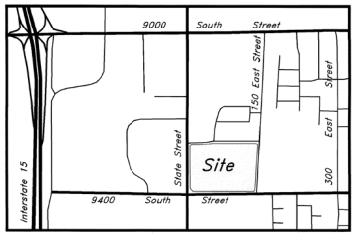
LHM Jordan Commons Sandy Subdivision

A part of the Southwest Quarter of Section 6, Township 3 South, Range 1 East
Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah

Sandy City General Plat Notes

1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.

The requirements and conditions set forth in note: 1-4 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-3-20-5834) as such files exist as of the date of the recording of the plat, then Conditions Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Code, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Miller Family Real Estate to create 2 lots.

This Survey retraces and honors a previous 2014 ALTA/ASCM Land Title Survey by Byrd & Associates, LLC and 2020 Survey by Anderson, Wahlen and Associates.

A line between monuments found along the monument line of State Street at 9400 South and 9000 South was assigned the VRS bearing of North 0°16'43" East as the Basis of Bearings to Pace this Survey on State Plane Basis.

Property Corners will be placed with this 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.

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, together with easements, hereafter to be known as

LHM Jordan Commons Sandy 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 the area, frontage, and width requirements, as shown on this plat.

Date: 9 June, 2020 — Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Description

A part of the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah:

Beginning at a point on the East Line of State Street (US Highway 89) 119.94 feet North 0°16'43" East along the monument line and 53.00 feet South 89°43'17" East from the Brass Cap Monument at the Intersection of 9400 South Street and said State Street; said Monument is located 90.77 South 89°45'00" East from the Southwest Corner of said Section 6; and running thence North 0°16'43" East 718.78 feet along said East Line to a point of curvature; thence Northeasterly along the arc of a 26.50 foot radius curve to the right a distance of 4.98 feet (Central Angle equals 10°46'33" and Long Chord bears North 5°40'00" East 4.98 feet); thence North 68°18'20" East 3.35 feet; thence North 14°43'45" West 4.82 feet; thence Northeasterly along the arc of 26.50 foot radius curve to the right a distance of 30.34 feet (Center bears South 65°31'39" East, Central Angle equals 65°35'39" and Long Chord bears North 57°16'11" East 28.71 feet) to the Southerly Line of 9270 South Street; thence along said Southerly Line the following four courses: South 89°56'23" East 116.13 feet to a point of curvature; Northeasterly along the arc of a 300.00 foot radius curve to he left a distance of 19.90 feet (Central Angle equals 3°48'00" and Long Chord bears North 8°09'37" East 19.89 feet) to a point of tangency; North 86°15'37" East 201.46 feet, and South 89°56'23" East 758.50 feet to a point of curvature; thence Southeasterly along the arc of a 22.00 foot radius curve to the right a distance of 35.90 feet (Central Angle equals 93°29'19" and Long Chord bears South 43°11'43" East 32.05 feet) to a point of tangency on the Wes Line of 150 East Street; thence South 3°32'56" West 766.60 feet along said West Line; thence South 45°39'03" West 28.02 feet to the North Line of 9400 South Street; thence North 89°46'32" West 1033.33 feet along said North Line; thence North 44°32'21" West 65.56 feet to the point of beginning.

Contains 900,787 sq. ft.
Or 20.679 acres
2 Lots

Owner's Dedication & Amendment to Easement

Know all men by these presents that the undersigned is/are the owner(s) of the above- described tract of land and do hereby cause the same to be divided into lots, parcels, and streets, together with easements as set forth, to be hereafter known as

LHM Jordan Commons Sandy Subdivision

and do hereby dedicate to Sandy City, for perpetual use, all areas shown on this plat as intended for public and utility uses. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown hereon. All easement areas described in Exhibit A of that certain Grant of Easement for Water Lines recorded with the Salt Lake County Recorder on July 23, 2001 as Entry No. 7954648 in Book 8481 at Page 3112 have been released by separate instrument recorded in connection with this plat and are replaced with the easement areas depicted on this plat.

