

FINAL PLAT

COPPER RIM - PHASE 1B

LOCATED IN THE SOUTH HALF AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST JORDAN, 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.

SURVEYOR'S CERTIFICATE

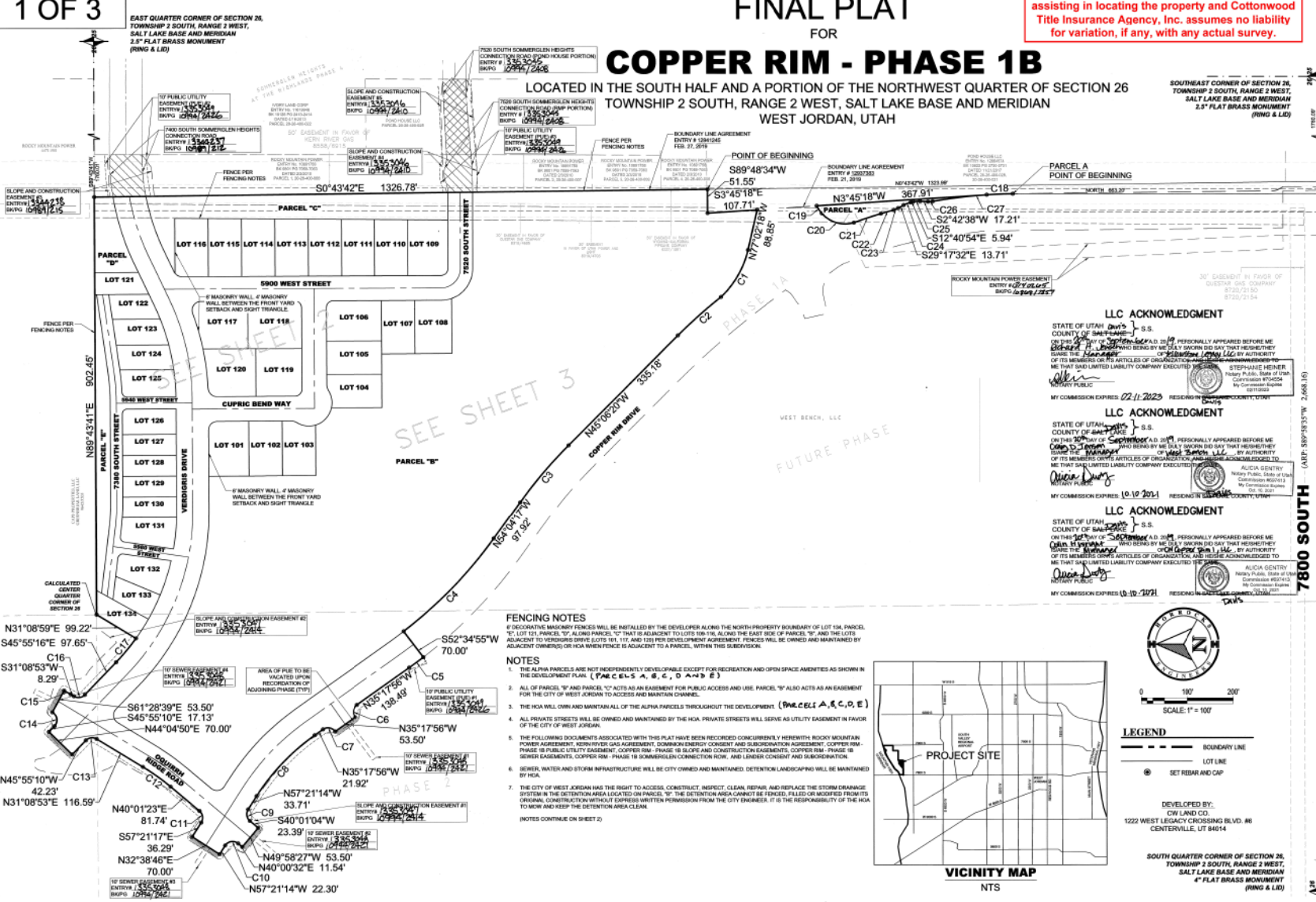
I, C. DAVID MORSEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY EXAMINED THE RECORDS UNDER THE LAKE AND MERIDIAN SYSTEM...



BOUNDARY DESCRIPTION

BEGINNING AT A POINT 1047.90 FEET WEST 17.00 FEET AND NORTH 17.00 FEET WEST 120.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN...

SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN 2.5" FLAT BRASS MONUMENT (RING & LID)



LLC ACKNOWLEDGMENT STATE OF UTAH COUNTY OF SALT LAKE... I, [Name], personally appeared before me...

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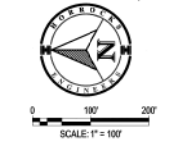
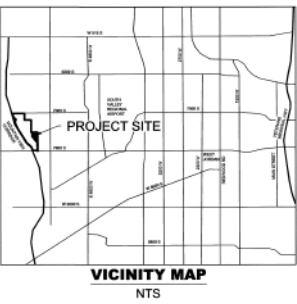
LLC ACKNOWLEDGMENT STATE OF UTAH COUNTY OF SALT LAKE... I, [Name], personally appeared before me...

FENCING NOTES

IF COORDINATE MASONRY FENCES WILL BE INSTALLED BY THE DEVELOPER ALONG THE NORTH PROPERTY BOUNDARY OF LOT 104, PARCEL 'C'...

NOTES

- 1. THE ALPHA PARCELS ARE NOT INDEPENDENTLY DEVELOPABLE EXCEPT FOR SEPARATION AND OPEN SPACE AMENITIES AS SHOWN IN THE DEVELOPMENT PLAN. (PARCELS A, B, C, D, A, B, C, D, E)
- 2. ALL OF PARCEL 'D' AND PARCEL 'E' ACTS AS AN EASEMENT FOR PUBLIC ACCESS AND USE. PARCEL 'D' ALSO ACTS AS AN EASEMENT FOR THE CITY OF WEST JORDAN TO ACCESS AND MAINTAIN CHANNELED. (PARCELS A, B, C, D, E)



LEGEND: BOUNDARY LINE, LOT LINE, SET REBAR AND CAP.

OWNER'S DEDICATION

I KNOW ALL THESE THINGS AND I HEREBY DEDICATE TO THE PUBLIC THE PARTS OF PARCELS 109 THROUGH 134...

COPPER RIM - PHASE 1B

LOCATED IN THE SOUTH HALF AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

HORROCKS ENGINEERS 2162 West Grove Phwy, Suite 400 Pleasant Grove, UT 84062 (801) 783-5100

KERN RIVER APPROVED THIS 14 DAY OF August, 2020... CENTURYLINK APPROVED THIS 26 DAY OF April, A.D., 2021

COMCAST APPROVED THIS 26 DAY OF September, 2019... BOARD OF HEALTH APPROVED THIS 26 DAY OF Sept, A.D., 2019

ROCKY MOUNTAIN POWER APPROVED THIS DAY OF A.D., 20... WEST JORDAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVED THIS 27 DAY OF Sept, A.D., 20... PLANNING COMMISSION APPROVED THIS 12 DAY OF February, 2019

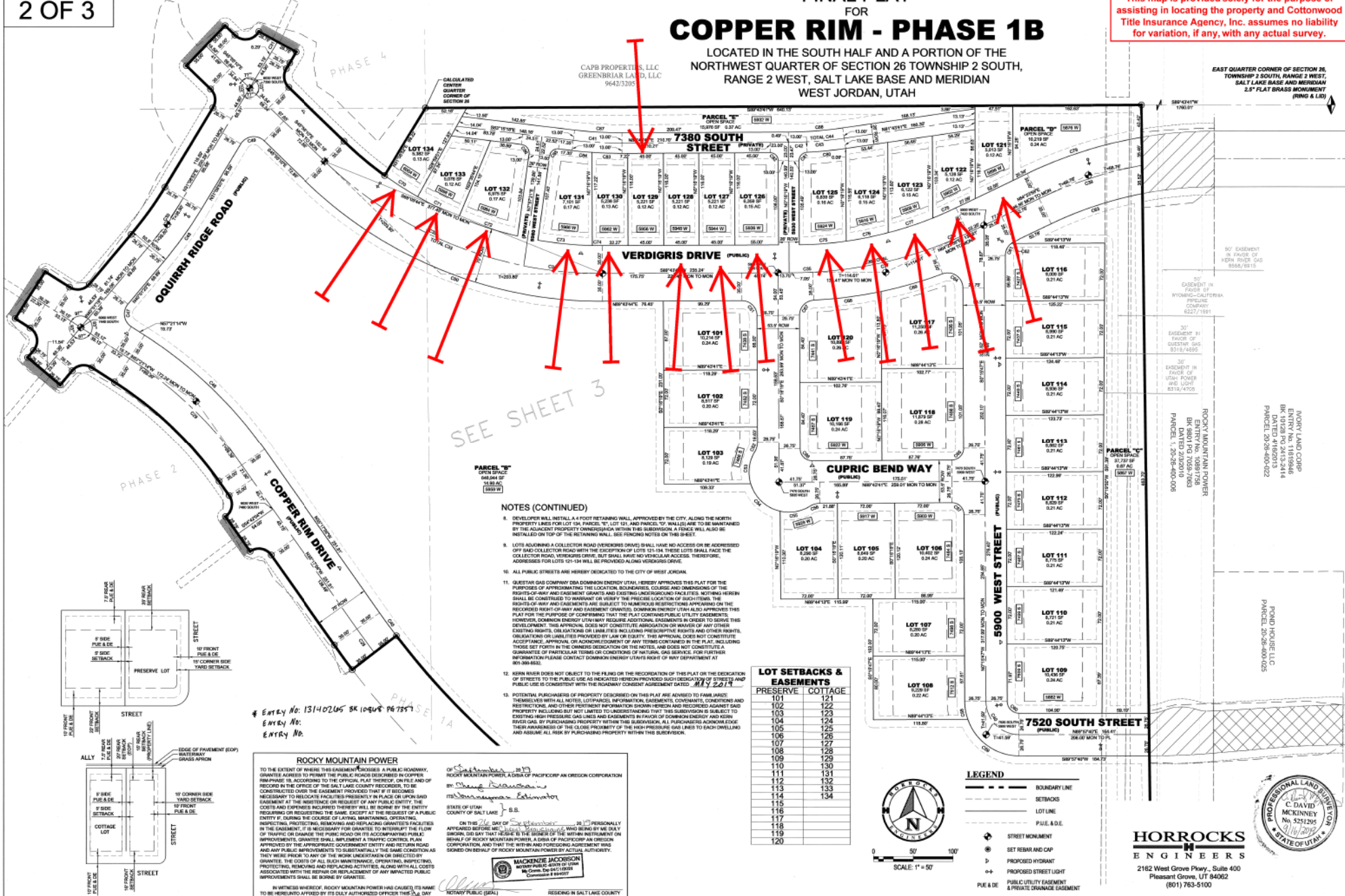
CITY ATTORNEY APPROVED AS TO FORM THIS 20th DAY OF December, A.D., 2020... CITY COUNCIL MAYOR APPROVED THIS 27th DAY OF Jan, A.D., 2021

RECORDED #15353053 STATE OF UTAH COUNTY OF SALT LAKE... \$228.00

FINAL PLAT FOR COPPER RIM - PHASE 1B

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CAPB PROPERTIES, LLC
GREENBRIAR LAND, LLC
94433035

EAST QUARTER CORNER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
2.5' FLAT BRASS MONUMENT
(RING & LOG)

SEE SHEET 3

NOTES (CONTINUED)

