

9000 South Street Church Subdivision Amended

Amending all of Lot 2, 9000 South Street Church Subdivision

Located in the Southwest Quarter of Section 1, and the Northwest Quarter of Section 12, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Jordan City, Salt Lake County, Utah
August 2016

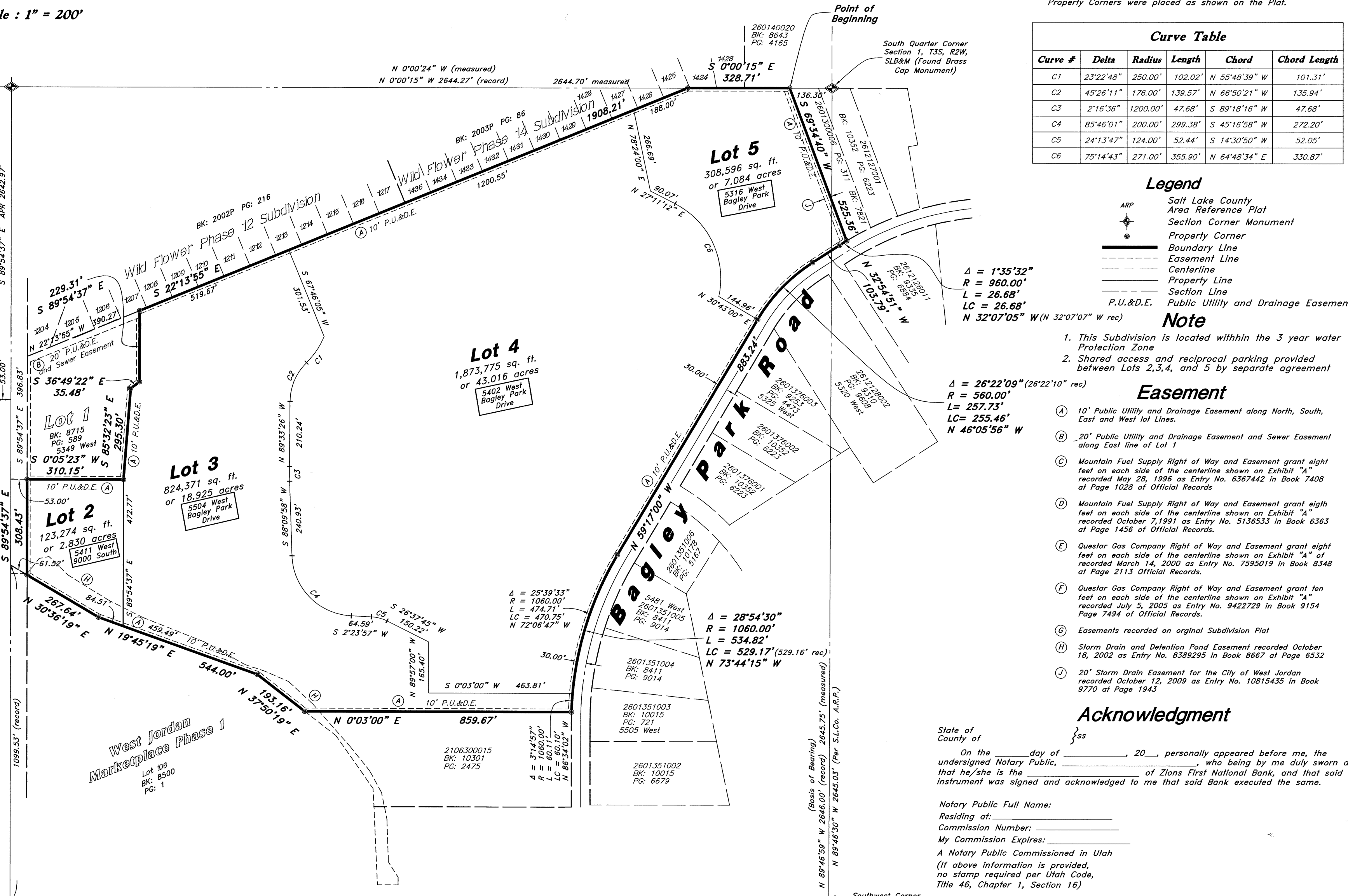


Scale: 1" = 200'

Center of Section Corner Section 1, T3S, R2W, SL&M (Found Brass Cap Monument)

9000 South Street (SR 209)

West Quarter Corner Section 1, T3S, R2W, SL&M (Monument not in place)



Narrative

This Survey and Subdivision plot was requested by Mr. Shaun Michel for purpose of platting four lots.

