

# Jordan Landing Technology Park Phase III

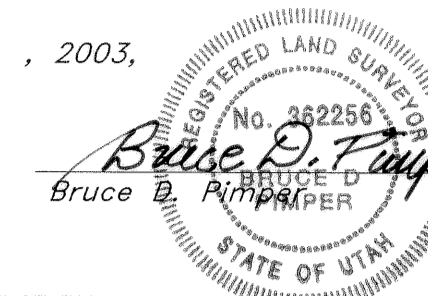
A Part of the West 1/2 of Section 29, T2S, R1W, SLB & M, U.S. Survey  
West Jordan City, Salt Lake County, Utah

## Surveyor's Certificate

I, Bruce D. Pimper, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Jordan Landing Technology Park Phase III, a Subdivision in West Jordan City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Salt Lake County Recorder's Office, and of a survey made on the ground.

Signed this 22<sup>nd</sup> day of May, 2003,

362256  
License No.



## DESCRIPTION

A part of the West Half of Section 29, Township 2 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in West Jordan, Salt Lake County, Utah:

Beginning at a point on the Easterly Line of the Salt Lake City Municipal Airport No. 2 being 1613.66 feet South 7°23'08" West along the Section Line and 5.66 feet South 82°37'05" East from the Northwest Corner of said Section 29; and running thence South 82°37'05" East 301.76 feet along the South Line of the Consonus Property to the Westerly Line of Future Campus View Drive; thence North 87°42'39" East 66.00 feet to the Westerly Line of Future Lot 9 of the Jordan Landing Technology Park; thence South 21°17'21" East 166.56 feet along said Westerly Line to the Southwest Corner of said Lot 9; thence South 89°59'45" East 312.41 feet along the Southerly Line of said Lot 9 to the Westerly Line of Future Lot 8 of said Jordan Landing Technology Park; thence South 565.44 feet along said Westerly Line of said Lot 8 and the West Line of the Cypress Credit Union Property to the Northerly Line of Future Center View Drive; thence along said Northerly Line the following two courses: South 82°19'38" East 316.65 feet; and North 53°01'47" East 21.75 feet to the Westerly Line of Jordan Landing Boulevard as it exists at 53.00 foot half-width; thence along said Westerly Line the following three courses: Southwesterly along the arc of a 997.00 foot radius curve to the right a distance of 349.17 feet (Central Angle equals 20°03'57" and Long Chord bears South 14°54'03" West 347.38 feet) to a point of tangency; South 24°56'01" West 1108.22 feet to a point of curvature; and Southwesterly along the arc of a 547.00 foot radius curve to the right a distance of 203.30 feet (Central Angle equals 21°17'42" and Long Chord bears South 35°34'52" West 202.14 feet) to the Northerly Line of the West Jordan Fire Station; thence along said Northerly Line the following three courses: North 38°36'37" West 119.71 feet; North 64°28'20" West 177.69 feet; and South 77°21'48" West 108.93 feet to the East Line of the Salt Lake City Municipal Airport No. 2; thence North 2155.96 feet along said East Line to the point of beginning.

Contains 1,526,570 sq. ft.  
Or 35.045 acres

NOTE: The Basis of Bearing shown along the Section Line represents a rotation of 7°29'37" clockwise from Salt Lake County A.R.P. Information, and is based upon an airport grid system at Municipal Airport No. 2 in which the centerline of the runway is grid North.

## OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Jordan Landing Technology Park Phase III, and hereby dedicate, grant and convey to West Jordan City, Salt Lake County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to West Jordan City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by West Jordan City.

Signed this 22 day of MAY, 2003.

Jordan Landing, L.L.C.

