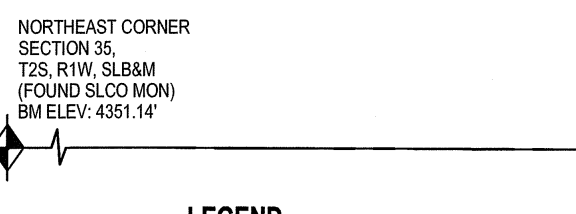
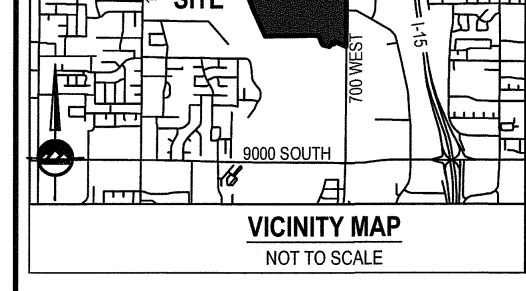
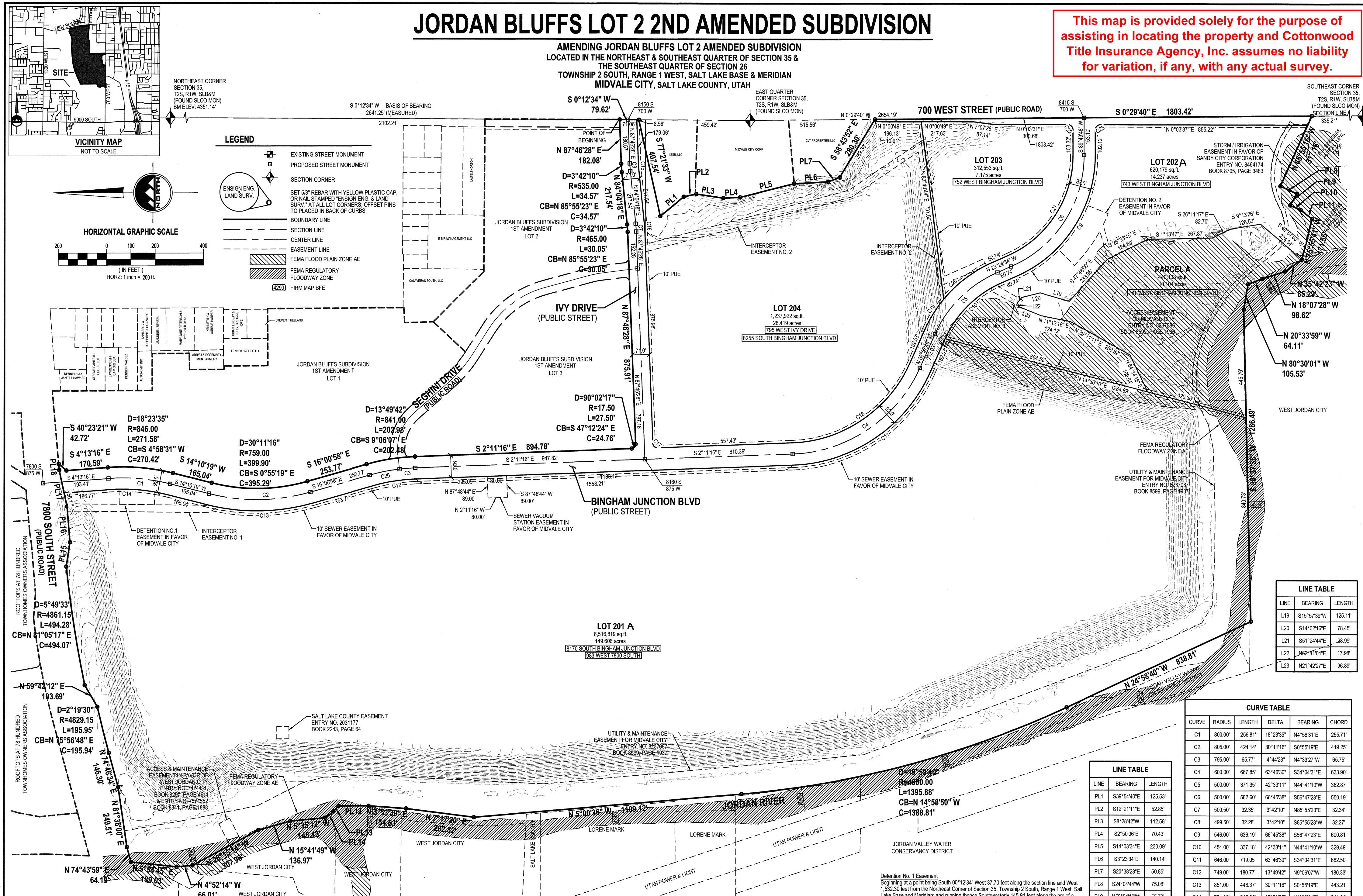


JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION

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.

AMENDING JORDAN BLUFFS LOT 2 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



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO BE PLACED IN BACK OF CURBS
 - FOUNDED LINE
 - CENTER LINE
 - EASEMENT LINE
 - FEMA FLOOD PLAIN ZONE AE
 - FEMA REGULATORY FLOODWAY ZONE
 - FRM MAP BFE

LINE TABLE

LINE	BEARING	LENGTH
L19	S15°57'30" W	125.11'
L20	S14°02'16" E	78.45'
L21	S51°24'44" E	28.99'
L22	N82°47'04" E	17.98'
L23	N21°42'27" E	96.89'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	800.00'	256.81'	18°23'58"	N4°58'31" E	255.71'
C2	805.00'	424.14'	30°11'16"	S0°55'19" E	419.25'
C3	795.00'	65.77'	4°42'23"	N4°33'27" W	65.75'
C4	600.00'	667.85'	63°46'30"	S34°04'31" E	633.90'
C5	500.00'	371.35'	42°33'11"	N44°41'10" W	362.87'
C6	500.00'	582.60'	66°46'38"	S56°47'23" E	550.19'
C7	500.00'	32.35'	3°42'10"	N85°52'23" E	32.34'
C8	499.50'	32.28'	3°42'10"	S85°52'23" W	32.27'
C9	546.00'	636.19'	66°46'38"	S56°47'23" E	600.81'
C10	454.00'	337.18'	42°33'11"	N44°41'10" W	328.49'
C11	646.00'	719.05'	63°46'30"	S34°04'31" E	682.50'
C12	749.00'	180.77'	13°49'42"	N9°06'07" W	180.33'
C13	851.00'	448.37'	30°11'16"	S0°55'19" E	443.21'
C14	754.00'	242.05'	18°23'58"	N4°58'31" E	241.01'
C15	464.00'	29.99'	3°42'10"	S85°52'23" W	29.98'
C16	536.00'	34.64'	3°42'10"	S85°52'23" W	34.63'
C17	17.50'	27.48'	89°57'43"	S42°47'36" W	24.74'
C18	554.00'	616.65'	63°46'30"	S34°04'31" E	585.30'
C19	546.00'	148.39'	15°31'17"	N68°10'37" W	147.93'
C20	546.00'	257.12'	20°58'54"	N38°54'02" E	254.79'
C21	454.00'	529.00'	66°45'38"	S56°47'23" E	499.58'
C22	22.00'	34.47'	89°46'17"	N44°56'39" E	31.06'
C23	22.00'	34.47'	90°13'50"	N45°03'18" E	31.16'

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-2-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

PLAT NOTES:

- Midvale City shall be obligated to maintain the Interceptor trench located within Lots 201 through 204 and to provide landowner within any lot shall bear any maintenance responsibility therefore.
- Street trees and public infrastructure within and adjacent to the property shall be addressed with each site development plan.
- Applicant shall complete required review process described in the Jordan Bluffs Subareas 1-3 Development Zone Ordinance prior to any construction on the site.
- Future development within the Special Flood Hazard Area will be required to comply with the development standards of chapter 8.11, 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.

Interceptor Easement No. 1
Beginning at a point being South 00°12'34" 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 Southwesterly 44.42 feet along the arc of a 851.00 foot radius curve to the left (center bears South 76°11'16" East and the chord bears South 12°19'01" West with a central angle of 02°59'29"); thence North 30°10'39" East 43.31 feet; thence North 00°42'00" East 582.13 feet; thence North 85°15'24" East 19.20 feet; thence North 77°33'30" East 11.18 feet; thence South 00°42'00" West 578.21 feet; thence South 30°10'39" East 4.28 feet to the point of beginning. Contains 19,126 Square Feet or 0.436 Acres.

