

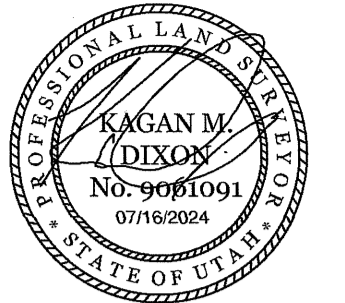
HIDDEN COVE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FINAL PLAT

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, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND 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 HEREIN DESCRIBED TRACT OF REAL PROPERTY; HEREAFTER KNOWN AS HIDDEN COVE SUBDIVISION.



PROPERTY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH FROM THE NORTHEAST CORNER AND THE EAST QUARTER OF SAID SECTION 28, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 688.26 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 2200 WEST STREET AND RUNNING THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 258.74 FEET; THENCE WEST 271.69 TO THE EAST LINE OF THE SOUTH JORDAN CANAL, AND POINT OF A 112.53 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID EAST LINE A DISTANCE OF 17.81 FEET THROUGH A CENTRAL ANGLE OF 0°55'02" (CHORD BEARS SOUTH 07°16'04" WEST 17.81 FEET) TO THE POINT OF A 717.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE AND SAID EAST LINE A DISTANCE OF 14.14 FEET THROUGH A CENTRAL ANGLE OF 01°07'49" (CHORD BEARS SOUTH 07°09'41" WEST 14.14 FEET); THENCE NORTH 85°52'39" WEST 68.08 FEET TO THE WEST LINE OF SAID CANAL; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES, 1) ALONG THE ARC OF A 783.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.08 FEET THROUGH A CENTRAL ANGLE OF 15°04'47" (CHORD BEARS SOUTH 01°09'08" EAST 205.49 FEET); 2) SOUTH 08°41'32" EAST 124.85 FEET; 3) SOUTH 16°23'54" EAST 30.60 FEET TO THE NORTHEAST CORNER OF HOMESTEAD COVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 95-SP, PAGE 122 OF PLATS; THENCE SOUTH 89°52'36" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 424.73 FEET (WEST 487 FEET PER RECORD) TO A POINT ON A PROLONGATION OF THE WEST LINE OF HARVEST ESTATES NO 3 PHASE 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 76-3, PAGE 52 OF PLATS; THENCE NORTH 00°08'01" WEST ALONG SAID WEST LINE A DISTANCE OF 565.22 FEET (566.63 FEET PER RECORD) TO THE SOUTH LINE OF SAID HARVEST ESTATES NO 3 PHASE 2 SUBDIVISION; THENCE NORTH 89°51'59" EAST ALONG SAID SOUTH LINE A DISTANCE OF 404.40 FEET (EAST 403.03 FEET PER RECORD) TO THE WEST LINE OF THE SOUTH JORDAN CANAL; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 51.48 FEET THROUGH A CENTRAL ANGLE OF 04°15'45" (CHORD BEARS SOUTH 01°57'11" EAST 51.47 FEET) TO THE POINT OF A 1,046.52 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; 2) ALONG SAID CURVE A DISTANCE OF 32.42 FEET THROUGH A CENTRAL ANGLE OF 01°46'29" (CHORD BEARS SOUTH 01°33'56" WEST 32.41 FEET); THENCE SOUTH 85°52'39" EAST 66.04 FEET TO THE EAST LINE OF SAID CANAL; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 2,112.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 36.36 FEET THROUGH A CENTRAL ANGLE OF 01°14'12" (CHORD BEARS NORTH 01°07'48" EAST 36.36 FEET) TO THE POINT OF A 758.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; 2) ALONG SAID CURVE A DISTANCE OF 128.73 FEET THROUGH A CENTRAL ANGLE OF 09°43'48" (CHORD BEARS NORTH 04°41'13" WEST 128.57 FEET); THENCE NORTH 89°33'00" EAST 274.36 FEET TO THE POINT OF BEGINNING.
CONTAINS 303,254 SQUARE FEET OR 6.962 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO THE EAST QUARTER CORNER OF SAID SECTION 28.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBMITTED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