*Gary Harrison*  
Gary Harrison - Member

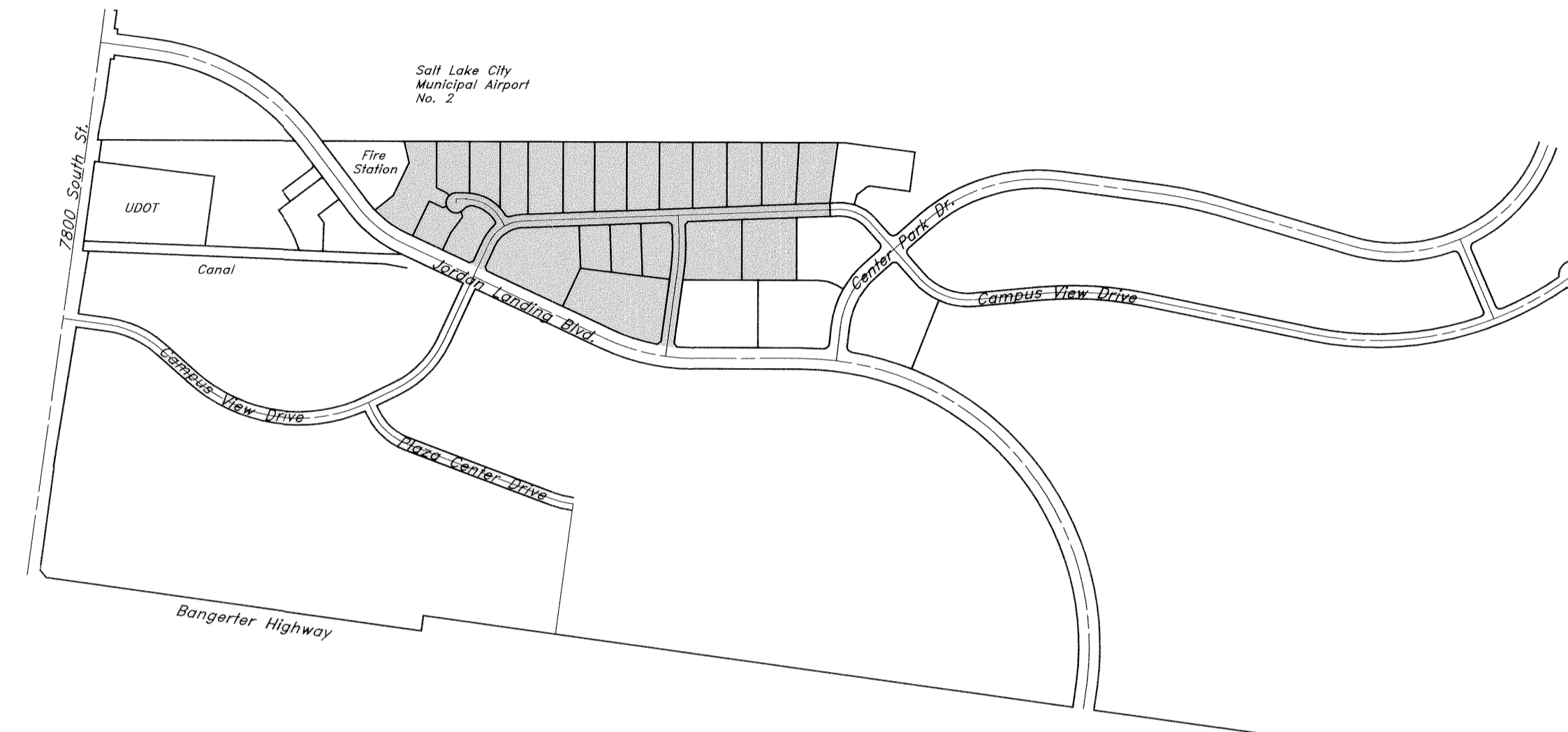
## ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_

On the 22 day of May, 2003, personally appeared before me, the undersigned Notary Public, Gary Harrison who after being duly sworn, testified to me that he is the managing member of the Jordan Landing L.L.C. and that said Owner's Dedication was signed by him in behalf of said corporation and that said corporation executed the same.

Residing At: Salt Lake City, Utah  
Commission Expires: 8-10-2004

*Anna Irons*  
A Notary Public commissioned in Utah  
ANNA IRONS  
Print Name



Vicinity Map

## NARRATIVE

This survey and subdivision plat were requested by Jim Taylor of Russell Grosse Development to provide 22 lots for sale.

A line between monuments found for the Southwest corner and the Northwest corner of Section 29 was assigned the bearing of N 7°23'08" E in order to match surrounding deed descriptions in the area.

## Developer

Russell W. Grosse Development  
ATTN: Jim Taylor  
3751 West Center Park Drive Suite  
210, West Jordan, Utah 84084

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.

