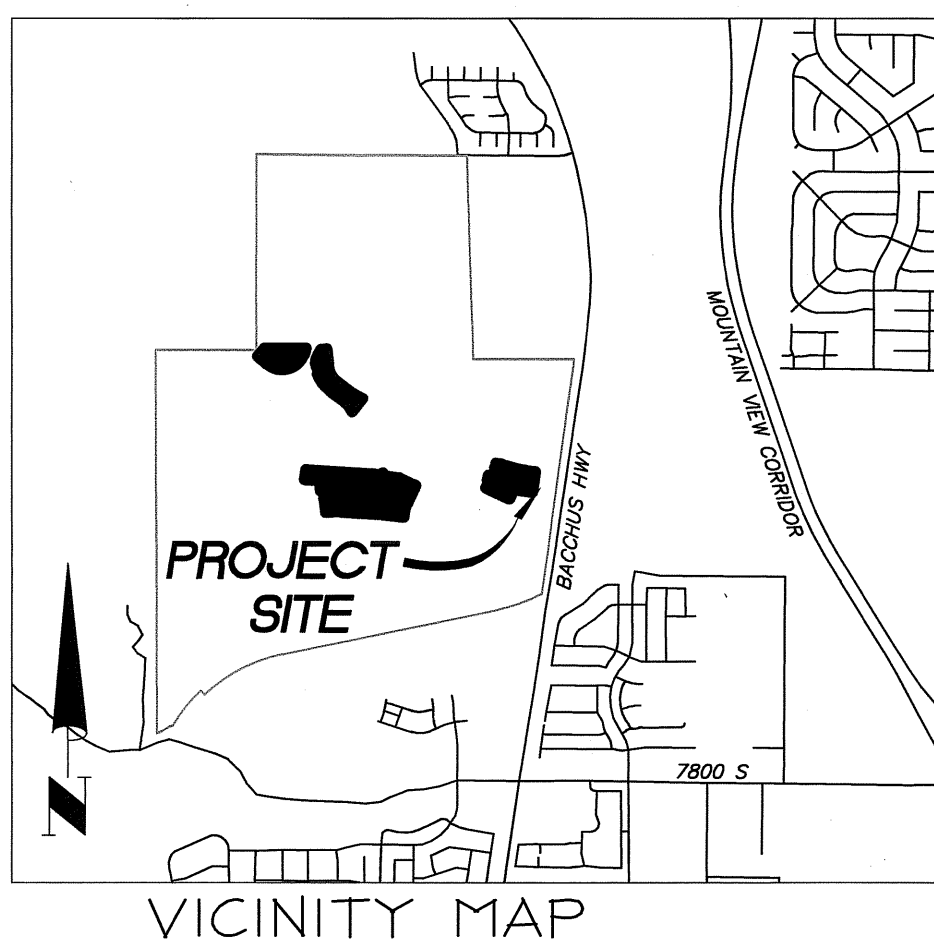


DATE: TIME: DRAWING NAME: SHEET: SERVICE: PLATTING VIEW: DESIGNED: REVISIONS: PLOT: 11/11/24

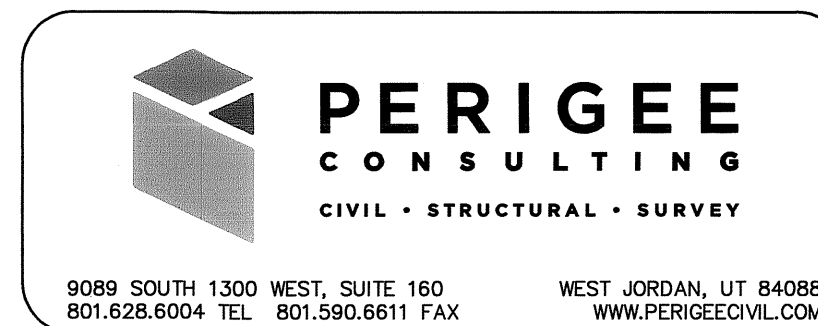


- NOTE:
1. TRANSFERRED DEVELOPMENT OPEN SPACE (TDOS-104 & TDOS-105) PARCEL IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE CITY OF WEST JORDAN.
 2. ALL PARK LOTS (P-117 THROUGH P-125) TO BE OWNED AND MAINTAINED BY THE TERRAINE MASTER OWNERS ASSOCIATION. ALL PARK LOTS WILL ALSO SERVE AS A PU#DE
 3. ALL LANES/ALLEYS ARE HEREBY DEDICATED AS PUBLIC ROADS. HOWEVER, MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE TERRAINE MASTER OWNERS ASSOCIATION.
 4. TITLE DOCUMENTS ENTRY NO. 951722 & NO. 951721 CONTAIN PROVISIONS FOR DRAINAGE DITCHES HOWEVER THERE ARE NO PLOTTABLE DESCRIPTIONS
 5. TITLE DOCUMENT ENTRY NO. 13650024 IS A BLANKET RECIPROCAL EASEMENT
 6. TITLE DOCUMENT ENTRY NO. 13857919 IS SHOWN ON SHEET 5
 7. THIS SUBDIVISION MAY BE SUBJECT TO THOSE CERTAIN DISCHARGE EASEMENTS FOUND UNDER ENTRY NO. 240455, IN BOOK 2-N OF LIENS AND LEASES, AT PAGE 77, AND UNDER ENTRY NO. 386055, IN BOOK 10F OF DEED, AT PAGE 88
 8. THIS SUBDIVISION IS SUBJECT TO THOSE CERTAIN REGULATORY LAND USE INSTRUMENTS RECORDED ON DECEMBER 16, 2021, UNDER ENTRY NOS. 13849047, 13849048 AND 13849051
 9. TITLE DOCUMENT ENTRY NO. 3922219 IS SHOWN ON SHEET 6
 10. TITLE DOCUMENT ENTRY NO. 12232680 IS A STORMWATER MAINTENANCE AGREEMENT
- II. NOTE REMOVED
12. THIS SUBDIVISION MAY BE SUBJECT TO THAT CERTAIN PUBLIC INFRASTRUCTURE DISTRICT DESCRIBED UNDER ENTRY NO. 14173456

TERRAINE PLAT 3 SUBDIVISION

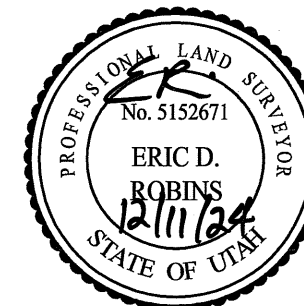
Located in the Southeast Quarter of Section 21 and Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, T2S, R2W, Salt Lake Base and Meridian December, 2024

Containing 104 Residential Lots	9,660 acres
Containing 2 Transferred Development Open Space (TDOS) Lots	6,313 acres
Containing 9 Park (P-lots) Lots	2,407 acres
Street Right-of-Way	5,630 acres
Total boundary acreage	24,010 acres



SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152671 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as TERRAINE PLAT 3 and the same has been correctly surveyed and staked on the ground as shown on this plat.



E.D. Robins

Eric D. Robins
Professional Land Surveyor
Utah License No. 5152671

12/11/24
Date

BOUNDARY DESCRIPTION:
SEE SHEET 2 FOR BOUNDARY DESCRIPTION

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

TERRAINE PLAT 3

do hereby dedicate for perpetual use of the public all parcels of land and easements as 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 I have here unto set my hand this
11 day of DECEMBER A.D., 20 24

WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company
By: Third Cadence LLC, a Utah limited liability company
Its: Project Manager

Ty McCutcheon
Ty McCutcheon
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

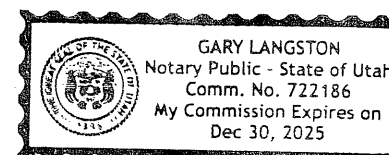
STATE OF UTAH)
COUNTY OF SALT LAKE)SS

On this 11TH day of DECEMBER, 2024, personally appeared before me Ty McCutcheon, who being by me duly sworn did say that s/he is the Manager of Third Cadence LLC, a Utah limited liability company, Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Amy Smith
NOTARY PUBLIC

My Commission Expires: 12/30/2025

Residing in UTAH County, UTAH



ENBRIDGE GAS UTAH - NOTE:

Questar Gas Company dba Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas 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 acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 17 day of DEC, 20 24