HIDDEN COVE SUBDIVISION

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

KMB HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]* **Kenyon Melby** Manager
ITS: *[Signature]*
M-PAC, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]* **Kenyon Melby** Manager
ITS: *[Signature]*
HILLWOOD HOMES UTAH, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]* **Sidney Allsup**
ITS: *[Signature]* **Pauline J. Paulsen** Signer

LLC ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Utah
ON THIS 22 DAY OF July, A.D. 2024, PERSONALLY APPEARED BEFORE ME *[Signature]* **Kenyon Melby** **Manager** WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE MEMBER OF **M-PAC, LLC, A UTAH LIMITED LIABILITY COMPANY**, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
SIGNATURE: *[Signature]* PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH: **McKay Keckh**
COMMISSION NUMBER: 724004 EXPIRATION DATE: 4/6/26

LLC ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Salt Lake
ON THIS 22 DAY OF July, A.D. 2024, PERSONALLY APPEARED BEFORE ME *[Signature]* **Kenyon Melby** **Manager** WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE MEMBER OF **M-PAC, LLC, A UTAH LIMITED LIABILITY COMPANY**, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
SIGNATURE: *[Signature]* PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH: **Eloise Johnson**
COMMISSION NUMBER: 718714 EXPIRATION DATE: 6/14/25

LLC ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Salt Lake
ON THIS 22 DAY OF July, A.D. 2024, PERSONALLY APPEARED BEFORE ME *[Signature]* **Kenyon Melby** **Manager** WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE MEMBER OF **KMB HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY**, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
SIGNATURE: *[Signature]* PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH: **Eloise Johnson**
COMMISSION NUMBER: 718714 EXPIRATION DATE: 6/14/25

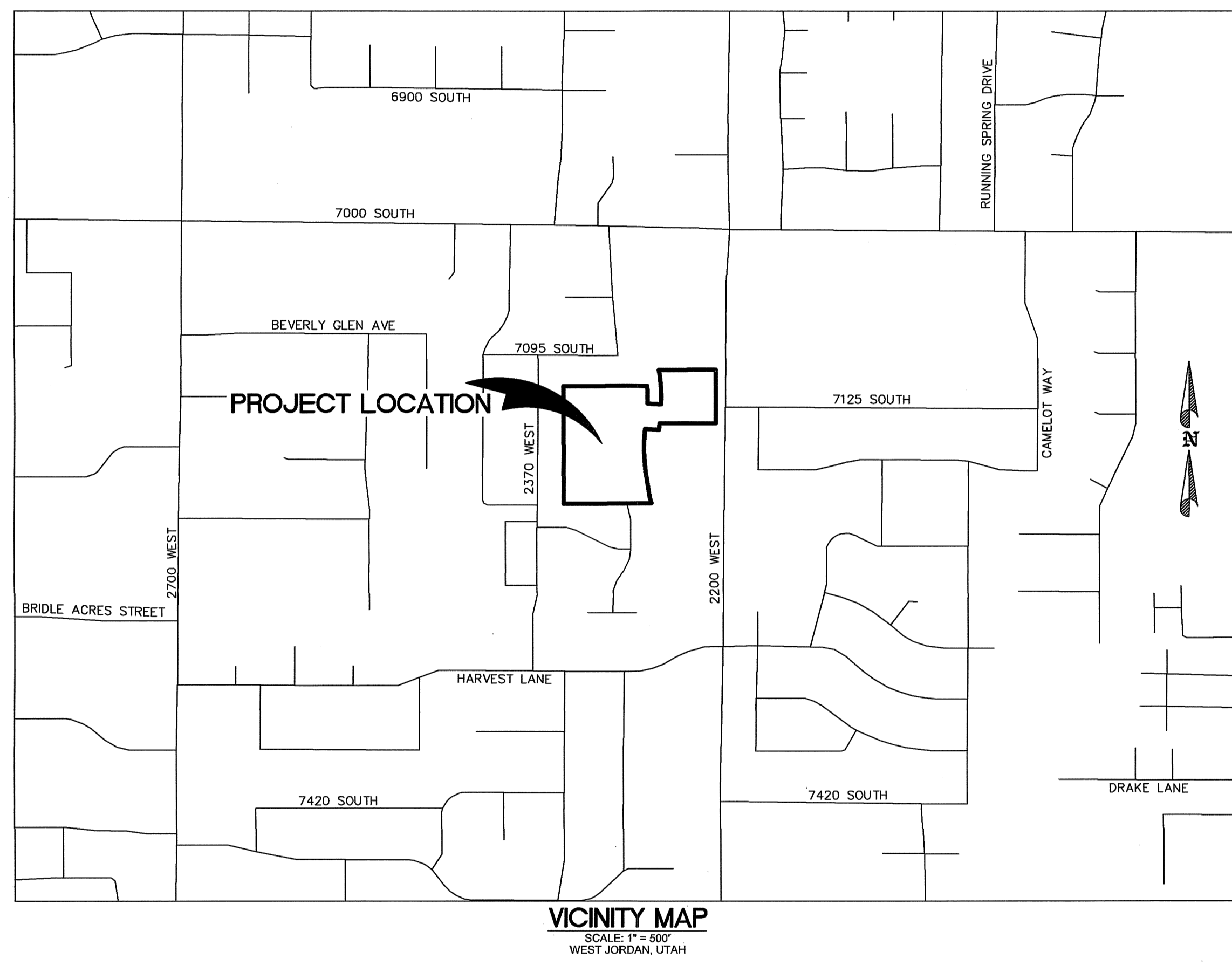
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake
ON THIS 22 DAY OF July, A.D. 2024, PERSONALLY APPEARED BEFORE ME *[Signature]* **Angela Sachs** **Manager** WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE PRESIDENT OF THE SOUTH JORDAN CANAL COMPANY, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.
SIGNATURE: *[Signature]* PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH: **Angela Sachs**
COMMISSION NUMBER: 720309 EXPIRATION DATE: 09-03-2025

