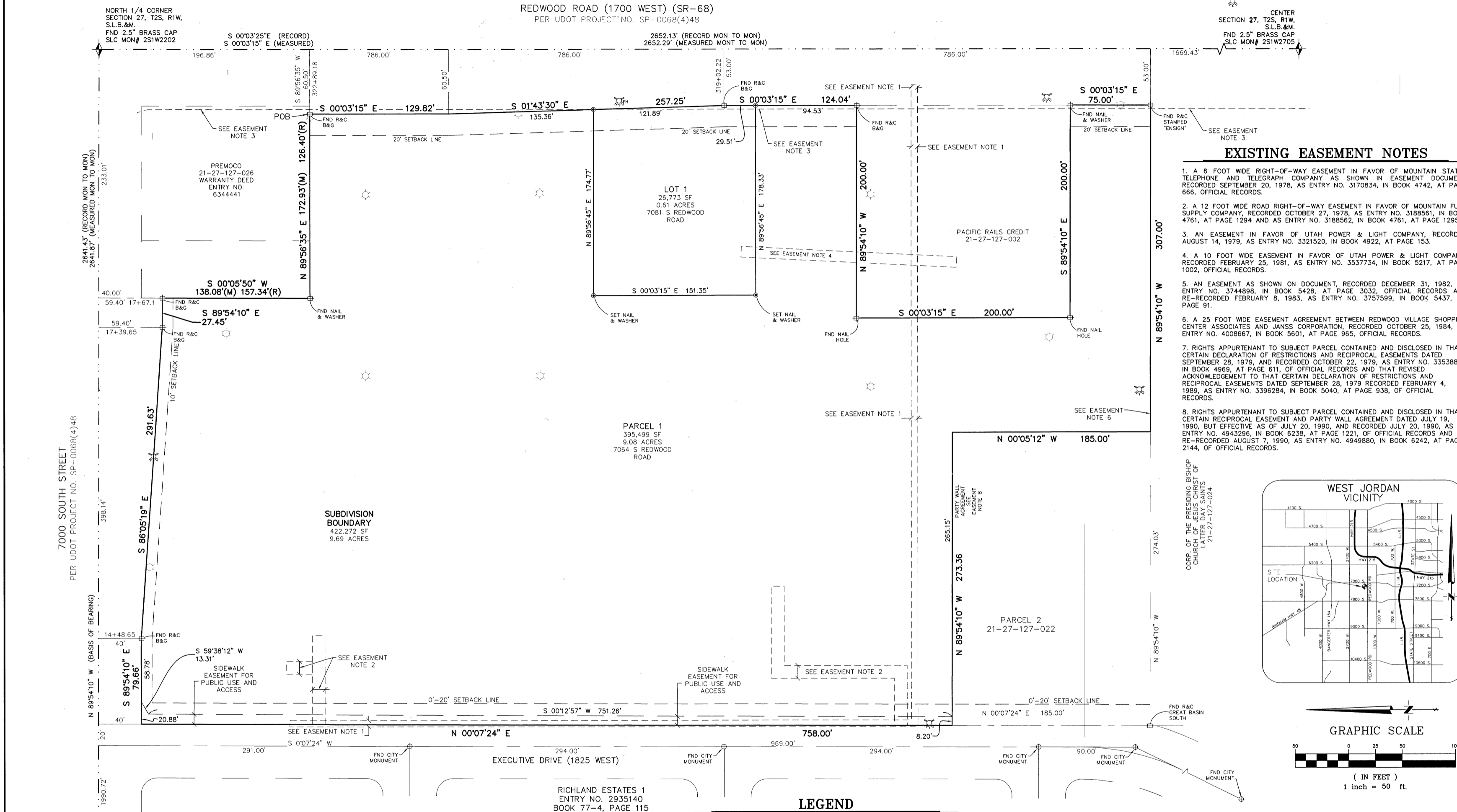


US BANK SUBDIVISION

LOCATED IN
 NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 PREPARED FOR:
 RTA Redwood Village, LLC



NORTH 1/4 CORNER SECTION 27, T2S, R1W, S.L.B.&M. FND 2.5" BRASS CAP SLC MON# 251W2202

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS 19 DAY OF February 2014 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
 SALT LAKE VALLEY HEALTH DEPARTMENT

QUESTAR GAS CO.
 APPROVED THIS 19 DAY OF February A.D. 2014
 COMPANY OFFICER:

COMCAST CABLE
 APPROVED THIS 20th DAY OF February A.D. 2014
 COMPANY OFFICER:

BUSH & GUDGELL, INC
 ENGINEERS - PLANNERS - SURVEYORS
 655 East 4500 South, Ste 100
 Salt Lake City, Utah 84107
 Phone (801) 685-8194
 FAX (801) 685-8195
 www.bushandgudgell.com
 DATE: 02-11-14
 FILE: 132080 FINAL