In witness whereof I/we have hereunto set my/our hand(s) this 9th day of June AD. 20 20.

Jordan Commons Funding, LLC
By: Brad Holmes
Its: President

Acknowledgment

State of UTAH
County of Salt Lake } ss

On the 9th day of May June, 2020, personally appeared before me, the undersigned Notary Public, Brad Holmes, who, being by me duly sworn, did say that he is the President of Jordan Commons Funding, LLC., and that the foregoing instrument was signed in behalf of said Limited Liability Company by authority of its President, and he acknowledged to me that said Limited Liability Company executed the same.

Notary Public Full Name: Janie Remund
Commission Number: 706143
My Commission Expires: 06-03-2023

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

Rocky Mountain Power

Subject to the terms of this plat, shall have the right to install, maintain and operate their equipment 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. Owner/Lessee may place permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the written approval of the utilities using the facilities in the PUE.

Approved this 10 Day of June, 2020.
Title- ESTIMATOR

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the 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 1-800-366-8532.

Questar Gas Company
dba Dominion Energy Utah

Approved this 11th day of June, 2020
By:
Title- Gas Construction

Sandy Suburban Improvement District

Approved this 10 Day of June, A.D. 2020
District Representative

Parks and Recreation

Approved this 16th Day of June, A.D. 2020
Sandy City Parks And Recreation Director

Salt Lake County Health Department

Approved this 15 Day of June, A.D. 2020
Director S.L. Co. Health Department

Sandy City Engineer

Approved this 16th Day of July, A.D. 2020
Sandy City Engineer

Sandy City Mayor

Presented to the Sandy City Mayor this 26th Day of June, A.D. 2020 at which time this subdivision was approved and accepted.
Sandy City Recorder — Sandy City Mayor

Comcast Cable

Approved this 11 Day of June, A.D., 2020
Comcast Cable Representative

CenturyLink

Approved this 12th Day of June, A.D. 2020
Centurylink Representative

Sandy City Attorney

Approved as to Form this 25th Day of June, A.D. 2020
Sandy City Attorney

Planning Commission

Approved this 10th Day of June, A.D. 2020
Chairman, Sandy City Planning Commission

Sandy City Public Utilities

Approved this 26th Day of June, A.D. 2020
Engineering Manager

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

LHM Jordan Commons Sandy Subdivision

A part of the Southwest Quarter of Section 6,
Township 3 south, Range 1 East, Salt Lake Base & Meridian
U.S. Survey, Sandy City, Salt Lake County, Utah.

Recorded #13319905

State of Utah, County of Salt Lake, Recorded and Filed at the Request of
GREGGY FLINT
Date 7/6/2020 Time 1:31 PM Book 2020P Page 167
$104.00
Fee $
Salt Lake County Recorder