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT 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). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR 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 OWNERS DEDICATION OR 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 801-366-8532.
QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS 23 DAY OF July, 2024
BY: *[Signature]*
TITLE: PRE-C and REP III

CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT DOMINION ENERGY, THE UNDERSIGNED OWNER OF PERPETUAL EASEMENT(S) FOR LAYING, MAINTAINING, OPERATING, INSPECTING, PROTECTING, REMOVING AND REPLACING PIPELINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES (THE "FACILITIES"), WHICH EASEMENT(S) TRAVERSE THE PROPERTY HEREIN SUBDIVIDED, HEREBY DEDICATES AND SUBORDINATES ITS EASEMENT(S) TO THE PUBLIC ROADS DESCRIBED IN THE SUBDIVISION PLAT, PROVIDED THAT IF IT BECOMES NECESSARY TO RELOCATE THE FACILITIES PRESENTLY IN PLACE OR UPON SAID EASEMENT(S) AT THE INSTIGANCE OR REQUEST OF ANY PUBLIC ENTITY, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE ENTITY REQUIRING OR REQUESTING THE SAME. IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT DOMINION ENERGY WILL COMPLY WITH ALL REASONABLE REQUIREMENTS OF THE CITY REGARDING CUTTING, TRENCHING AND OTHER WORK PERFORMED WITHIN THE PUBLIC STREETS, AND DOES NOT SUBORDINATE ITS INTEREST IN SAID EASEMENTS TO THE SUB-DIVIDER OR TO PURCHASERS OF LOTS FROM THE SUB-DIVIDER OR TO ANY OTHER PERSON OR ENTITY.
IN WITNESS WHEREOF, DOMINION ENERGY HAS CAUSED ITS NAME TO BE HEREUNTO AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 21 DAY OF July, 2023.
BY: *[Signature]*
ITS: *[Signature]*
STATE OF UTAH)
SS:)
COUNTY OF SALT LAKE)
ON THIS 23 DAY OF July, 2023, PERSONALLY APPEARED BEFORE ME *[Signature]* **Tyler Meacham** WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN INSTRUMENT ON BEHALF OF DOMINION ENERGY, AND THAT THE WITHIN AND FOREGOING AGREEMENT WAS SIGNED ON BEHALF OF DOMINION ENERGY BY ACTUAL AUTHORITY.
SIGNATURE: *[Signature]* PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH: **Alto Shook**
COMMISSION NUMBER: 720816 EXPIRATION DATE: 9/02/2026

CONTACT LIST
DEVELOPER / OWNER:
JAY ERWIN
801-515-7700
JAY.ERWIN@GREENRIDGEBUILDERS.COM
PROJECT ENGINEER:
WILDING ENGINEERING
JASON PETERSON, P.E.
801-553-8112
jpeterson@wildingengineering.com
14721 SOUTH HERITAGE CREST WAY, BLUFFDALE, UT 84065



