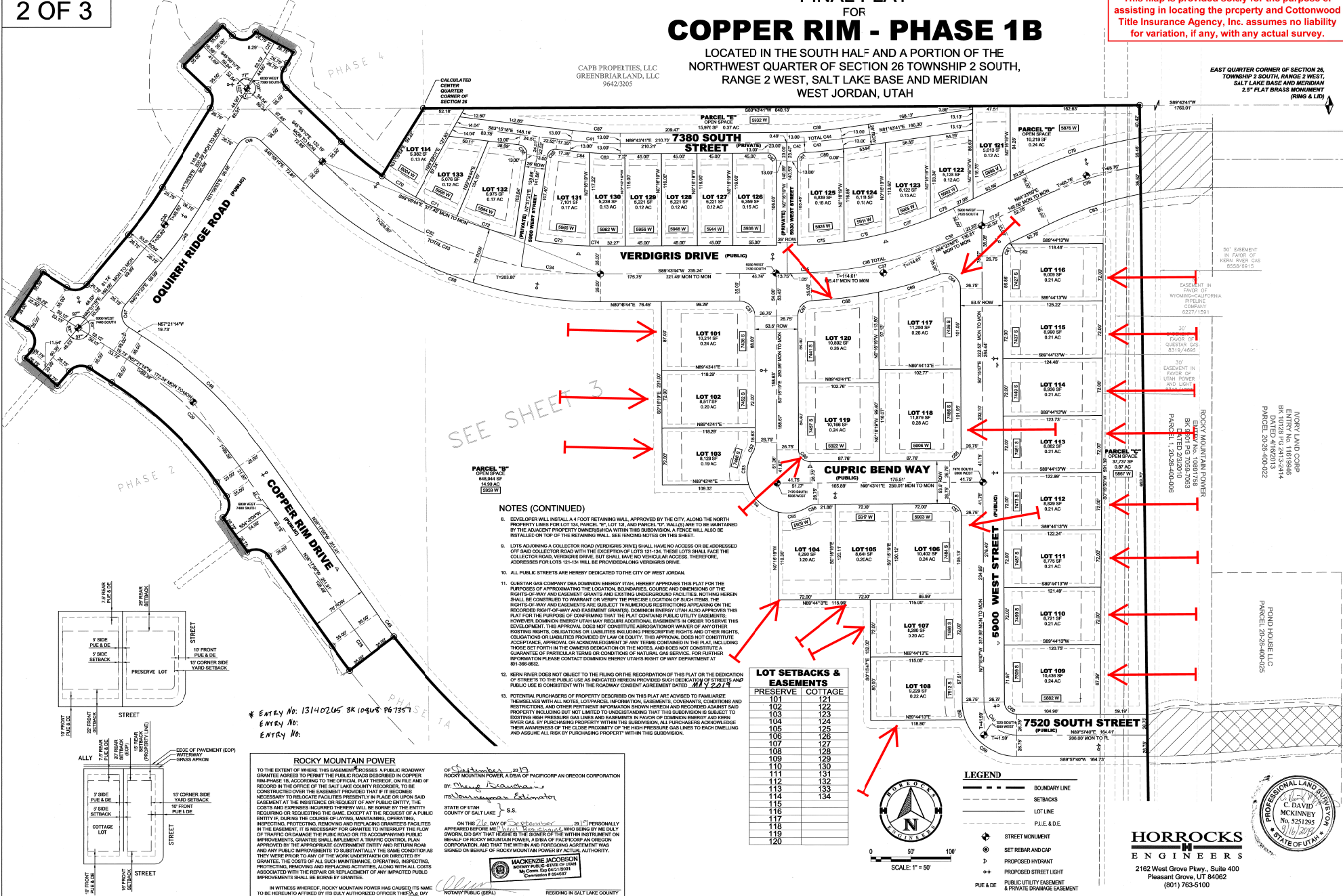


FINAL PLAT FOR COPPER RIM - PHASE 1B

LOCATED IN THE SOUTH HALF AND A PORTION OF THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST JORDAN, UTAH

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- NOTES (CONTINUED)
10. DEVELOPER WILL INSTALL A 4 FOOT RETAINING WALL APPROVED BY THE CITY ALONG THE NORTH PROPERTY LINES FOR LOT 101, PARCEL "A", LOT 102, AND PARCEL "C". WALLS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS WITHIN THIS SUBDIVISION. A FENCE WILL ALSO BE INSTALLED ON TOP OF THE RETAINING WALL. SEE FENCING NOTES ON THIS SHEET.
 11. LOTS ADJOINING A COLLECTOR ROAD (VERDIGRIS DRIVE) SHALL HAVE NO ACCESS OR BE ADRESSED OFF SAID COLLECTOR ROAD WITH THE EXCEPTION OF LOTS 101-104. THESE LOTS SHALL FACE THE COLLECTOR ROAD, VERDIGRIS DRIVE, BUT SHALL HAVE NO VEHICULAR ACCESS THEREFORE. ADDRESSES FOR LOTS 101-104 WILL BE PROVIDED AS INDICATED HEREON.
 12. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF WEST JORDAN.
 13. GUESTAR GAS COMPANY (GSC) COMMON 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 VERIFYING THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIVE APPLICANCES ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. COMMON ENERGY (UTAH) ALSO APPROVES THIS PLAT FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. HOWEVER, COMMON ENERGY (UTAH) MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDONMENT 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 ADOPTION OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE COVENANTS DEDICATED TO THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT COMMON ENERGY (UTAH) RIGHT OF WAY DEPARTMENT AT 801-368-8822.
 14. KERN REVER DOES NOT OBJECT TO THE FILING OR THE RECORDATION OF THIS PLAT OR THE DEDICATION OF EASEMENTS TO THE PUBLIC USE AS INDICATED HEREON PROVIDED SUCH DEDICATION OF EASEMENTS AND PUBLIC USE IS CONSISTENT WITH THE ROADWAY CONSENT AGREEMENT DATED May 22, 2014.