ROCKY MOUNTAIN POWER
 APPROVED THIS 20 DAY OF February A.D. 2014
 COMPANY OFFICER:

CENTURY LINK
 APPROVED THIS 24th DAY OF February A.D. 2014
 COMPANY OFFICER:

ZONING ADMINISTRATOR
 APPROVED THIS 12th DAY OF March A.D. 2014 BY THE CITY OF WEST JORDAN ZONING ADMINISTRATOR

CITY ENGINEER
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED
 3-3-14
 CITY OF WEST JORDAN ENGINEER

CITY ATTORNEY
 APPROVED THIS 14th DAY OF March A.D. 2014
 CITY OF WEST JORDAN ATTORNEY

WEST JORDAN CITY MAYOR
 PRESENTED TO THE WEST JORDAN CITY MAYOR THIS 16 DAY OF March A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 WEST JORDAN CITY MAYOR

SALT LAKE COUNTY RECORDER-RECORDED # 11820139
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF REDWOOD VILLAGE
 DATE 3/18/2014 TIME 2:57 PM BOOK 2014 PAGE 58
 # 32-00
 FEE \$
 SALT LAKE COUNTY RECORDER

SURVEYOR'S OPINION

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UCLS MODEL STANDARD OF PRACTICE FOR BOUNDARY SURVEYS, THE UTAH STATE CODE AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS OF THIS TRACT. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 07-31-2014. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



2-11-14
 DATE:
 BUSH AND GUDGELL, INC.

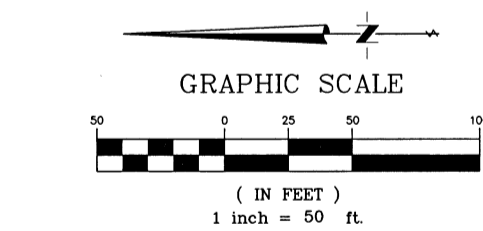
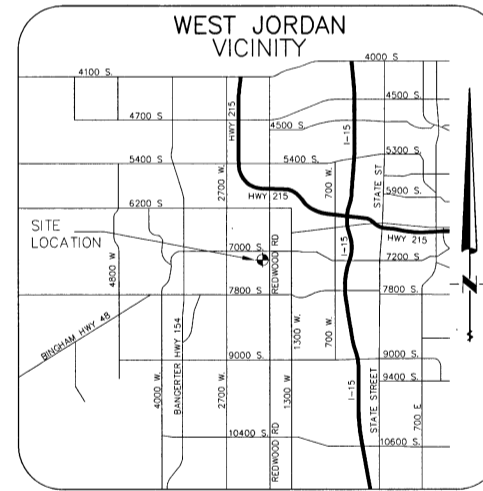
DAVID T. MORTENSEN
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND, IN THE CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF REDWOOD ROAD (PROJECT NO. SP-0068 (4) 48, PARCEL NO. 0068:94, ROAD WIDENING), AS SHOWN ON WARRANTY DEED RECORDED JANUARY 13, 1997, AS ENTRY NO. 6547400, IN BOOK 7576, AT PAGE 337 OF OFFICIAL RECORDS; SAID POINT BEING 60.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER'S STATION 322+89.18; SAID POINT ALSO BEING 50'03'15"E ALONG THE QUARTER SECTION LINE 196.86 FEET, AND 58'56'35"W 60.50 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE SAID WEST LINE THE FOLLOWING THREE (3) COURSES: 1) 50'03'15"E 129.82 FEET, 2) S01'43'30"E 257.25 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER'S STATION 319+02.22, AND 3) S00'03'15"E 124.04 FEET; THENCE N89'54'10"W 200.00 FEET; THENCE S00'03'15"E 200.00 FEET; THENCE S89'54'10"E 200.00 FEET, TO THE SAID WEST LINE OF REDWOOD ROAD; THENCE S00'03'15"E ALONG THE SAID WEST LINE 75.00 FEET; THENCE N89'54'10"W 307.00 FEET; THENCE N00'05'12"W 185.00 FEET; THENCE N89'54'10"W 273.36 FEET, TO THE EAST LINE OF RICHLAND ESTATES 1 RECORDED APRIL 22, 1977, AS ENTRY NO. 2935140, IN BOOK 77-4, AT PAGE 115, OFFICIAL RECORDS; THENCE N00'07'24"E ALONG SAID EAST LINE 758.00 FEET, TO THE SOUTH LINE OF 7000 SOUTH STREET (UDOT PROJECT NO. SP-0068 (4) 48), SAID POINT BEING 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) S89'54'10"E 79.66 FEET, TO A POINT THAT IS 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 144+48.65 (UDOT PROJECT NO. SP-0068 (4) 48, PARCEL NO. 0068:94B-Road Widening), AS SHOWN ON WARRANTY DEED RECORDED JANUARY 13, 1997 AS ENTRY NO. 6547401, IN BOOK 7576, AT PAGE 339, OF OFFICIAL RECORDS; 2) S89'54'10"E 291.63 FEET, TO A POINT WHICH IS 59.40 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID STREET AT ENGINEER'S STATION 174+39.65, AND 3) S89'54'10"E 27.45 FEET, TO A POINT WHICH IS 59.40 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF 7000 SOUTH STREET AT ENGINEER'S STATION 174+39.65; THENCE S00'05'50"W ALONG SAID WEST LINE 138.08 FEET, TO THE SOUTH LINE OF SAID TACT OF LAND; THENCE N89'56'35"E ALONG SAID SOUTH LINE 172.93 FEET, TO THE POINT OF BEGINNING.
 CONTAINS 9.69 ACRES, MORE OR LESS.
 TOGETHER WITH THOSE RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 22, 1979, AS ENTRY NO. 3353880, IN BOOK 4969, AT PAGE 611, OF OFFICIAL RECORDS AND THAT REVISED ACKNOWLEDGEMENT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979 RECORDED FEBRUARY 4, 1980, AS ENTRY NO. 3396284, IN BOOK 5040, AT PAGE 938, OF OFFICIAL RECORDS.
 TOGETHER WITH THOSE RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT DATED JULY 19, 1990, BUT EFFECTIVE AS OF JULY 20, 1990, AND RECORDED JULY 20, 1990, AS ENTRY NO. 4943296, IN BOOK 6238, AT PAGE 123, OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 7, 1990, AS ENTRY NO. 4949880, IN BOOK 6242, AT PAGE 2144, OF OFFICIAL RECORDS.