By - Rosana Colmenares

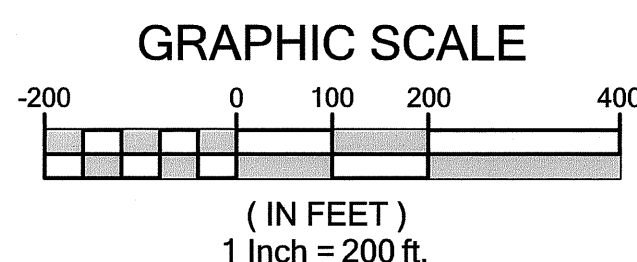
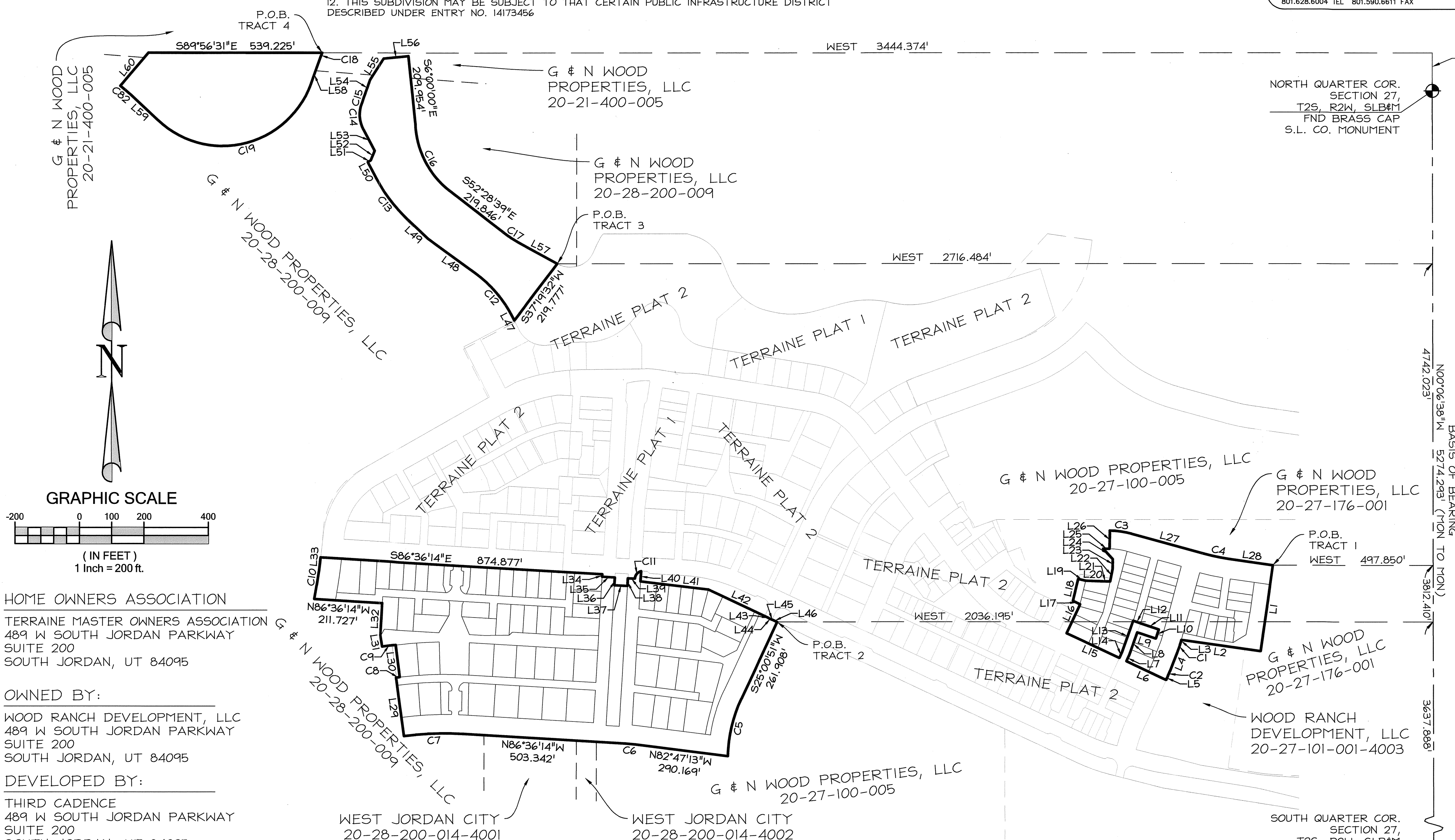
Title - Pre-con

NOTICE:

Potential purchasers of property described on this plat are advised by City of West Jordan to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and recorded against the subject property and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the 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.

DATE: 12/11/2024

Sheet 1 of 8



HOME OWNERS ASSOCIATION

TERRAINE MASTER OWNERS ASSOCIATION
489 W SOUTH JORDAN PARKWAY
SUITE 200
SOUTH JORDAN, UT 84095

OWNED BY:

WOOD RANCH DEVELOPMENT, LLC
489 W SOUTH JORDAN PARKWAY
SUITE 200
SOUTH JORDAN, UT 84095

DEVELOPED BY:

THIRD CADENCE
489 W SOUTH JORDAN PARKWAY
SUITE 200
SOUTH JORDAN, UT 84095

MARK	DESCRIPTION	DATE	APPR.

RECORD OF SURVEY

REC. NO.
Rec'd Map 12/3/24
SIGNATURE DATE

PACIFICORP
APPROVED AS TO FORM THIS 13TH DAY
OF Friday, A.D., 20 24
[Signature]
PACIFICORP

FIRST DIGITAL
APPROVED AS TO FORM THIS 12 DAY
OF December, A.D., 20 24
[Signature]
FIRST DIGITAL

ENBRIDGE GAS
APPROVED AS TO FORM THIS 13 DAY
OF Dec, A.D., 20 24
Rosana Colmenares
ENBRIDGE GAS

KEARNS IMPROVEMENT DISTRICT
APPROVED THIS 17 DAY OF
December, A.D., 20 24
[Signature]
PUBLIC WORKS DIRECTOR

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 17 DAY
OF Dec, A.D., 20 24
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

PACIFICORP

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) PACIFICORP 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. PACIFICORP MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT PACIFICORP 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

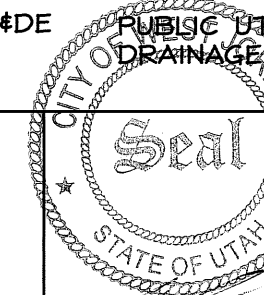
CITY PLANNING COMMISSION
APPROVED AS TO FORM THIS 14TH DAY
OF March, A.D., 20 25
[Signature]
CITY OF WEST JORDAN PLANNING COMMISSION CHAIR

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 14TH DAY
OF March, A.D., 20 25
[Signature]
ATTORNEY FOR CITY OF WEST JORDAN

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.
11 Mar 2025
DATE CITY OF WEST JORDAN ENGINEER

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
PU#DE PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT



CERTIFICATION OF FINAL CITY APPROVAL
I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS
BEEN GIVEN THIS 15TH DAY OF March
A.D., 20 25
[Signature]
ATTEST: CITY OF WEST JORDAN RECORDER
DIRK BURTON, CLERK

SALT LAKE COUNTY RECORDER
RECORDED # 14362140
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Wood Ranch Development LLC
DATE: 3-25-2025 TIME: 1:25 PM BOOK: 2025P PAGE: 273
\$ 625
FEE \$
Nicole Althoff
DEPUTY, SALT LAKE COUNTY RECORDER

BOUNDARY DESCRIPTION:

Tract 1
Beginning at a point that lies North 00°06'38" West 3812.410 feet along the Section Line and West 497.850 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 08°02'22" West 267.900 feet; thence North 81°57'38" West 248.528 feet; thence South 15°14'19" West 5.838 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears North 74°45'41" West, Chord: South 18°30'48" West 30.846 feet); thence along the arc of said curve 30.863 feet through a central angle of 06°32'57"; thence South 21°47'17" West 66.855 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears North 68°12'43" West, Chord: South 23°24'04" West 15.202 feet); thence along the arc of said curve 15.204 feet through a central angle of 03°13'35"; thence South 25°00'51" West 13.402 feet; thence North 64°59'09" West 135.585 feet; thence North 25°00'51" East 21.362 feet; thence North 19°38'58" East 73.915 feet; thence South 71°23'05" East 60.543 feet; thence North 18°36'55" East 30.000 feet; thence North 71°23'05" West 60.002 feet; thence North 70°21'02" West 24.000 feet; thence South 19°38'58" West 102.796 feet; thence South 25°00'51" West 20.238 feet; thence North 64°59'09" West 180.596 feet; thence North 25°00'51" East 99.000 feet; thence North 64°59'09" West 24.783 feet; thence North 13°37'58" East 69.520 feet; thence South 76°22'02" East 24.000 feet; thence South 87°51'16" East 43.665 feet; thence South 89°10'38" East 32.417 feet; thence North 11°29'51" East 39.034 feet; thence North 00°49'50" East 30.089 feet; thence North 43°12'18" West 43.882 feet; thence South 89°10'10" East 19.944 feet; thence North 00°49'50" East 56.000 feet to a point on a 268.000 foot radius non tangent curve to the right, (radius bears South 00°49'50" West, Chord: South 81°57'55" East 67.216 feet); thence along the arc of said curve 67.394 feet through a central angle of 14°24'29"; thence South 74°45'41" East 235.532 feet to a point on a 639.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 80.237 feet); thence along the arc of said curve 80.290 feet through a central angle of 07°11'57"; thence South 81°57'38" East 134.509 feet to the point of beginning.