 15. POTENTIAL PURCHASERS OF PROPERTY DESCRIBED ON THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT/PARCEL INFORMATION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AND OTHER PERTINENT INFORMATION SHOWN HEREON AND RECORDED AGAINST SAID PROPERTY INCLUDING BUT NOT LIMITED TO UNDERSTANDING THAT THIS SUBDIVISION IS SUBJECT TO EXISTING HIGH PRESSURE GAS LINES AND EASEMENTS IN FAVOR OF COMMON ENERGY AND KERN REVER GAS BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION. ALL PURCHASERS ACKNOWLEDGE THEIR AWARENESS OF THE CLOSE PROXIMITY OF THE HIGH PRESSURE GAS LINES TO EACH DWELLING AND ASSUME ALL RISK BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION.

LOT SETBACKS & EASEMENTS

PRESERVE COTTAGE	101	121
102	122	
103	123	
104	124	
105	125	
106	126	
107	127	
108	128	
109	129	
110	130	
111	131	
112	132	
113	133	
114	134	
115		
116		
117		
118		
119		
120		

* ENTRY NO: 13140205 BK 10848 PG 7357
ENTRY NO:
ENTRY NO:

ROCKY MOUNTAIN POWER

TO THE EXTENT OF WHERE THIS EASEMENT GRANTS A PUBLIC ROADWAY GRANTS ACCESS TO FRONT THE PUBLIC ROADWAY DESCRIBED IN COPPER RIM PHASE 1B, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TO BE CONSTRUCTED OVER THE EASEMENT PROVIDED THAT IF IT BECOMES NECESSARY TO RELOCATE FACILITIES PRESENTLY IN PLACE OR UPON SAID EASEMENT AT THE INSTANCES OR REQUEST OF ANY PUBLIC ENTITY, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE ENTITY REQUESTING OR REQUESTING THE SAME, EXCEPT AT THE REQUEST OF A PUBLIC ENTITY IN SAVING THE COURSE OF PLACING, MAINTAINING, OPERATING, INSPECTING, PROTECTING, REMOVING AND REPLACING GRANTEES FACILITIES IN THE EASEMENT, IT IS NECESSARY FOR GRANTEE TO INTERRUPT THE FLOW OF TRAFFIC THROUGH THE PUBLIC ROADWAY WITH ACCOMPANYING SIGNAGE IMPROVEMENTS, GRANTEE SHALL IMPLEMENT A TRAFFIC CONTROL PLAN APPROVED BY THE APPROPRIATE GOVERNMENT ENTITY AND SECTION ROAD AND ANY PUBLIC IMPROVEMENTS TO SUBSTANTIALLY THE SAME CONDITION AS THEY WERE PRIOR TO ANY SUCH MAINTENANCE, OPERATING, INSPECTING, PROTECTING, REMOVING AND REPLACING ACTIVITIES, ALONG WITH ALL COSTS ASSOCIATED WITH THE REPAIR OR REPLACEMENT OF ANY IMPACTED PUBLIC IMPROVEMENTS SHALL BE BORNE BY GRANTEE.