PLOT DATE: Jul 16, 2024



SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS 30 DAY OF July, A.D., 2024.
[Signature]
SLOCO FLOOD CONTROL DIRECTOR

CITY OF WEST JORDAN ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature] **08 Aug 24**
CITY OF WEST JORDAN ENGINEER

EASEMENT APPROVAL
[Signature] DATE: 7-18-24
[Signature] DATE: 7-18-24
COMCAST

SALT LAKE COUNTY HEALTH DEPT
APPROVED THIS 30 DAY OF July, A.D., 2024 BY THE BOARD OF HEALTH
[Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

HIDDEN COVE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH
SHEET 1 OF 2

SOUTH JORDAN CANAL COMPANY
APPROVED AS TO FORM THIS 6 DAY OF Aug, A.D., 2024.
[Signature] **7-23-24**
SOUTH JORDAN CANAL CO. REPRESENTATIVE

WEST JORDAN PLANNING COMMISSION
APPROVED AS TO FORM THIS 6 DAY OF Aug, A.D., 2024 BY THE WEST JORDAN PLANNING COMMISSION.
[Signature]
CHAIRMAN CITY OF WEST JORDAN PLANNING COMM.

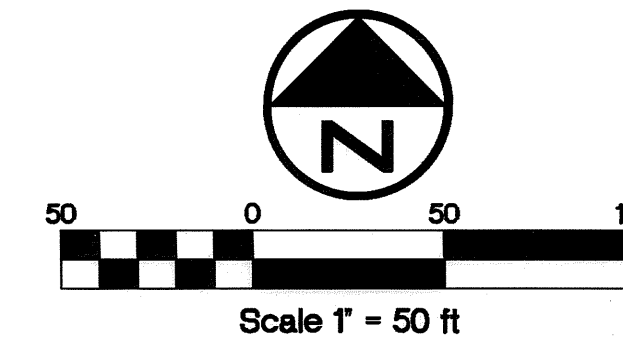
APPROVAL AS TO FORM
APPROVED THIS 8 DAY OF August, A.D., 2024.
[Signature]
CITY OF WEST JORDAN ATTORNEY

CITY OF WEST JORDAN APPROVAL
APPROVED AS TO FORM THIS 12 DAY OF August, A.D., 2024.
[Signature] **James**
CITY OF WEST JORDAN MAYOR CITY RECORDER

