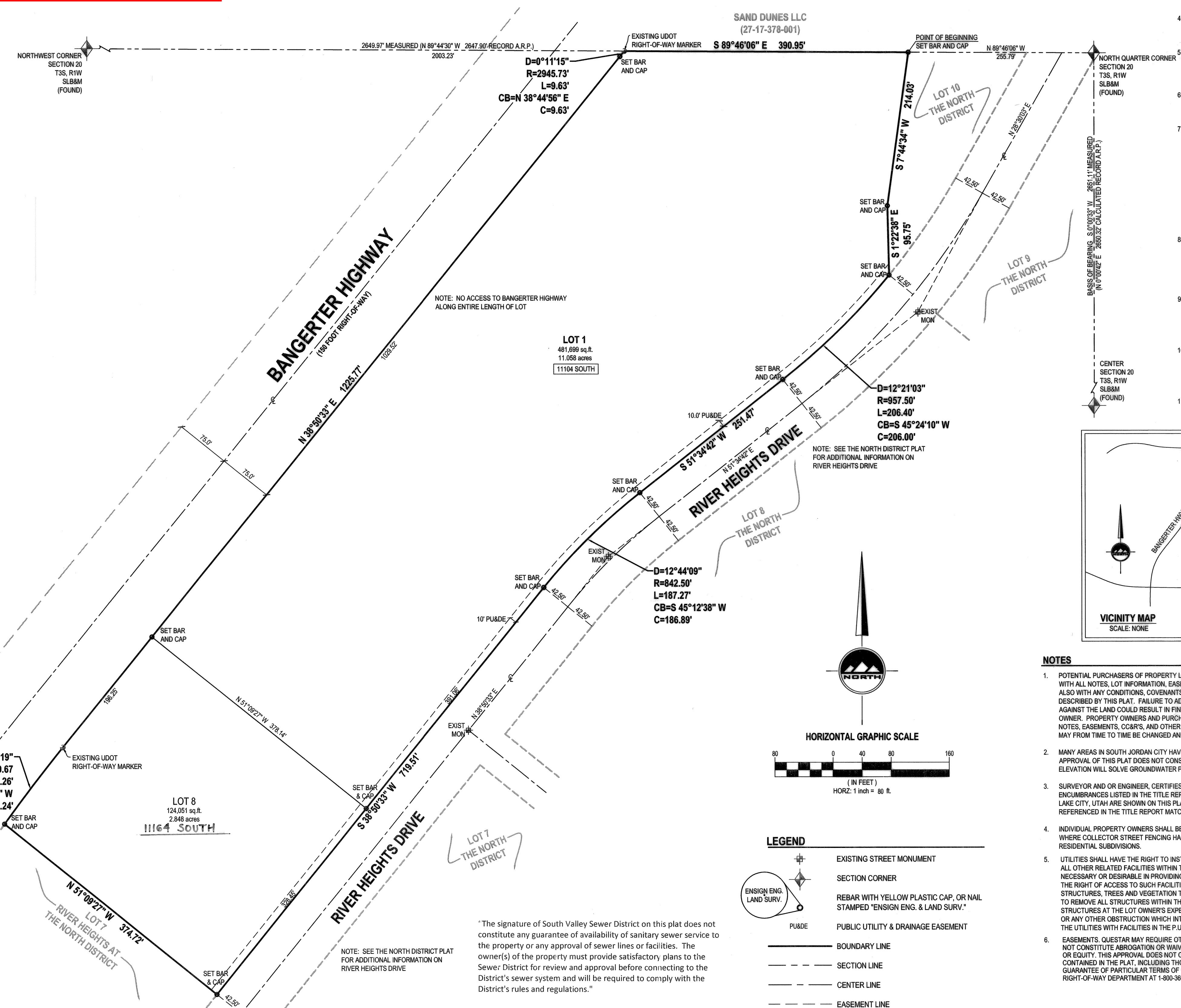


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

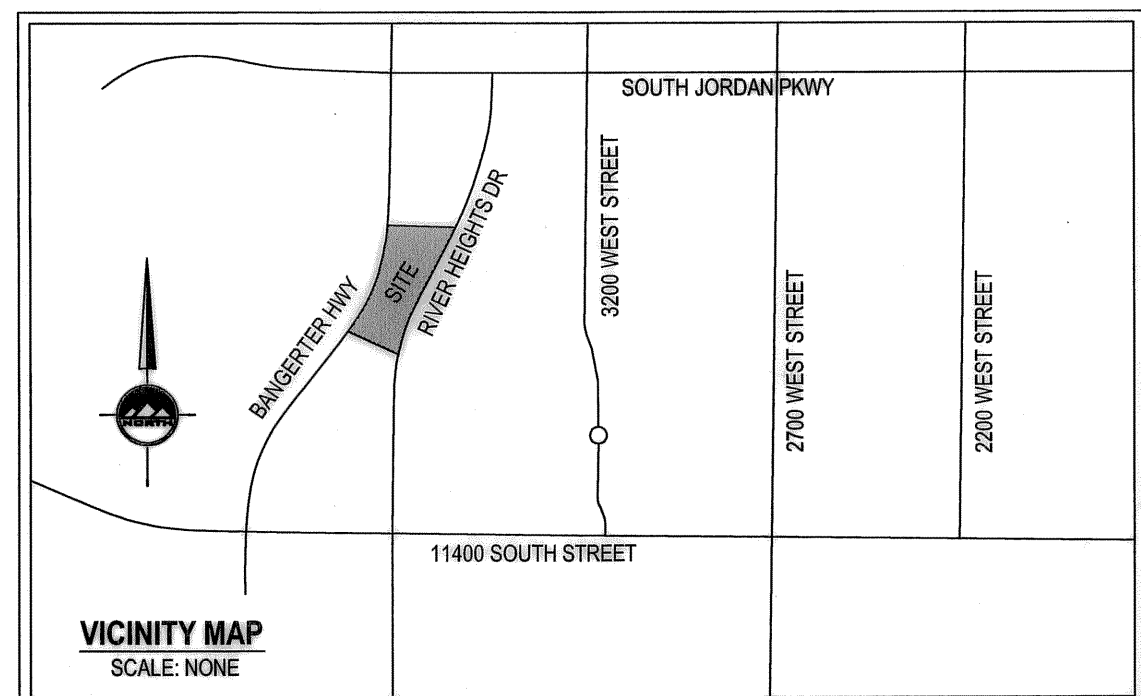
RIVER HEIGHTS AT THE NORTH DISTRICT - AMENDED

AMENDING LOTS 8, 9 AND 10, OF RIVER HEIGHTS AT THE NORTH DISTRICT - A MULTIPLE USE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



- ### TITLE REPORT NOTES
- RECORD INFORMATION SHOWN HEREON IS TAKEN FROM A TITLE REPORT DATED OCTOBER 18, 2011 PROVIDED BY COTTONWOOD TITLE OF SALT LAKE CITY, UTAH.
 - PROPERTY IS SUBJECT TO TAXES FOR THE CURRENT YEAR (2011)
 - PROPERTY IS LOCATED WITHIN SOUTH JORDAN CITY AND SOUTH VALLEY SEWER DISTRICT AND IS SUBJECT TO CHARGES AND ASSESSMENTS THEREOF.
 - PROPERTY IS SUBJECT TO EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF RIVER HEIGHTS AT THE NORTH DISTRICT, A MULTIPLE USE SUBDIVISION AS THEY MAY APPLY.
 - PROPERTY IS SUBJECT TO EASEMENTS AND CONDITIONS IN FAVOR OF THE STATE OF UTAH, RECORDED SEPTEMBER 22, 1916 AS ENTRY NO. 366325 IN BOOK 7E AT PAGE 404. DOCUMENT IS ILLEGIBLE AND CANNOT BE PLOTTED ON THE PLAT.
 - PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 29, 1996 AS ENTRY NO. 634228 IN BOOK 7386 AT PAGE 262 AS THEY MAY APPLY.
 - RESOLUTION NO. R2006-10 EXECUTING THE AGREEMENT FOR DEVELOPMENT OF THE KUNKLER TRUST PROPERTY RECORDED MARCH 24, 2006 AS ENTRY NO. 967236 IN BOOK 8070 AT PAGE 8008. RE-RECORDED FEBRUARY 9, 2007 AT ENTRY NO. 989881 IN BOOK 9420 