

WASATCH ELECTRIC PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's 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 accurately establish the lateral boundaries of the herein described tract of real property; and has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

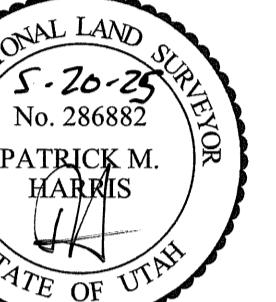
A parcel of land situate in the Southeast and Southwest Quarters of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 9000 South Street, said point being South 89°46'23" East 1,497.97 feet along the section line and South 00°13'37" West 77.00 feet from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said southerly right-of-way line the following five (5) courses:

(1) South 89°49'11" East 2,751.75 feet;
(2) North 00°13'37" West 10.47 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°46'12" East and the chord bears North 00°13'37" West 30.00 feet with a central angle of 30°10'19");
(3) South 89°46'23" East 1,055.22 feet;
(4) South 44°46'24" East 3,23.33 feet;
(5) South 89°46'23" East 87.00 feet;
thence South 07°07'41" West 144.71 feet;
thence South 07°07'48" West 68.23 feet;
thence South 01°29'41" West 30.02 feet;
thence South 00°04'31" West 1,059.75 feet;
thence North 55°29' West 80.00 feet;
thence North 44°52'27" West 25.36 feet with a central angle of 25°00'00";
thence North 89°55'29" West 35.36 feet with a central angle of 30°00'19";
thence North 44°52'27" West 25.79 feet;
thence North 00°04'31" East 25.00 feet;
thence North 89°55'29" West 1,328.82 feet to the easterly right-of-way line of Utah Highway 111;
thence North 08°03'05" East 1,057.17 feet along said easterly right-of-way line;
thence South 89°49'31" East 681.23 feet;
thence North 00°10'31" East 253.98 feet to the point of beginning.

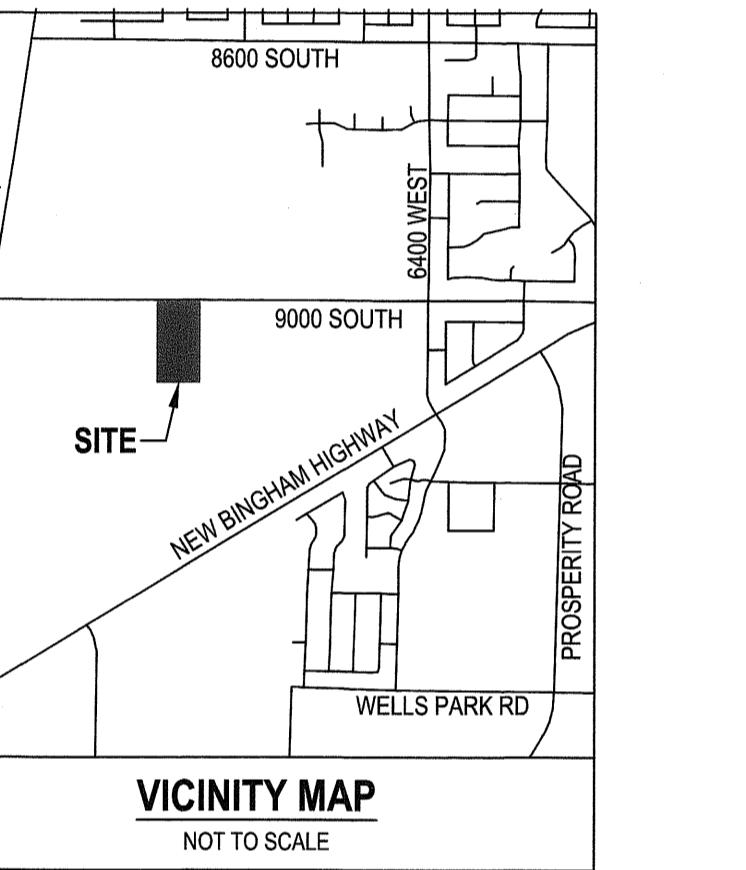
Contains 2,360,640 Square Feet or 54.193 Acres and 2 Lots and 1 Parcel



MAY 20, 2025

DATE

PATRICK M. HARRIS
P.L.S. 286882



OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

WASATCH ELECTRIC PLAT

do hereby dedicate for perpetual use of the public or general use on this plat as intended for public use. Owner(s) hereby agree to warrant and defend the use of the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street; and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I/we have hereunto set our hand(s) this 10 day of JUNE A.D. 2025.