- DEVELOPER WILL INSTALL A 4 FOOT RETAINING WALL APPROVED BY THE CITY, ALONG THE NORTH PROPERTY LINES FOR LOT 134, PARCEL "B", LOT 121, AND PARCEL "D". WALLS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS WITHIN THE SUBDIVISION. A FENCE WILL ALSO BE INSTALLED ON TOP OF THE RETAINING WALL. SEE FENCING NOTES ON THIS SHEET.
- LOTS ADJOINING A COLLECTOR ROAD (VERDIGRIS DRIVE) SHALL HAVE NO ACCESS OR BE ADRESSED OFF AND COLLECTOR ROAD WITH THE EXCEPTION OF LOTS 121-124. THESE LOTS SHALL FACE THE COLLECTOR ROAD, VERDIGRIS DRIVE, BUT SHALL HAVE NO VEHICULAR ACCESS. THEREFORE, ADDRESSES FOR LOTS 121-124 WILL BE PROVIDED ALONG VERDIGRIS DRIVE.
- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF WEST JORDAN.
- QUESTAR GAS COMPANY (QUESTAR ENERGY UTAH) HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, CORNER AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND UTILITIES. NOTHING HEREIN SHALL 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 GRANTS, COMMON ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT COMING AND PUBLIC UTILITY EASEMENTS, HOWEVER, COMMON ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSURANCE OR WAIVER OF ANY OTHER EXISTING RIGHTS, 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 CONDEMNATION OF 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 REGISTRY DEPARTMENT AT 801-399-8632.
- KERN WATER DOES NOT OBJECT TO THE PLAT OR THE RECONSTRUCTION OF THE PLAT OR THE DEDICATION OF EASEMENTS TO THE PUBLIC USE AS INDICATED HEREON PROVIDED EACH DEDICATION OF STREETS AND PUBLIC USE IS CONSISTENT WITH THE ROADWAY CONSENT AGREEMENT DATED 11/17/2014.
- POTENTIAL PURCHASERS OF PROPERTY DESCRIBED ON THIS PLAT ARE ADVISED TO MAKE JUNE THEMSELVES WITH ALL NOTES, LOT/PARCEL INFORMATION, EASEMENTS, CONSTRAINTS, CONDITIONS AND RESTRICTIONS, AND OTHER PERTINENT INFORMATION SHOWN HEREON AND RECORDED AGAINST SAID PROPERTY INCLUDING BUT NOT LIMITED TO UNDERSTANDING THAT THIS SUBDIVISION IS SUBJECT TO EXISTING HIGH PRESSURE GAS LINES AND EASEMENTS IN FAVOR OF COMMON ENERGY AND KERN WATER GAS. BY PURCHASING PROPERTY WITHIN THE SUBDIVISION, ALL PURCHASERS ACKNOWLEDGE THEIR AWARENESS OF THE CLOSE PROXIMITY OF THE HIGH-PRESSURE GAS LINES TO EACH DWELLING AND ASSUME ALL RISK BY PURCHASING PROPERTY WITHIN THE SUBDIVISION.

LOT SETBACKS & EASEMENTS

PRESERVE	COTTAGE
101	121
102	122
103	123
104	124
105	125
106	126
107	127
108	128
109	129
110	130
111	131
112	132
113	133
114	134
115	
116	
117	
118	
119	
120	



LEGEND

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

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100



Entry No. 13140245 BK 10494 PG 2575
Entry No.
Entry No.

ROCKY MOUNTAIN POWER
TO THE EXTENT OF WHERE THIS EASEMENT PASSES A PUBLIC BOUNDARY, GRANTEE AGREES TO PROMPTLY THE PUBLIC RIGHTS DESCRIBED IN COPPER RIM PHASE 1B ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TO BE CONSTRUCTED OVER THE EASEMENT PROVIDED THAT IF BECOMES NECESSARY TO RELOCATE FACILITIES PRESENTLY IN PLACE ON UPON SAID EASEMENT AS THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY, THE COSTS AND EXPENSES INCURRED THEREBY SHALL BE BORNE BY THE ENTITY REQUESTING THE SAME. EXCEPT AT THE REQUEST OF A PUBLIC ENTITY BY, DURING THE COURSE OF LAYING, MAINTAINING, OPERATING, REPAIRING, RESTRUCTURING, REMOVING AND REPLACING FACILITIES IN THE EASEMENT, IT IS NECESSARY FOR GRANTEE TO INTERRUPT THE FLOW OF TRAFFIC OR UNLAWFULLY THE PUBLIC RIGHTS OR ITS ACCOMPANYING PUBLIC IMPROVEMENTS, GRANTEE SHALL IMPLEMENT A TRAFFIC CONTROL PLAN APPROVED BY THE APPROPRIATE GOVERNMENT ENTITY AND RETURN ROAD AND ANY PUBLIC IMPROVEMENTS TO SUBSTANTIALLY THE SAME CONDITION AS THEY WERE PRIOR TO ANY OF THE WORK DESCRIBED OR DIRECTED BY GRANTEE. THE COSTS OF ALL SUCH MAINTENANCE, OPERATING, REPAIRING, PROTECTING, REMOVING AND REPLACING FACILITIES, ALONG WITH ALL COSTS ASSOCIATED WITH THE REPAIR OR REPLACEMENT OF ANY IMPACTED PUBLIC IMPROVEMENTS SHALL BE BORNE BY GRANTEE.