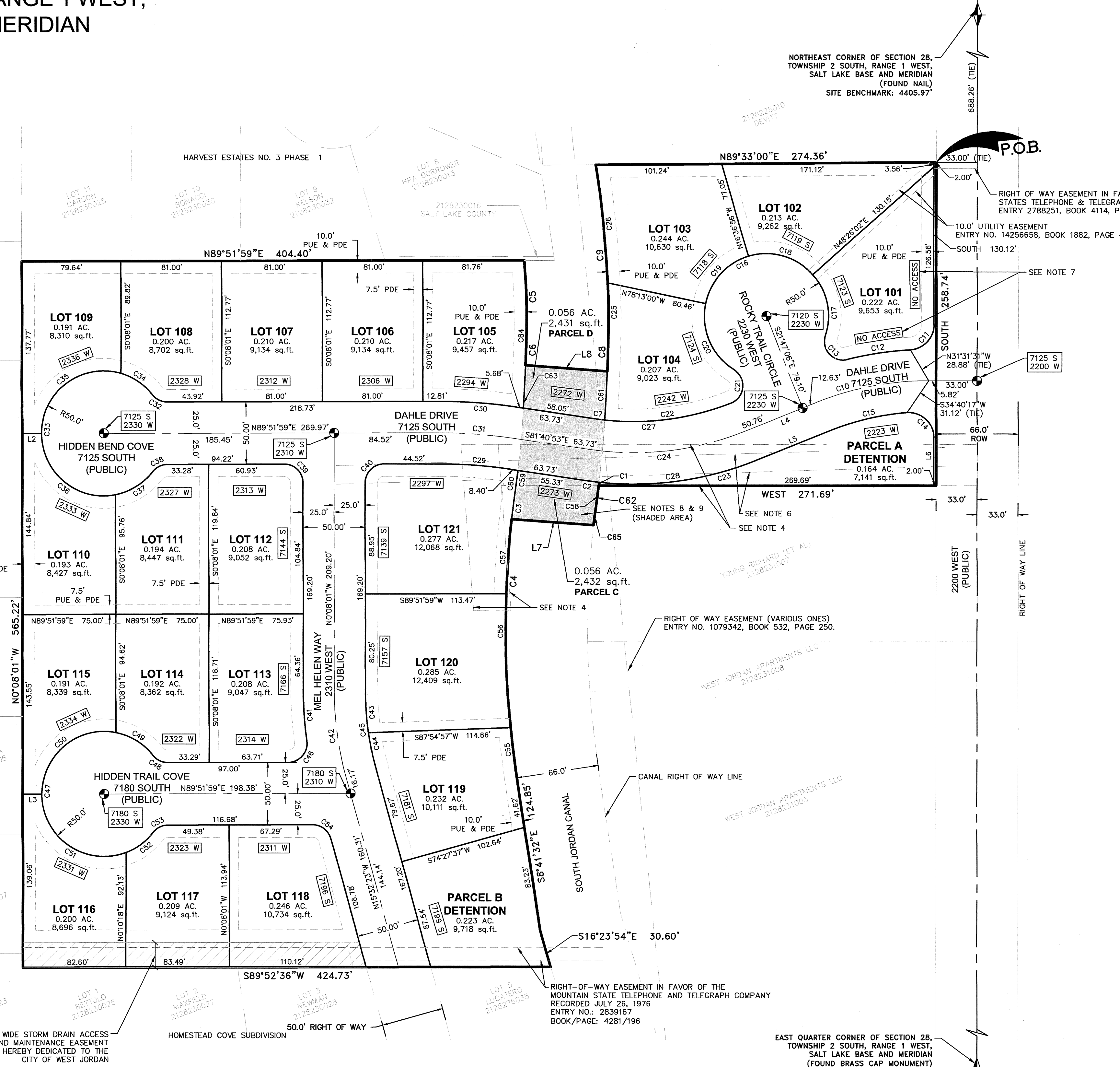
RECORDER'S OFFICE
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Hillwood Homes Utah LLC
DATE 8/16/24 TIME: 11 AM ENTRY: 147224 BOOK 204P PAGE 193
FEE: \$146.00
[Signature] **Deputy**
SALT LAKE COUNTY RECORDER