Property contains 4.058 acres.

Also and together with the following tract of land:

Tract 2
Beginning at a point that lies North 00°06'38" West 3637.888 feet along the Section Line and West 2036.195 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'51" West 261.908 feet to a point on a 458.000 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°32'19" West 181.045 feet); thence along the arc of said curve 182.261 feet through a central angle of 22°57'04"; thence North 82°47'13" West 290.169 feet to a point on a 457.000 foot radius tangent curve to the left, (radius bears South 07°12'47" West, Chord: North 84°41'43" West 30.438 feet); thence along the arc of said curve 30.444 feet through a central angle of 03°49'01"; thence North 86°36'14" West 503.342 feet to a point on a 953.000 foot radius tangent curve to the left, (radius bears South 03°23'46" West, Chord: South 87°50'25" West 184.535 feet); thence along the arc of said curve 184.825 feet through a central angle of 11°06'43"; thence North 07°42'57" West 182.000 feet to a point on a 1135.000 foot radius non tangent curve to the right, (radius bears South 07°42'57" East, Chord: North 82°34'31" East 11.535 feet); thence along the arc of said curve 11.535 feet through a central angle of 00°34'56"; thence North 07°08'00" West 100.000 feet to a point on a 1235.000 foot radius non tangent curve to the left, (radius bears South 07°08'00" East, Chord: South 81°52'50" West 42.499 feet); thence along the arc of said curve 42.501 feet through a central angle of 01°58'18"; thence North 09°08'10" West 35.118 feet; thence North 03°23'46" East 100.000 feet; thence North 86°36'14" West 211.727 feet to a point on a 1340.000 foot radius non tangent curve to the left, (radius bears North 78°08'11" West, Chord: North 09°05'49" East 129.367 feet); thence along the arc of said curve 129.417 feet through a central angle of 05°32'01"; thence North 06°19'48" East 0.273 feet; thence South 86°36'14" East 874.877 feet; thence South 03°23'46" West 7.500 feet; thence South 86°36'14" East 39.500 feet; thence South 03°23'46" West 24.142 feet; thence South 86°36'14" East 41.000 feet; thence North 03°23'46" East 24.142 feet; thence South 86°36'14" East 22.000 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 39°40'03" East 29.580 feet); thence along the arc of said curve 31.653 feet through a central angle of 72°32'33"; thence South 03°23'46" West 31.402 feet; thence South 83°10'31" East 211.654 feet; thence South 64°59'09" East 205.920 feet; thence South 25°00'51" West 0.386 feet; thence South 64°59'09" East 12.500 feet; thence North 25°00'51" East 0.386 feet; thence South 64°59'09" East 17.500 feet to the point of beginning.

Property contains 13.640 acres.

Also and together with the following tract of land:

Tract 3
Beginning at a point that lies North 00°06'38" West 4742.023 feet along the Section Line and West 2716.484 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 37°19'32" West 219.777 feet; thence North 27°00'01" West 9.877 feet to a point on a 388.000 foot radius tangent curve to the left, (radius bears South 62°59'59" West, Chord: North 40°33'07" West 181.834 feet); thence along the arc of said curve 183.540 feet through a central angle of 27°06'12"; thence North 54°06'13" West 178.017 feet; thence North 46°50'33" West 85.792 feet to a point on a 500.000 foot radius tangent curve to the right, (radius bears North 43°09'27" East, Chord: North 37°22'35" West 164.468 feet); thence along the arc of said curve 165.215 feet through a central angle of 18°55'56"; thence North 27°54'37" West 53.791 feet; thence North 62°05'23" East 10.000 feet; thence North 23°25'48" East 32.016 feet; thence North 27°54'37" West 73.446 feet to a point on a 100.000 foot radius tangent curve to the right, (radius bears North 62°05'23" East, Chord: North 03°49'59" West 81.593 feet); thence along the arc of said curve 84.045 feet through a central angle of 48°09'15" to a point of reverse curvature with a 460.000 foot radius tangent curve to the left, (radius bears North 69°45'22" West, Chord: North 18°46'19" East 23.632 feet); thence along the arc of said curve 23.635 feet through a central angle of 02°56'38"; thence North 19°49'13" East 54.160 feet; thence North 32°47'33" East 77.226 feet; thence North 84°00'00" East 76.735 feet; thence South 06°00'00" East 209.954 feet to a point on a 273.710 foot radius non tangent curve to the left, (radius bears North 87°51'06" East, Chord: South 27°18'47" East 232.773 feet); thence along the arc of said curve 240.429 feet through a central angle of 50°19'44"; thence South 52°28'39" East 219.846 feet to a point on a 277.656 foot radius tangent curve to the left, (radius bears North 37°31'21" East, Chord: South 56°54'27" East 42.893 feet); thence along the arc of said curve 42.936 feet through a central angle of 08°51'36"; thence South 61°20'15" East 140.035 feet to the point of beginning.

Property contains 3.267 acres.

Also and together with the following tract of land:

Tract 4
Beginning at a point on a 268.500 foot radius non tangent curve to the left, (radius bears South 66°37'03" East, Chord: South 21°36'05" West 16.691 feet), said point lies North 117.339 feet and West 3444.374 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB411) and running thence along the arc of said curve 16.694 feet through a central angle of 03°33'44"; thence South 19°49'13" West 84.615 feet to a point on a 291.500 foot radius tangent curve to the right, (radius bears North 70°10'47" West, Chord: South 76°19'36" West 486.192 feet); thence along the arc of said curve 574.969 feet through a central angle of 113°00'47"; thence North 47°10'00" West 122.360 feet to a point on a 503.500 foot radius tangent curve to the left, (radius bears South 42°50'00" West, Chord: North 49°22'34" West 38.819 feet); thence along the arc of said curve 38.828 feet through a central angle of 04°25'06"; thence North 40°29'48" East 134.305 feet; thence South 89°56'31" East 539.225 feet to the point of beginning.

Property contains 3.045 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

TERRAINE PLAT 3

do hereby dedicate for perpetual use of the public all parcels of land and easements as 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 I have here unto set my hand this

27TH day of FEBRUARY A.D., 20 25.

WOOD RANCH INVESTMENTS, LLC, a Utah limited liability company

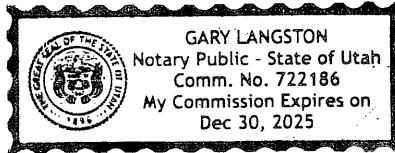

Ty McCutcheon
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 27TH day of FEBRUARY, 2025, personally appeared before me Ty McCutcheon, who being by me duly sworn did say that s/he is the Manager of WOOD RANCH INVESTMENTS, LLC, a Utah limited liability company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.


