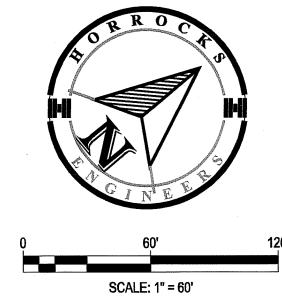


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

PARCEL AREA TABLE with columns for PARCEL #, SQ. FT., and ACRE. Lists parcels 280 through 293 with their respective areas.

FINAL PLAT FOR COPPER RIM - PHASE 2

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



SURVEYOR'S CERTIFICATE: I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH...

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION: BEGINNING AT A POINT SOUTH 89°43'41" WEST 2979.10 FEET AND SOUTH 00°16'19" EAST 78.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE ALONG THE COPPER RIM - PHASE 1 BOUNDARY THE FOLLOWING...

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

OWNER'S DEDICATION

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

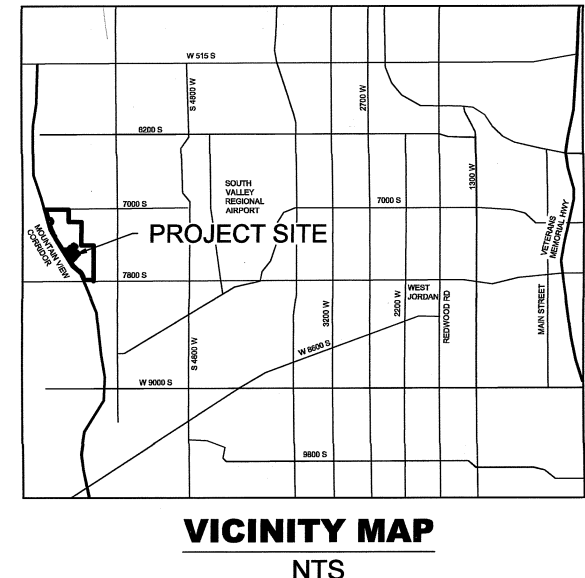
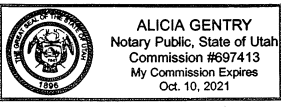
COPPER RIM - PHASE 2

DO HEREBY DEDICATE FOR THE 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.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 21 DAY OF OCTOBER A.D. 2020. CW COPPER RIM 1, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S. ON THE 21 DAY OF OCTOBER A.D. 2020, PERSONALLY APPEARED BEFORE ME [Signature] WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE [Signature] OF CW COPPER RIM 1, LLC BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.



DEVELOPED BY: CW LAND CO. 1222 WEST LEGACY CROSSING BLVD. #6 CENTERVILLE, UT 84014

Approval signatures and stamps from COMCAST, ROCKY MOUNTAIN POWER, DOMINION ENERGY, CITY ATTORNEY, CENTURYLINK, BOARD OF HEALTH, WEST JORDAN CITY ENGINEER, PLANNING COMMISSION, and MAYOR.

COPPER RIM - PHASE 2 LOCATED IN THE WEST HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. RECORDED # 13503541. STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE 12/18/2020 TIME 9:19 AM BOOK 20208 PAGE 297. FEE \$292.00. CLERK Salt Lake County Recorder.

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.

