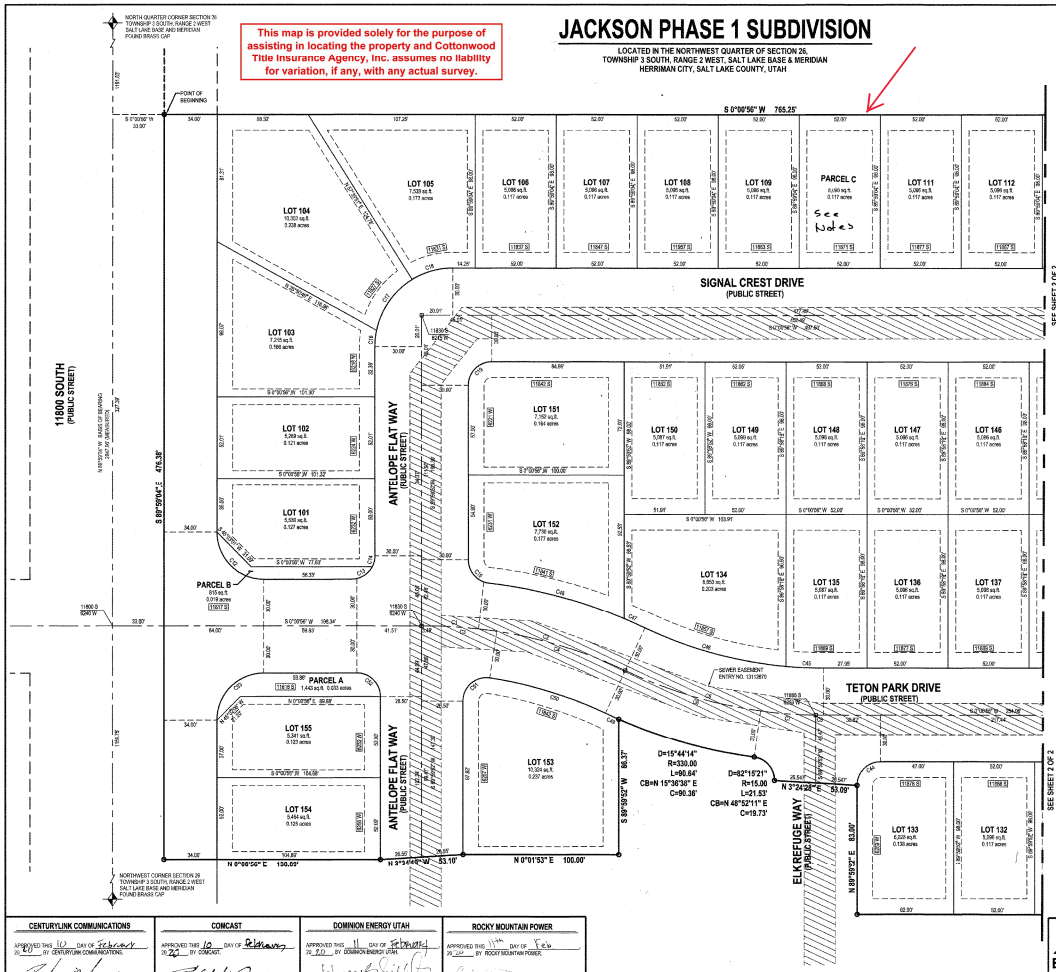


SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 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 JACKSON PHASE 1 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 being North 89°39'04" West 1,909.83 feet along the section line and South 89°39'04" West 33.00 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°39'04" West 765.25 feet;
thence South 19°58'40" West 178.33 feet;
thence South 45°39'04" East 218.66 feet;
thence South 45°39'04" West 160.00 feet;
thence Northwesterly 29.82 feet along the arc of a 205.00 foot radius curve to the left (center bears South 59°36'57" West and the chord bears North 42°16'32" West 29.81 feet with a central angle of 20°28'55");
thence North 46°19'04" West 47.07 feet;
thence Westerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 43°40'56" West and the chord bears West 21.21 feet with a central angle of 90°00'00");
thence North 43°40'56" West 60.00 feet;
thence Northerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 46°19'04" West and the chord bears North 21.21 feet with a central angle of 90°00'00");
thence North 46°19'04" West 178.39 feet;
thence Westerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 43°40'56" West and the chord bears West 21.21 feet with a central angle of 90°00'00");
thence North 46°19'04" West 52.00 feet;
thence South 43°40'56" West 60.00 feet;
thence North 46°19'04" West 65.00 feet;
thence Northwesterly 320.05 feet along the arc of a 480.00 foot radius curve to the right (center bears North 43°40'56" East and the chord bears North 32°25'52" West 312.37 feet with a central angle of 38°12'05");
thence North 67°19'58" East 222.42 feet;
thence North 89°59'52" East 83.00 feet;
thence North 89°24'35" East 65.39 feet;
thence Northeasterly 21.50 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'56" West and the chord bears North 48°12'11" East 19.73 feet with a central angle of 82°15'21");
thence Northeasterly 95.64 feet along the arc of a 330.00 foot radius curve to the right (center bears South 82°19'29" East and the chord bears North 10°36'38" East 95.30 feet with a central angle of 16°36'14");
thence South 89°39'52" West 66.37 feet;
thence North 00°01'53" East 100.00 feet;
thence North 87°17'07" East 53.10 feet;
thence North 03°54'19" West 53.10 feet;
thence North 89°05'56" East 139.09 feet;
thence South 89°39'04" East 476.38 feet to the point of beginning.

Contains 491,719 Square Feet or 11.288 Acres and 95 Lots and 2 Parcels

Feb 7, 2020
DATE
KAREN F. WHITE
P.L.S. 191326

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

JACKSON PHASE 1 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 easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

Pursuant to Code 10-9a-6048 the owners hereby conveys Parcel A and B as indicated hereon to Jackson Homeowners Association, 12227 South Business Park Dr Suite 230, Draper, UT 84020.

In witness whereof I / we have hereunto set our hand (s) this 7TH day of FEB A.D. 20 20

RICHMOND AMERICAN HOMES OF UTAH, INC.

By: DIVISION PRESIDENT

CORPORATION ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.

ON THE 7TH DAY OF FEBRUARY IN THE YEAR 20 20 BEFORE ME KAY WALLINGFORD PERSONALLY APPEARED PAUL PETERSON WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS PRESIDENT OF RICHMOND AMERICAN HOMES OF UTAH AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, AND THAT SAID CORPORATION EXECUTED THE SAME. ACKNOWLEDGED TO ME THAT HAND CORPORATION EXECUTED THE SAME.

NOTARY SIGNATURE

NOTARY PUBLIC STATE OF UTAH COMMISSION # 706 KAY WALLINGFORD COMMISSION EXPIRES: 08/31/2021

CENTURYLINK COMMUNICATIONS	COMCAST	DOMINION ENERGY UTAH	ROCKY MOUNTAIN POWER
APPROVED THIS 10 DAY OF February 20 20 BY CENTURYLINK COMMUNICATIONS	APPROVED THIS 10 DAY OF February 20 20 BY COMCAST	APPROVED THIS 11 DAY OF February 20 20 BY DOMINION ENERGY UTAH	APPROVED THIS 13 DAY OF Feb 20 20 BY ROCKY MOUNTAIN POWER
CENTURYLINK COMMUNICATIONS	COMCAST	DOMINION ENERGY UTAH	ROCKY MOUNTAIN POWER

TABULATIONS	
TOTAL PLAT ACREAGE	11.233 ACRES
TOTAL LOT ACREAGE	7.378 ACRES
TOTAL ACREAGE IN PUBLIC STREET	3.666 ACRES
TOTAL ACREAGE IN OPEN SPACE	0.852 ACRES
NUMBER OF LOTS	95

SOUTH VALLEY SEWER DISTRICT	HEALTH DEPARTMENT APPROVAL	CHECKED FOR ZONING	PLANNING COMMISSION APPROVAL
APPROVED THIS 25 DAY OF February 20 20 BY SOUTH VALLEY SEWER DISTRICT	APPROVED THIS 27 DAY OF February 20 20 BY HEALTH DEPARTMENT	ZONE: R-2-10 DATE: 2-28-20 AREA: none WIDTH: 52'-0" NAME: Bryn MacDonald	APPROVED THIS 28 DAY OF Feb 20 20 BY HERRIMAN PLANNING COMMISSION
SOUTH VALLEY SEWER DISTRICT MANAGER	HERRIMAN, SALT LAKE COUNTY HEALTH DEPARTMENT		CHAIR, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
APPROVED THIS 3rd DAY OF March 20 20 BY HERRIMAN CITY MUNICIPAL WATER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS 17 DAY OF Apr 20 20	APPROVED THIS 17 DAY OF APRIL 20 20 BY HERRIMAN CITY
HERRIMAN CITY	4-14-2020 DATE HERRIMAN CITY ENGINEER	HERRIMAN CITY ATTORNEY	HERRIMAN CITY RECORDER PLANNING DIRECTOR

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignutah.com
LAYTON
TOOELE
CEDAR CITY
RICHFIELD

SHEET 1 OF 2
PROJECT NUMBER: 4008
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: KFW
DATE: 12/2020

JACKSON PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13255521
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF PAUL J. PETERSON
DATE 4/27/2020 TIME 11:41 AM BOOK 2020P PAGE 92
FEE $214.00 BY
FEES COUNTY SALT LAKE COUNTY RECORDER

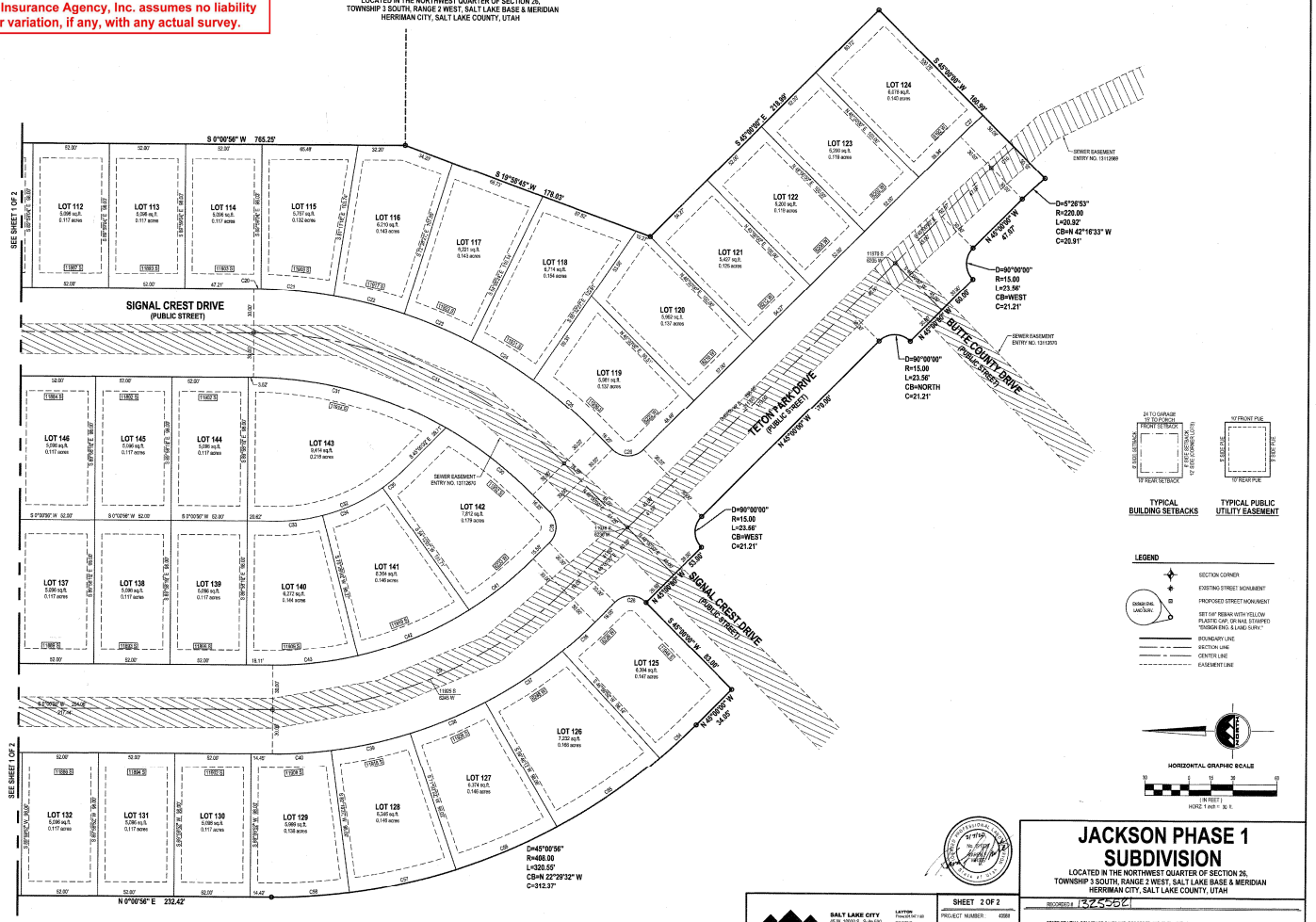
26-26-101-003
26-26-11-R
26-23-31-32

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.

JACKSON PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	33.11'	6°19'22"	N87°10'39"E	33.09'
C2	300.00'	96.29'	18°49'09"	N15°47'19"E	97.62'
C3	300.00'	44.66'	8°31'42"	N4°16'12"E	44.66'
C4	300.00'	80.47'	15°22'01"	N16°52'54"E	80.17'
C5	300.00'	126.47'	24°09'17"	S13°19'41"W	125.54'
C6	300.00'	90.91'	17°21'48"	S18°29'26"W	90.57'
C7	300.00'	59.30'	6°47'29"	S4°39'48"W	59.54'
C8	300.00'	4.92'	0°56'05"	S1°38'19"W	4.92'
C9	250.00'	219.90'	45°09'56"	S22°26'32"E	214.20'
C10	250.00'	39.91'	4°34'24"	N42°35'12"W	39.87'
C11	300.00'	236.54'	44°58'04"	N22°36'20"E	230.53'
C12	30.00'	47.10'	90°00'17"	S46°59'35"W	42.41'
C13	15.00'	15.03'	62°11'39"	S31°04'51"E	15.49'
C14	15.00'	7.28'	27°48'39"	S76°05'24"E	7.21'
C15	14.97'	21.78'	83°22'37"	S48°27'38"W	19.88'
C16	60.00'	10.43'	11°57'22"	N84°07'27"W	10.42'
C17	50.00'	40.70'	46°38'28"	N64°42'41"W	39.58'
C18	50.00'	27.42'	31°25'25"	N15°41'55"W	27.08'
C19	15.03'	25.51'	97°19'00"	N44°59'36"W	21.22'
C20	330.00'	4.75'	0°49'28"	N1°25'30"E	4.75'
C21	330.00'	49.90'	8°39'27"	N5°19'56"E	49.82'
C22	330.00'	48.62'	8°26'51"	N13°45'57"E	48.58'
C23	330.00'	48.53'	8°26'00"	N22°12'21"E	48.49'
C24	330.00'	49.43'	8°34'55"	N30°39'48"E	49.39'
C25	330.00'	65.68'	9°41'44"	N40°39'09"E	65.70'
C26	15.00'	23.56'	90°00'00"	S0°00'56"E	21.21'
C27	266.00'	20.91'	4°30'40"	N42°51'28"W	20.90'
C28	15.00'	23.56'	90°00'00"	N0°00'56"E	21.21'
C29	15.00'	23.56'	89°59'03"	N89°01'01"E	21.21'
C30	270.00'	74.73'	15°51'09"	N37°04'28"E	74.47'
C31	270.00'	137.28'	29°07'54"	N14°34'54"E	135.81'
C32	122.00'	66.69'	45°06'56"	S22°29'32"E	65.61'
C33	122.00'	39.94'	14°31'56"	S7°15'02"E	39.80'
C34	122.00'	46.31'	21°14'53"	S25°39'26"E	45.59'
C35	122.00'	19.50'	9°10'37"	S46°29'56"E	19.57'
C36	310.00'	29.39'	5°25'54"	S42°13'43"E	29.38'
C37	310.00'	62.06'	11°28'53"	S33°38'50"E	62.70'
C38	310.00'	55.40'	10°14'22"	S22°43'12"E	55.33'
C39	310.00'	55.12'	10°11'15"	S12°29'04"E	55.05'
C40	310.00'	40.19'	7°25'40"	S3°41'51"E	40.16'
C41	266.00'	69.68'	12°46'22"	S38°51'18"E	69.50'
C42	266.00'	62.42'	13°26'24"	S52°14'59"E	62.26'
C43	200.00'	66.33'	13°22'03"	S51°46'50"E	66.38'
C44	15.00'	23.57'	90°01'00"	N44°59'36"W	21.22'
C45	270.00'	24.89'	5°16'54"	S2°34'13"W	24.87'
C46	270.00'	94.10'	19°58'49"	S15°36'55"W	93.66'
C47	310.00'	14.70'	2°43'04"	N24°04'57"E	14.70'
C48	310.00'	56.04'	10°21'50"	N14°14'57"E	55.97'
C49	330.00'	9.37'	1°37'34"	N24°13'27"E	9.37'
C50	270.00'	77.62'	16°28'01"	N16°10'54"E	77.35'
C51	15.00'	25.61'	98°35'58"	N45°42'20"W	22.74'
C52	15.00'	23.66'	89°59'59"	N45°03'57"E	21.21'
C53	20.00'	47.12'	90°00'00"	N44°56'04"W	42.43'
C54	468.00'	33.37'	4°05'12"	S42°36'04"E	33.36'
C55	468.00'	94.73'	11°35'56"	S34°21'49"E	94.58'
C56	468.00'	74.88'	10°28'12"	S22°13'41"E	74.80'
C57	468.00'	74.39'	10°26'50"	S12°42'13"E	74.29'
C58	468.00'	53.38'	7°29'41"	S3°43'08"E	53.34'



ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON
TOOELE
CEDAR CITY
RICHFIELD

SHEET 2 OF 2
PROJECT NUMBER: 4998
MANAGER: ROE
DRAWN BY: KRM
CHECKED BY: KRW
DATE: 1/2020

JACKSON PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13255821

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: PAUL J. PETERSEN
DATE: 4-29-2020 TIME: 11:46 AM BOOK: 2020P PAGE: 92
FEE $ 21.00
DEPUTY SALT LAKE COUNTY RECORDER