NOTARY PUBLIC
My Commission Expires: 12/30/2025
Residing in UTAH County, UTAH



Sheet 2 of 8

TERRAINE PLAT 3 SUBDIVISION

Located in the Southeast Quarter of Section 21 and
Northwest Quarter of Section 27 and the Northeast
Quarter of Section 28, T2S, R2W,
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14362140
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Wood Ranch Development LLC
DATE: 3-25-2025 TIME: 1:25 PM BOOK: 2025P PAGE: 073
\$ 628⁰⁰
FEE \$

DEPUTY, SALT LAKE COUNTY RECORDER



9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.8004 TEL 801.590.8811 FAX WWW.PERIGEECIVIL.COM

G & N WOOD PROPERTIES, LLC
20-27-100-005

WOOD RANCH
DEVELOPMENT, LLC
20-27-101-001-4003

ROCKSTACKER LANE
(Public Road)

STICKSEED LANE
(Public Road)

TERRAINE PLAT 2

HIDDEN HILLS WAY
(Public Road)

TERRAINE PLAT 2

G & N WOOD PROPERTIES, LLC
20-27-100-005

GRAVEL CROSS WAY
(Public Road)

HAVERSACK LANE
(Public Road)

NIGHTSHADE WAY
(Public Road)

NIGHTSHADE WAY
(Public Road)

NORTH QUARTER COR.
SECTION 27,
T2S, R2W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

P.O.B.
TRACT 1

SOUTH QUARTER COR.
SECTION 27,
T2S, R2W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

BASIS OF BEARING
N00°06'35"W 5274.293' (TO MON)
S81°2'41"

LOT TABLE	
LOT	LOT TYPE
288	TOWNHOME UNIT*
289	TOWNHOME UNIT*
290	TOWNHOME UNIT*
291	TOWNHOME UNIT*
292	TOWNHOME UNIT*
293	TOWNHOME UNIT*
294	TOWNHOME UNIT*
295	TOWNHOME UNIT*
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325	TOWNHOME UNIT*
326	TOWNHOME UNIT*

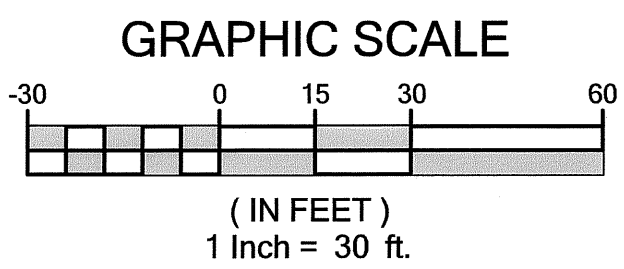
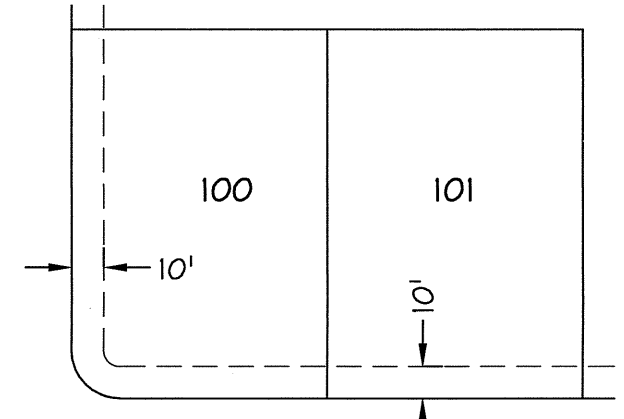
*SEE PCH ZONE FOR LOT SETBACKS

WOOD RANCH
DEVELOPMENT, LLC
20-27-101-001-4003

G & N WOOD PROPERTIES, LLC
20-27-100-005

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- NEW STREET MONUMENT
- EXISTING STREET MONUMENT
- FIRE HYDRANT
- STREET LIGHT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
HH - HIDDEN HILLS WAY
TR - TERRAINE ROAD
RR - RAMBLE ROAD
SR - SAGE RUN ROAD
- PUE (WITHIN PLAT BOUNDARY) - SEE DETAIL
- PUBLIC ROAD, HOA MAINTAINED
- TIE LINE
- ADJACENT PROPERTY LINE
- WATER TRANSMISSION EASEMENT
- SEWER EASEMENT PER ENTRY NO. 14303948
- WATER EASEMENT PER ENTRY NO. 14303946



