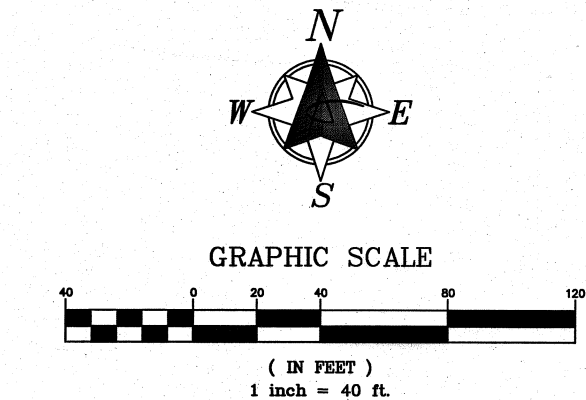
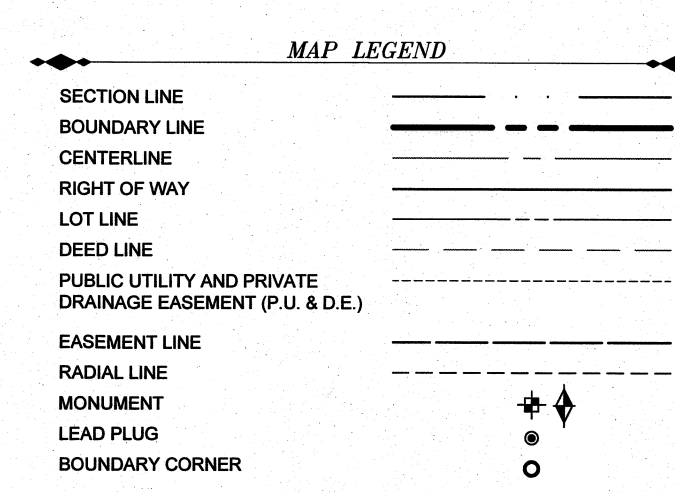
