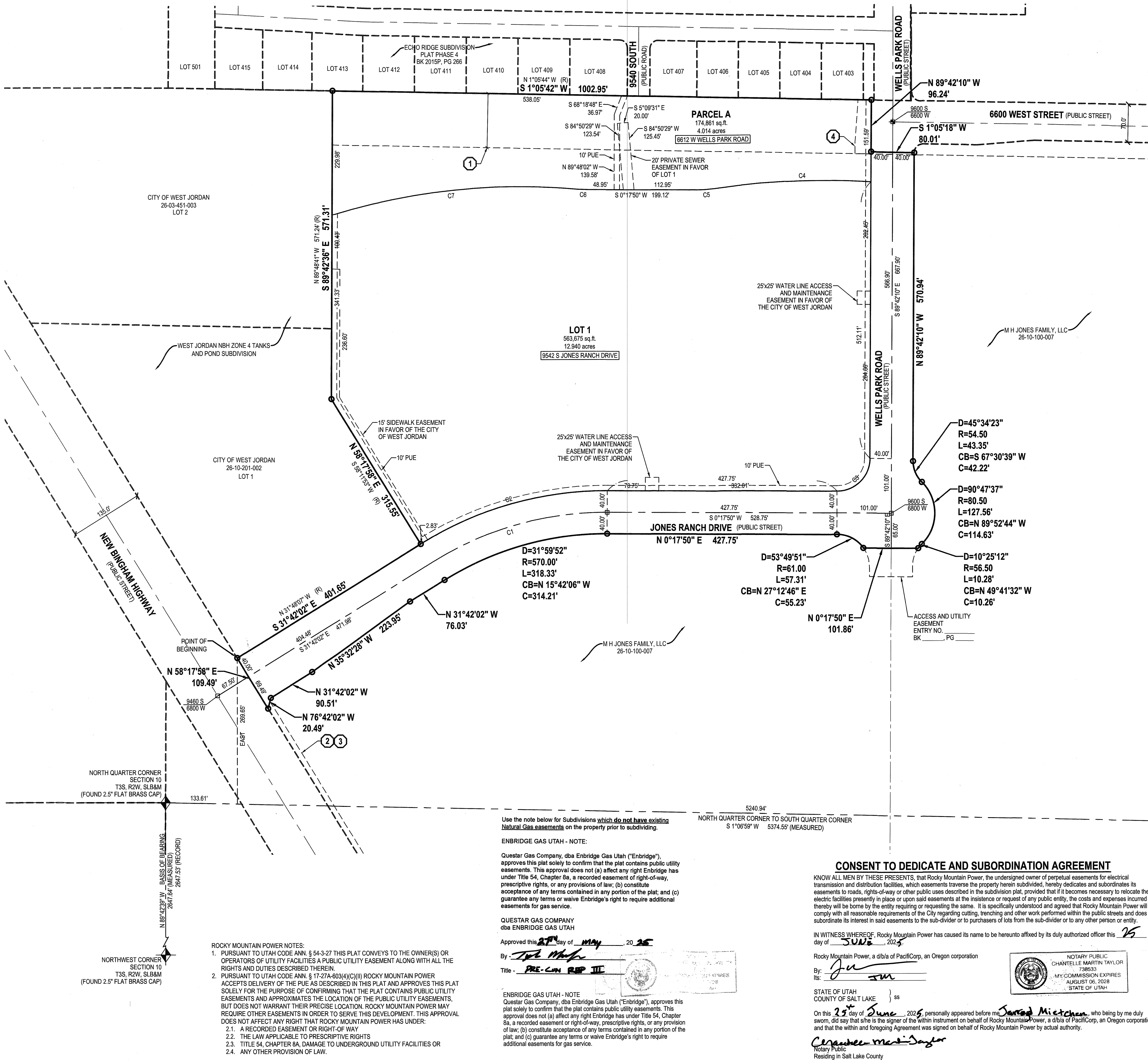


# JONES LANDING PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH



## EASEMENT NOTES

- Utility Easement Agreement (North-South), recorded August 19, 2019 as Entry No. 13054829 in Book 10818 at Page 1439 of Official Records. This Utility Easement Agreement was assigned to the City of West Jordan by that certain Dedication and Grant of Utility Easement recorded on January 26, 2022, under Entry No. 1387070, in Book 11296, at Page 5852.
- Public Utility Easement Dedication by M. H. Jones Family, LLC, a Utah limited liability company, dated December 16, 2020 and recorded December 17, 2020 as Entry No. 13502101 in Book 11082 at Page 2694.
- Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns to construct, reconstruct, operate, maintain, repair, replace, enlarge, and remove underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded January 18, 2023, as Entry No. 14063699, in Book 11396, at Page 5019.
- Waterline Easement in favor of City of West Jordan, a municipal corporation and political subdivision of the State of Utah to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the facilities from time to time and incidental purposes, by instrument recorded March 14, 2024, as Entry No. 14216124, in Book 11477, at Page 7510.