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

### SALT LAKE COUNTY BOARD OF HEALTH

APPROVED THIS 6<sup>th</sup> DAY OF June, 2003.

*Jim Birk*  
SALT LAKE COUNTY BOARD OF HEALTH

### CITY PLANNING COMMISSION

APPROVED THIS 21 DAY OF May, 2003, BY THE WEST JORDAN CITY PLANNING COMMISSION.

*Jim Taylor*  
CHAIR

### CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

*James Woodruff*  
WEST JORDAN CITY ENGINEER  
6/20/03 DATE

### CITY ATTORNEY

APPROVED AS TO FORM THIS 22<sup>nd</sup> DAY OF June A.D., 2003

*Scott K. Kott*  
WEST JORDAN CITY ATTORNEY

### CITY APPROVAL

PRESENTED TO WEST JORDAN CITY THIS 22<sup>nd</sup> DAY OF June, A.D. 2003 AND IS HEREBY APPROVED.

*Scott Kott*  
WEST JORDAN CITY MAYOR

*Nelanie Brown*  
WEST JORDAN CITY RECORDER

### SALT LAKE COUNTY RECORDER

# 8702410  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF JORDAN LANDING LLC

DATE: 6-24-03 TIME: 2:17 PM. BOOK: 2003P PAGE: 180  
FEE: \$ 83.00

*Jeffrey M. Black*  
SALT LAKE COUNTY RECORDER-DEPUTY

15 May, 2003

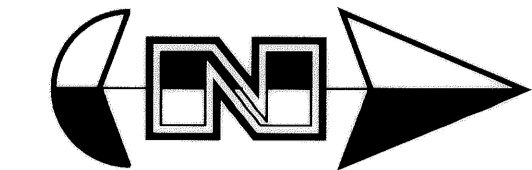
NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 1  
OF 2 SHEETS