FINAL PLAT FOR COPPER RIM - PHASE 2

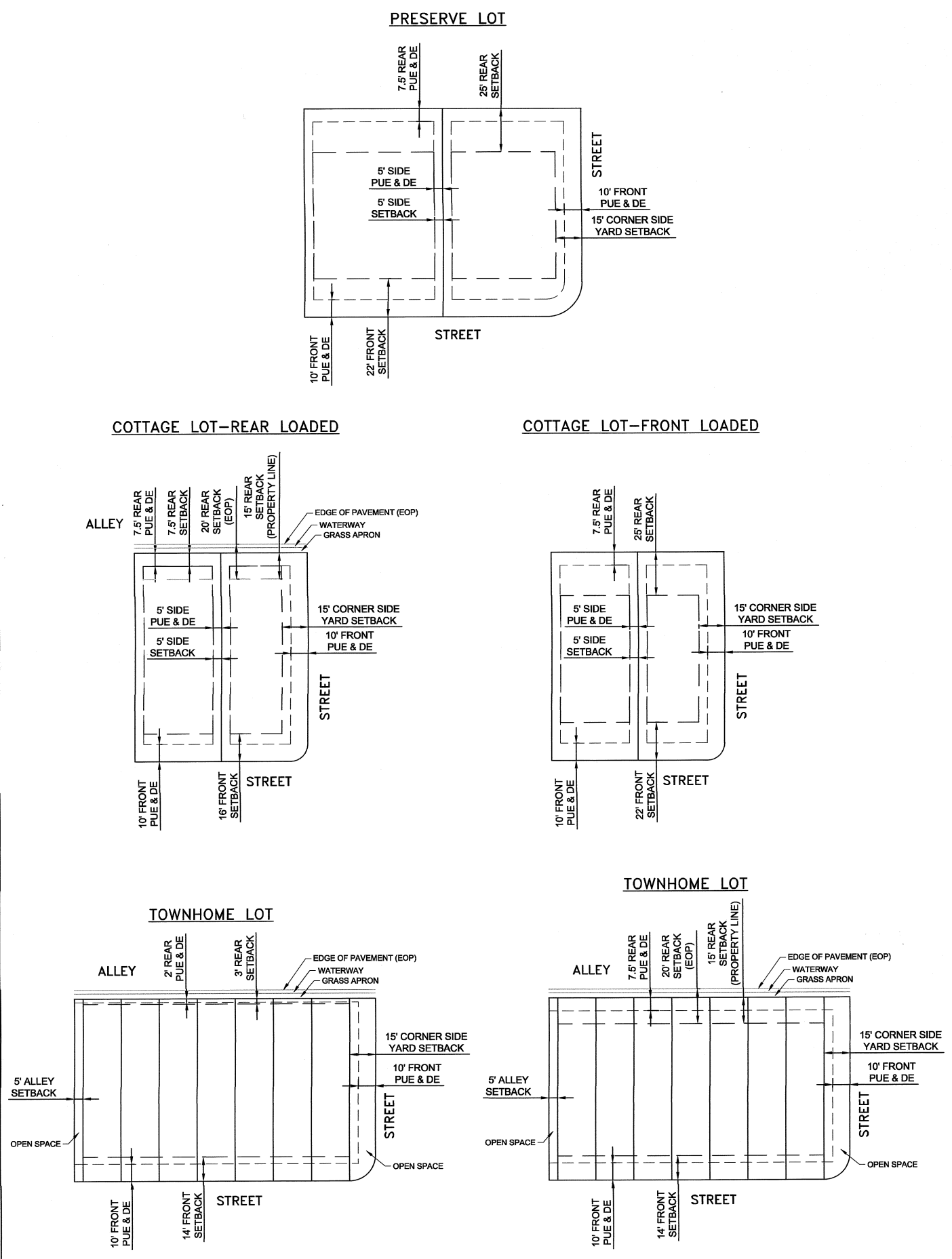
LOCATED IN THE WEST HALF OF SECTION 26, TOWNSHIP 2
SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST JORDAN, UTAH

LOT SETBACKS & EASEMENTS

PRESERVE	PRESERVE	COTTAGE - REAR LOADED	COTTAGE - FRONT LOADED	COTTAGE - FRONT LOADED	TOWNHOME
201	224	232	250	273	280
202	225	233	251	274	281
203	226	234	252	275	282
204	227	235	253	276	283
205	228		254	277	284
206	229		255	278	285
207	230		256	279	286
208	231		257		287
209	236		258		288
210	237		259		289
211	238		260		290
212	239		261		291
213	240		262		292
214	241		263		293
215	242		264		
216	243		265		
217	244		266		
218	245		267		
219	246		268		
220	247		269		
221	248		270		
222	249		271		
223			272		