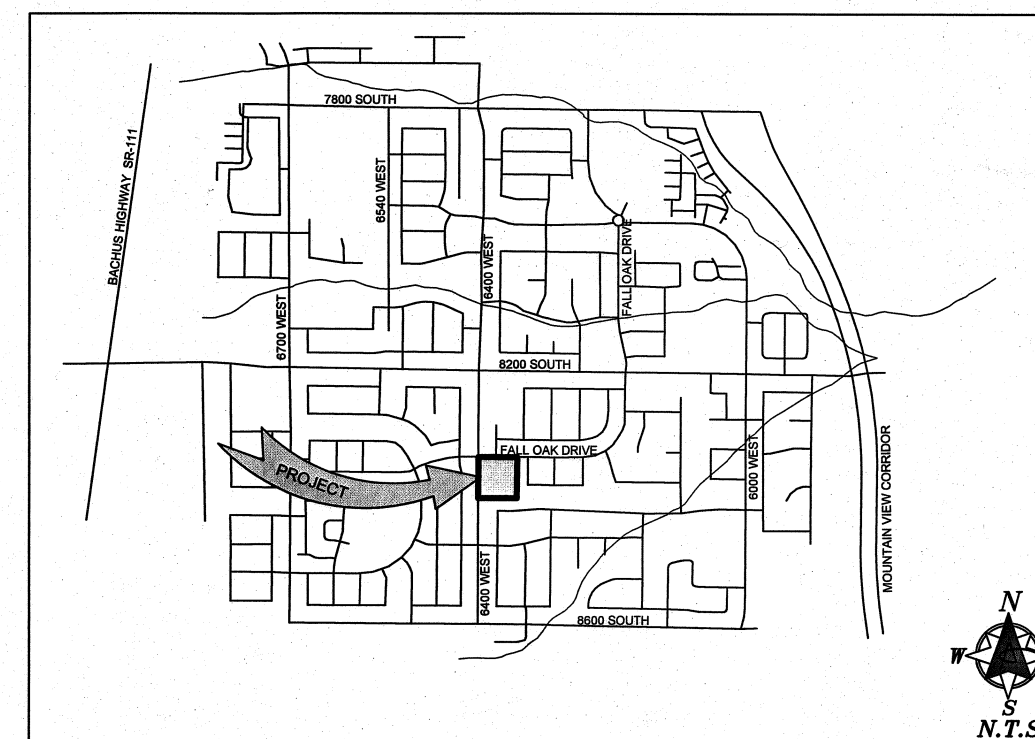
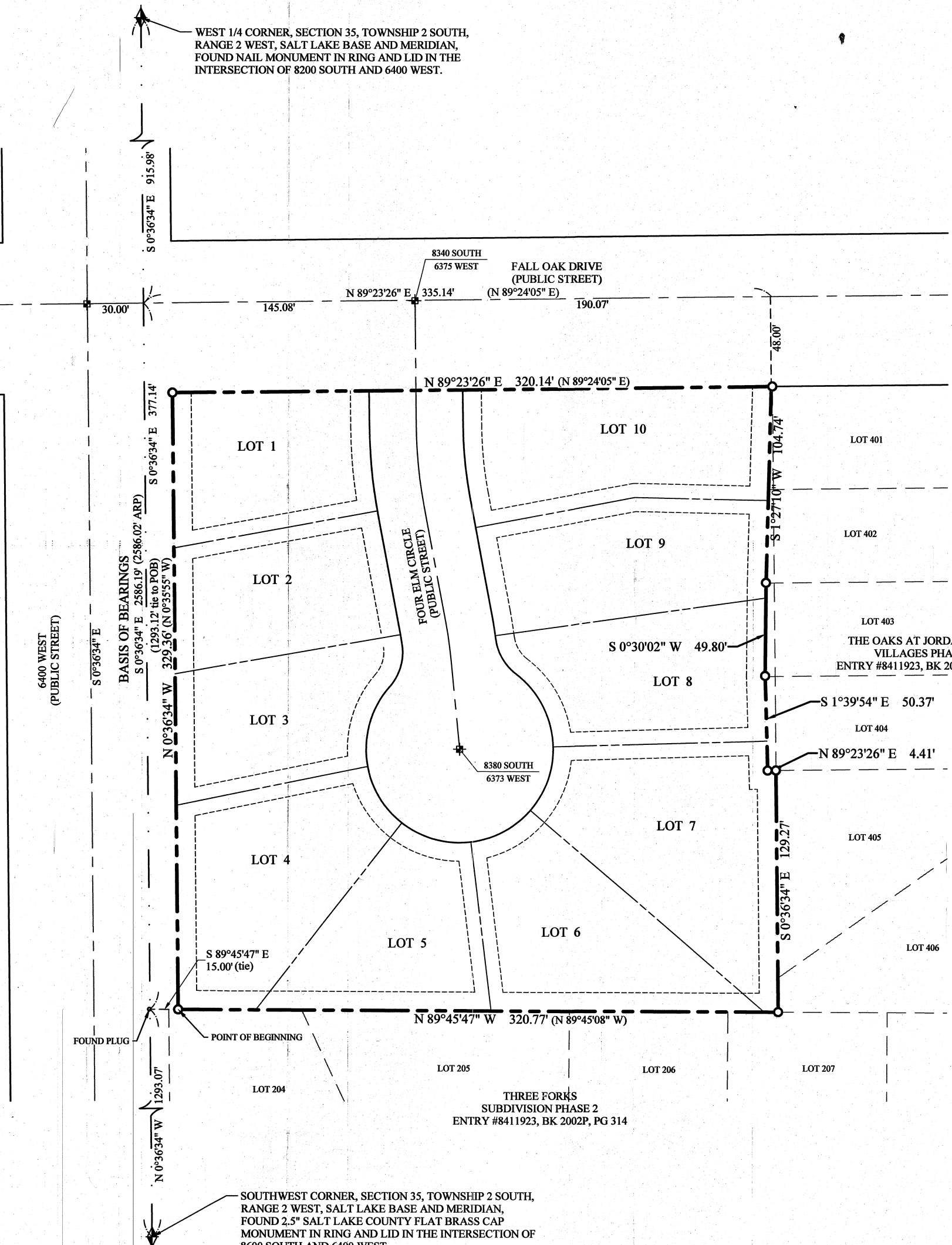