Interceptor Easement No. 2
Beginning at a point being South 00°12'34" West 2,209.37 feet along the section line and West 513.21 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 14°55'58" East 870.09 feet; thence South 34°11'25" East 372.41 feet; thence South 81°05'19" West 570.70 feet; thence South 24°14'45" East 171.67 feet; thence South 59°54'51" West 29.26 feet; thence Northwesterly 30.02 feet along the arc of a 546.00 foot radius curve to the left (center bears South 63°27'50" West and the chord bears North 28°10'41" West 179.87 feet with a central angle of 03°09'01"); thence North 89°54'51" East 1.17 feet; thence North 24°14'45" West 183.92 feet; thence North 81°05'19" West 582.80 feet; thence North 34°11'25" West 330.09 feet; thence North 14°55'58" West 881.97 feet; thence North 67°46'28" East 30.75 feet to the point of beginning. Contains 59,604 Square Feet or 1.368 Acres.

Interceptor Easement No. 3
Beginning at a point being South 00°29'40" East 995.83 feet along the section line and West 698.69 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southwesterly 30.03 feet along the arc of a 454.00 foot radius curve to the right (center bears North 60°18'51" West and the chord bears North 27°47'27" East 30.02 feet with a central angle of 03°47'27"); thence South 59°54'51" West 10.10 feet; thence North 28°36'19" West 112.85 feet; thence North 60°23'41" West 30.00 feet; thence North 28°36'19" East 120.88 feet; thence North 59°54'51" East 19.45 feet to the point of beginning. Contains 3,965 Square Feet or 0.091 Acres.

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under the 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 2 2ND AMENDED SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I 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°12'34" West 2102.21 feet along the Section line from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°12'34" West 72.82 feet along the section line; thence South 77°21'33" West 407.54 feet; thence South 39°54'40" East 125.53 feet; thence North 00°29'40" East 1,803.42 feet along said section line; thence South 08°28'42" West 112.58 feet; thence South 02°50'06" East 70.74 feet; thence South 14°03'34" East 239.08 feet; thence South 03°23'34" East 140.14 feet; thence South 20°38'28" East 50.85 feet; thence South 58°43'52" East 290.30 feet to section line; thence South 00°29'40" East 1,803.42 feet along said section line; thence North 65°55'16" West 317.16 feet; thence South 24°04'44" West 75.08 feet; thence North 77°55'41" West 171.55 feet; thence North 38°42'23" West 85.29 feet; thence North 23°47'27" West 47.77 feet; thence South 38°00'44" West 59.69 feet; thence North 28°15'14" West 307.98 feet along the east bank of said Jordan River; thence North 38°42'23" West 85.29 feet; thence North 18°07'28" West 98.62 feet; thence North 20°33'59" West 64.11 feet; thence North 80°30'01" West 105.53 feet; thence South 88°37'38" West 1,286.49 feet; thence North 24°58'40" West 838.81 feet; thence Northwesterly 1,356.88 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 07°19'50") along the east bank of said Jordan River; thence North 05°00'36" West 1,109.12 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 00°53'28" East 154.83 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 30.65 feet along the east bank of said Jordan River; thence North 37°33'30" West 307.98 feet along the east bank of said Jordan River; thence North 04°52'14" West 105.29 feet along the east bank of said Jordan River; thence North 05°54'45" East 199.03 feet along the east bank of said Jordan River to the south line of 7800 South; thence North 74°46'34" East 146.30 feet along 7800 South; thence Northeastly 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 75°56'49" East 165.84 feet with a central angle of 02°19'30") along 7800 South; thence North 05°35'12" West 145.43 feet along the east bank of said Jordan River; thence Northeastly 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°35'17" East 494.07 feet with a central angle of 05°49'33") along 7800 South; thence North 00°53'28" East 102.59 feet along 7800 South; thence North 85°15'24" East 147.80 feet along 7800 South; thence North 77°33'30" East 153.21 feet along 7800 South; thence North 61°39'01" East 245.51 feet along 7800 South; thence North 05°54'45" East 199.03 feet along the east bank of said Jordan River to the south line of 7800 South; thence North 74°46'34" East 146.30 feet along 7800 South; thence Southeastly 202.96 feet along the arc of a 758.00 foot radius curve to the left (center bears South 75°49'41" East and the chord bears South 00°55'19" East 395.29 feet with a central angle of 13°49'42"); thence North 14°10'19" West 165.04 feet; thence Southeastly 368.90 feet along the arc of a 758.00 foot radius curve to the left (center bears South 75°49'41" East and the chord bears South 00°55'19" East 395.29 feet with a central angle of 13°49'42"); thence North 67°46'28" East 218.91 feet; thence North 02°12'16" East 894.78 feet; thence Northwesterly 27.50 feet along the arc of a 17.50 foot radius curve to the left (center bears North 87°48'44" East and the chord bears South 04°52'14" West 27.50 feet with a central angle of 90°02'17"); thence North 67°46'28" East 875.91 feet; thence Northwesterly 30.05 feet along the arc of a 465.00 foot radius curve to the left (center bears North 02°13'32" West and the chord bears North 85°52'23" East 30.05 feet with a central angle of 03°42'10"); thence North 84°04'18" East 218.91 feet; thence Northwesterly 34.57 feet along the arc of a 535.00 foot radius curve to the right (center bears South 05°55'42" East and the chord bears North 85°52'23" East 34.57 feet with a central angle of 03°42'10"); thence North 67°46'28" East 182.08 feet to the point of beginning.