AT PAGE 3209. ASSIGNMENTS AS RECORDED JUNE 20, 2007 AS ENTRY NO. 10139035 IN BOOK 9480 AT PAGE 7051. ALSO RECORDED JUNE 20, 2007 AS ENTRY NO. 10139042 IN BOOK 9480 AT PAGE 7156. ALSO RECORDED JUNE 10, 2010 AT ENTRY NO. 10968953 IN BOOK 9832 AT PAGE 1387. CONDITIONS WITHIN THE ABOVE RECORDED DOCUMENTS ARE IN WRITTEN FORM WITH SOME EXHIBIT MAPS AND CANNOT BE PLOTTED ON THE PLAT.
 - PROPERTY IS SUBJECT TO CROSS ACCESS, DEVELOPMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 21, 2007 AS ENTRY NO. 10308165 IN BOOK 9500 AT PAGE 8628. BLANKET EASEMENTS, SEE EXHIBIT MAPS WITHIN DOCUMENT FOR EXACT LOCATIONS. CONDITIONS WITHIN THE ABOVE RECORDED DOCUMENT ARE IN WRITTEN FORM WITH SOME EXHIBIT MAPS AND CANNOT BE PLOTTED ON THE PLAT.
 - PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED MARCH 4, 2009 AS ENTRY NO. 10638166 IN BOOK 9693 AT PAGE 5013. CONDITIONS WITHIN THE ABOVE RECORDED DOCUMENT ARE IN WRITTEN FORM WITH SOME EXHIBIT MAPS AND CANNOT BE PLOTTED ON THE PLAT.
 - DECORATIVE WALL/FENCE INSTALLATION AND MAINTENANCE AGREEMENT STATE ROUTE 154 AND 11200 SOUTH TO 11400 SOUTH RECORDED MARCH 17, 2009 AS ENTRY NO. 10649193 IN BOOK 9683 AT PAGE 3800. CONDITIONS WITHIN THE ABOVE RECORDED DOCUMENT ARE IN WRITTEN FORM WITH SOME EXHIBIT MAPS AND CANNOT BE PLOTTED ON THE PLAT.
 - PROPERTY IS SUBJECT TO MATTERS DISCLOSED ON A SURVEY PREPARED BY ENSIGN ENGINEERING DATED AUGUST 30, 2011 AS JOB NO. 4597.