EXISTING EASEMENT NOTES

- A 6 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS SHOWN IN EASEMENT DOCUMENT RECORDED SEPTEMBER 20, 1978, AS ENTRY NO. 3170834, IN BOOK 4742, AT PAGE 666, OFFICIAL RECORDS.
- A 12 FOOT WIDE ROAD RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED OCTOBER 27, 1978, AS ENTRY NO. 3188561, IN BOOK 4761, AT PAGE 1294 AND AS ENTRY NO. 3188562, IN BOOK 4761, AT PAGE 1295.
- AN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED AUGUST 14, 1979, AS ENTRY NO. 3321520, IN BOOK 4922, AT PAGE 153.
- A 10 FOOT WIDE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED FEBRUARY 25, 1981, AS ENTRY NO. 3537734, IN BOOK 5217, AT PAGE 1002, OFFICIAL RECORDS.
- AN EASEMENT AS SHOWN ON DOCUMENT, RECORDED DECEMBER 31, 1982, AS ENTRY NO. 3744898, IN BOOK 5428, AT PAGE 3032, OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 8, 1983, AS ENTRY NO. 3757599, IN BOOK 5437, AT PAGE 91.
- A 25 FOOT WIDE EASEMENT AGREEMENT BETWEEN REDWOOD VILLAGE SHOPPING CENTER ASSOCIATES AND JANSS CORPORATION, RECORDED OCTOBER 25, 1984, AS ENTRY NO. 4008667, IN BOOK 5601, AT PAGE 965, OFFICIAL RECORDS.
- RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 22, 1979, AS ENTRY NO. 3353880, IN BOOK 4969, AT PAGE 611, OF OFFICIAL RECORDS AND THAT REVISED ACKNOWLEDGEMENT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED SEPTEMBER 28, 1979 RECORDED FEBRUARY 4, 1980, AS ENTRY NO. 3396284, IN BOOK 5040, AT PAGE 938, OF OFFICIAL RECORDS.
- RIGHTS APPURTENANT TO SUBJECT PARCEL CONTAINED AND DISCLOSED IN THAT CERTAIN RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT DATED JULY 19, 1990, BUT EFFECTIVE AS OF JULY 20, 1990, AND RECORDED JULY 20, 1990, AS ENTRY NO. 4943296, IN BOOK 6238, AT PAGE 123, OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 7, 1990, AS ENTRY NO. 4949880, IN BOOK 6242, AT PAGE 2144, OF OFFICIAL RECORDS.



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS I, RING & LID).
- SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.

NOTES

1. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0427G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

BASIS OF BEARING

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, T.2S., R.1W., S.L.B.&M.; BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N89'54'10"W.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 1 LOT COMMERCIAL SUBDIVISION, WITH A REMAINDER PARCEL. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

US BANK SUBDIVISION

LOCATED IN
 NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 PREPARED FOR:
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SHEET 1 OF 1