Gardner Plumb, LC
By: Christian Gardner
Its: me

MAC 8, LLC
By: Gary W. McDougal
Its: me

Equestrian Partners, LLC
By: Christian Gardner
Its: me

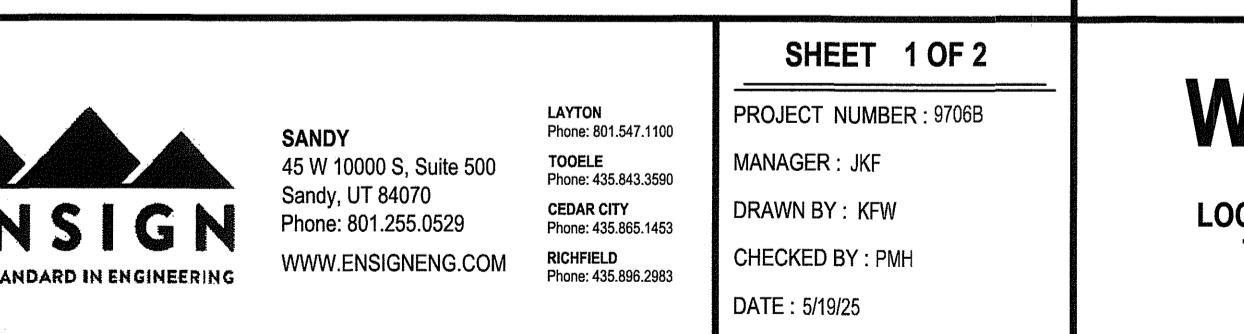
GKM Family, LLC
By: Gary W. McDougal
Its: me

V&M Jones Family, LLC
By: Kenneth S. Olson
Its: me

KSO Revocable Trust, dated May 16, 1994
By: Kenneth S. Olson
Its: me

Plat Notes:

- The City of West Jordan has the right to access, inspect, clean, repair, remove, and replace the storm drainage system in the detention area located within the detention basin/assessment areas. The detention areas cannot be fenced, filled or modified from its original construction without express written permission from the city engineer. It is the responsibility of the property owners to move, maintain, and keep the detention area clean.
- For each temporary turnaround (TA) identified on this plat; upon construction of a through street that replaces the TA and that complies with city standards, the TA shall be automatically terminated without the need for a formal dedication.
- The City of West Jordan is hereby granted an Exclusive water line easement as described and depicted herein. The City shall have the right of ingress and egress over, under, across, and through the Exclusive Easement, as well as perpetual access across the immediately adjacent property, to inspect, operate, maintain, repair, improve, and replace any utility or public works facility or utility line, including any appurtenant components thereto, during the time period as the City may require. The City will own the City or its easement to be subject to the terms or conditions of any other utility easement dedicated herein or subsequently conveyed to a third party. As such, no other utility easements will be allowed in the Exclusive Easement without prior written approval from the West Jordan City Engineer. Moreover, no structures, buildings, or foundations, nor any trees or shrubbery with root zones that can contact or penetrate the City's Exclusive Easement or the City's root zones, may be planted without prior written permission of the West Jordan City Engineer. However, the Exclusive Easement may be crossed or covered with sidewalks, curb and gutter, roadways, or similar improvements. This water line easement shall automatically expire and terminate when a future City-approved public road is dedicated over the exclusive easement and appurtenant utility line, with the City's appurtenant utility line being filed in the office of the Salt Lake County Recorder prior to the time that the future City-approved public road dedication is recorded over only a portion of the exclusive easement described herein, then this easement shall automatically expire and terminate only to that portion of the exclusive easement covered by the newly dedicated public road, and this easement shall remain in full force and effect for the remainder of the property that is not covered by the dedicated public road.
- Parcel A is understood to be a portion of this subdivision plat, but remains undeveloped and is subject to all applicable planning and zoning regulations set by the City of West Jordan upon further development.



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TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 144134123
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Gardner West Jordan LC
DATE: 7/13/2025 TIME: 1:31 PM BOOK: 1075 PAGE: 185
FEE: \$106.00 DEPUTY SALT LAKE COUNTY RECORDER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
County of SALT LAKE } S.S.

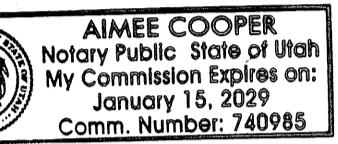
On the 27 day of MAY A.D. 2025 CHRISTIAN GARDNER personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of Gardner Plumb, LLC, a Utah limited liability company and that he/she signed the owner's dedication freely and voluntarily for and in behalf of said limited liability companies for the purposes therein mentioned and acknowledged to me that said limited liability companies executed the same.

MY COMMISSION EXPIRES: JANUARY 15, 2024

NAME: CHRISTIAN GARDNER

NO. 740985

A NOTARY PUBLIC COMMISSION IN UTAH



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
County of SALT LAKE } S.S.