Sheet 3 of 8

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

TERRAINE PLAT 3 SUBDIVISION

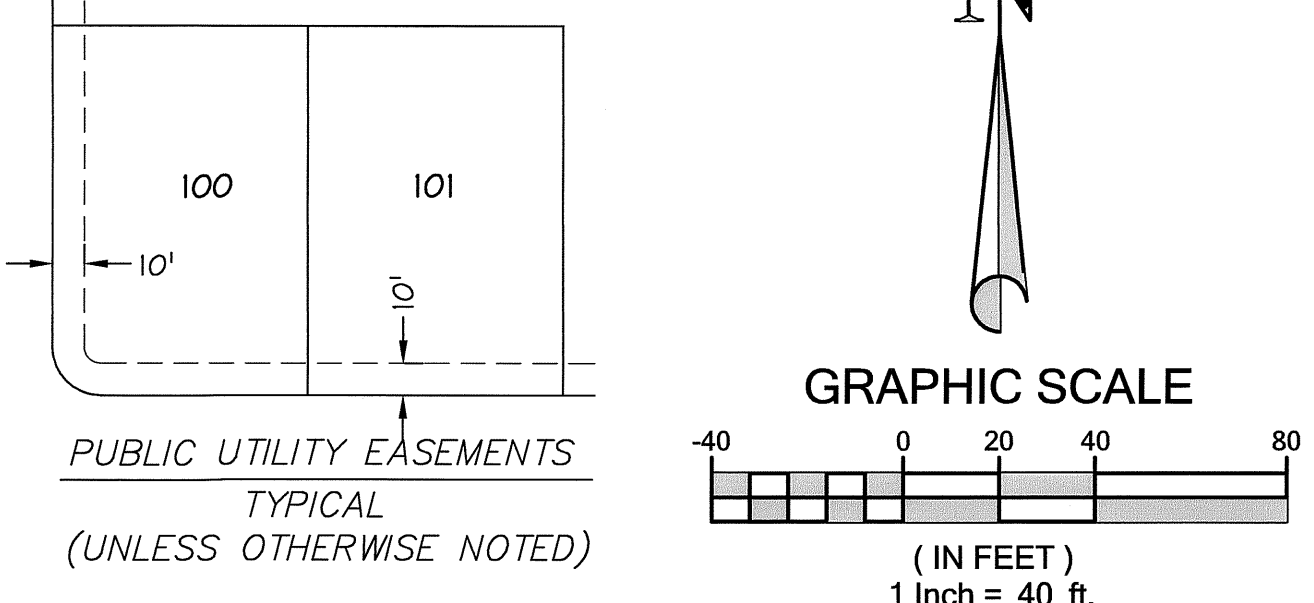
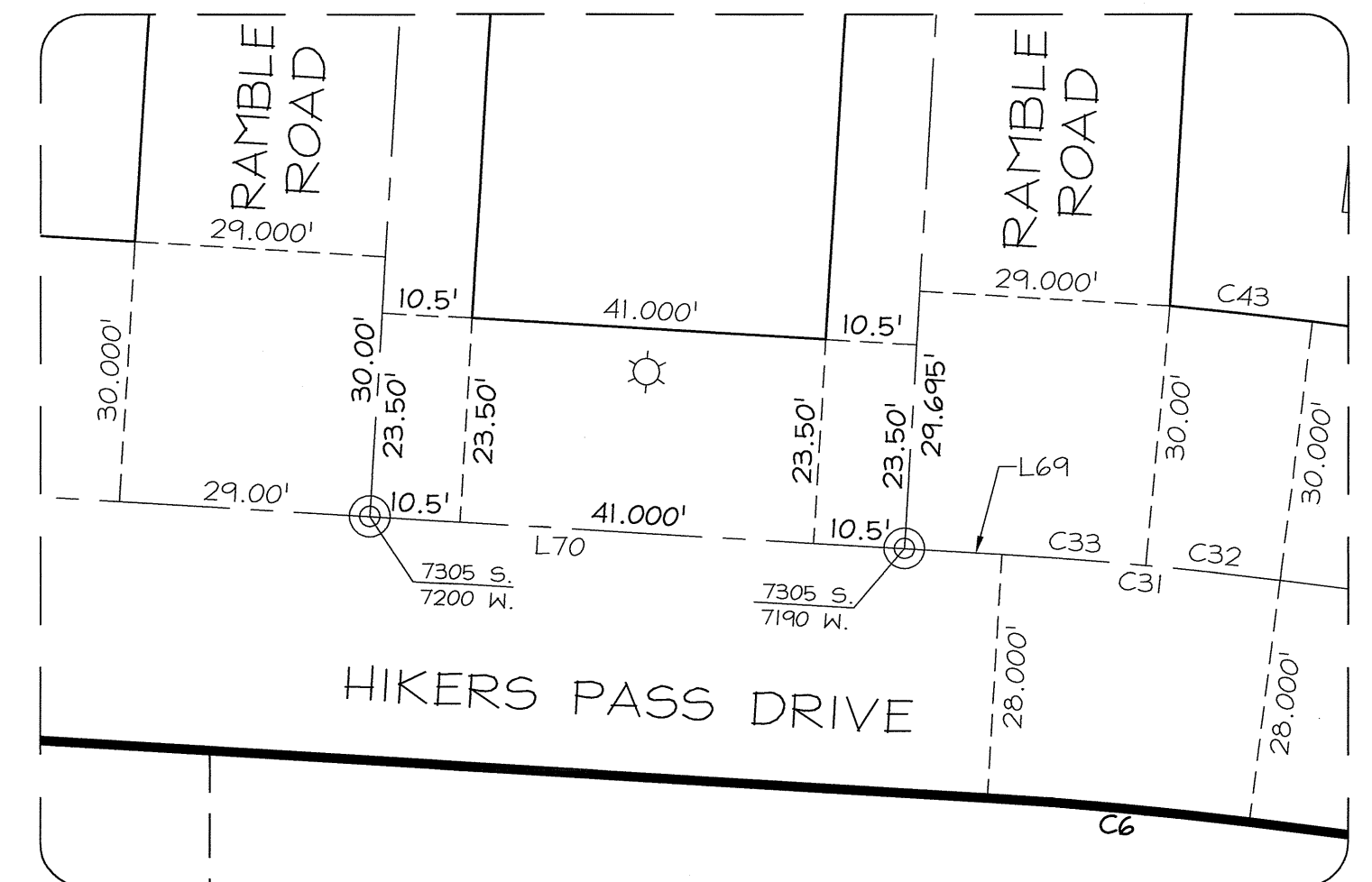
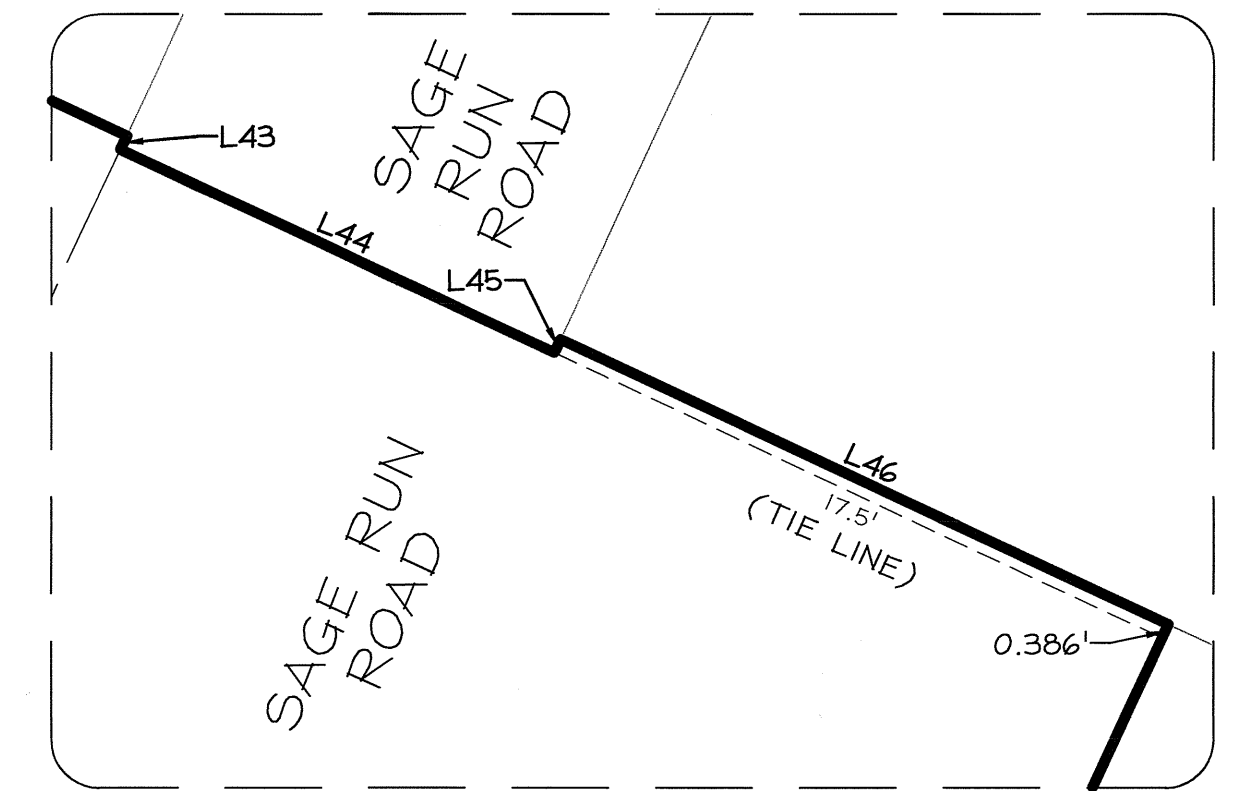
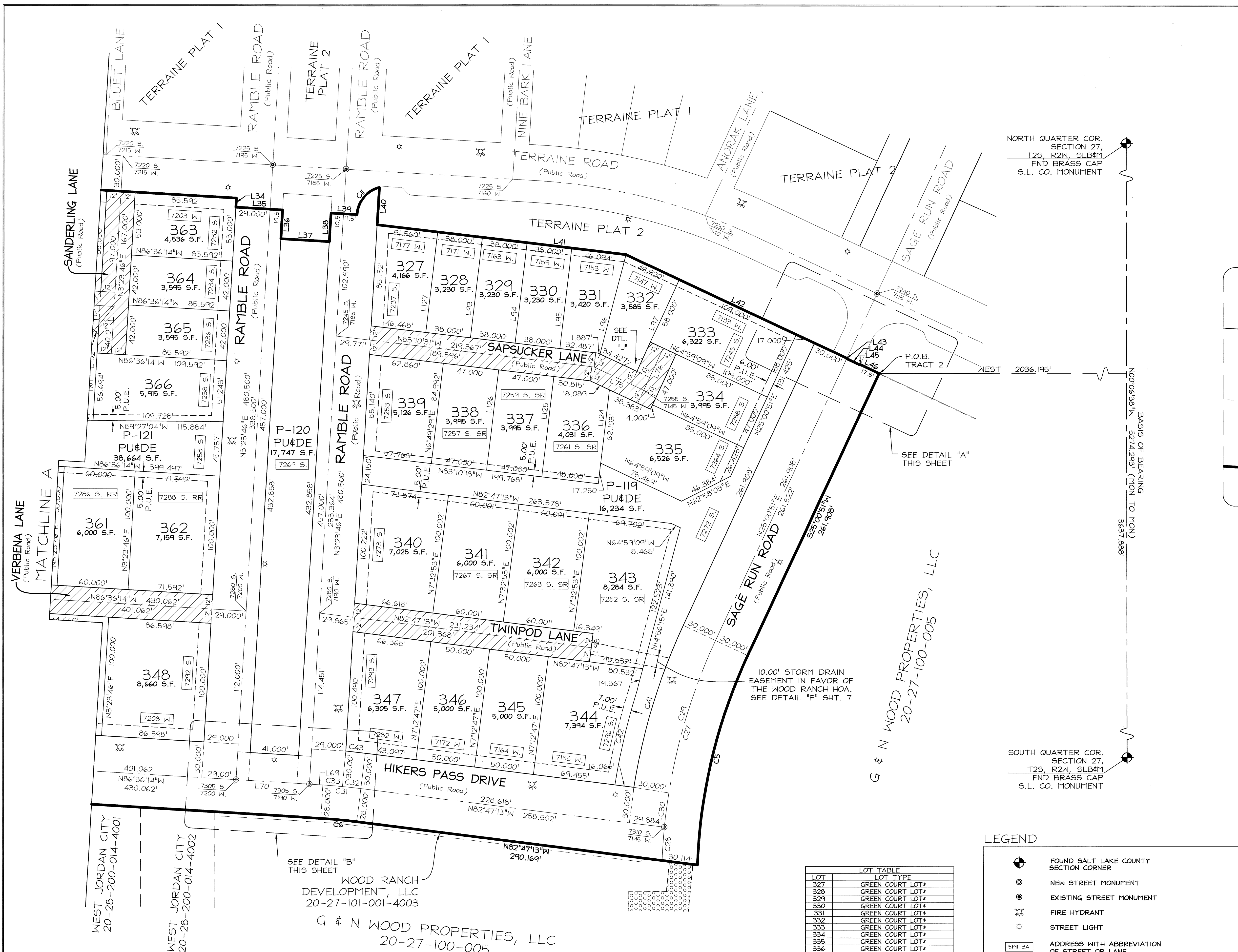
Located in the Southeast Quarter of Section 21 and Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, T2S, R2W, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14362140