FALL OAKS SUBDIVISION

AMENDING LOT 2, THE OAKS AT JORDAN HILLS VILLAGES PHASE 2-2

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST JORDAN, SALT LAKE COUNTY, UTAH

WEST 1/4 CORNER, SECTION 35, TOWNSHIP 2 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FOUND NAIL MONUMENT IN RING AND LID IN THE
INTERSECTION OF 8200 SOUTH AND 6400 WEST.



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREET, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

FALL OAKS SUBDIVISION

No. 155100
SATTAR N. TABRIZ

June 23, 2023

DATE: SATTAR N. TABRIZ
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 155100

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SALT LAKE COUNTY, UTAH; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 6400 WEST STREET; SAID POINT BEING SOUTH 00°36'34" EAST 1293.12 FEET ALONG THE SECTION LINE AND SOUTH 89°45'47" EAST 15.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE NORTH 00°36'34" WEST 329.36 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FALL OAK DRIVE (8340 SOUTH STREET); THENCE NORTH 89°23'26" EAST 320.14 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES:
(1) SOUTH 01°27'10" WEST 104.74 FEET;
(2) SOUTH 00°30'02" WEST 49.80 FEET;
(3) SOUTH 01°39'54" EAST 50.37 FEET;
(4) NORTH 89°23'26" EAST 4.41 FEET TO THE WEST LINE OF THE OAKS AT JORDAN HILLS VILLAGES PHASE 4 SUBDIVISION;
THENCE SOUTH 00°36'34" EAST 129.27 FEET ALONG THE WEST LINE OF SAID OAKS AT JORDAN HILLS VILLAGES PHASE 4 SUBDIVISION TO A POINT ON THE NORTH LINE OF THREE FORKS PHASE 2 SUBDIVISION; THENCE NORTH 89°45'47" WEST 320.77 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING

CONTAINS: 105,653 SQUARE FEET, OR 2.425 ACRES

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREET, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

FALL OAKS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC 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.

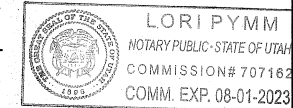
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 6 DAY OF July, 2023 A.D.

S. Braden Breinholt
ON BEHALF OF SYMPHONY HOLDINGS, LLC
S. Braden Breinholt Manager

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF Salt Lake }
ON THE 6 DAY OF July, 2023 PERSONALLY APPEARED BEFORE ME,
S. Braden Breinholt WHO BEING DULY SWORN BY ME, DID SAY THAT HE/SHE/THEY IS/ARE THE Manager OF Symphony Holdings, LLC BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Lori Pym
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-1-23
RESIDING IN Salt Lake COUNTY, Salt Lake



NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°36'34" EAST 2586.19 FEET ALONG THE WEST SECTION LINE BETWEEN THE NAIL MONUMENT IN A RING & LID AT THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, AND THE BRASS CAP MONUMENT IN A RING & LID AT THE SOUTHWEST CORNER, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (AS SHOWN HEREON).
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP.

COUNTY SURVEYOR
RECORD OF SURVEY # 52023-06-0509
CITY RECORDER STAMP

DOMINION ENERGY
APPROVED THIS 26 DAY OF June, 2023 A.D.
Rosanna Adams
DOMINION ENERGY

ROCKY MOUNTAIN POWER
APPROVED THIS 26 DAY OF JUNE, 2023 A.D.
Paul Biering
ROCKY MOUNTAIN POWER

COMCAST
APPROVED THIS 26 DAY OF June, 2023 A.D.
Paul Biering
COMCAST

LUMEN / CENTURYLINK
APPROVED THIS 26 DAY OF JUNE, 2023 A.D.
Paul Biering
LUMEN

OWNED / DEVELOPED BY:
SYMPHONY HOLDINGS, LLC
111 S. FRONTAGE ROAD
CENTERTVILLE, UTAH 84014

BOARD OF HEALTH
APPROVED THIS 26 DAY OF June, 2023 A.D.
Harvey
BOARD OF HEALTH

CITY PLANNING COMMISSION
APPROVED THIS 12 DAY OF October, 2023 A.D., BY THE WEST JORDAN CITY PLANNING COMMISSION
Anderson
COMMISSION CHAIR

CITY ATTORNEY
APPROVED AS TO FORM THIS 31ST DAY OF October, 2023 A.D.
Amey
CITY ATTORNEY

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
Oct 12, 2023
CITY ENGINEER

CITY APPROVAL
PRESENTED TO WEST JORDAN CITY THIS 17TH DAY OF November, 2023 AT WHICH TIME THIS PLAT WAS APPROVED & ACCEPTED.
Paul Biering
CITY MAYOR



ATTEST: CITY RECORDER
James
CITY RECORDER

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

Salt Lake City Office
231 West 800 South
Suite A
Salt Lake City, Utah 84101
tel (801) 487-8040
fax (801) 487-8668
www.wardeng.com

FALL OAKS SUBDIVISION

AMENDING LOT 2, THE OAKS AT JORDAN HILLS VILLAGES PHASE 2-2

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST JORDAN, SALT LAKE COUNTY, UTAH

