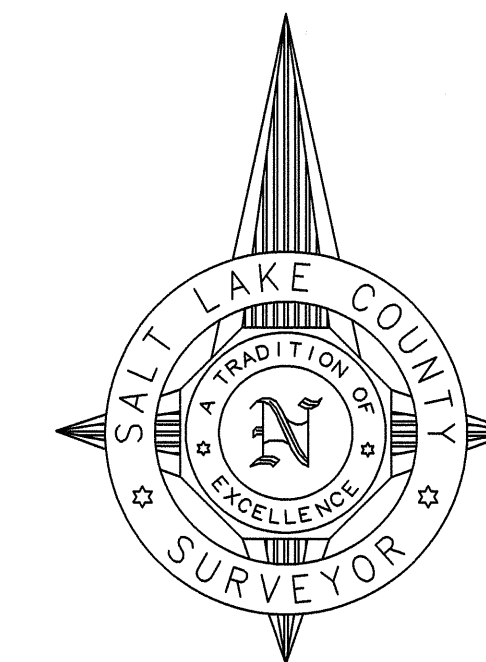
Sheet
2 of 3

Equestrian Park Subdivision
 A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
 Township 3 South, Range 1 West, Salt Lake Base and Meridian
 South Jordan City, Salt Lake County, Utah
 Salt Lake Base & Meridian

SALT LAKE COUNTY RECORDER
 RECORDED No. 13908544
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF Salt Lake County
 DATE 03/10/2022 TIME 1:09 PM BOOK 2022P PAGE 077
 FEE \$ no fee
 DEPUTY SALT LAKE COUNTY RECORDER

EQUESTRIAN PARK SUBDIVISION

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
 Township 3 South, Range 1 West, Salt Lake Base and Meridian
 South Jordan City, Salt Lake County, Utah
 Salt Lake Base & Meridian
 March 2022



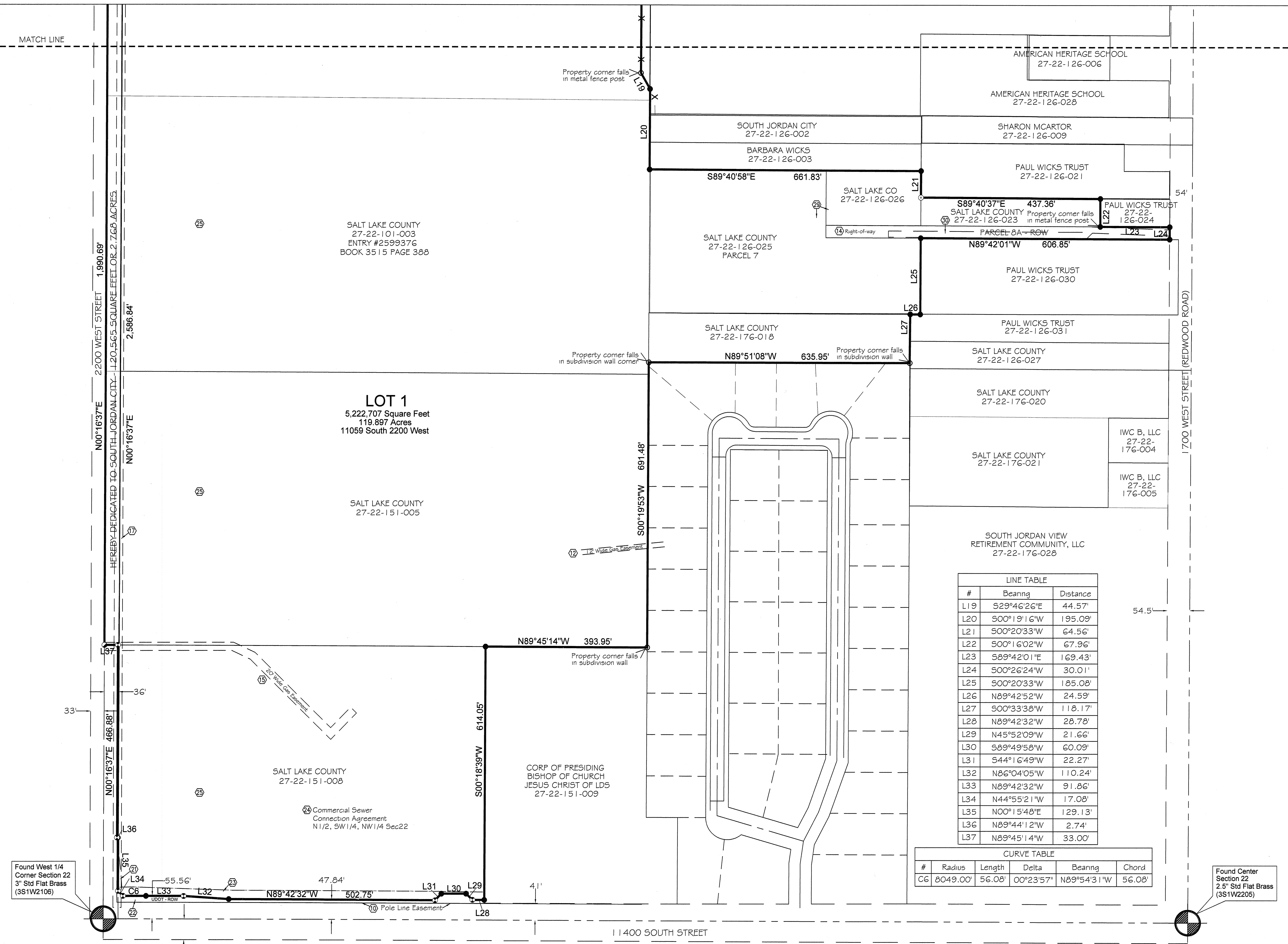
LEGEND

- Boundary Corners (set/found SLCo rebar and plastic cap)
- Boundary Corners (set MAG nail)
- ⊙ Boundary Corners (Etched X in concrete)
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ACREAGE & SQUARE FOOTAGE		
	SQUARE FEET	ACREAGE
ROAD DEDICATION	120,565 Square feet	2.768 Acres
LOT 1	5,222,707 Square feet	119.897 Acres
LOT 2	118,076 Square feet	2.711 Acres
OVERALL	5,461,348 Square feet	125.376 Acres

LINE TABLE		
#	Bearing	Distance
L19	S29°46'26"E	44.57'
L20	S00°19'16"W	195.09'
L21	S00°20'33"W	64.56'
L22	S00°16'02"W	67.96'
L23	S89°42'01"E	169.43'
L24	S00°26'24"W	30.01'
L25	S00°20'33"W	185.08'
L26	N89°42'52"W	24.59'
L27	S00°33'39"W	118.17'
L28	N89°42'32"W	28.78'
L29	N45°52'09"W	21.66'
L30	S89°49'58"W	60.09'
L31	S44°16'49"W	22.27'
L32	N86°04'05"W	110.24'
L33	N89°42'32"W	91.86'
L34	N44°55'21"W	17.08'
L35	N00°15'48"E	129.13'
L36	N89°44'12"W	2.74'
L37	N89°45'14"W	33.00'

CURVE TABLE					
#	Radius	Length	Delta	Bearing	Chord
C6	8049.00'	56.08'	00°23'57"	N89°54'31"W	56.08'



Found West 1/4 Corner Section 22 3" Std Flat Brass (3S1W2108)

Found Center Section 22 2.6" Std Flat Brass (3S1W2205)

Equestrian Park Subdivision
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 Township 3 South, Range 1 West, Salt Lake Base and Meridian
 South Jordan City, Salt Lake County, Utah
 Salt Lake Base & Meridian

SALT LAKE COUNTY RECORDER

RECORDED No. 13908564
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Salt Lake County

DATE 03/10/2022 TIME 1:09PM BOOK 2022P PAGE 077
no fee
 FEE \$ _____
Deputy
 DEPUTY SALT LAKE COUNTY RECORDER