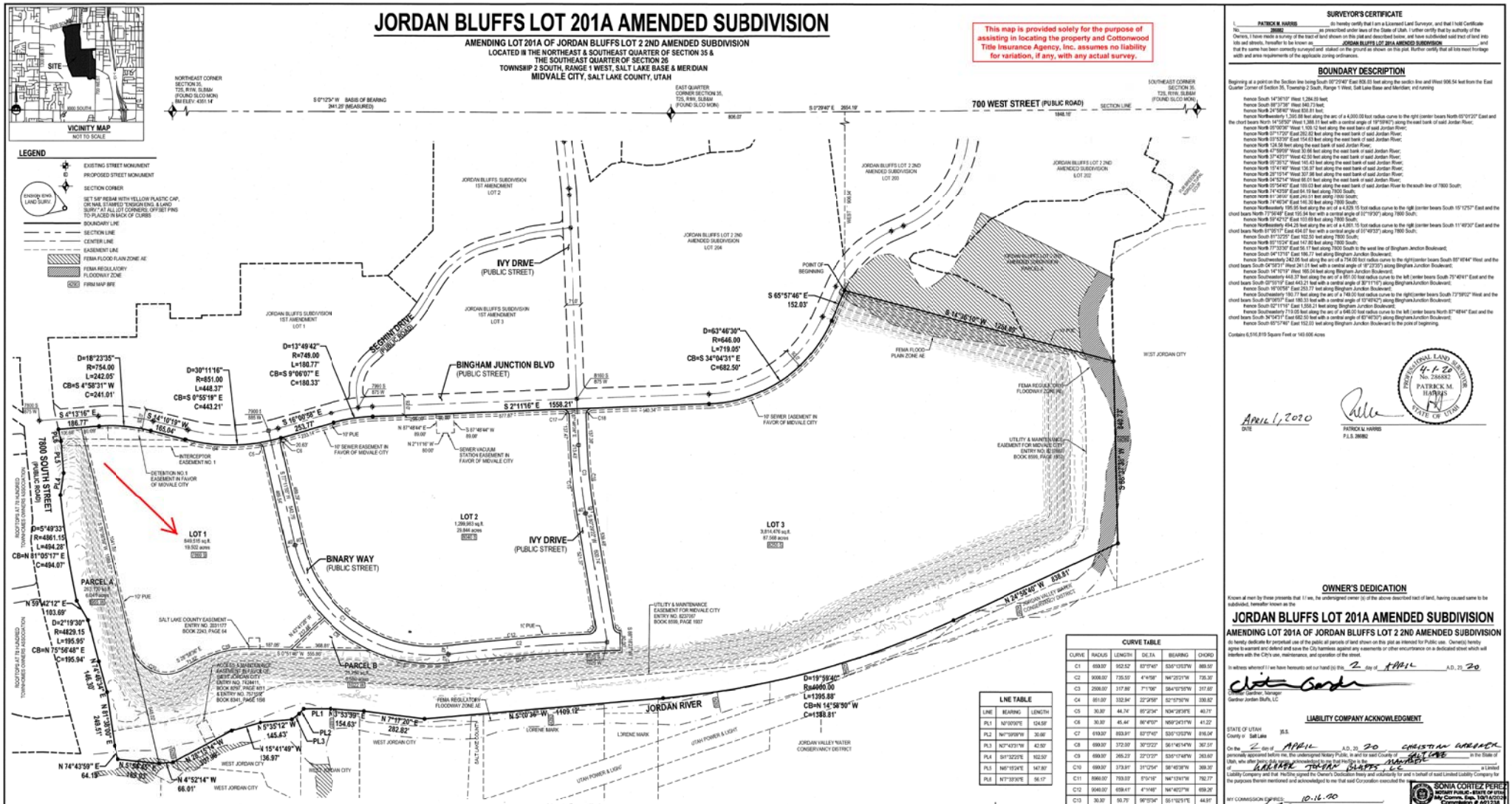
JORDAN BLUFFS LOT 201A AMENDED SUBDIVISION

AMENDING LOT 201A OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION
LOCATED IN THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 35 &
THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