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Wood Ranch Development

DATE: 3-25-2025 TIME: 1:25 PM BOOK: 2025 P PAGE: 073

\$ 625 DEPUTY, SALT LAKE COUNTY RECORDER



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- NEW STREET MONUMENT
- EXISTING STREET MONUMENT
- FIRE HYDRANT
- STREET LIGHT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- HH - HIDDEN HILLS WAY
- TR - TERRAINE ROAD
- RR - RAMBLE ROAD
- SR - SAGERUN ROAD
- PUE (WITHIN PLAT BOUNDARY) - SEE DETAIL
- PUBLIC ROAD, HOA MAINTAINED
- TIE LINE
- ADJACENT PROPERTY LINE
- WATER TRANSMISSION EASEMENT
- STORM DRAIN EASEMENT PER ENTRY NO. 14303947

LOT TABLE

LOT	LOT TYPE
327	GREEN COURT LOT*
328	GREEN COURT LOT*
329	GREEN COURT LOT*
330	GREEN COURT LOT*
331	GREEN COURT LOT*
332	GREEN COURT LOT*
333	GREEN COURT LOT*
334	GREEN COURT LOT*
335	GREEN COURT LOT*
336	GREEN COURT LOT*
337	GREEN COURT LOT*
338	GREEN COURT LOT*
339	GREEN COURT LOT*
340	GREEN COURT LOT*
341	GREEN COURT LOT*
342	GREEN COURT LOT*
343	GREEN COURT LOT*
344	MEDIUM LOT*
345	MEDIUM LOT*
346	MEDIUM LOT*
347	MEDIUM LOT*
348	MEDIUM LOT*
349	GREEN COURT LOT*
350	GREEN COURT LOT*
351	GREEN COURT LOT*
352	GREEN COURT LOT*
353	NARROW LOT*
354	NARROW LOT*
355	NARROW LOT*
356	NARROW LOT*
357	MEDIUM LOT*

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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Sheet 4 of 8

TERRAINE PLAT 3 SUBDIVISION

Located in the Southeast Quarter of Section 21 and Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, T2S, R2W, S1B#1, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14362140

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **WOOD RANCH DEVELOPMENT LLC**

DATE: 3-25-2025 TIME: 1:25 PM BOOK: 2025P PAGE: 073

628 =

DEPUTY, SALT LAKE COUNTY RECORDER

G & N WOOD PROPERTIES, LLC
20-21-400-005

S89°56'31"E 539.225'

P.O.B.
TRACT 4

WEST 3444.374'

G & N WOOD PROPERTIES, LLC
20-21-400-005

POWER EASEMENT PER
ENTRY NO. 3922219

NORTH QUARTER COR.
SECTION 27,
T2S, R2W, SLB#M
FND BRASS CAP
S.L. CO. MONUMENT

TDOS-105
132,625 S.F.
7013 S. OR

G & N WOOD PROPERTIES, LLC
20-28-200-009

TDOS-104
142,325 S.F.
7053 S. OR

G & N WOOD PROPERTIES, LLC
20-28-200-009

P.O.B.
TRACT 3
WEST 2716.484'

SOUTH QUARTER COR.
SECTION 27,
T2S, R2W, SLB#M
FND BRASS CAP
S.L. CO. MONUMENT

Sheet 6 of 8

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- NEW STREET MONUMENT
- EXISTING STREET MONUMENT

ADDRESS WITH ABBREVIATION
OF STREET OR LANE
HH - HIDDEN HILLS WAY
NS - NIGHTSHADE WAY
RR - RAMBLE ROAD
SR - SAGE RUN ROAD
OR - OVERLAND ROAD

PUE (WITHIN PLAT BOUNDARY)

PUBLIC ROAD, HOA MAINTAINED

TIE LINE

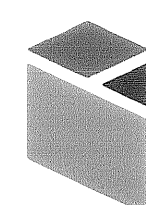
ADJACENT PROPERTY LINE

STORM DRAIN EASEMENT PER ENTRY NO. 14303947

WATER TRANSMISSION EASEMENT PER ENTRY NO. 14207636

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE
REBAR & CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

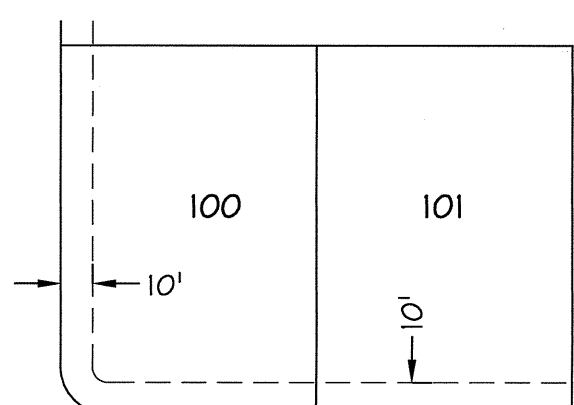
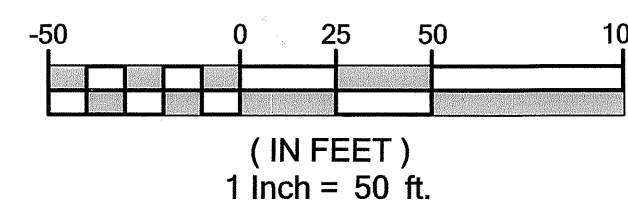


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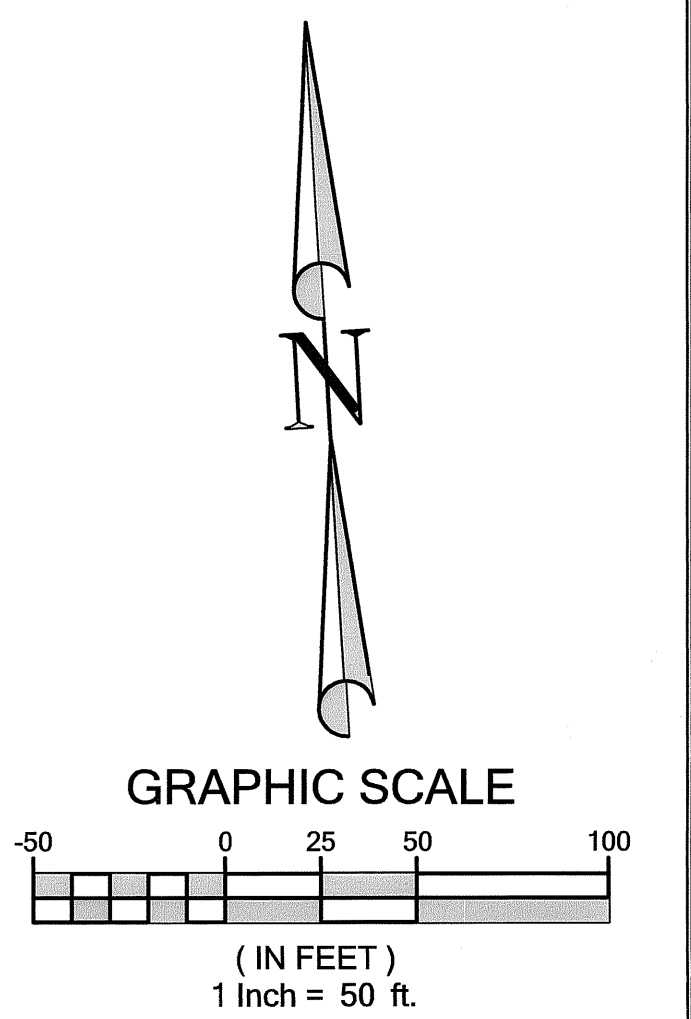
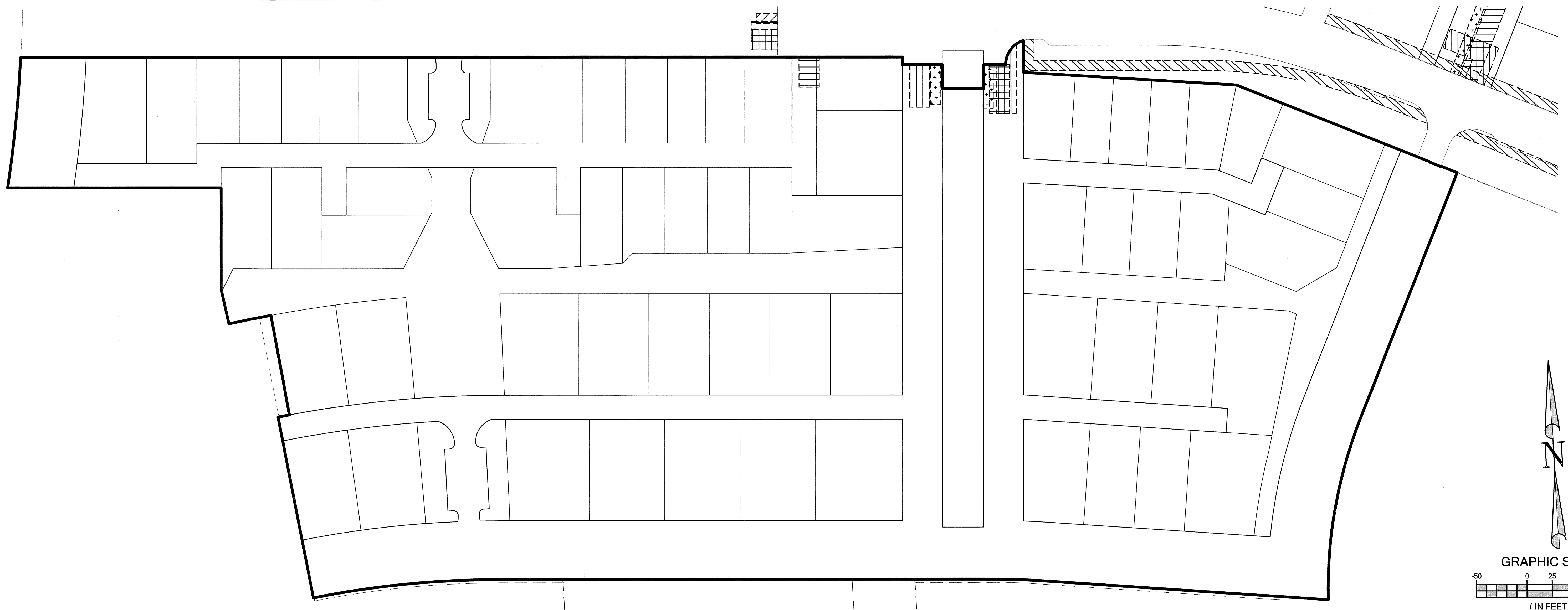
WEST JORDAN, UT 84088
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GRAPHIC SCALE