Contains 5,731,747 Square Feet or 223.41 Acres



Aug. 19, 2019
DATE
PATRICK M. HARRIS
P.L.S. 286882

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

JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION

AMENDING JORDAN BLUFFS LOT 2 AMENDED SUBDIVISION
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 assessments or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I have hereunto set my hand (s) this _____ day of _____ A.D., 20____.

Christian Gardner
Christian Gardner, Manager
Gardner Jordan Bluffs, LLC

LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of Salt Lake

On the 21 day of August A.D., 2019
I, CHRISTIAN GARDNER, in and for said County of SALT LAKE in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the MANAGER of GARDNER JORDAN BLUFFS, LLC, 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 said Dedication as its authorized officer.

MY COMMISSION EXPIRES: 10/16/20 2691258
RESIDING IN DMC QUARTY COUNTY.

JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION

AMENDING JORDAN BLUFFS LOT 2 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

RECORDED # 13069989

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: GARDNER JORDAN BLUFFS, LLC
DATE: 8/19/19 TIME: 4:02 PM 2019 PAGE: 25/41
#0021
FEE: \$100.00 DEPUTY SALT LAKE COUNTY RECORDER

SURVEY RECORDING		SHEET 1 OF 1		CITY ENGINEERING DEPARTMENT		CITY PLANNING		BOARD OF HEALTH APPROVAL		APPROVAL AS TO FORM		CITY COUNCIL APPROVAL	
MANAGER: JKW	DATE: OCTOBER 13, 2017	PROJECT NUMBER: 7058A	DRAWN BY: JKW	LAYTON Phone: 801.547.1100	TOOLE Phone: 801.861.3300	CEBARI City: 801.255.0229	RICHFELD Phone: 801.255.1623	APPROVED THIS 28th DAY OF August 2019 BY THE MIDVALE CITY ENGINEER <i>Reed Ludwig</i>	APPROVED THIS 28th DAY OF August 2019 BY THE MIDVALE CITY PLANNING <i>Richard Stephens</i>	APPROVED THIS 28th DAY OF August 2019 BY THE BOARD OF HEALTH <i>[Signature]</i>	APPROVED THIS 28th DAY OF August 2019 BY THE MIDVALE CITY ATTORNEY <i>[Signature]</i>	PRESERVED BY THE MIDVALE CITY ATTORNEY <i>[Signature]</i>	APPROVED THIS 29th DAY OF August 2019 BY THE MIDVALE CITY COUNCIL <i>[Signatures]</i>

21-35-201-004-4001 4002 21-35-426-001 21-35-411-421-221-121-321 2019/254 \$60.00