

15-137 Amended Lots SUB

- Legend**
- Salt Lake County
 - Area Reference Plat
 - Section Corner
 - Property Line
 - Easement Line
 - Centerline
 - Section Line
 - 5/8" Rebar 24" Long with AWA Cap or Nail with AWA brass tag to be set
 - Address



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAAEngineering.net

Scale : 1" = 100'

The District Amended

A Commercial Subdivision

Amending lots 13, 14 and 18 of The District - A Commercial Subdivision
Part of the Southwest 1/4 of Section 20,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah
2016

11400 South Street

The District

Narrative

This Survey and Subdivision plat was requested by Mr. Wade Williams of the Boyer Company for purpose of platting 6 Commercial Lots.

A line between monuments found for the South Quarter Corner and the Center of Section 20 was assigned the Salt Lake County Area Reference Plat bearing of N 0°00'42" E as the Basis of Bearings.

This property was previously surveyed in 2004 by Great Basin Engineering - South and that survey along with the underlying subdivision have been honored.

Developer

Boyer Company
Wade Williams
30 South 400 West, Suite 200
Salt Lake City, Utah 84101
phone: 801-521-4781

South Valley Sewer District Notes:

- The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.
- Shallow Sewer Depth Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.
- Buildings on Lot 23 of this plat are subject to a Commercial Sewer Connection Agreement recorded as Entry No. 11237001.

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 and streets, hereafter to be known as

The District Amended - A Commercial Subdivision
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

All of Lots 13, 14 and 18, The District - A Commercial Subdivision, according to the official plat thereof, filed in Book "20079" of Plats, at Page 312 of the Official Records lying within the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah and described metes and bounds as follows:

Beginning at the Northeast Corner of Lot 17 of said Subdivision on the West Line of 3600 West Street located 931.95 feet North 0°00'42" East along the Quarter Section Line and 35.50 feet North 89°59'18" West from the South Quarter Corner of said Section 20; and running thence along the boundaries of said Lot 17 the following four courses: North 89°59'18" West 356.62 feet; South 0°00'42" West 14.55 feet; North 89°59'18" West 221.37 feet to the Northwest Corner of Lot 17; and South 0°00'42" West 291.00 feet to the Southwest Corner of said Lot 17 on the Northern Line of the South District Subdivision; thence along the Northern Line of said Subdivision the following three courses: North 89°59'18" West 642.74 feet; North 84°59'59" West 80.50 feet; and North 89°59'18" West 617.64 feet to the Eastern Line of the Bangerter Highway; thence North 2°00'49" West 63.00 feet; thence South 89°59'18" East 272.54 feet; thence South 89°59'18" East 112.76 feet; thence North 0°00'42" East 263.50 feet; thence South 89°59'18" East 221.47 feet; thence South 0°00'42" West 11.50 feet; thence South 89°59'18" East 286.54 feet to the Western Line of Lot 12 of said The District Subdivision; thence along said Western Line the following two courses: South 0°00'42" West 165.59 feet; and South 10°34'54" East 153.30 feet to the Southwesterly Corner of Lot 12 of said The District Subdivision; thence South 89°59'18" East 540.55 feet along the Southerly Line of Lot 12 to the Southeast Corner of said Lot 12; thence North 0°00'42" East 345.00 feet along the East Line of said Lot 12; thence South 89°59'18" East 136.50 feet; thence South 0°00'42" West 63.00 feet; thence South 89°59'18" East 272.54 feet; thence North 0°00'42" West 78.99 feet; thence South 89°59'18" East 326.63 feet to the West Line of 3600 West Street as it exists at 35.50 foot half-width; thence South 0°00'42" West 628.44 feet along said West Line to the point of beginning.

Contains 1,340,765 sq. ft.
or 30,780 acres
6 Lots

9 Mar, 2017

Bruce D. Pimper

Date: Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

The District Amended - A Commercial Subdivision
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof We have hereunto set Our hands this _____ day of _____ AD, 2016.

The District, L.C.
By: _____
Its: _____

Acknowledgment

State of _____ County of _____
On the _____ day of _____, 2017, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____ of _____, and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: Beverly Bott
My Commission Expires: 1/22/18 Commission Number: 6712895

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

BEVERLY BOTT
Notary Public for Utah
My Commission Expires on
January 22, 2018
Comm. Number: 6712895

Acknowledgment

State of _____ County of _____
On the _____ day of _____, 2017, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____ of _____, and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