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.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	659.00'	952.52'	83°07'40"	S35°13'03"W	869.55'
C2	9008.00'	735.55'	4°40'58"	N46°25'21"W	735.30'
C3	2506.00'	317.89'	7°16'06"	S84°16'35"W	317.69'
C4	651.00'	332.94'	22°29'56"	S2°57'59"W	330.82'
C5	30.00'	44.74'	85°28'24"	N34°28'38"E	40.71'
C6	30.00'	45.44'	86°46'00"	N59°24'31"W	41.22'
C7	659.00'	893.91'	83°07'40"	S35°13'03"W	816.04'
C8	659.00'	372.00'	30°37'22"	S61°45'14"W	367.51'
C9	659.00'	265.23'	22°13'27"	S35°17'48"W	263.60'
C10	659.00'	373.91'	31°12'54"	S6°40'38"W	369.20'
C11	8966.00'	769.03'	5°54'16"	N4°13'41"E	792.77'
C12	9040.00'	659.41'	4°10'46"	N4°40'27"E	659.26'
C13	30.00'	50.75'	96°56'04"	S51°02'51"E	44.91'
C14	30.00'	43.03'	82°09'0"	S39°23'54"W	39.44'
C15	2046.00'	322.95'	7°1'56"	S84°16'35"W	322.72'
C16	2466.00'	312.78'	7°1'56"	S84°16'35"W	312.57'
C17	30.00'	47.10'	89°57'43"	N42°47'36"E	42.41'
C18	30.00'	47.14'	90°02'17"	N47°12'24"W	42.44'
C19	559.00'	269.40'	28°37'22"	N14°03'25"W	257.47'
C20	160.00'	295.80'	105°16'36"	S23°38'11"W	255.44'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N7°00'50"E	124.58'
PL2	N47°39'09"W	30.66'
PL3	N37°47'31"W	42.50'
PL4	S41°32'20"E	102.52'
PL5	N85°15'24"E	147.80'
PL6	N77°33'30"E	56.17'

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 266862 as prescribed under laws of the State of Utah. I further certify that by 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 JORDAN BLUFFS LOT 201A AMENDED SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. Further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the Section line being South 00°29'40" East 806.03 feet along the section line and West 906.54 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 14°36'10" West 1,294.05 feet;
thence South 88°37'38" West 840.73 feet;
thence North 24°58'40" West 858.81 feet;
thence Northeasterly 1,395.88 feet along the arc of a 4,000.00 foot radius curve to the right (center bears North 65°01'20" East and the chord bears North 14°58'50" West 1,388.81 feet with a central angle of 19°59'40") along the east bank of said Jordan River;
thence North 05°00'36" West 1,409.12 feet along the east bank of said Jordan River;
thence North 07°17'20" East 282.82 feet along the east bank of said Jordan River;
thence North 03°53'39" East 154.63 feet along the east bank of said Jordan River;
thence North 124.58 feet along the east bank of said Jordan River;
thence North 47°59'09" West 30.66 feet along the east bank of said Jordan River;
thence North 37°47'31" West 42.50 feet along the east bank of said Jordan River;
thence North 05°39'12" West 145.43 feet along the east bank of said Jordan River;
thence North 15°41'49" West 136.97 feet along the east bank of said Jordan River;
thence North 28°15'14" West 307.98 feet along the east bank of said Jordan River;
thence North 54°52'14" West 66.01 feet along the east bank of said Jordan River;
thence North 05°54'45" East 169.03 feet along the east bank of said Jordan River to the south line of 7800 South;
thence North 74°43'59" East 64.15 feet along 7800 South;
thence North 81°35'00" East 240.51 feet along 7800 South;
thence North 74°46'34" East 146.36 feet along 7800 South;
thence Northeasterly 195.95 feet along the arc of a 4,829.15 foot radius curve to the right (center bears South 15°12'57" East and the chord bears North 77°56'48" East 195.94 feet with a central angle of 01°19'30") along 7800 South;
thence North 59°42'12" East 103.69 feet along 7800 South;
thence Northeasterly 494.28 feet along the arc of a 4,861.15 foot radius curve to the right (center bears South 11°49'30" East and the chord bears North 81°05'17" East 494.07 feet with a central angle of 5°49'33") along 7800 South;
thence South 81°32'25" East 102.50 feet along 7800 South;
thence North 85°15'24" East 147.80 feet along 7800 South;
thence North 77°33'30" East 56.17 feet along 7800 South to the west line of Bingham Junction Boulevard;
thence South 04°13'16" East 186.77 feet along Bingham Junction Boulevard;
thence Southwesterly 242.05 feet along the arc of a 754.00 foot radius curve to the right (center bears South 85°46'44" West and the chord bears South 04°58'31" West 241.01 feet with a central angle of 18°23'35") along Bingham Junction Boulevard;
thence South 14°10'19" West 165.04 feet along Bingham Junction Boulevard;
thence Southeasterly 448.37 feet along the arc of a 651.00 foot radius curve to the left (center bears South 75°49'41" East and the chord bears South 07°55'19" East 443.21 feet with a central angle of 39°11'16") along Bingham Junction Boulevard;
thence South 18°00'58" East 253.77 feet along Bingham Junction Boulevard;
thence Southeasterly 180.77 feet along the arc of a 749.00 foot radius curve to the right (center bears South 71°59'02" West and the chord bears South 09°06'07" East 180.33 feet with a central angle of 13°49'42") along Bingham Junction Boulevard;
thence South 02°11'16" East 1,558.21 feet along Bingham Junction Boulevard;
thence Southeasterly 719.05 feet along the arc of a 646.00 foot radius curve to the left (center bears North 87°48'44" East and the chord bears South 34°04'31" East 682.50 feet with a central angle of 63°46'30") along Bingham Junction Boulevard;
thence South 65°57'46" East 152.03 feet along Bingham Junction Boulevard to the point of beginning.