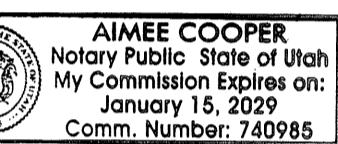
On the 27 day of MAY A.D. 2025 MICHAEL L. JONES personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of M.H. Jones Family, LLC, a Utah limited liability company and that he/she signed the owner's dedication freely and voluntarily for and in behalf of said limited liability companies for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: JANUARY 15, 2024

NAME: MICHAEL L. JONES

NO. 740985

A NOTARY PUBLIC COMMISSION IN UTAH



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
County of SALT LAKE } S.S.

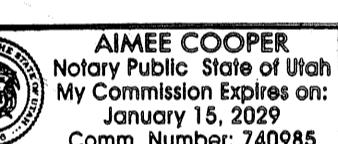
On the 27 day of MAY A.D. 2025 MICHAEL L. JONES personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of M.H. Jones Family, LLC, a Utah limited liability company and that he/she signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: JANUARY 15, 2024

NAME: MICHAEL L. JONES

NO. 740985

A NOTARY PUBLIC COMMISSION IN UTAH



TRUST ACKNOWLEDGMENT

STATE OF UTAH }
County of SALT LAKE } S.S.

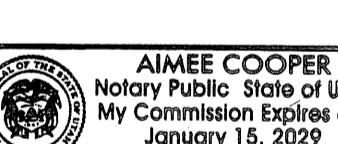
On the 10 day of JUNE A.D. 2025 KENNETH S. OLSON personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the TRUSTEE of KSO Revocable Trust, dated May 16, 1994, and executed it with law and proper authority, and the execution was a valid act binding on said trust.

MY COMMISSION EXPIRES: JANUARY 15, 2024

NAME: AIMEE COOPER

NO. 740985

A NOTARY PUBLIC COMMISSION IN UTAH



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
County of SALT LAKE } S.S.

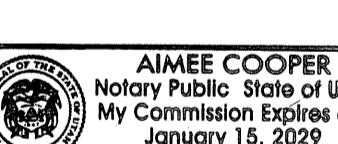
On the 10 day of JUNE A.D. 2025 GARY W. McDONALD personally appeared before me, the undersigned notary public, in and for said County of SALT LAKE, in said State of UTAH, who after being duly sworn, acknowledged to me that he/she is the MANAGER of MAC 8, LLC, a Utah limited liability company and that he/she signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: JANUARY 15, 2024

NAME: AIMEE COOPER

NO. 740985

A NOTARY PUBLIC COMMISSION IN UTAH



ROCKY MOUNTAIN POWER NOTES:
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 LIABILITIES ASSOCIATED WITH THE PUBLIC UTILITY EASEMENT.
2. PURSUANT TO UTAH CODE ANN. § 54-27A-203(4)(V)(II) ROCKY MOUNTAIN POWER AGREES TO DELIVER 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 FURTHER DOCUMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHTS ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

USE THE NOTE BELOW FOR SUBDIVISIONS WHICH DO NOT HAVE EXISTING NATURAL GAS EASEMENTS ON THE PROPERTY PRIOR TO SUBDIVIDING.
ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, descriptive rights, or any provision of law; (b) record acceptance of any terms contained in any portion of the plat; or (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this 27th day of May, 2025
By: *[Signature]*
Title: PRE-LIN REP SEC

DEVELOPER
JONES LANDING INDUSTRIAL 1, LC
201 S. MAIN STREET, STE 2000
SALT LAKE CITY, UTAH 84111
PHONE: 801.870.4120

SHEET 1 OF 2
PROJECT NUMBER: 97068
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/19/25

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WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL	
RECORD OF SURVEY ROS NO: S-2022-03-0182 COUNTY SURVEYOR/REVIEWER DATE	05/20/2025 CENTURYLINK ROCKY MOUNTAIN POWER ENBRIDGE GAS UTAH COMCAST
SALT LAKE COUNTY HEALTH DEPARTMENT	APPROVED THIS 21 DAY OF May, 2025 BY THE BOARD OF HEALTH SALT LAKE COUNTY HEALTH DEPARTMENT
PLANNING COMMISSION APPROVAL	APPROVED THIS 1 DAY OF July, 2025 BY THE CITY OF WEST JORDAN PLANNING COMMISSION CHAIR, CITY OF WEST JORDAN PLANNING COMMISSION
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 AND IS HEREBY APPROVED. JULY 07, 2025 CITY OF WEST JORDAN ENGINEER
CITY ATTORNEY	APPROVED THIS 8th DAY OF July, 2025 BY THE CITY OF WEST JORDAN ATTORNEY DANIEL J. MURRAY
CERTIFICATION OF FINAL CITY APPROVAL	I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 18 DAY OF July, 2025 BY THE CITY OF WEST JORDAN ATTORNEY JANICE J. MURRAY ATTEST: CITY OF WEST JORDAN RECORDER CITY OF WEST JORDAN MAYOR