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 1 was assigned the bearing of N 89°46'59" W as the Basis of Bearings to retrace and honor the 2002 Subdivision Plat.

The boundary for this subdivision honors the 2015 boundary survey by AWA.

Property Corners were placed as shown on the Plat.

Curve #	Delta	Radius	Length	Chord	Chord Length
C1	23°22'48"	250.00'	102.02'	N 55°48'39" W	101.31'
C2	45°26'11"	176.00'	139.57'	N 66°50'21" W	135.94'
C3	2°16'36"	1200.00'	47.68'	S 89°18'16" W	47.68'
C4	85°46'01"	200.00'	299.38'	S 45°16'58" W	272.20'
C5	24°13'47"	124.00'	52.44'	S 14°30'50" W	52.05'
C6	75°14'43"	271.00'	355.90'	N 64°48'34" E	330.87'

Legend

- ARP Salt Lake County Area Reference Plat
- Section Corner Monument
- Property Corner
- Boundary Line
- Easement Line
- Centerline
- Property Line
- Section Line
- P.U.&D.E. Public Utility and Drainage Easement

Note

1. This Subdivision is located within the 3 year water Protection Zone
2. Shared access and reciprocal parking provided between Lots 2,3,4, and 5 by separate agreement

Easement

- (A) 10' Public Utility and Drainage Easement along North, South, East and West lot Lines.
- (B) 20' Public Utility and Drainage Easement and Sewer Easement along East line of Lot 1
- (C) Mountain Fuel Supply Right of Way and Easement grant eight feet on each side of the centerline shown on Exhibit "A" recorded May 28, 1996 as Entry No. 6367442 in Book 7408 at Page 1028 of Official Records.
- (D) Mountain Fuel Supply Right of Way and Easement grant eight feet on each side of the centerline shown on Exhibit "A" recorded October 7, 1991 as Entry No. 5136533 in Book 6363 at Page 1456 of Official Records.
- (E) Questar Gas Company Right of Way and Easement grant eight feet on each side of the centerline shown on Exhibit "A" of recorded March 14, 2000 as Entry No. 7595019 in Book 8348 at Page 2113 of Official Records.
- (F) Questar Gas Company Right of Way and Easement grant ten feet on each side of the centerline shown on Exhibit "A" recorded July 5, 2005 as Entry No. 9422729 in Book 9154 Page 7494 of Official Records.
- (G) Easements recorded on original Subdivision Plat
- (H) Storm Drain and Detention Pond Easement recorded October 16, 2002 as Entry No. 8389295 in Book 8667 at Page 6532
- (I) 20' Storm Drain Easement for the City of West Jordan recorded October 12, 2009 as Entry No. 10815435 in Book 9770 at Page 1945

Acknowledgment

State of Utah }
County of Salt Lake }
On the 29th day of November, 2016, personally appeared before me, the undersigned Notary Public, Shaun Michel, who being by me duly sworn did say that he/she is the Executive Director of Children and Youth Services, Inc., and that said instrument was signed and acknowledged to me that said Bank executed the same.

Notary Public Full Name: Shaun Michel
Residing at: Salt Lake
Commission Number: 676573
My Commission Expires: April 11, 2018
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Consent to Record

The described tract of land hereon is subject to a Deed of Trust in favor of Zions First National Bank. By the mortgagee's signature below, the mortgagee consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, ratifies and authorizes the lien or charge of the _____ in favor of the dedication of the land to public use.

In witness whereof, we have hereunto set our hand this _____ day of _____ A.D., 2016.

By: _____
Authorized Representative

Easement Approval

Shaun Michel 11-16-16
ROCKY MOUNTAIN POWER DATE
Shaun Michel 11-17-16
COMCAST CABLE COMPANY DATE
Shaun Michel 11-17-16
CENTURYLINK DATE

Rocky Mountain Power Note

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Questar Gas Company

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve Questar approves this plat solely for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or 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) or by prescription. Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any 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 acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Questar's Right-of-Way department at 1-800-366-8532.