COUNTY RECORDER 14195499 SHEET
RECORD NO. 707162
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Symphony Holdings, LLC
DATE 12/14/23 TIME 1:22 PM BOOK 2023P PAGE 246
FEE \$ 70.00 PRINTED NAME OF COUNTY RECORDER Lori Pym

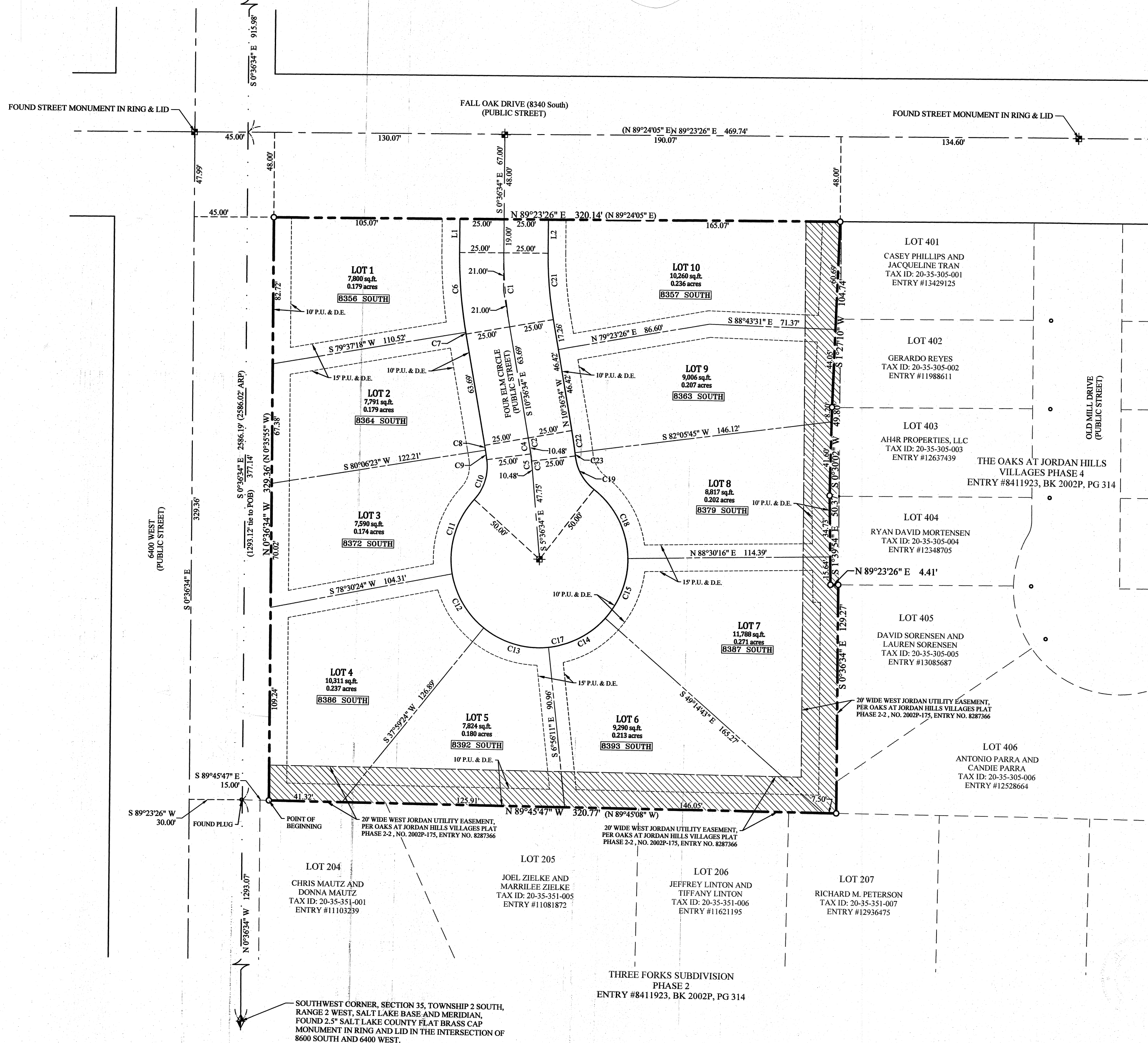
PL1
1 OF 2

FALL OAKS SUBDIVISION

AMENDING LOT 2, THE OAKS AT JORDAN HILLS VILLAGES PHASE 2-2

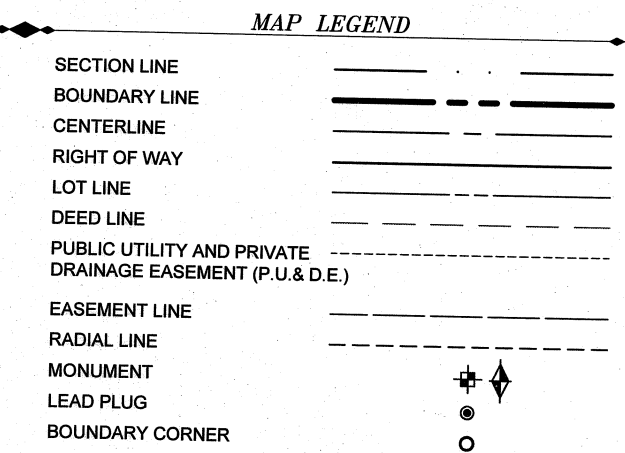
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35,
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WEST 1/4 CORNER, SECTION 35, TOWNSHIP 2 SOUTH,
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FOUND NAIL MONUMENT IN RING AND LID IN THE
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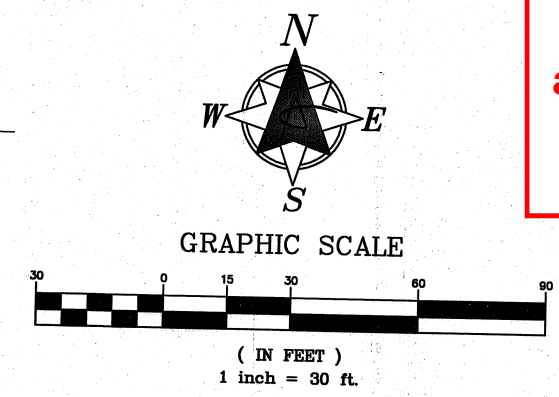
Line #	Length	Direction
L1	19.00	S0°36'34"E
L2	19.00	N0°36'34"W

Curve #	Length	Radius	Delta	Bearing	Chord
C1	41.89	240.00	10°00'00"	S5°36'34"E	41.83
C2	13.06	240.00	3°07'06"	N9°03'01"W	13.06
C3	7.88	240.00	1°52'54"	N6°33'01"W	7.88
C4	9.05	240.00	2°09'41"	N9°31'44"W	9.05
C5	11.89	240.00	2°50'19"	N7°01'44"W	11.89
C6	45.18	265.00	9°46'08"	S5°29'38"E	45.13
C7	1.07	265.00	0°13'52"	S10°29'38"E	1.07
C8	2.69	215.00	0°42'57"	S10°15'06"E	2.69
C9	5.42	215.00	1°26'44"	S9°10'15"E	5.42