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.30	473.25	8°52'30"	S35° 35' 08"W	73.23
C2	27.40	19.00	82°37'26"	S81° 20' 05"W	25.09
C3	32.29	19.00	97°22'37"	S8° 39' 56"E	28.54
C4	27.40	19.00	82°37'23"	N81° 20' 04"E	25.09
C5	182.84	475.00	22°03'18"	S46° 19' 35"E	181.72
C6	29.85	19.00	90°00'00"	S9° 42' 04"W	26.87
C7	29.85	19.00	90°00'00"	S80° 17' 56"E	26.87
C8	89.98	351.25	14°40'42"	S47° 21' 43"W	89.74
C9	194.72	648.75	17°11'51"	S48° 37' 18"W	193.99
C10	125.75	490.85	14°40'42"	S47° 21' 43"W	125.40
C11	152.82	509.15	17°11'51"	N48° 37' 18"E	152.25
C12	75.04	250.00	17°11'51"	N48° 37' 18"E	74.76
C13	32.19	250.00	7°22'37"	N36° 20' 04"E	32.17
C14	79.43	648.75	7°00'53"	N53° 42' 45"E	79.38
C15	84.94	648.75	7°30'07"	N46° 27' 15"E	84.88
C16	30.35	648.75	2°40'49"	N41° 21' 47"E	30.35
C17	48.62	351.25	7°55'51"	N43° 59' 08"E	48.58
C18	41.36	351.25	6°44'49"	N51° 19' 40"E	41.34
C19	56.66	464.10	6°59'40"	S51° 12' 14"W	56.62
C20	62.24	464.10	7°41'02"	S43° 51' 53"W	62.19
C21	26.94	535.90	2°52'50"	S41° 27' 48"W	26.94
C22	69.21	535.90	7°23'58"	S46° 36' 12"W	69.16
C23	64.70	535.90	6°55'02"	S53° 45' 42"W	64.66
C24	13.06	15.00	49°53'49"	S32° 16' 20"W	12.65
C25	48.17	50.00	55°11'52"	S34° 44' 30"W	46.33
C26	48.66	50.00	55°45'53"	N89° 46' 38"W	46.77
C27	67.01	50.00	76°47'34"	N23° 29' 54"W	62.11
C28	2.10	50.00	2°24'43"	N16° 06' 15"E	2.10
C29	13.05	15.00	49°51'29"	N7° 51' 02"W	12.64
C30	23.56	15.00	90°00'00"	N77° 46' 47"W	21.21
C31	56.69	482.40	6°43'59"	S53° 51' 14"W	56.66
C32	50.12	482.40	5°57'08"	N47° 30' 40"E	50.09
C33	37.99	482.40	4°30'43"	N42° 16' 44"E	37.98
C34	22.44	517.60	2°29'04"	N41° 15' 54"E	22.44
C35	45.06	517.60	4°59'16"	N45° 00' 04"E	45.04
C36	45.01	517.60	4°58'58"	N49° 59' 11"E	45.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C37	20.09	517.60	2°13'24"	N53° 35' 22"E	20.08
C38	91.42	475.00	11°01'39"	N40° 48' 45"W	91.28
C39	91.42	475.00	11°01'40"	S51° 50' 30"E	91.28
C40	19.05	226.75	4°48'51"	N42° 25' 48"E	19.05
C41	45.07	226.75	11°23'23"	N50° 31' 55"E	45.00
C42	3.93	226.75	0°59'38"	N56° 43' 24"E	3.93
C43	23.56	15.00	90°00'00"	N12° 13' 13"E	21.21
C44	23.56	15.00	90°00'00"	S77° 46' 22"E	21.21
C45	6.31	173.25	2°05'15"	N56° 10' 36"E	6.31
C46	45.69	173.25	15°06'35"	N47° 34' 53"E	45.56
C47	60.03	200.00	17°11'50"	N48° 37' 27"E	59.80
C48	29.85	19.00	90°00'00"	S77° 38' 46"W	26.87
C49	25.20	276.75	5°12'59"	S35° 15' 15"W	25.19
C50	10.44	276.75	2°09'38"	S38° 56' 34"W	10.44
C51	19.15	276.75	3°57'54"	S42° 00' 20"W	19.15
C52	63.92	276.75	13°13'57"	S50° 36' 15"W	63.77
C53	23.56	15.00	90°00'00"	S12° 13' 13"W	21.21
C54	23.56	15.00	90°00'00"	S77° 46' 47"E	21.21
C55	67.01	223.25	17°11'51"	N48° 37' 18"E	66.76
C56	28.74	223.25	7°22'34"	N36° 19' 43"E	28.72
C57	29.85	19.00	90°00'00"	N12° 21' 14"W	26.87
C58	17.28	11.00	90°00'00"	N12° 21' 14"W	15.56
C59	15.71	10.00	90°00'00"	S77° 38' 46"W	14.14
C60	3.77	473.25	0°27'25"	S31° 22' 35"W	3.77
C61	22.00	473.25	2°39'50"	S32° 56' 12"W	22.00
C62	22.03	473.25	2°40'02"	S35° 36' 08"W	22.03
C63	22.11	473.25	2°40'36"	S38° 16' 28"W	22.11
C64	3.39	473.25	0°24'37"	S39° 49' 04"W	3.39