Owner - Developer

Michel Investment, LLC
Shaun Michel
7240 Highland Drive, Suite 101
Salt Lake City, Utah 84121
phone: 801-944-4414

Children and Youth Services, Inc.
5500 Bagley Park Road
West Jordan, Utah 84081
phone: 801-282-1000

Board of Health

Approved as to Form this 17th Day of November A.D., 2016.
Jeremy Roberts
CHAIRMAN, Board of Health

Planning Commission

Approved as to Form this 6th Day of December A.D., 2016.
Shaun Michel
Chairman, West Jordan City Planning Commission

West Jordan City Engineer

Approved this 27th Day of November A.D., 2016 by the
Shaun Michel
Date _____ West Jordan City Engineer

Approval as to Form

Approved as to Form this 29th Day of November A.D., 2016.
Shaun Michel
West Jordan City Attorney (or Deputy)

West Jordan City Council

Presented to the West Jordan City Council this 29th Day of November A.D., 2016. At which time this subdivision was approved and accepted.
Shaun Michel
Attest: City Clerk (Dep.)
Shaun Michel
West Jordan City Mayor

Surveyor's Certificate

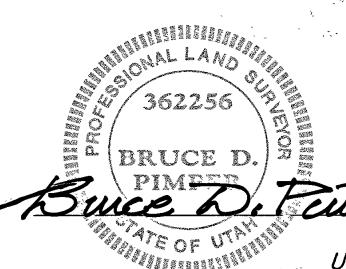
I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

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And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

All of Lot 2 of the 9000 South Street Church Subdivision lying within the Southwest Quarter of Section 1, and the Northwest Quarter of Section 12, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah, being described metes and bounds as follows:

Beginning at a point located 136.30 feet North 0°00'15" West along the Quarter Section Line from the South Quarter Corner of said Section 1; and running thence South 69°34'40" West 525.36 feet; thence Northwesterly along the Northeastly Line of Bagley Park Road the following five courses: Northwesterly along the arc of a 960.00 foot radius curve to the left a distance of 26.68 feet (Center bears South 58°40'41" West, Central Angle equals 1°35'32" and Long Chord bears North 32°07'05" West 26.68 feet) to a point of tangency; North 32°54'51" West 103.79 feet to a point of curvature; Northwesterly along the arc of a 560.00 foot radius curve to the left a distance of 257.73 feet (Central Angle equals 26°22'09" and Long Chord bears North 46°05'56" West 255.46 feet) to a point of tangency; North 59°17'00" West 883.24 feet to a point of curvature; and Northwesterly along the arc of a 1060.00 foot radius curve to the left a distance of 534.82 feet (Central Angle equals 28°54'30" and Long Chord bears North 73°44'15" West 529.17 feet); thence North 0°03'00" East 859.67 feet; thence North 37°50'19" East 193.16 feet; thence North 19°45'19" East 544.00 feet; thence North 30°36'19" East 267.64 feet to the Southern Line of 9000 South Street as dedicated to 53.00 foot half-width; thence South 89°54'37" East 308.43 feet along said Southerly Line to the Northwest Corner of Lot 1 of said Subdivision; thence along the boundaries of said Lot 1 the following four courses: South 0°05'23" West 310.15 feet; South 85°32'23" East 295.30 feet; South 36°49'22" East 35.48 feet; and South 89°54'37" East 229.31 feet; thence South 22°13'55" East 1908.21 feet; thence South 0°00'15" East 328.71 feet along the Quarter Section Line to the point of beginning.



8 Nov, 2016
Date
Bruce D. Pimper
Signature
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as

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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, and 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 hereunto set our hands this 8th day of Nov AD, 2016.

By: Shaun Michel Partner
By: Janet Farnsworth Executive Director
Shaun Michel
Children and Youth Services, Inc.

Acknowledgment

State of Utah }
County of Salt Lake }
On the 4th day of November, 2016, personally appeared before me, the undersigned Notary Public, Shaun Michel, who being by me duly sworn did say that he is Partner of Michel Investment, LLC, and that said instrument was signed in behalf of said LLC and acknowledged to me that said LLC executed the same.

Notary Public Full Name: Shaun Michel
Residing at: Salt Lake
Commission Number: 676573
My Commission Expires: April 11, 2018
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Acknowledgment

State of Utah }
County of Salt Lake }
On the 8th day of November, 2016, personally appeared before me, the undersigned Notary Public, Janet Farnsworth, who being by me duly sworn did say that he/she is the Executive Director of Children and Youth Services, Inc., and that said instrument was signed in behalf of said corporation and acknowledged to me that said corporation executed the same.

Notary Public Full Name: Janet Farnsworth
Residing at: West Jordan, UT
Commission Number: 628043
My Commission Expires: May 5, 2020
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

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Recorded # 12432993
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
Youth Services
Date 12-13-2016 Time 2:10 PM Book 2016 Page 327
\$34.00
Fee \$
Salt Lake County Recorder

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

26-01-31-32 26-12-12 26-01-327-045 26-01-377-001 26-01-327 26-01-327