IN WITNESS WHEREOF, ROCKY MOUNTAIN POWER HAS CAUSED ITS NAME TO BE HEREON AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 25 DAY

OF September 2017
BY David McKinney
ITS Manager Estimator
STATE OF UTAH COUNTY OF SALT LAKE S.S.
ON THE 25 DAY OF September 2017 PERSONALLY APPEARED BEFORE ME, David McKinney, WHO BEING BY ME DULY SWORN, TO SAY THAT ABOVE SIGNED GRANTEE HAS SIGNED AND SUBSCRIBED BEHALF OF ROCKY MOUNTAIN POWER, A DIV OF PACIFICORP AN OREGON CORPORATION, AND THAT THE ABOVE SIGNED GRANTEE HAS SIGNED AND SUBSCRIBED ON BEHALF OF ROCKY MOUNTAIN POWER BY ACTUAL AUTHORITY.

MACKENZIE JACOBSON
Notary Public
My Comm. No. 9471-0021
Commission Expires 06/30/2021

NOTARY PUBLIC (SEAL) RESIDING IN SALT LAKE COUNTY

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 753-5100

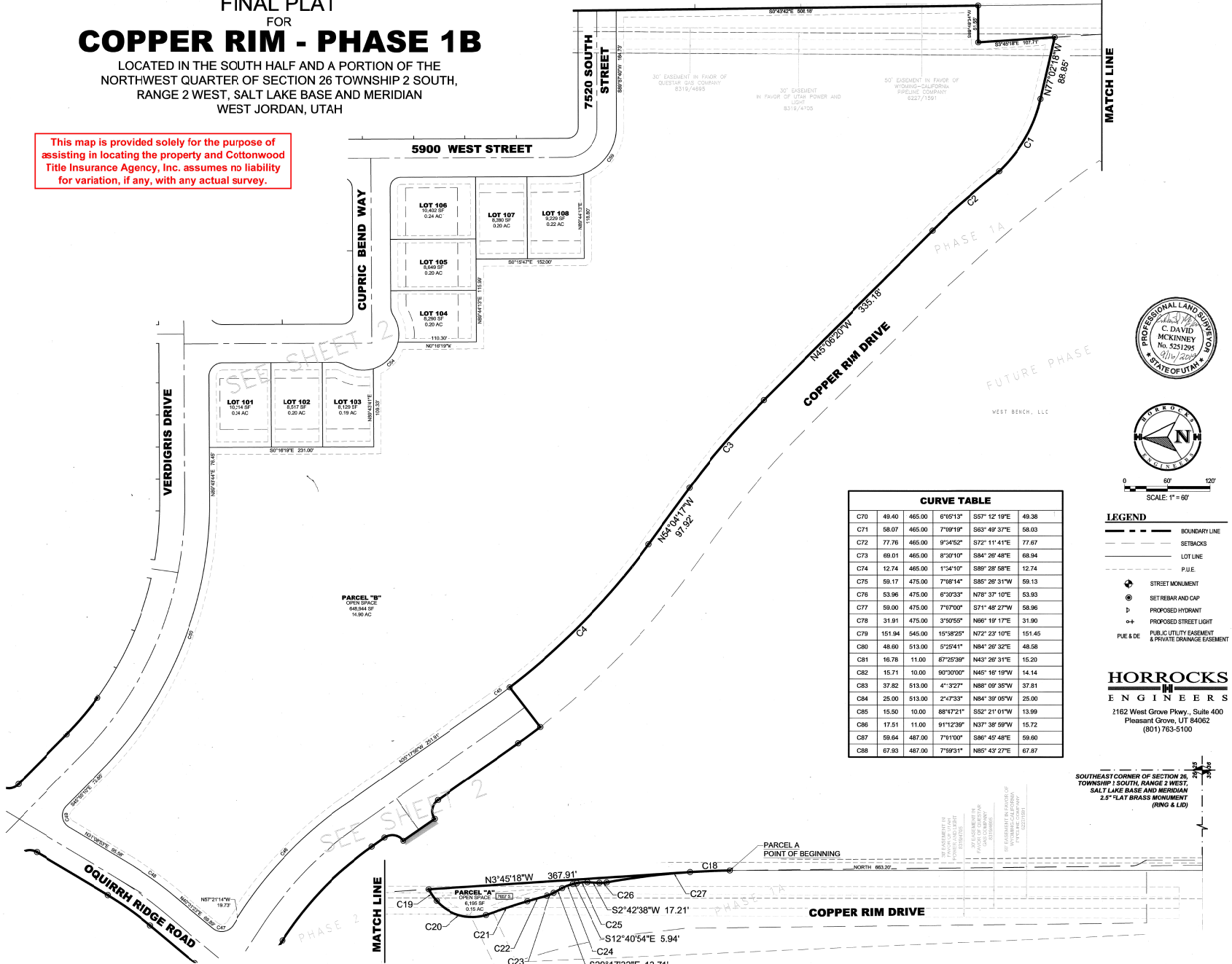


FINAL PLAT FOR COPPER RIM - PHASE 1B

LOCATED IN THE SOUTH HALF AND A PORTION OF THE
NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 2 SOUTH,
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WEST JORDAN, UTAH

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CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	118.67	199.94	34°00'27"	N60°02'48"W	116.94
C2	125.39	1040.00	6°54'10"	N41°39'14"W	125.22
C3	161.94	1035.00	8°57'58"	N49°35'18"W	161.80
C4	280.44	965.00	16°39'12"	N45°44'41"W	279.50
C5	38.29	1025.58	2°08'21"	N36°21'48"W	38.29
C6	29.85	19.00	90°00'00"	N90°17'56"W	26.87
C7	29.85	19.00	90°00'00"	N9°42'04"E	26.87
C8	182.64	475.00	22°03'18"	N46°19'35"W	181.72
C9	27.40	19.00	82°37'23"	S11°28'04"W	25.09
C10	32.25	19.00	97°22'37"	N8°39'58"W	28.54
C11	27.40	19.00	82°37'28"	N81°20'05"E	25.09
C12	73.30	473.25	8°52'30"	N35°30'08"E	73.23
C13	25.58	19.00	77°04'09"	N7°23'10"W	23.67
C14	35.00	19.00	105°33'29"	N81°18'09"E	30.26
C15	16.12	351.75	2°37'32"	S29°50'07"W	16.12
C16	25.58	19.00	77°04'03"	S7°23'09"E	23.67
C17	98.88	467.25	8°12'09"	S50°02'10"E	98.83
C18	56.38	1036.82	3°06'29"	N2°12'03"W	56.34
C19	19.68	79.75	14°08'09"	S55°36'31"W	19.63
C20	76.07	67.00	65°03'11"	S18°02'41"W	72.05
C21	61.38	1040.00	3°22'50"	S18°15'49"E	61.36
C22	29.06	1059.88	1°34'15"	S15°45'55"E	29.06