HIDDEN COVE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FINAL PLAT



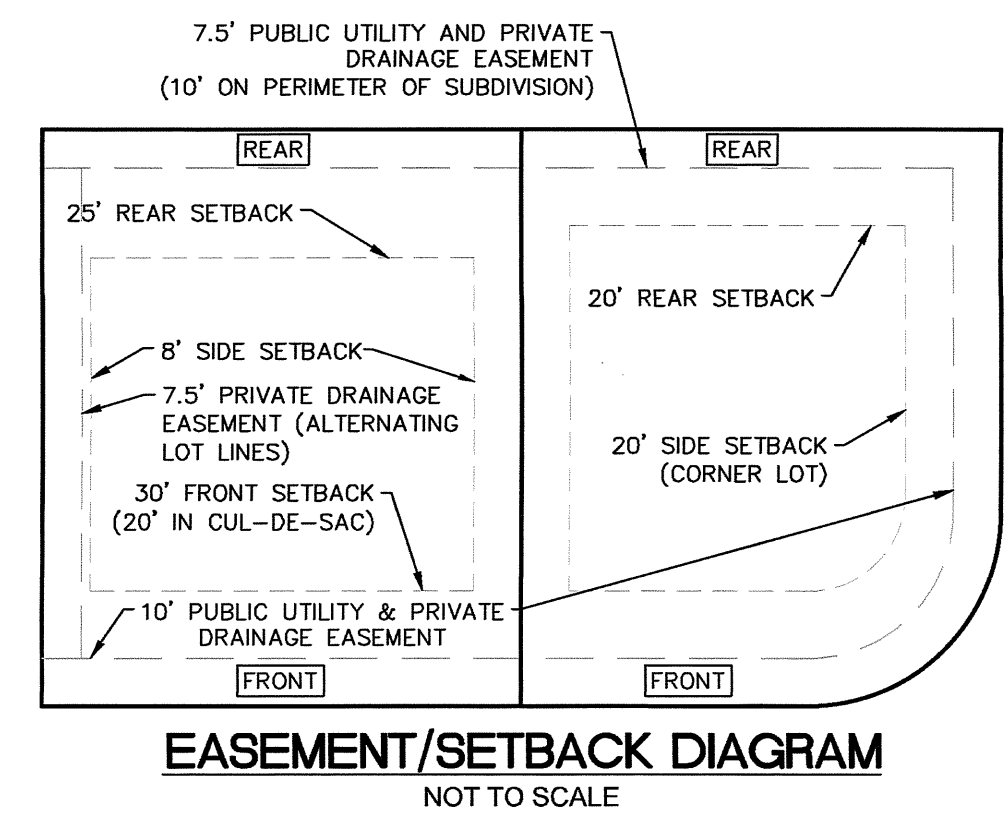
- PLAT NOTES:
- DETENTION PARCELS A AND B SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION AND SHALL SERVE AS A PUBLIC UTILITY EASEMENT.
 - PARCELS A AND B SHALL ALSO SERVE AS A STORM DRAIN ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN. PARCELS A AND B SHALL NOT BE FENCED, FILLED, MODIFIED, OR ALTERED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE WEST JORDAN CITY ENGINEER.
 - THIS SUBDIVISION MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON OCTOBER 25, 1917, UNDER ENTRY NO. 389801, IN BOOK 3-J, AT PAGE 272.
 - AS SUCCESSORS-IN-INTEREST, THE OWNERS OF THE PROPERTY DESCRIBED HEREON HEREBY VACATE AND TERMINATE THAT CERTAIN EASEMENT CONVEYED BY THE SOUTH JORDAN CANAL COMPANY TO BENNY ESPINOZA AND RUTH GABLE ESPINOZA, FILED OCTOBER 13, 1978, AS ENTRY NO. 3182120, IN BOOK 4754, AT PAGE 1320, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - THIS SUBDIVISION MAY BE SUBJECT TO THAT CERTAIN EASEMENT IN FAVOR OF WEST SIDE WATER SYSTEM, FILED ON JANUARY 16, 1942, UNDER ENTRY NO. 921412, IN BOOK 296, AT PAGE 24, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - 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, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED DECEMBER 9, 1965, AS ENTRY NO. 2130023, IN BOOK 2407, AT PAGE 637.
 - (SEE SHEET 1 FOR A CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT, THE INTENT IS TO RELOCATE THE GAS LINE WITHIN THE PUE AS SHOWN ON THE PLAT.) NO DRIVEWAYS ACCESS ALLOWED ON LOT 101 FROM 2200 WEST OR DAHLE DRIVE.
 - PARCELS C AND D ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE CITY OF WEST JORDAN.
 - PARCELS C, D, AND THAT PORTION OF DAHLE DRIVE (7125 SOUTH) PUBLIC ROAD ON, OVER, UNDER, ACROSS AND THROUGH THE PROPERTY BEING DEDICATED HEREON BY THE SOUTH JORDAN CANAL COMPANY IS SUBJECT TO AN EASEMENT RETAINED AND RESERVED BY THE SOUTH JORDAN CANAL COMPANY FOR INGRESS AND EGRESS TO, AND FOR THE USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT OF THE EXISTING CANAL FOR THE PURPOSES OF CONVEYING UNUSED IRRIGATION, CARRIER, TAIL, STORM AND RUNOFF WATERS. THE SOUTH JORDAN CANAL COMPANY SHALL BE ENTITLED TO USE THIS RESERVED EASEMENT FOR ANY PURPOSE THAT DOES NOT INTERFERE WITH THE CITY'S USE, MAINTENANCE, OPERATION, REPAIR OR REPLACEMENT OF THE BOX CULVERT OR ANY OTHER PUBLIC ROAD APPURTENANCE. THE CITY IS RESPONSIBLE FOR THE ONGOING MAINTENANCE AND REPAIR OF THE BOX CULVERT AND OTHER PUBLIC ROAD IMPROVEMENTS THAT ARE DEDICATED TO THE CITY, WITH DEVELOPER TO FULFILL ITS WARRANTY OBLIGATIONS FOR THE SAME. IN THE EVENT THE SOUTH JORDAN CANAL COMPANY, OR ANY OTHER ENTITY ACTING ON ITS BEHALF, NEEDS TO EXCAVATE WITHIN 25.00 FEET OF THE BOX CULVERT OR ANY OTHER PUBLIC ROAD APPURTENANCE, THE SOUTH JORDAN CANAL COMPANY, OR ANY OTHER ENTITY ACTING ON ITS BEHALF, SHALL FIRST OBTAIN WRITTEN PERMISSION FROM THE WEST JORDAN CITY ENGINEER PRIOR TO BEGINNING ANY EXCAVATION WORK, WHICH PERMISSION SHALL NOT BE UNREASONABLY WITHHELD, CONDITIONED OR DELAYED.
 - NOTE TO BUILDERS AND HOMEOWNERS: DUE TO THE PROXIMITY OF EACH LOT TO THE CANAL, THE CONSTRUCTION OF CRAWL SPACES, BASEMENTS, AND OTHER SUBGRADE STRUCTURES WITHOUT ADEQUATE DRAINAGE DESIGN IS HIGHLY CAUTIONED. RETENTION PONDS, SWALES, AND BERMS PLACED ON PRIVATE LOTS MAY NOT BE REMOVED WITHOUT PERMISSION FROM THE CITY ENGINEER AND ARE PRIVATELY MAINTAINED BY THE OWNER.



Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	2.68'	1112.53'	0°08'18"	N06°44'25"E	2.68'	C36	88.12'	50.00'	100°58'30"	S50°37'16"E	77.15'
C2	10.69'	265.00'	2°18'42"	S82°50'14"E	10.69'	C37	35.82'	50.00'	41°02'42"	N58°22'08"E	35.06'
C3	18.30'	783.00'	1°20'20"	S07°03'25"W	18.30'	C38	13.62'	15.00'	52°01'12"	N63°51'23"E	13.16'
C4	206.08'	783.00'	15°04'47"	S01°09'08"E	205.49'	C39	23.56'	15.00'	90°00'00"	S45°08'01"E	21.21'
C5	51.48'	692.00'	4°15'45"	S01°57'11"E	51.47'	C40	23.56'	15.00'	90°00'00"	S44°51'59"W	21.21'
C6	32.42'	1046.52'	1°46'29"	S01°03'56"W	32.41'	C41	37.36'	286.88'	7°27'31"	S04°10'22"E	37.33'
C7	8.13'	215.00'	2°09'59"	N82°45'53"W	8.13'	C42	64.53'	240.00'	15°24'22"	N07°50'12"W	64.34'
C8	36.96'	1112.52'	1°54'12"	N01°07'48"E	36.96'	C43	30.85'	215.00'	8°13'20"	S04°14'41"E	30.83'
C9	128.73'	758.00'	9°43'48"	N04°41'13"W	128.57'	C44	26.96'	215.00'	7°11'02"	S11°56'52"E	26.94'
C10	92.07'	240.00'	21°58'45"	N79°12'16"E	91.50'	C45	57.81'	215.00'	15°24'22"	S07°50'12"E	57.64'
C11	30.34'	20.00'	86°54'34"	N43°27'17"E	27.51'	C46	25.67'	15.01'	97°59'14"	S40°49'38"W	22.65'
C12	51.04'	265.00'	11°02'07"	N81°23'31"E	50.96'	C47	247.87'	50.00'	284°02'25"	S00°08'01"E	61.54'
C13	31.97'	15.00'	122°07'31"	S43°03'47"E	26.25'	C48	13.62'	15.00'	52°01'12"	N64°07'29"W	13.16'
C14	32.99'	20.00'	94°31'09"	S47°15'35"E	29.38'	C49	35.81'	50.00'	41°02'13"	N58°37'55"W	35.05'
C15	64.79'	215.00'	17°15'57"	N76°50'52"E	64.54'	C50	87.97'	50.00'	100°48'30"	S50°26'44"W	77.06'
C16	224.06'	50.00'	256°45'23"	N69°37'17"E	78.39'	C51	96.70'	50.00'	110°48'20"	S55°21'41"E	82.32'
C17	51.98'	50.00'	59°33'57"	S11°47'00"E	49.67'	C52	27.39'	50.00'	31°23'22"	N53°32'28"E	27.05'
C18	56.77'	50.00'	65°02'58"	S74°05'27"E	53.77'	C53	13.62'	15.00'	52°01'12"	N63°51'23"E	13.16'
C19	53.76'	50.00'	61°36'04"	N42°35'02"E	51.21'	C54	19.53'	15.00'	74°35'38"	S52°50'12"E	18.18'
C20	61.56'	50.00'	70°32'24"	N23°29'12"W	57.74'	C55	38.96'	783.00'	2°51'04"	N07°16'00"W	38.96'
C21	33.33'	15.00'	127°18'23"	N04°53'47"E	26.88'	C56	107.23'	783.00'	7°50'48"	N01°55'04"W	107.15'
C22	103.58'	215.00'	27°36'08"	N82°21'03"E	102.58'	C57	78.18'	783.00'	5°43'16"	N04°51'58"E	78.15'
C23	128.54'	265.00'	27°47'32"	N82°06'39"E	127.29'	C58	17.81'	1112.52'	0°55'02"	N07°16'04"E	17.81'
C24	126.10'	240.00'	30°06'13"	N83°16'00"E	124.65'	C59	20.96'	1046.52'	1°08'51"	N07°09'10"E	20.96'
C25	33.84'	758.00'	2°33'28"	S01°06'03"E	33.84'	C60	20.96'	1046.52'	1°08'51"	N07°09'10"E	20.96'
C26	94.89'	758.00'	7°10'20"	S05°57'57"E	94.82'	C61	39.11'	1112.52'	2°00'50"	S03°05'19"W	39.10'
C27	111.71'	215.00'	29°46'08"	N83°26'03"E	110.45'	C62	17.80'	1112.52'	0°55'00"	S07°16'05"W	17.80'
C28	139.23'	265.00'	30°06'13"	N83°16'00"E	137.64'	C63	34.42'	1046.52'	1°53'04"	N02°53'42"E	34.42'
C29	55.32'	375.00'	8°27'07"	N85°54'27"W	55.27'	C64	66.83'	1046.52'	3°39'33"	N02°00'28"E	66.82'
C30	62.69'	425.00'	8°27'07"	N85°54'27"W	62.64'	C65	14.14'	717.00'	1°07'49"	S07°09'41"W	14.14'
C31	59.01'	400.00'	8°27'07"	S85°54'27"E	58.95'						
C32	13.62'	15.00'	52°01'12"	N64°07'25"W	13.16'						
C33	247.87'	50.00'	284°02'25"	S00°08'01"E	61.54'						
C34	31.04'	50.00'	35°34'22"	N55°53'59"W	30.55'						
C35	92.89'	50.00'	106°26'50"	S53°05'24"W	80.10'						