- NOTES**
- THE ALPHA PARCELS ARE NOT INDEPENDENTLY DEVELOPABLE EXCEPT FOR RECREATION AND OPEN SPACE AMENITIES AS SHOWN IN THE DEVELOPMENT PLAN. A PUBLIC UTILITY EASEMENT SHALL BE IN PLACE FOR ALPHA PARCELS.
 - THE HOA WILL OWN AND MAINTAIN ALL OF THE ALPHA PARCELS THROUGHOUT THE DEVELOPMENT. THE HOA WILL ALSO MAINTAIN THE AREA WITHIN SIDEWALK EASEMENTS.
 - ALL PRIVATE STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. PRIVATE STREETS SHALL SERVE AS A UTILITY EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN. ALL PRIVATE STREETS SHALL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.
 - DEVELOPER WILL INSTALL A 6" OR 8" MASONRY WALL IN THE LOCATIONS SHOWN ON THE SUBDIVISION PLAT AND AS SHOWN IN THE FINAL DEVELOPMENT PLAN. THE HOA SHALL OWN AND MAINTAIN ALL DECORATIVE MASONRY WALLS.
 - THE FOLLOWING DOCUMENTS ASSOCIATED WITH THIS PLAT HAVE BEEN RECORDED CONCURRENTLY HERewith: COPPER RIM - PHASE 2 SLOPE AND CONSTRUCTION EASEMENT, COPPER RIM - PHASE 2 UTILITY EASEMENT, COPPER RIM - PHASE 2 TEMPORARY TURNAROUND EASEMENTS, OFF-SITE WATERLINE EASEMENT, AND LENDER CONSENT AND SUBORDINATION AGREEMENT.
 - LOTS ADJOINING A COLLECTOR ROAD (COPPER RIM DRIVE) SHALL HAVE NO ACCESS OR BE ADDRESSED OFF SAID COLLECTOR ROAD WITH THE EXCEPTION OF LOTS 232-235. THESE LOTS SHALL FACE THE COLLECTOR ROAD, COPPER RIM DRIVE, BUT SHALL HAVE NO VEHICULAR ACCESS. THEREFORE, ADDRESSES FOR LOTS 232-235 WILL BE PROVIDED ALONG COPPER RIM DRIVE. TOWNHOME LOTS 280-286 SHALL FACE OUIRRH RIDGE ROAD BUT HAVE ADDRESSES COMING OFF OF OLIVINE RIVER LANE. TOWNHOME LOTS 287-293 SHALL FACE PARCEL "B" BUT HAVE ADDRESSES COMING OFF OF OLIVINE RIVER LANE.
 - ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF WEST JORDAN.
 - TEMPORARY RETENTION POND AND ASSOCIATED STORM DRAIN INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY THE HOA UNTIL IT IS VACATED WITH THE RECORDATION OF A FUTURE CITY APPROVED SUBDIVISION.
 - FOR LOTS 232-235, THE INSTALLATION AND MAINTENANCE OF THE 3-FOOT LANDSCAPING STRIP BETWEEN THE BACK PROPERTY LINE AND THE ROLLED GUTTER ALONG OLIVINE RIVER LANE IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNER. THE LOT OWNER MAY INSTALL A DRIVEWAY THROUGH THE LANDSCAPING STRIP WITH LANDSCAPING ON EITHER SIDE OF THE DRIVEWAY.

SIDEWALK EASEMENT #1
BEGINNING AT A POINT NORTH 3.16 FEET AND WEST 3073.89 FEET FROM THE EAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 97°21'14" WEST 154.00 FEET; THENCE SOUTH 32°38'46" WEST 7.00 FEET; THENCE SOUTH 57°21'14" EAST 22.00 FEET; THENCE SOUTH 32°38'46" WEST 4.00 FEET; THENCE SOUTH 57°21'14" EAST 110.00 FEET; THENCE NORTH 32°38'46" EAST 4.00 FEET; THENCE SOUTH 57°21'14" EAST 22.00 FEET; THENCE NORTH 32°38'46" EAST 7.00 FEET TO THE POINT OF BEGINNING.

SIDEWALK EASEMENT #2
BEGINNING AT A POINT SOUTH 89°43'41" WEST 2881.70 FEET AND SOUTH 0°16'09" EAST 82.42 FEET FROM THE EAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 57°21'14" WEST 17.77 FEET; THENCE SOUTH 32°38'46" WEST 22.00 FEET; THENCE NORTH 57°21'14" WEST 4.00 FEET; THENCE SOUTH 32°38'46" WEST 110.00 FEET; SOUTH 57°21'14" EAST 4.00; THENCE SOUTH 32°38'46" WEST 22.00 FEET; THENCE SOUTH 57°21'14" EAST 6.38 FEET; THENCE NORTH 40°01'23" EAST 63.16 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 473.25 FOOT RADIUS CURVE TO THE LEFT 73.30 FEET, HAVING A CENTRAL ANGLE OF 8°52'30" (CHORD N35°35'08"E, 3.23') TO A POINT OF TANGENCY; THENCE NORTH 31°08'18" EAST 18.23 FEET TO THE POINT OF BEGINNING.

Recorded # 13503541
Request by Greg Day
Date: 12/18/20 Time: 9:19 AM
Book: 2020p Page 297
Fee: \$292.00
Lionel J. Deputy
Salt Lake County Recorder