C23	10.14	44.38	13°05'40"	S22°50'09"E	10.12
C24	15.94	95.00	16°36'38"	S20°59'13"E	15.89
C25	14.78	56.00	19°23'32"	S4°59'08"E	14.73
C26	10.17	45.00	12°57'04"	S3°45'53"E	10.16
C27	173.94	1040.68	9°34'34"	S5°26'37"E	173.73
C28	36.96	1000.00	2°07'10"	N36°21'31"W	36.99
C29	196.32	510.00	22°03'18"	N46°19'35"W	195.11
C30	77.45	500.00	8°52'30"	N35°30'08"E	77.37
C31	14.88	325.00	2°37'32"	N29°50'07"E	14.89
C32	287.23	500.00	32°54'51"	S62°22'37"E	283.30
C33	387.04	500.00	44°21'05"	S68°09'44"E	377.40
C34	99.82	500.00	11°26'10"	S84°37'09"E	99.63
C35	22.58	510.00	2°32'12"	N88°37'37"E	22.58
C36	225.47	510.00	25°19'47"	N77°09'51"E	223.81
C37	155.03	510.00	17°25'02"	N78°29'02"E	154.44
C38	47.88	510.00	5°22'34"	N67°05'16"E	47.84
C39	138.78	510.00	15°21'28"	S72°04'41"W	136.26
C40	65.42	41.75	89°46'32"	S45°09'03"E	58.93
C41	61.22	500.00	7°01'01"	S96°45'48"E	61.20
C42	22.48	600.00	2°34'19"	N88°39'32"E	22.44
C43	47.30	500.00	5°25'41"	N84°39'32"E	47.35
C44	89.81	500.00	8°00'00"	N85°45'41"E	89.76
C45	35.04	965.00	2°07'04"	S36°41'17"E	35.04
C46	209.79	545.00	22°03'18"	S46°19'35"E	206.60
C47	32.25	19.00	97°22'37"	S6°39'58"E	28.54
C48	81.58	526.75	8°52'30"	S35°30'08"W	81.51
C49	34.12	19.00	102°55'57"	S82°39'51"W	29.73
C50	414.14	535.00	44°21'06"	S68°09'43"E	403.81
C51	29.84	19.00	89°59'58"	S45°19'18"E	29.87
C52	13.73	25.00	31°27'21"	S15°27'22"W	13.55
C53	41.88	50.00	47°59'43"	S7°11'11"W	40.67
C54	53.04	50.00	60°46'33"	S47°11'58"E	50.59
C55	38.52	50.00	44°08'25"	N80°23'33"E	37.57
C56	13.72	25.00	31°27'21"	N74°07'01"E	13.55
C57	23.58	15.00	90°00'31"	S45°19'03"E	21.21
C58	22.91	68.60	19°09'45"	S9°50'40"E	22.80
C59	84.42	68.60	70°36'47"	N54°43'58"W	79.18
C60	23.51	15.00	89°46'20"	S45°09'34"E	21.17
C61	17.51	19.00	52°48'19"	S26°09'22"W	16.90
C62	3.90	19.00	11°45'23"	S58°29'28"W	3.89
C63	121.48	475.00	14°38'57"	S71°43'26"W	121.12
C64	36.47	19.00	109°57'53"	S55°14'44"E	31.12
C65	23.58	15.00	89°59'29"	S44°43'57"W	21.21
C66	23.58	15.00	90°00'00"	N45°19'18"W	21.21
C67	29.04	19.00	87°27'52"	N43°27'38"E	26.27
C68	85.32	545.00	8°58'12"	N82°42'28"E	85.24
C69	80.38	545.00	8°27'02"	N73°59'51"E	80.31



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C70	49.40	465.00	6°05'13"	S57°12'19"E	49.38
C71	58.07	465.00	7°09'19"	S63°49'37"E	58.03
C72	77.76	465.00	9°34'52"	S72°11'41"E	77.67
C73	69.01	465.00	8°30'10"	S84°28'48"E	68.94
C74	12.74	465.00	1°54'10"	S89°28'58"E	12.74
C75	59.17	475.00	7°08'14"	S85°28'31"W	59.13
C76	53.96	475.00	6°30'33"	N78°37'10"E	53.93
C77	59.00	475.00	7°07'00"	S71°48'27"W	58.96
C78	31.91	475.00	3°50'55"	N66°19'17"E	31.90
C79	151.94	545.00	15°58'25"	N72°22'10"E	151.45
C80	48.60	513.00	6°25'41"	N84°28'32"E	48.58
C81	16.78	11.00	87°25'39"	N43°28'31"E	15.20
C82	15.71	10.00	90°00'00"	N45°18'19"W	14.14
C83	37.82	513.00	4°32'27"	N88°09'35"W	37.81
C84	25.00	513.00	2°47'33"	N84°39'05"W	25.00
C85	15.50	10.00	88°47'21"	S52°21'01"W	13.99
C86	17.51	11.00	91°12'39"	N37°38'59"W	15.72
C87	59.64	487.00	7°11'00"	S86°45'48"E	59.60
C88	67.93	487.00	7°59'31"	N85°43'27"E	67.87

PROFESSIONAL LAND SURVEYOR
C. DAVID MCKINNEY
No. 5251295
STATE OF UTAH

SCALE: 1" = 60'

LEGEND

- BOUNDARY LINE
- SETBACKS
- LOT LINE
- P.U.E.
- STREET MONUMENT
- SET REBAR AND CAP
- PROPOSED HYDRANT
- PROPOSED STREET LIGHT
- P.U.E. & DE PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

SOUTHEAST CORNER OF SECTION 26
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
2.5" LAT-RANGE MONUMENT
(RNG & LID)