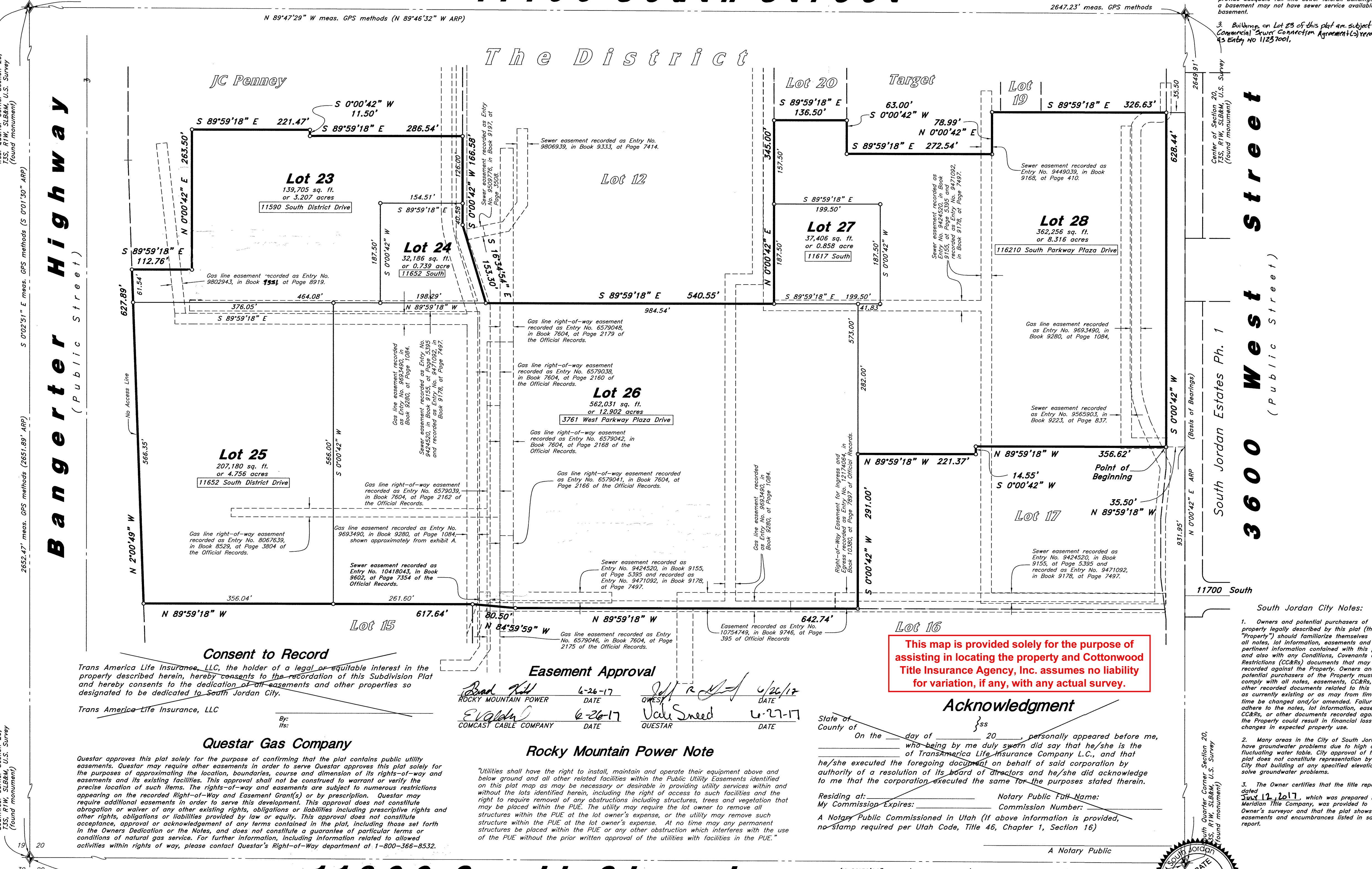
Residing at: _____ Notary Public Full Name: _____
My Commission Expires: _____ Commission Number: _____

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

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A Commercial Subdivision
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South Jordan City, Salt Lake County, Utah

Recorded # 12589070
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
South Jordan
Date 8-2-2017 Time 3:58 PM Book 2017 Page 197
\$36.00
Fee \$ _____
Deputy
Salt Lake County Recorder



South Valley Sewer District
Approved this 22nd Day of June A.D., 2017.
South Valley Sewer District

Board of Health
Approved this 26th Day of June A.D., 2017.
Rick Sedberry
Salt Lake Valley Health Department

South 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.
B. A. Kowm
6/1/17
South Jordan City Engineer

South Jordan City Attorney
Approved as to Form this 1st Day of August A.D., 2017.
South Jordan City Attorney

Planning Department
Approved this 21st Day of June A.D., 2017 by the South Jordan City Planner.
Gregory R. Schindler
City Planner

South Jordan City Approval
Presented to South Jordan City this 1st Day of June A.D., 2017. At which time this subdivision was approved and accepted.
Cindy Alder
Attest: City Clerk
South Jordan City Mayor