Contains 6,516,810 Square Feet or 149.606 Acres

PROFESSIONAL LAND SURVEYOR No. 266862 PATRICK M. HARRIS STATE OF UTAH

4-1-20
DATE

PATRICK M. HARRIS
P.L.S. 266862

OWNER'S DEDICATION

Known 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

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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.

In witness whereof I / we have hereunto set our hand (s) this 2 day of APRIL A.D., 20 20

Christian Gardner, Manager
Gardner Jordan Bluffs, LC

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Salt Lake)

On the 2 day of APRIL A.D., 20 20 CHRISTIAN GARDNER personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE in the State of Utah, who after being duly acknowledged to me that He/She is the MANAGER of GARDNER JORDAN BLUFFS, LC a 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 Corporation executed the same.

MY COMMISSION EXPIRES: 10.16.20
RESIDING IN DAVIS COUNTY
NOTARY PUBLIC

SONIA CORTEZ PEREZ NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 10/16/2020 Commission # 691238

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THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13239660

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARDNER COMPANY
DATE: 4/10/2020 TIME: 11:22 AM BOOK: 2020P PAGE: 79
$16.00 FEES
KRP DEPUTY
DEPUTY SALT LAKE COUNTY RECORDER

SURVEY RECORDING	SHEET 1 OF 1	ENSIGN	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL
DATE: OCTOBER 10, 2017 DRAWING No. 5391B-03-0230	PROJECT NUMBER: 7056A MANAGER : JKF DRAWN BY : KFW CHECKED BY : KFW DATE : 3/9/20	SALT LAKE CITY 45 W. 10000S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.2554449 WWW.ENSIGNENG.COM LAYTON CEDAR CITY RICHFIELD	APPROVED THIS 8th DAY OF April 20 20 BY THE MIDVALE CITY ENGINEER. MIDVALE CITY ENGINEER	APPROVED THIS 8 DAY OF April 20 20 BY THE MIDVALE CITY PLANNING. CHAIR, PLANNING COMMISSION	APPROVED THIS 1 DAY OF April 20 20 BY THE BOARD OF HEALTH. SALT LAKE COUNTY HEALTH DEPT.	APPROVED THIS 8th DAY OF April 20 20 BY THE MIDVALE CITY ATTORNEY. MIDVALE CITY ATTORNEY	PRESENTED TO THE MIDVALE CITY COUNCIL THIS 7th DAY OF April 20 20 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: MIDVALE CITY RECORDER MAYOR

21-35-201-005 21-35-21 $40.00

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THE 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) ROCKY MOUNTAIN POWER 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. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant o verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy 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 provided b law or equity. This approval does not constitute acceptance, approval o acknowledgement of any terms contained in the plat, including those set in the Owners Dedication or th Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

PLAT NOTES:
1. Midvale City shall be obligated to maintain the interceptor trench located within lots of this subdivision and no private landowner within any lot shall boar any maintenance responsibility therefore.
2. Street trees and public infrastructure within and adjacent to the property shall be addressed with each site development plan.
3. Applicant s ail complete required review process described in the Jordan Bluffs Subarea 9.3 Development Zone ordinance prior to any construction on the site.
4. Future development within the Special Flood Hazard Are will be required to comply with the development standards of chapter 9.11, including, but not limited to, elevating residential structures at least 1' above BFE, elevating or floodproofing nonresidential structures at least 1' above BFE, and designing the utility systems to minimize or eliminate the potential for flood damage.
5. Parcel A and B to be owned and maintained by Gardner Jordar Bluffs, LC.
6. Reconstruction of the Bingham Junction Boulevard median at the new intersection with Binary Way shall be required during the site development.

Interceptor Easement No. 1
Beginning at a point being South 00° 6'34" West 402.96 feet along the section line and West 1,595.45 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southeasterly 44.42 feet along the arc of a 651.00 foot radius curve to the left (center bears South 76°11'16" East and the chord bears South 12° 19'0" West 44.41 feet with a central angle of 02°39'23"); thence North 30° 10'39" West 45.31 feet; thence North 64°47'00" East 582.13 feet; thence North 85° 0'24" East 19.20 feet; thence North 77°33'30" East 11. 16 feet; thenes South 00°42'06" West 578.21 feet; thence South 30° 10'39" East 4.28 feet to the point of beginning. Contains 18,126 Square Feet or 0.416 Acres

Detention No. 1 Easement
Beginning at a point being South 00° 6'34" West 37.70 feet along the section line and West 1,532.36 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southeasterly 149.01 feet along the arc of a 754.00 foot radius curve to the right (center bears South 00° 49'29" West and the chord bears South 04°22'06" West 148.78 feet with a central angle of 11°08'16"); thence South 88° 49'29" West 52.92 feet; thence North 00°42'06" East 140.08 feet; thence North 88°49'29" East 62.25 feet to the point of beginning.
Contains 8,662 Square Feet or 0.200 Acres