NOTES

- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITHIN THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CCAR) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS COARPS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, COARPS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED OCT. 18, 2011 PREPARED BY THE TITLE COMPANY OF SALT LAKE CITY, UTAH ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES PROPERTY SHOWN ON THIS PLAT.
- INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK STRIP LANDSCAPING WHERE COLLECTOR STREET FENCING HAS NOT BEEN INSTALLED ALONG THE REAR OR SIDE OF LOTS IN SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS.
- 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that 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 RIVER HEIGHTS AT THE NORTH DISTRICT - AMENDED, 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 footage with and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner Lot 10, The North District, said point being North 89°46'06" West 255.79 feet along the section line to and along the north line of said Lot 10 from The North Quarter Corner of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 7°44'34" West 214.03 feet along the west line to an angle point in the west line of said Lot 10, The North District; thence South 1°22'38" East 95.75 feet along the west line of said Lot 10, The North District, being on the westerly line of River Heights Drive;

thence Southwesterly 206.40 feet along the arc of a 957.50 foot radius curve to the right, (center bears North 50°49'21" West and long chord bears South 45°24'10" West 206.00 feet, with a central angle of 12°21'03") along the westerly line of said River Heights Drive; thence South 51°34'42" West 251.47 feet along the westerly line of said River Heights Drive;

thence South 51°34'42" West 251.47 feet along the arc of a 842.50 foot radius curve to the left, (center bears South 38°25'16" East and the long chord bears South 45°12'38" West 186.89 feet, with a central angle of 12°44'09") along the westerly line of said River Heights Drive;

thence South 38°50'33" West 719.51 feet along the westerly line of said River Heights Drive to the Northeast Corner of Lot 7, River Heights at the North District;

thence North 51°09'27" West 374.72 feet along the northerly line to the Northwest Corner of Lot 7, River Heights at the North District, being on the easterly line of the Bangerter Highway;

thence northeasterly 132.26 feet along the arc of a 2549.67 foot radius curve to the right, (center bears South 54°07'46" East and long chord bears North 37°21'24" West 132.24 feet, with a central angle of 2°58'19") along the easterly line of the Bangerter Highway;

thence North 38°50'33" East 1225.77 feet along the easterly line of said Bangerter Highway;

thence Northeasterly 9.63 feet along the arc of a 2945.73 foot radius curve to the left, (center bears North 51°09'27" West and the long chord bears North 38°44'56" East 9.63 feet, with a central angle of 0°11'15") along the easterly line of said Bangerter Highway to the section line;

thence South 89°46'06" East 390.95 feet along the section line to the Northwest Corner of Lot 10, The North District, being the point of beginning.