Line #	Length	Direction
L2	15.48'	S89°51'59"W
L3	15.47'	S89°51'59"W
L4	63.39'	N68°12'54"E
L5	63.39'	N68°12'54"E
L6	38.41'	S00°00'00"E
L7	66.06'	N85°52'39"W
L8	66.04'	S85°52'39"E

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.



SHEET 2 OF 2

HIDDEN COVE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

RECORDER'S OFFICE

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ ENTRY _____ BOOK _____ PAGE _____

Nice Hansen Deputy
SALT LAKE COUNTY RECORDER

PLOT DATE: Jul 16, 2024

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

CONTACT LIST

DEVELOPER / OWNER:
JAY ERWIN
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JAY.ERWIN@GREENRIDGEBUILDERS.COM

PROJECT ENGINEER:
WILDING ENGINEERING
JASON PETERSON, P.E.
801-553-8112
jpeterson@wildingengineering.com
14721 SOUTH HERITAGE CREST WAY, BLUFFDALE, UT 84065

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- ROW CENTERLINE
- TO BE SET STREET MONUMENT (BRASS CAP RING & LID)
- SET 5/8 REBAR AND CAP
- BOUNDARY LINE (WILDING ENGINEERING)
- PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED)
- ADJOINING PROPERTY LINE
- EASEMENT IN FAVOR OF SOUTH JORDAN CANAL COMPANY

PUE = PUBLIC UTILITY EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT