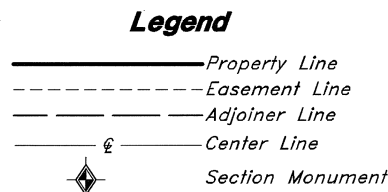
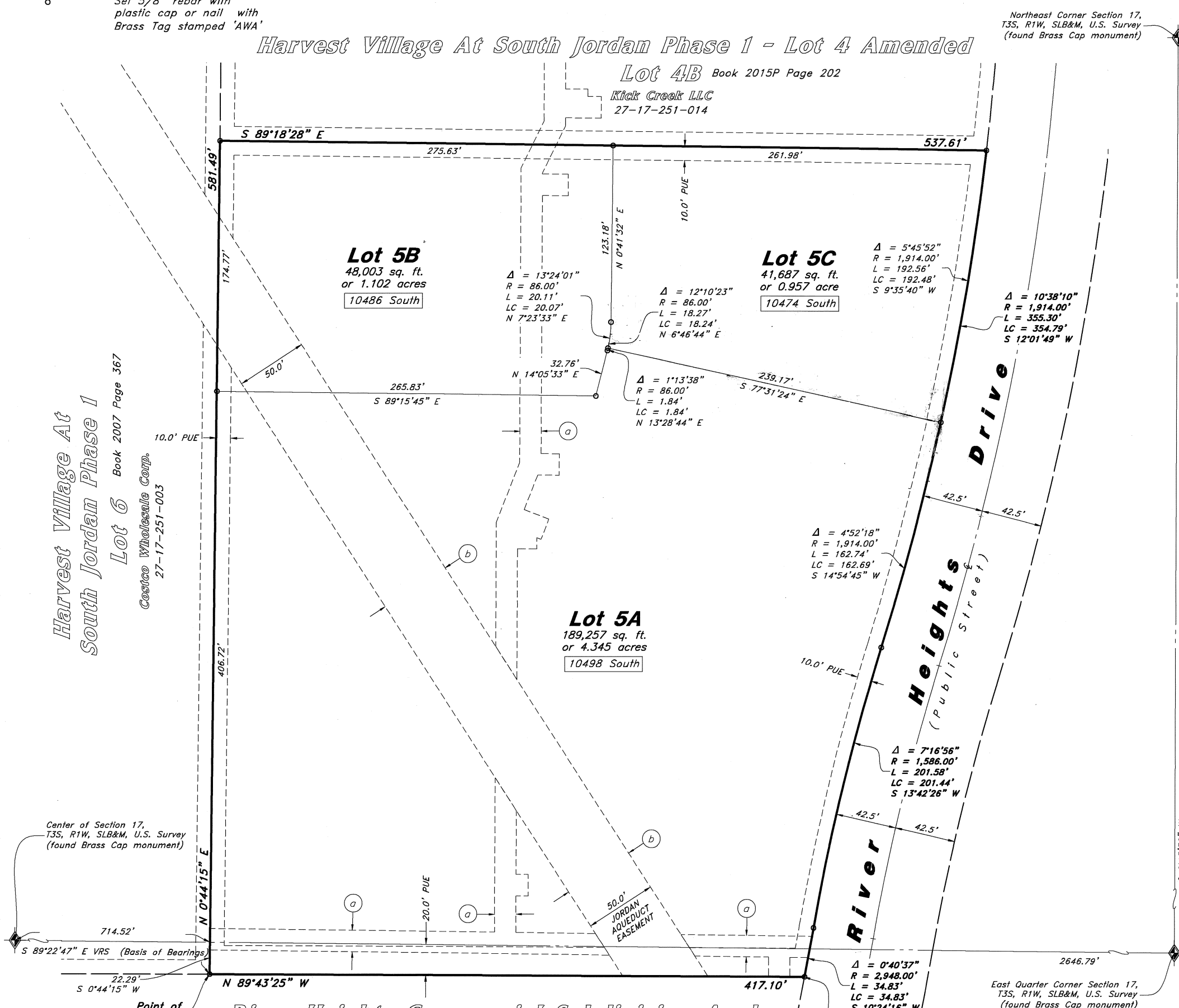


# Harvest Village at South Jordan Subdivision Phase 1 - Lot 5 Amended



Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Amending all of Lot 5, Harvest Village at South Jordan Subdivision Phase 1, located in the East Half of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Jordan City, Salt Lake County, Utah 2022



**Salt Lake County Surveyor**  
ROS No. 2022-04-0219  
County Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
**South Valley Sewer District**  
Approved this 25<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
South Valley Sewer District

**Jordan Valley Water Conservancy District**  
Approved this 19<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
Jordan Valley Water Conservancy District  
**Board of Health**  
Approved this 25<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
Salt Lake Valley Health Department

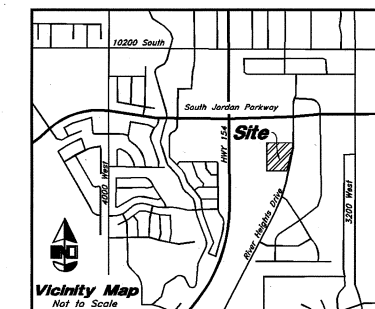
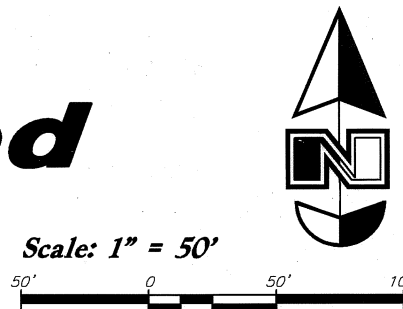
**South Jordan City Engineer**  
I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.  
\_\_\_\_\_  
South Jordan City Engineer Date 5/17/2022

**Office of the City Attorney**  
Approved as to Form this 29<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
Attorney for South Jordan City

**City Planner**  
Approved this 25<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
City Planner

**United States Bureau of Reclamation**  
Approved this 19<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
United States Bureau of Reclamation  
**City Planner**  
Approved as to form this 31 Day of May A.D., 2022  
\_\_\_\_\_  
South Jordan City Mayor

**Harvest Village at South Jordan Subdivision Phase 1 - Lot 5 Amended**  
Amending all of Lot 5, Harvest Village at South Jordan Subdivision Phase 1, located in the East Half of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Jordan City, Salt Lake County, Utah  
**Salt Lake County Recorder**  
Recorded No. 1963205  
State of Utah, County of Salt Lake, Recorded and Filed at the Request of  
\_\_\_\_\_  
Date 6/2/2022 Time 2:11pm Book 2022P Page 132  
Fee \$ 56.00  
\_\_\_\_\_  
Deputy Recorder



**United States Bureau of Reclamation Note**  
1. The United States Bureau of Reclamation (Reclamation) is the owner of an easement and right-of-way recorded on November 26, 1971, as Entry No. 2423259 in Book 3019 at Page 808, in the Salt Lake County Recorder's Office, for the installation, construction, operation, maintenance, repair, and replacement of pipeline(s), facilities, waterworks, and other appurtenances over, under, on, across, and through portions of Lots 4 and 5. The easement and right-of-way are exclusive and private; therefore, no utilities, public or private, may be installed anywhere within the easement and right-of-way without the written approval of Reclamation.  
2. Lot owners 4 and 5 are subject to the Reclamation's easement protection criteria. Any proposed change within the easement and right-of-way boundary shall require written permission and inspection from Reclamation.  
3. No trees shall be planted or structures constructed within the easement and right-of-way. Anything within the easement boundary that obstructs access for operation, maintenance, repair, replacement, or inspection of the pipelines, facilities, waterworks, or appurtenances is not permitted. Fences with gates may be permitted upon written permission from Reclamation.

**South Valley Sewer District**  
1. The signature of South Valley Sewer District on this plat does not constitute approval of the easement and right-of-way. The contents of the plat and the plat itself are subject to the South Valley Sewer District's rules and regulations. The District's rules and regulations will be required to comply with the District's rules and regulations.  
2. Shallow Sewer Depths Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall to sewer lateral. Buildings with a basement may not have sewer service available for basement.

**South Jordan City**  
1. 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.  
2. 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.  
3. The Owner certifies that the title report dated \_\_\_\_\_, 2022 which was prepared by Meridian Title Company issued by Old Republic National Title Insurance Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.  
4. Finish Floor Elevations are Not to exceed Four feet in height from the top back of curb.  
5. 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 also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

**Rocky Mountain Power**  
1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:  
a. A recorded easement or Right-of-Way  
b. The law applicable to prescriptive rights  
c. Title 54, Chapter 8a, damage to underground utility facilities or  
d. Any other provision of law

**Dominion Energy**  
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

**Existing Agreements**  
This subdivision amendment is subject to the terms of existing cross access, utility maintenance and other relevant agreements that are blanket in nature contained in the following recorded Declarations, Agreements and Amendments thereof, records of Salt Lake County, Utah: Entry No.'s 10222869, 10554765, 12081981, 12132945, 10222870, 12133297 and 12139294.

## Narrative

A line between Brass Cap monuments found for the Center and the East Quarter Corners of Section 17, T3S, R1W, SLB&M, was measured with VRS methods and assigned the bearing of South 89°22'47" East in order to place the Amended Subdivision on the NAD 1983 Utah Central Zone State Plane datum.  
Underlying plat bearings must be rotated 0°19'28" clockwise to match said State Plane datum.

## Easements

- 15' Waterline Easement per Plat; No. 6618725.
- United States Bureau of Reclamation Easement per Entry; No. 2423259 in Book 3019 on Page 808.

**Easement Approval**  
Dominion Energy 5-19-22 Date  
Rocky Mountain Power 5-18-22 Date  
Utah Valley Electric Cooperative 5-18-22 Date  
Lumen Technologies 5-19-22 Date

**United States of America Bureau of Reclamation**  
Approved this 19<sup>th</sup> Day of May A.D., 2022  
\_\_\_\_\_  
United States Bureau of Reclamation



**City Planner**  
Approved as to form this 31 Day of May A.D., 2022  
\_\_\_\_\_  
South Jordan City Mayor

**Salt Lake County Recorder**  
Recorded No. 1963205  
State of Utah, County of Salt Lake, Recorded and Filed at the Request of  
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