Contains 605,750 square feet, 13.906 acres, 2 lots.

October 18, 2011
Date
Keith R. Russell
License No. 164386

OWNER'S DEDICATION

I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the **RIVER HEIGHTS AT THE NORTH DISTRICT - AMENDED**, do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this 27 day of October, A.D. 2011.

Steven B. Ostler Manager
WB II LAND INVESTMENT, L.C.
A Utah limited liability company

Steven B. Ostler Manager
WB III LAND INVESTMENT, L.C.
A Utah limited liability company

James G. Seaberg Manager
ICO Multi-Family Holdings, LLC.
A Utah limited liability company

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of SALT LAKE J.S.S.

On the 27th day of October, A.D. 2011, Steven B. Ostler personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of WB II LAND INVESTMENT, L.C., a Utah Limited Liability Company and that He 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: July 26, 2015
Sharon P. Pritchard RESIDING IN Salt Lake COUNTY, UTAH
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of SALT LAKE J.S.S.

On the 27th day of October, A.D. 2011, Steven B. Ostler personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of WB III LAND INVESTMENT, L.C., a Utah Limited Liability Company and that He 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: July 26, 2015
Sharon P. Pritchard RESIDING IN Salt Lake COUNTY, UTAH
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of SALT LAKE J.S.S.

On the 27th day of October, A.D. 2011, James G. Seaberg personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of ICO Multi-Family Holdings, LLC, a Utah Limited Liability Company and that He 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: 01-30-2012
Rose M. Pritchard RESIDING IN Salt Lake COUNTY, UTAH
NOTARY PUBLIC

RIVER HEIGHTS AT THE NORTH DISTRICT - AMENDED

AMENDING LOTS 8, 9 AND 10, OF RIVER HEIGHTS AT THE NORTH DISTRICT A MULTIPLE USE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 11280424

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ICO Development

DATE: 11/27/2011 TIME: 10:59 AM BOOK: 2011P PAGE: 144

FEES: 137.00

James G. Seaberg
COUNTY SALT LAKE COUNTY RECORDER

COMMUNITY DEVELOPMENT DEPARTMENT APPROVED AS TO FORM THIS <u>28th</u> DAY OF <u>November</u> , 20 <u>11</u> . <u>Sharon P. Pritchard</u> CITY PLANNER FOR SOUTH JORDAN CITY	BOARD OF HEALTH APPROVAL APPROVED THIS <u>28th</u> DAY OF <u>October</u> , 20 <u>11</u> . BY THE BOARD OF HEALTH. <u>Jeremy Roberts</u> SALT LAKE VALLEY HEALTH DEPT.	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>27</u> DAY OF <u>October</u> , 20 <u>11</u> . BY THE SOUTH VALLEY SEWER DISTRICT <u>Sharon P. Pritchard</u> SOUTH VALLEY SEWER DISTRICT, MANAGER	CITY ENGINEER APPROVAL APPROVED THIS <u>9th</u> DAY OF <u>November</u> , 20 <u>11</u> . BY THE SOUTH JORDAN CITY ENGINEER <u>Brad Hanson</u> SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY MAYOR APPROVED AS TO FORM THIS <u>15th</u> DAY OF <u>November</u> , 20 <u>11</u> . <u>William J. Hanson</u> ATTEST: CITY RECORDER	OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS <u>15th</u> DAY OF <u>November</u> , 20 <u>11</u> . <u>William J. Hanson</u> ATTORNEY FOR SOUTH JORDAN CITY
---	--	--	--	---	--

SHEET 1 OF 1 PROJECT NUMBER: 4597 MANAGER: BELDER DRAWN BY: MELMER CHECKED BY: KRUSSELL DATE: 10/28/11	SALT LAKE CITY 45 West 10000 South Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNUTAH.COM	LAYTON Phone: 801.547.1100 CEDAR CITY Phone: 435.865.1453 TOOELE Phone: 435.843.3590	QUEST <u>John Peterson</u> DATE <u>10/11/11</u> ROCKY MOUNTAIN POWER <u>Wendy Lat</u> DATE <u>10/11/11</u> QUESTAR <u>Denise Zim</u> DATE <u>10/11/11</u> COMCAST CABLE <u>John Black</u> DATE <u>11/11/11</u>	SURVEY RECORDING DATA DATE: _____ DRAWING No. _____
--	--	--	---	--

27-20-127-006,007 27-20-11,12 #322