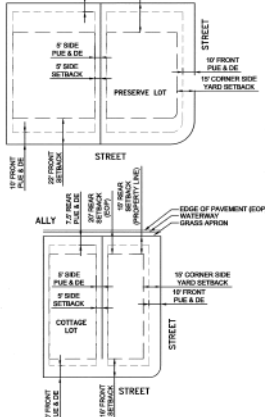
IN WITNESS WHEREOF, ROCKY MOUNTAIN POWER HAS CAUSED ITS NAME TO BE HEREUNTO APPLIED BY ITS DULY AUTHORIZED OFFICER THIS 28 DAY

of Rocky Mountain Power
ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AN OREGON CORPORATION
BY: David McKinney
ITS: David McKinney
STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 28 DAY OF September, 2014, I PERSONALLY APPEARED BEFORE ME, C. David McKinney, a Notary Public in and for the State of Utah, who being by me duly sworn, do hereby certify that David McKinney is the duly authorized officer of Rocky Mountain Power, a division of PacificCorp an Oregon Corporation, and that the within and foregoing instrument was signed on behalf of Rocky Mountain Power by David McKinney a duly authorized officer of Rocky Mountain Power as shown on the within and foregoing instrument.

MCKINNEY JACOBSON
No. 82123
Commission Expires 08/31/2017

NOTARY PUBLIC (SEAL)
RESIDING IN SALT LAKE COUNTY



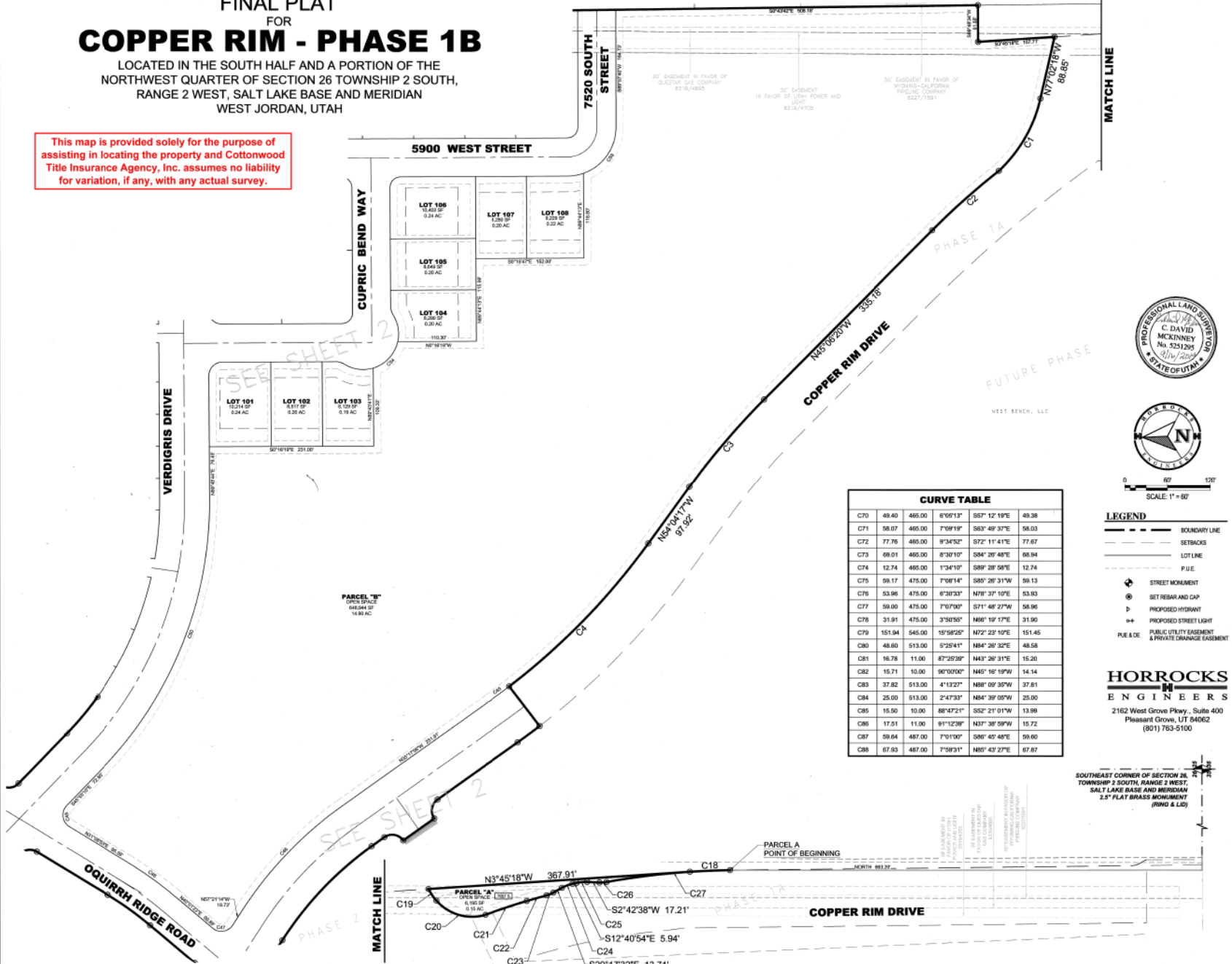
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CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	118.67	199.94	34°02'27"	N60°02'46"W	116.94
C2	125.30	1040.00	6°54'10"	N41°39'14"W	125.22
C3	161.90	1035.00	8°57'58"	N49°35'18"W	161.80
C4	290.48	965.00	16°39'12"	N45°44'41"W	279.50
C5	38.29	1025.58	2°08'21"	N36°21'48"W	38.29
C6	29.85	19.00	90°00'00"	N80°17'56"W	26.67
C7	29.85	19.00	90°00'00"	N9°42'04"E	26.67
C8	182.84	475.00	22°03'18"	N46°19'35"W	181.72
C9	27.40	19.00	82°37'22"	S81°30'04"W	25.06
C10	32.29	19.00	97°22'31"	N8°39'58"W	28.54
C11	27.40	19.00	82°37'22"	N81°20'05"E	25.06
C12	73.30	473.25	8°52'30"	N35°38'08"E	73.23
C13	25.56	19.00	77°04'08"	N7°22'10"W	23.67
C14	35.00	19.00	105°33'29"	N81°18'08"E	30.26
C15	16.12	351.75	2°37'32"	S29°50'07"W	16.12
C16	25.56	19.00	77°04'03"	S7°23'09"E	23.67
C17	66.89	467.25	8°12'09"	S50°02'10"E	66.83
C18	56.35	1036.82	3°07'39"	N2°12'03"W	56.34
C19	19.68	79.75	14°08'09"	S55°36'31"W	19.63
C20	76.07	67.00	65°03'11"	S16°02'41"W	72.05
C21	61.36	1040.00	3°22'50"	S18°15'49"E	61.36
C22	29.05	1059.88	1°34'15"	S15°45'50"E	29.06
