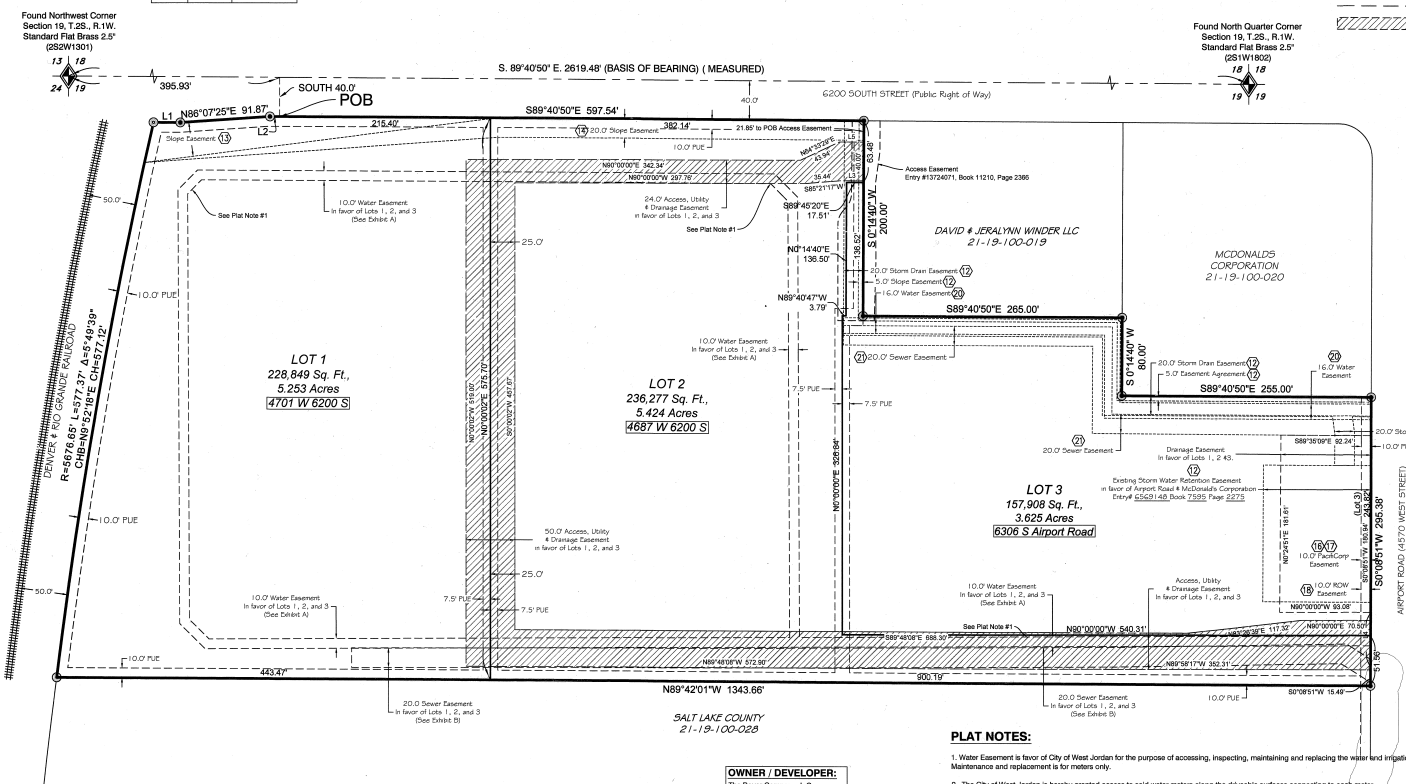
WEST JORDAN INDUSTRIAL SUBDIVISION

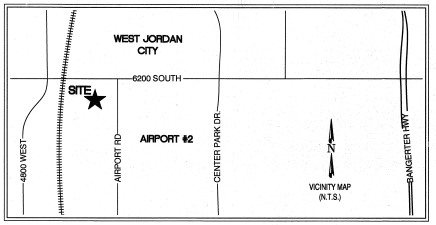
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

LINE TABLE		
LINE #	LENGTH	BEARING
L1	27.43	S89° 41' 19"E
L2	10.05	S89° 41' 19"E
L3	23.79	N89° 45' 20"W
L4	50.50	S0° 08' 51"W
L5	25.03	S89° 45' 20"E