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Wood Ranch Development LLC
DATE: 3-25-2025 TIME: 1:25 PM BOOK: 2025 P PAGE: 073
FEE \$ \$628.15
Nicolle A. H. Deputy
DEPUTY, SALT LAKE COUNTY RECORDER

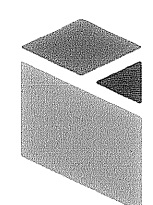


LEGEND

+	+	+	+	WATER EASEMENT PER ENTRY NO. 14207635
				STORM DRAIN EASEMENT PER ENTRY NO. 14207627
				SEWER EASEMENT PER ENTRY NO. 14207634
				TEMPORARY PUBLIC UTILITY EASEMENT PER ENTRY NO. 14207629
				SEWER FORCE MAIN EASEMENT PER ENTRY NO. 14207633

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR # CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



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Sheet 7 of 8

TERRAINE PLAT 3 SUBDIVISION

Located in the Southeast Quarter of Section 21 and Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, T2S, R2W, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER	RECORDED # 14362140
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>Wood Ranch Development LLC</u>	
DATE: <u>3-25-2025</u>	TIME: <u>1:25 PM</u>
BOOK: <u>2025P</u>	PAGE: <u>073</u>
FEE \$ <u>628.00</u>	DEPUTY, SALT LAKE COUNTY RECORDER

Line Table		
Line #	Length	Direction
L1	267.900	S08°02'22"W
L2	248.525	N81°57'38"W
L3	5.838	S15°14'19"W
L4	66.855	S21°47'17"W
L5	13.402	S25°00'51"W
L6	135.585	N64°59'09"W
L7	21.362	N25°00'51"E
L8	73.915	N19°38'58"E
L9	60.543	S71°23'05"E
L10	30.000	N18°36'55"E
L11	60.002	N71°23'05"W
L12	24.000	N70°21'02"W
L13	102.796	S19°38'58"W
L14	20.238	S25°00'51"W
L15	180.596	N64°59'09"W
L16	99.000	N25°00'51"E
L17	24.783	N64°59'09"W
L18	69.520	N13°37'58"W
L19	24.000	S76°21'02"E
L20	43.665	S87°51'16"E
L21	32.417	S89°10'38"E
L22	39.034	N11°29'51"E
L23	30.089	N00°49'50"E
L24	43.882	N43°12'18"W
L25	19.944	S89°10'10"E

Line Table		
Line #	Length	Direction
L26	56.000	N00°49'50"E
L27	235.532	S74°45'41"E
L28	134.509	S81°57'38"E
L29	182.000	N07°42'57"W
L30	100.000	N07°08'00"W
L31	35.118	N09°08'10"W
L32	100.000	N03°23'46"E
L33	0.273	N06°19'48"E
L34	7.500	S03°23'46"W
L35	39.500	S86°36'14"E
L36	24.142	S03°23'46"W
L37	41.000	S86°36'14"E
L38	24.142	N03°23'46"E
L39	22.000	S86°36'14"E
L40	31.402	S03°23'46"W
L41	211.654	S83°10'31"E
L42	205.920	S64°59'09"E
L43	0.386	S25°00'51"W
L44	12.500	S64°59'09"E
L45	0.386	N25°00'51"E
L46	17.500	S64°59'09"E
L47	9.877	N27°00'01"W
L48	178.017	N54°06'13"W
L49	85.792	N46°50'33"W
L50	53.791	N27°54'37"W

Line Table		
Line #	Length	Direction
L51	10.000	N62°05'23"E
L52	32.016	N23°25'48"E
L53	73.446	N27°54'37"W
L54	54.160	N19°49'13"E
L55	77.226	N32°47'33"E
L56	76.735	N84°00'00"E
L57	140.035	S61°20'15"E
L58	84.615	S19°49'13"W
L59	122.360	N47°10'00"W
L60	134.305	N40°29'48"E
L61	29.464	N74°45'41"W
L62	2.000	N15°14'19"E
L63	13.402	N25°00'51"E
L64	47.731	N81°57'38"W
L65	8.049	S81°57'38"E
L66	10.186	N19°38'58"E
L67	12.241	N64°59'09"W
L68	12.241	N64°59'09"W
L69	11.281	N86°36'14"W
L70	62.000	N86°36'14"W
L71	2.067	N06°19'48"E
L72	20.000	N03°23'46"E
L73	59.000	N03°23'46"E
L74	59.000	N03°23'46"E
L75	46.393	N64°59'09"W

Line Table		
Line #	Length	Direction
L76	39.000	N25°00'51"E
L77	75.002	N81°53'58"W
L78	75.001	N81°53'58"W
L79	74.798	N81°57'38"W
L80	24.000	N08°02'22"E
L81	7.068	N36°59'42"W
L82	35.001	N08°02'22"E
L83	4.233	N36°57'38"W
L84	31.866	N08°02'22"E
L85	74.856	N08°02'22"E
L86	74.917	N10°21'52"E
L87	74.996	N12°41'09"E
L88	74.998	N12°41'09"E
L89	81.240	N77°18'29"W
L90	78.244	N77°18'29"W
L91	18.999	N81°57'38"W
L92	16.834	N71°23'05"W
L93	85.000	N06°49'29"E
L94	85.000	N06°49'29"E
L95	85.000	N06°49'29"E
L96	86.401	N14°41'02"E
L97	85.000	N25°00'51"E
L98	24.000	N07°12'47"E
L99	120.351	N77°18'31"W
L100	136.548	N08°05'57"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	30.863	270.000	006°32'57"	S18°30'48"W	30.846
C2	15.204	270.000	003°13'35"	S23°24'04"W	15.202
C3	67.394	268.000	014°24'29"	S81°57'55"E	67.216
C4	80.290	639.000	007°11'57"	S78°21'39"E	80.237
C5	182.261	455.000	022°57'04"	S13°32'19"W	181.045
C6	30.444	457.000	003°49'01"	N84°41'43"W	30.438
C7	184.825	953.000	011°06'43"	S87°50'25"W	184.535
C8	11.535	1135.000	000°34'56"	N82°34'31"E	11.535
C9	42.501	1235.000	001°58'18"	S81°52'50"W	42.499
C10	129.417	1340.000	005°32'01"	N09°05'49"E	129.367
C11	31.653	25.000	072°32'33"	S78°40'03"E	29.580
C12	183.540	388.000	027°06'12"	N40°33'07"W	181.834
C13	165.215	500.000	018°55'56"	N37°22'35"W	164.465
C14	84.045	100.000	048°09'15"	N03°49'59"W	81.593
C15	23.635	460.000	002°56'38"	N18°46'19"E	23.632
C16	240.429	273.710	050°19'44"	S27°18'47"E	232.773
C17	42.936	277.656	008°51'36"	S56°54'27"E	42.893
C18	16.694	268.500	003°33'44"	S21°36'05"W	16.691
C19	574.969	291.500	113°00'47"	S76°19'36"W	486.192
C20	84.060	669.000	007°11'57"	S78°21'39"E	84.005
C21	2.072	669.000	000°10'39"	S81°52'18"E	2.072
C22	81.475	669.000	006°58'40"	S78°17'39"E	81.424
C23	0.513	669.000	000°02'38"	S74°47'00"E	0.513
C24	60.352	240.000	014°24'29"	N81°57'55"W	60.194
C25	27.433	240.000	006°32'57"	N18°30'48"E	27.419