## NOTES

- Parcel A is hereby dedicated to the City of West Jordan.
- All drivable surfaces within Lot 1 shall be considered a public access easement hereby dedicated to the City of West Jordan.
- That certain storm drain easement in favor of the City of West Jordan, found under Entry No. 13394485, in Book 11018, at Page 7917, is hereby vacated as to any portion lying within the boundaries of this subdivision plat. All other portions of said easement lying outside the boundaries of this subdivision plat shall remain in full force and effect.
- Designated mainline corridor for public utilities within 10' offset of public streets. Areas outside of buildings or other on-site structures within Lot 1 are granted as a public easement and right-of-way for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

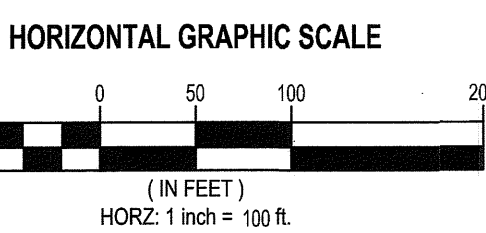
## LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	610.00'	340.66'	31°59'52"	N15°42'06"W	336.25'
C2	650.00'	363.00'	31°59'52"	N15°42'06"W	358.30'
C3	61.00'	95.82'	90°00'00"	S44°42'10"E	86.27'
C4	1371.40'	290.30'	12°07'42"	N2°16'51"W	289.76'
C5	256.00'	38.61'	8°38'32"	S4°01'26"E	38.58'
C6	250.00'	18.70'	4°17'08"	S2°26'24"W	18.69'
C7	1201.19'	462.58'	22°03'52"	N5°50'38"W	459.73'

CENTER SECTION 10  
T3S, R2W, SLB&M  
(NOT FOUND)

SOUTH QUARTER CORNER  
SECTION 10  
T3S, R2W, SLB&M  
(FOUND 3" FLAT BRASS CAP)



## CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that Rocky Mountain Power, the undersigned owner of perpetual easements for electrical transmission and distribution facilities, which easements traverse the property herein subdivided, hereby dedicates and subordinates its easements to roads, rights-of-way or other public uses described in the subdivision plat, provided that if it becomes necessary to relocate the electric facilities presently in place or upon said easements at the insistence 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 Rocky Mountain Power 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-divisor or to purchasers of lots from the sub-divisor or to any other person or entity.

N IN WITNESS WHEREOF, Rocky Mountain Power has caused its name to be hereunto affixed by its duly authorized officer this 25 day of June, 2025.

Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation

By: *[Signature]*  
Its: *[Signature]*

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 25 day of June, 2025, personally appeared before me *[Signature]* who being by me duly sworn, did say that s/he is the signer of the within instrument on behalf of Rocky Mountain Power, a d/b/a of PacifiCorp, an Oregon corporation, and that the within and foregoing Agreement was signed on behalf of Rocky Mountain Power by actual authority.

*[Signature]*  
Notary Public  
Residing in Salt Lake County

THE STANDARD IN ENGINEERING

SANDY  
45 W 10000 S, Suite 500  
Salt Lake City, UT 84127  
Phone: 801.255.0529  
WWW.ENSGNENG.COM

LAYTON  
Phone: 801.547.1100  
TODD  
Phone: 801.543.3350  
CEDAR CITY  
Phone: 801.585.1453  
RICHELLE  
Phone: 435.694.2863

PROJECT NUMBER: 10404E  
MANAGER: JKF  
DRAWN BY: PMH  
CHECKED BY: PMH  
DATE: 5/13/25

### 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 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 accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and as 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 Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Beginning at the northwest corner of West Jordan NBH Zone 4 Tanks and Pond Subdivision, recorded in Book 2018P at Page 374 in the Office of the Salt Lake County Recorder, said point being South 01°06'59" West 133.61 feet along the quarter section line and East 269.65 feet from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along the westerly and southerly boundary line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision the following three (3) courses:

- (1) South 31°42'02" East 401.65 feet;
- (2) North 58°17'58" East 315.55 feet;
- (3) South 89°42'38" East 571.31 feet to the westerly boundary line of Echo Ridge Plat Phase 4 Subdivision, recorded in Book 2015P at Page 266 in the Office of the Salt Lake County Recorder;

thence South 01°05'42" West 1,002.95 feet along the westerly boundary line of said Echo Ridge Plat Phase 4 Subdivision;

thence North 89°42'10" West 96.24 feet;

thence North 01°05'18" West 80.01 feet;

thence North 89°42'10" West 570.94 feet;

thence Southwesterly 43.35 feet along the arc of a 54.50 foot radius curve to the left (center bears South 00°17'50" West and the chord bears South 67°30'39" West 42.22 feet with a central angle of 45°34'23");

thence Northwesterly 127.56 feet along the arc of a 80.50 foot radius curve to the right (center bears North 45°16'33" West and the chord bears North 89°52'44" West 114.63 feet with a central angle of 90°47'37");

thence Northwesterly 10.28 feet along the arc of a 56.50 foot radius curve to the left (center bears South 45°31'04" West and the chord bears North 49°11'32" West 10.28 feet with a central angle of 10°29'12");

thence North 00°17'50" East 101.86 feet;

thence Northwesterly 57.31 feet along the arc of a 61.00 foot radius curve to the left (center bears North 35°52'17" West and the chord bears North 77°12'46" East 55.23 feet with a central angle of 53°49'51");

thence North 00°17'50" East 427.75 feet;

thence Northwesterly 3.33 feet along the arc of a 570.00 foot radius curve to the left (center bears North 89°42'10" West and the chord bears North 15°42'06" West 314.21 feet with a central angle of 31°59'52");

thence North 31°42'02" West 76.03 feet;

thence North 35°32'28" West 223.95 feet;

thence North 31°42'02" West 90.51 feet;

thence North 76°42'02" West 20.49 feet to the southerly right-of-way line of the New Bingham Highway (UT48);

thence North 58°17'58" East 109.49 feet along the southerly right-of-way line of the New Bingham Highway (UT48) to the point of beginning.

Contains 904,786 Square Feet or 20.771 Acres and 1 Lot and 1 Parcel

**APRIL 30, 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

## JONES LANDING PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance 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 22 day of May, A.D. 2025.

M. H. Jones Family, LLC V&M Jones Family, LLC

By: *[Signature]* By: *[Signature]*  
Its: Its:

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of SALT LAKE ) S.S.  
On the 22 day of MAY, A.D. 2025, MICHAEL V. 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 V&M Jones Family, LLC, a Utah limited liability company and that he/she/they 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 V. JONES  
NO. 341065  
A NOTARY PUBLIC COMMISSION IN UTAH

By: *[Signature]*  
Its: *[Signature]*  
A NOTARY PUBLIC COMMISSION IN UTAH

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of SALT LAKE ) S.S.  
On the 22 day of MAY, A.D. 2025, MICHAEL V. 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 V&M Jones Family, LLC, a Utah limited liability company and that he/she/they 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 V. JONES  
NO. 341065  
A NOTARY PUBLIC COMMISSION IN UTAH

By: *[Signature]*  
Its: *[Signature]*  
A NOTARY PUBLIC COMMISSION IN UTAH

### JONES LANDING PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

### SALT LAKE COUNTY RECORDER

RECORDED # 14419202

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: M. H. Jones Family LLC

DATE: 8/6/2025 TIME: 1:20 PM BOOK: 2025 PAGE: 195

FEES: \$54.00

DEPUTY SALT LAKE COUNTY RECORDER

### DEVELOPER

GARDNER COMPANY  
201 S. MAIN STREET, STE 2000  
SALT LAKE CITY, UTAH 84111  
PHONE: 303.877.2048

### RECORD OF SURVEY

ROS NO.: S-2020-09-0652

COUNTY SURVEYOR REVIEWER: 8-6-25 DATE: 5-22-25

COMCAST

### EASEMENT APPROVAL

B. J. WILSON 05/20/2025

ROCKY MOUNTAIN POWER 05/21/2025

ENBRIDGE GAS UTAH 5/21/2025

COMCAST 5-22-25

### SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 29 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.

07 July 2025

CITY OF WEST JORDAN ENGINEER

### CITY ATTORNEY

APPROVED THIS 8th DAY OF July, 2025.

BY THE CITY OF WEST JORDAN ATTORNEY

*[Signature]*

CITY OF WEST JORDAN ATTORNEY

### CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 13 DAY OF July, A.D. 2025.

ATTEST: CITY OF WEST JORDAN RECORDER CITY OF WEST JORDAN MAYOR

26-10-100-009 \$54.00