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Road Right-of-Way
- Lot Line
- Existing Easment Line
- Easement Line
- Drainage Easement
- Access Easement
- Set Rebar and Cap stamped "CIR Engineering"
- Found Rebar and Cap stamped "Salt Lake County Surveyor" (Held)
- Found Rebar and Cap stamped "CRS Eng" (Held)



SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **WEST JORDAN INDUSTRIAL SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 25th day of August, 2021

PROFESSIONAL LAND SURVEYOR — GARY CHRISTENSEN — No. 5152617 — 08/25/2021 — STATE OF UTAH

BOUNDARY DESCRIPTION

An entire tract of Land described in that Special Warranty Deed recorded March 15, 2021 as Entry No. 13598326 in Book11137, at Page 436 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Northwest Quarter of Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southerly right of way line of 6200 South Street, which is 395.93 feet S. 89°40'50" E. along the Section line and 40.0 feet South from the Northwest Corner of said Section 19; thence S. 89°40'50" E. (Record = South 89°55'30" East) 597.54 feet along said southerly right of way line of 6200 South Street; thence S. 00°14'40" W. (Record = South) 200.00 feet; thence S. 89°40'50" E. (Record = South 89°55'30" East) 265.00 feet; thence S. 00°14'40" W. (Record = South) 80.00 feet; thence S. 89°40'50" E. (Record = South 89°55'30" East) 255.00 feet to the westerly right of way line of Airport Road (4570 West Street); thence S. 00°08'51" W. (Record = South) 295.38 feet along said westerly right of way line to a easterly extension of an existing chain link fence; thence N. 89°42'01" W. (Record = North 89°55'35" West) 1343.66 feet along said extension and existing chain link fence to the easterly right of way line of the Denver and Rio Grande Railroad and a point of non-tangency with 5676.65 - foot radius curve to the right, concave easterly (Radius bears S. 83°03'23" E.); thence Northerly 577.37 feet along the arc of said curve and right of way line, through a central angle of 05°49'39" (Chord bears N. 09°52'18" E. 577.12 feet) to said southerly right of way line of 6200 South Street; thence Easterly along said southerly right of way line the following three (3) courses: 1) S. 89°41'19" E. 27.43 feet (Record = South 89°55'30" East 26.94 feet); 2) N. 86°07'25" E. (Record = North 85°53'14" East) 91.87 feet; 3) S. 89°41'19" E. (Record = South 89°55'30" East) 10.05 feet to the **Point of Beginning**.

The above-described entire tract contains 623,034 Sq. Ft. in area, 14.302 acres more or less. 3 Lots.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as **"WEST JORDAN INDUSTRIAL SUBDIVISION"**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do 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 hereof, we have hereunto set our hands this 31 day of August, 2021,

BOYER 6200 WEST JORDAN, LC

By: _____

Print Name: Brian Cochenour

Title: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Utah)
:ss
County of Salt Lake)

On this 31 day of August, 2021, personally appeared before me Brian Cochenour, who being by me duly sworn did say that he/she/they is/are the Manager of Boyer 6200 West Jordan, LC. authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Notary Public

My Commission expires: 8/28/2025

Commission number: 719523

Residing in Davis County, Utah

"Exhibit A" - Water Line Easement

A water line easement being a strip of land 10.00 feet in width located in Lots 1-3 of the proposed West Jordan Industrial Subdivision located in the Northwest Quarter of Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Said 10.00 - foot strip of land lies 5.00 feet on each side of the following described centerline:

Beginning at a point on the easterly line of said Lot 2, which is 46.03 feet N. 00°08'51" E. from the southeasterly corner of said Lot 2; thence S. 89°46'13" W. 1190.01 feet; thence N. 45°13'47" W. 32.53 feet; thence N. 00°13'47" W. 440.05 feet; thence N. 44°46'13" E. 24.31 feet; thence S. 89°42'33" E. 586.17 feet; thence S. 44°42'33" E. 29.35 feet; thence S. 00°13'47" E. 453.98 feet to the **Point of Terminus**.

The sidelines of said 10.00 wide strip of land shall be lengthened or shortened to begin on said easterly line of said Lot 3 and terminate at right angles to said centerline.

The above-described perpetual right-of-way easement contains 27,514 square feet in area or 0.631 acres, more or less.