C10	24.34	28.00	49°48'18"	S16°27'16"W	23.58
C11	45.36	50.00	51°58'56"	S15°21'56"W	43.82
C12	36.11	50.00	41°23'04"	S31°19'04"E	35.33
C13	39.21	50.00	44°55'36"	S74°28'24"E	38.21
C14	36.92	50.00	42°18'51"	N61°54'33"E	36.09
C15	36.87	50.00	42°15'01"	N19°37'47"E	36.04
C17	239.39	50.00	274°19'14"	N84°11'47"E	67.99
C18	44.91	50.00	51°28'06"	N27°13'47"W	43.42
C19	22.22	28.00	45°28'22"	N30°13'39"W	21.64
C21	37.52	215.00	10°00'00"	N5°36'34"W	37.48
C22	12.51	265.00	2°42'19"	N9°15'25"W	12.51
C23	1.91	265.00	0°24'48"	N7°41'52"W	1.91



NOTE:
1. ALL LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS:
20.00' FRONT YARD
8.00' SIDE YARD
25.00' BACK YARD
2. PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT
IN FAVOR OF LOTS 1 TO 10 FOR DRAINAGE RETENTION.

EXISTING 20' WIDE WEST JORDAN UTILITY EASEMENT,
DEDICATED PER OAKS AT JORDAN HILLS VILLAGES
PHASE 2-2, PLAT NO. 2002P-175, ENTRY NO. 8287366.



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COUNTY RECORDER	SHEET
RECORD NO. _____	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____	
DATE _____ TIME _____ BOOK _____ PAGE _____	PL2 2 OF 2
FEE \$ _____	PRINTED NAME OF COUNTY RECORDER _____

C:\Colobiano_Book\575 West Fall Oak Dr West Jordan\Survey\ACAD\Plat\Phase 2\2022 - 8.dwg, Jun 22, 2022 - 8:42pm