C23	10.14	44.38	13°05'40"	S22°50'09"E	10.12
C24	15.94	55.00	16°36'38"	S20°59'13"E	15.89
C25	14.78	55.00	15°23'32"	S4°59'08"E	14.73
C26	10.17	45.00	12°57'04"	S3°45'53"E	10.15
C27	173.94	1040.68	9°34'34"	S6°26'37"E	173.73
C28	36.99	1000.00	2°07'10"	N36°21'31"W	36.99
C29	196.32	510.00	22°03'18"	N46°19'30"W	195.11
C30	77.45	600.00	8°52'30"	N35°38'08"E	77.37
C31	14.89	325.00	2°37'32"	N29°50'07"E	14.89
C32	287.23	500.00	32°54'51"	S62°22'37"E	283.30
C33	387.04	500.00	44°21'09"	S68°05'44"E	377.45
C34	99.80	500.00	11°28'10"	S84°33'09"E	99.63
C35	22.56	510.00	2°32'12"	N88°27'37"E	22.56
C36	225.47	510.00	26°19'47"	N77°02'51"E	223.83
C37	155.03	510.00	17°25'02"	N78°29'02"E	154.44
C38	47.85	510.00	5°22'34"	N67°05'15"E	47.84
C39	136.70	510.00	15°21'28"	S72°04'41"W	136.29
C40	65.42	41.75	88°46'32"	S45°09'03"E	58.93
C41	61.23	500.00	7°01'01"	S86°45'48"E	61.20
C42	22.45	500.00	2°34'19"	N88°26'32"E	22.44
C43	47.37	500.00	5°25'41"	N84°26'32"E	47.35
C44	69.81	500.00	8°00'00"	N85°43'41"E	69.76
C45	35.67	965.00	2°07'04"	S36°21'11"E	35.67
C46	209.79	545.00	22°03'18"	S46°19'30"E	208.50
C47	32.29	19.00	97°22'31"	S46°39'58"E	28.54
C48	81.59	526.75	8°52'30"	S35°38'08"W	81.51
C49	34.13	19.00	102°55'53"	S82°36'51"W	29.73
C50	414.14	535.00	44°21'08"	S88°05'43"E	403.87
C51	29.84	19.00	89°59'58"	S45°16'18"E	26.67
C52	13.73	25.00	31°27'21"	S15°27'22"W	13.55
C53	41.88	50.00	47°59'43"	S7°11'11"W	40.67
C54	53.04	50.00	60°48'33"	S47°11'58"E	50.59
C55	36.52	50.00	44°08'25"	N80°29'33"E	37.57
C56	13.73	25.00	31°27'21"	N74°09'01"E	13.55
C57	23.56	15.00	90°00'31"	S45°18'03"E	21.21
C58	22.91	68.00	19°09'45"	S9°59'40"E	22.80
C59	84.42	68.00	70°36'47"	N54°43'50"W	79.18
C60	23.51	15.00	89°46'20"	S45°09'34"E	21.17
C61	17.51	19.00	52°48'19"	S26°08'22"W	16.90
C62	3.90	19.00	11°45'23"	S58°26'28"W	3.89
C63	121.45	475.00	14°38'53"	S71°43'26"W	121.12
C64	36.47	19.00	109°57'33"	S58°14'44"E	31.12
C65	23.56	15.00	89°59'29"	S44°43'57"W	21.21
C66	23.56	15.00	90°00'00"	N45°16'19"W	21.21
C67	29.00	19.00	87°27'52"	N43°27'38"E	28.27
C68	85.32	545.00	8°58'12"	N62°42'28"E	85.24
C69	80.38	545.00	8°27'02"	N73°59'51"E	80.31