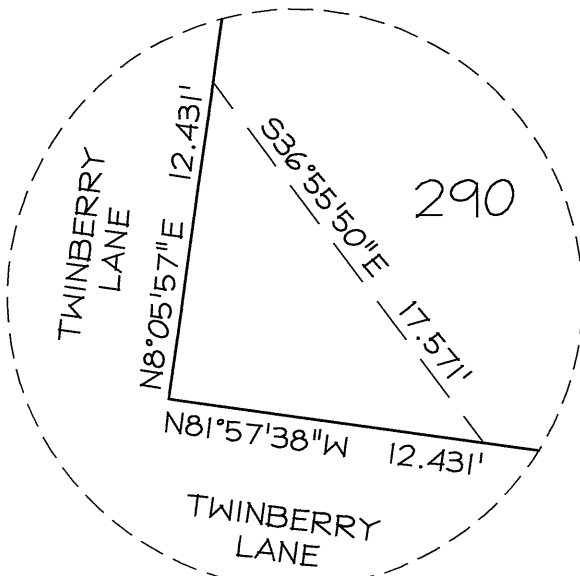
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C26	13.515	240.000	003°13'35"	N23°24'04"E	13.513
C27	163.528	485.000	019°19'07"	S15°21'18"W	162.755
C28	28.047	485.000	003°18'48"	S04°02'21"W	28.043
C29	134.523	485.000	015°53'31"	S17°04'06"W	134.092
C30	29.005	485.000	003°25'35"	S07°24'33"W	29.001
C31	32.309	485.000	003°49'01"	N84°41'43"W	32.303
C32	15.619	485.000	001°50'43"	N83°42'34"W	15.618
C33	16.690	485.000	001°58'18"	N85°37'05"W	16.690
C34	190.255	981.000	011°06'43"	S87°50'25"W	189.957
C35	127.589	1375.000	005°19'00"	N08°59'18"E	127.543
C36	217.795	1123.000	011°06'43"	S87°50'25"W	217.453
C37	73.189	699.000	005°59'57"	N77°48'17"W	73.156
C38	24.004	210.000	006°32'57"	N18°30'48"E	23.991
C39	11.825	210.000	003°13'35"	N23°24'04"E	11.824
C40	53.311	212.000	014°24'29"	N81°57'55"W	53.171
C41	142.844	515.000	015°53'31"	N17°04'06"E	142.387
C42	81.326	547.000	008°31'07"	N13°11'57"E	81.252
C43	16.585	515.000	001°50'43"	S83°42'34"E	16.584
C44	27.516	981.000	001°36'25"	N87°24'27"W	27.515
C45	64.483	1011.000	003°39'16"	N87°28'32"E	64.472
C46	59.363	1011.000	003°21'51"	N83°57'59"E	59.354
C47	65.234	1111.000	003°21'51"	S83°57'59"W	65.225
C48	69.269	1111.000	003°34'20"	S87°26'05"W	69.258
C49	162.739	981.000	009°30'18"	S87°02'12"W	162.553
C50	83.060	1135.000	004°11'35"	S88°42'01"E	83.042

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C51	65.786	1135.000	003°19'15"	N87°32'34"E	65.776
C52	59.741	1135.000	003°00'57"	N84°22'28"E	59.734
C53	65.004	1235.000	003°00'57"	S84°22'28"W	64.997
C54	70.164	1235.000	003°15'19"	S87°30'36"W	70.155
C55	177.670	1235.000	008°14'34"	N85°00'58"E	177.517
C56	101.811	1405.000	004°09'07"	S08°24'22"W	101.789
C57	157.022	1123.000	008°00'41"	S86°17'24"W	156.894
C58	25.902	1123.000	001°19'17"	N89°02'37"W	25.901
C59	27.379	1123.000	001°23'49"	N87°41'04"W	27.378
C60	7.492	1123.000	000°22'56"	N86°47'42"W	7.492
C61	31.874	1011.000	001°48'23"	S89°47'38"E	31.872
C62	20.840	1111.000	001°04'29"	S89°45'29"W	20.840
C63	29.804	23.500	072°39'59"	N33°00'12"W	27.847
C64	7.601	5.000	087°05'55"	N46°52'45"E	6.890
C65	7.854	5.000	090°00'00"	N44°34'17"W	7.071
C66	6.083	23.500	014°49'49"	N07°50'37"E	6.066
C67	18.032	1011.000	001°01'19"	S87°06'53"E	18.032
C68	5.016	23.500	012°13'51"	S05°41'13"E	5.007
C69	7.854	5.000	090°00'00"	S45°25'43"W	7.071
C70	7.994	5.000	091°36'24"	S43°46'05"E	7.170
C71	28.960	23.500	070°36'29"	S37°20'21"W	27.162
C72	7.412	1111.000	000°22'56"	N86°47'42"W	7.412
C73	7.617	25.000	017°27'27"	N05°19'57"W	7.588
C74	7.854	5.000	090°00'00"	N48°23'46"E	7.071
C75	8.806	5.000	100°54'20"	N36°09'04"W	7.711

Line Table		
Line #	Length	Direction
L101	33.696	N89°22'04"E
L102	84.694	N03°23'46"E
L103	85.000	N03°23'46"E
L104	85.000	N03°23'46"E
L105	85.000	N03°23'46"E
L106	94.675	N03°23'46"E
L107	97.633	N03°23'46"E
L108	85.000	N03°23'46"E
L109	85.000	N03°23'46"E
L110	85.000	N03°23'46"E
L111	85.000	N03°23'46"E
L112	85.000	N03°23'46"E
L113	85.000	N03°23'46"E
L114	85.000	N03°23'46"E
L115	85.000	N03°23'46"E
L116	33.825	N03°23'46"E
L117	11.421	N22°02'54"E
L118	10.797	N19°23'23"W
L119	34.692	N03°23'46"E
L120	3.000	N86°36'14"W
L121	2.666	N86°36'14"W
L122	3.000	N86°36'14"W
L123	2.666	N86°36'14"W
L124	79.353	N06°49'29"E
L125	84.997	N06°49'29"E

Line Table		
Line #	Length	Direction
L126	84.994	N06°49'29"E
L127	85.000	N06°49'29"E
L128	100.000	N03°23'46"E
L129	100.000	N03°23'46"E
L130	4.976	N89°34'17"W
L131	61.000	N00°25'43"E
L132	5.000	N89°34'17"W
L133	0.067	N00°25'43"E
L134	1.615	N00°25'43"E
L135	5.000	N89°34'17"W
L136	61.000	N00°25'43"E
L137	4.993	N89°34'17"W
L138	11.033	N89°34'17"W
L139	11.283	N89°34'17"W
L140	29.099	N08°05'57"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C76	23.999	23.500	058°30'45"	N43°33'29"E	22.970
C77	7.617	25.000	017°27'27"	S12°07'30"W	7.588
C78	7.854	5.000	090°00'00"	S41°36'14"E	7.071
C79	8.806	5.000	100°54'20"	S42°56'36"W	7.711
C80	23.999	23.500	058°30'45"	S36°45'56"E	22.970
C81	10.140	515.000	001°07'41"	S21°07'11"W	10.140
C82	38.828	503.500	004°25'06"	N49°22'34"W	38.819



DETAIL "G"
N.T.S.