"Exhibit B" - Sewer Line Easement

A sewer line easement being a strip of land 20.00 feet in width located in Lots 1, 2, and 3 of the proposed West Jordan Industrial Subdivision located in the Northwest Quarter of Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Said 20.00 - foot strip of land lies 10.00 feet on each side of the following described centerline:

Beginning at a point on the easterly line of said Lot 2, which is 15.49 feet N. 00°08'51" E. from the southeasterly corner of said Lot 2; thence N. 57°44'36" W. 32.40 feet; thence S. 89°03'54" W. 237.56 feet; thence S. 89°47'07" W. 395.37 feet; thence S. 89°59'10" W. 381.75 feet to the **Point of Terminus**.

The sidelines of said 20.00 wide strip of land shall be lengthened or shortened to begin on said easterly line of said Lot 3 and terminate at right angles to said centerline.

The above-described perpetual right-of-way easement contains 20,942 square feet in area or 0.480 acres, more or less.

OWNER / DEVELOPER:
The Boyer Company, L.C.,
a Utah limited liability company
101 South 200 East, Suite 200
Salt Lake City, UT 84111

PLAT NOTES:

1. Water Easement is favor of City of West Jordan for the purpose of accessing, inspecting, maintaining and replacing the water and irrigation meters. Maintenance and replacement is for meters only.
2. The City of West Jordan is hereby granted access to said water meters along the driveable surfaces connecting to each meter.

(12) Easement Agreement recorded February 10, 1997, Entry No.: 6569146, Book/Page: 7595 / 2275 in favor of 6200 Airport Rd LC and McDonalds Corp.

(13) Easement in favor of West Jordan City for cut and / or fill slopes Recorded: September 6, 2002 as Entry No.: 8344023 in Book 8644 at Page 6688 in favor of West Jordan City.

(14) Grant of Easement recorded: March 12, 2003 as Entry No.: 8564086, Book/Page: 8754 / 4579 in favor of City of West Jordan.

(16) Underground Right of Way Easement Recorded: June 7, 2005 as Entry No.: 9397369 in Book/Page: 9141 / 7314 in favor of PacifiCorp.

(17) Underground Right of Way Easement recorded: July 27, 2005 as Entry No.: 9443025 in Book/Page: 9164 / 4808 in favor of PacifiCorp.

(18) Right-of Way and Easement Grant Recorded: July 26, 2007 as Entry No.: 10174832 in Book/Page: 9495 / 7725 in favor of Questar Gas Company.

(20) Water Line Easement Recorded: June 22, 2011 as Entry No.: 11202176 in Book/Page: 9932 / 3009 in favor of Taylorsville Bennion Improvement District.

(21) Sewer Line Easement Recorded: June 22, 2011 as Entry No.: 11202177 in Book/Page: 9932 / 3009 in favor of Taylorsville Bennion Improvement District.

SALT LAKE COUNTY SURVEYOR	SHEET	PREPARED BY:
ROS # S2021-02-0113	1 / 1	CIR CIVIL ENGINEERING + SURVEYING
Plat Reviewer Date		3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119 Phone: (435) 503-7641

WEST JORDAN INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

PUBLIC UTILITIES	BOARD OF HEALTH	CITY ENGINEER	CITY PLANNING COMMISSION	CITY ATTORNEY	CITY APPROVAL	CITY RECORDER	SALT LAKE COUNTY RECORDER
Century Link Paul Bieing 8-30-21	Approved this 30th day of August 2021 A.D. 2021	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file.	Approved this 7 day of September 2021 by the City of West Jordan Planning Commission.	I hereby certify that I have had this lat examined by this office and it is correct in accordance with information on file.	Presented to West Jordan City this 16th day of Sept A.D. 2021 and is hereby approved.		Recorded # 13778235 State of Utah, County of Salt Lake, Recorded and filed at the request of Boyer 6200 West Jordan LC Date: 9-21-21 Time: 11:24 am Book: 2021P Page: 235
Rocky Mountain Power	Director S.L.C.O Board of Health	City Engineer 9-14-21 Date	Chairperson, West Jordan City Planning Commission	Asst. West Jordan City Attorney 9/8/2021 Date	City of West Jordan Mayor	City of West Jordan Recorder	$56.00 Fee $ TSM Counts/deputy Salt Lake County Recorder
Dominion Energy							
COMCAST							

6200 Airport

$5600 21-19-11,12 21-19-100-027