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C70	48.40	465.00	6°05'13"	S67°12'19"E	48.38
C71	58.07	465.00	7°09'19"	S63°49'37"E	58.03
C72	77.76	465.00	9°34'52"	S72°11'41"E	77.67
C73	69.01	465.00	8°30'10"	S84°20'48"E	68.94
C74	12.74	465.00	1°34'10"	S89°28'58"E	12.74
C75	98.17	475.00	7°06'14"	S85°28'31"W	98.13
C76	53.86	475.00	6°30'33"	N78°37'10"E	53.83
C77	58.00	475.00	7°07'00"	S71°48'27"W	58.96
C78	31.91	475.00	3°59'59"	N86°19'17"E	31.90
C79	151.94	545.00	15°58'25"	N72°22'10"E	151.45
C80	48.80	513.00	5°25'41"	N84°26'32"E	48.58
C81	16.78	11.00	87°25'38"	N43°26'31"E	15.20
C82	15.71	10.00	90°00'00"	N45°16'19"W	14.14
C83	37.82	513.00	4°13'27"	N88°09'39"W	37.81
C84	25.00	513.00	2°47'33"	N84°39'05"W	25.00
C85	15.50	10.00	88°47'21"	S52°21'01"W	13.99
C86	17.51	11.00	91°12'38"	N37°38'59"W	15.72
C87	58.64	487.00	7°01'00"	S86°42'48"E	58.60
C88	67.83	487.00	7°59'31"	N85°43'27"E	67.87

PROFESSIONAL LAND SURVEYOR
C. DAVID MCKINNEY
No. 5251295
STATE OF UTAH

SCALE: 1" = 60'

LEGEND

- BOUNDARY LINE
- SETBACKS
- LOT LINE
- P.U.E.
- STREET MONUMENT
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2.5" PLAT BRASS MONUMENT
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