Sheet 1 of 2

28-06-353-003 2020P31 $104.00

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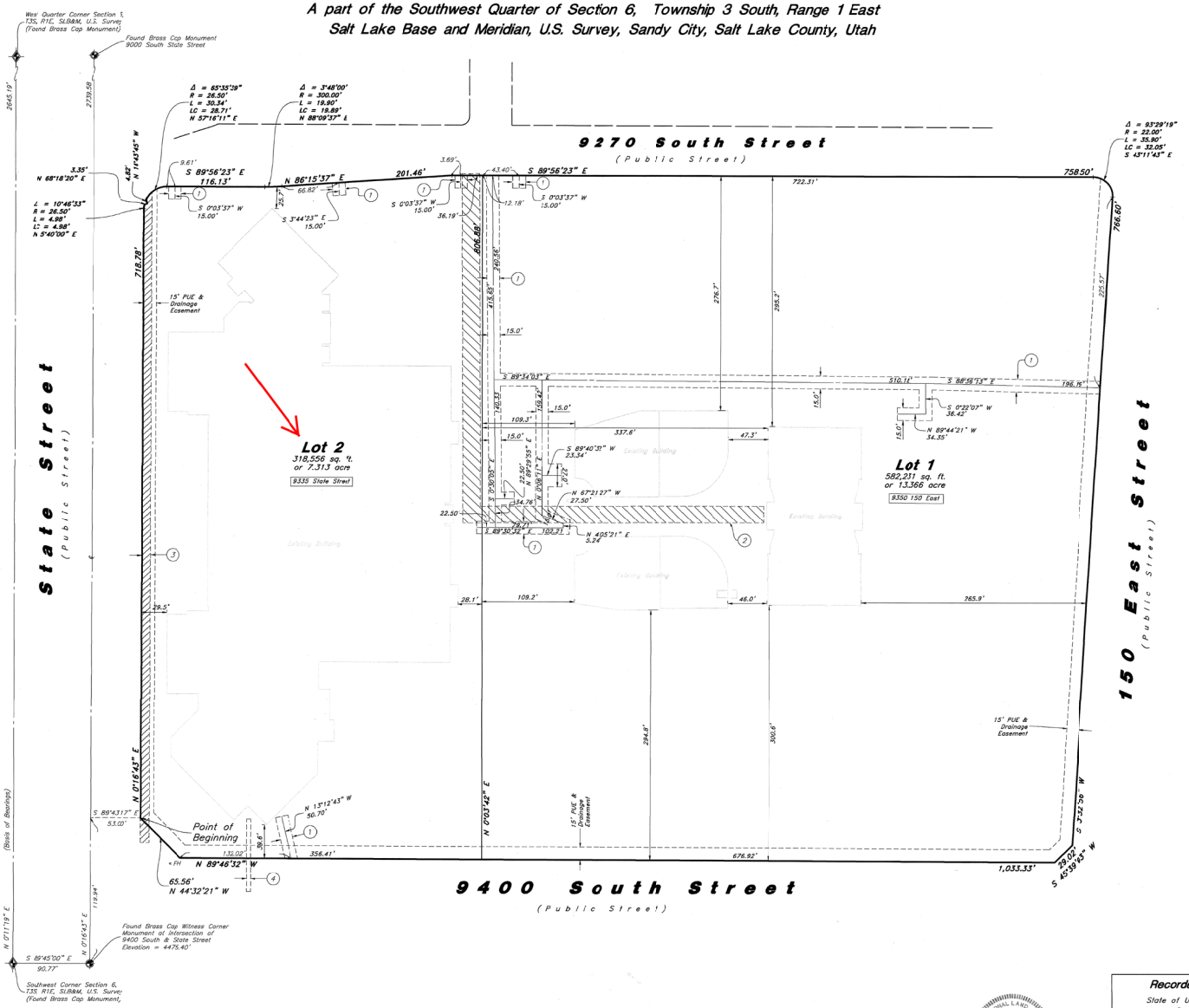
Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah



Scale: 1" = 60'

Legend

- Property Line
- Easement Line
- Section Corner
- Centerline Monument
- (1) 15' wide Waterline or Fireline Easements as amended by this Plat.
- (2) 20' Sewer Easement recorded January 14, 1919 as Entry No. 7222431 in Book 8229 at Page 283
- (3) Meandering Sidewalk Easement recorded February 28, 2005 as Entry No. 9308753 in Book 9098 at Page 7719
- (4) Right of Way easement in favor of the Mountain States Telephone and Telegraph Company for a 5 ft. wide telephone easement recorded July 26, 1979 as Entry No. 3312945 in Book 1909 at Page 26.

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

Bruce D. Pimper
9 June, 2020

Recorded # 13319905
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
GREGG FLINT
Date 7/6/2020 Time 1:31 PM Book 2020P PAGE: 167
$104.00 Fee $
KR Rul, DEPUTY
Salt Lake County Recorder