21-29-151-010 HTP \$ 83.00  
21-29-11

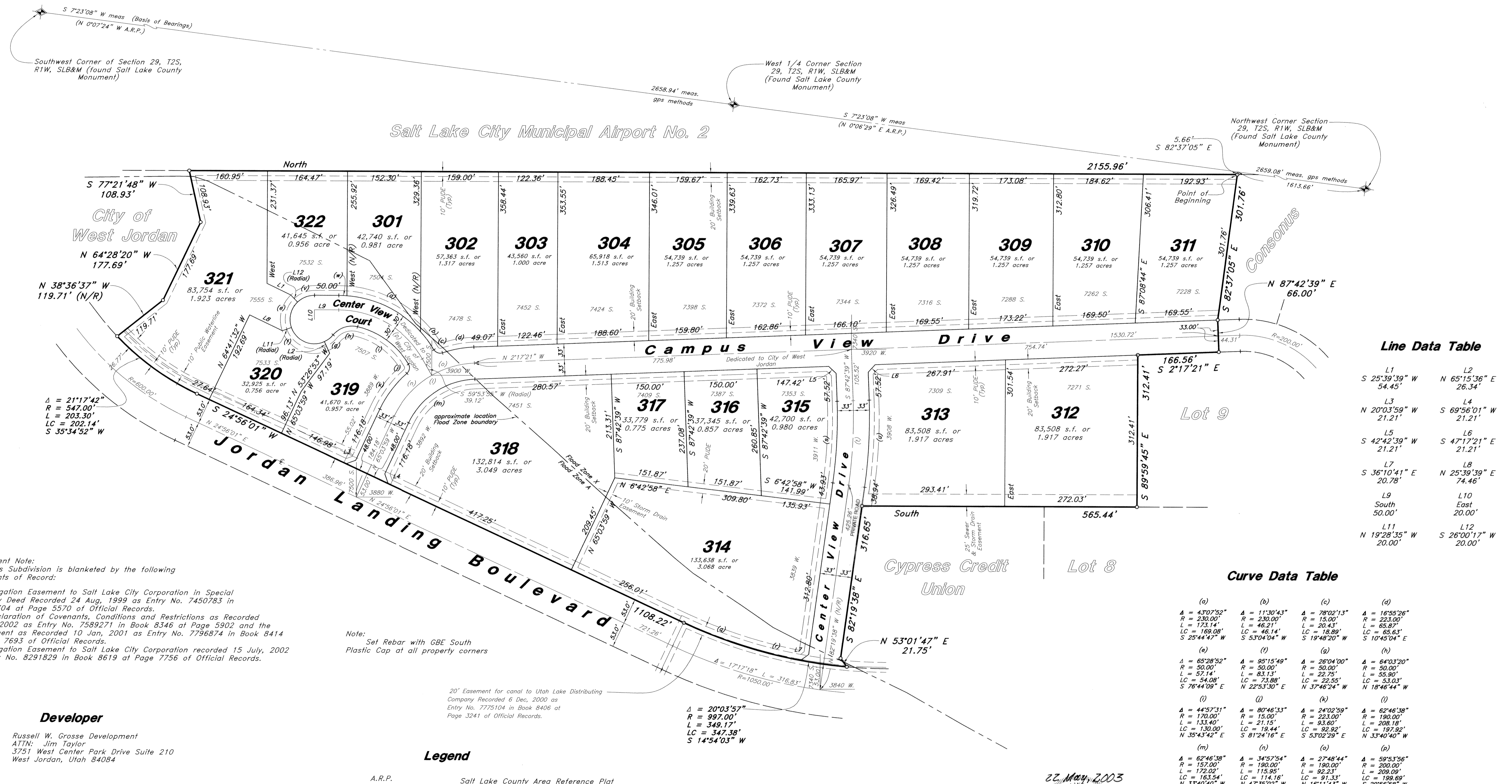
2003P-180

# Jordan Landing Technology Park Phase III

A Part of the West 1/2 of Section 29, T2S, R1W, SLB & M, U.S. Survey  
West Jordan City, Salt Lake County, Utah



Scale : 1" = 100'



Line Data Table

L1	L2
S 25°39'39" W 54.45'	N 65°15'36" E 26.34'
L3	L4
N 20°03'59" W 21.21'	S 69°56'01" W 21.21'
L5	L6
S 42°42'39" W 21.21'	S 47°17'21" E 21.21'
L7	L8
S 36°10'41" E 20.78'	N 25°39'39" E 74.46'
L9	L10
South 50.00'	East 20.00'
L11	L12
N 19°28'35" W 20.00'	S 26°00'17" W 20.00'

Curve Data Table

(a)	(b)	(c)	(d)
Δ = 43°07'52" R = 230.00' L = 173.14' LC = 169.08' S 25°44'47" W	Δ = 11°30'43" R = 230.00' L = 46.21' LC = 46.14' S 53°04'04" W	Δ = 78°02'13" R = 15.00' L = 20.43' LC = 18.88' S 19°48'20" W	Δ = 18°55'26" R = 230.00' L = 65.87' LC = 65.63' S 10°45'04" E
(e)	(f)	(g)	(h)
Δ = 65°28'52" R = 50.00' L = 83.14' LC = 54.08' S 76°44'09" E	Δ = 95°15'49" R = 50.00' L = 83.14' LC = 73.88' N 22°53'30" E	Δ = 26°04'00" R = 50.00' L = 22.75' LC = 22.55' N 37°46'24" W	Δ = 64°03'20" R = 50.00' L = 55.90' LC = 53.03' N 18°46'44" W
(i)	(j)	(k)	(l)
Δ = 44°57'31" R = 170.00' L = 133.40' LC = 130.00' N 35°43'42" E	Δ = 80°46'33" R = 15.00' L = 21.15' LC = 19.44' S 81°24'16" E	Δ = 24°02'59" R = 223.00' L = 93.60' LC = 92.92' S 53°02'29" E	Δ = 62°46'38" R = 190.00' L = 208.18' LC = 193.92' N 33°40'40" W
(m)	(n)	(o)	(p)
Δ = 62°46'38" R = 150.00' L = 172.02' LC = 163.54' N 33°40'40" W	Δ = 34°57'54" R = 190.00' L = 115.95' LC = 114.16' N 47°19'38" W	Δ = 27°48'44" R = 200.00' L = 92.23' LC = 91.33' N 16°11'43" W	Δ = 58°53'56" R = 200.00' L = 209.09' LC = 199.69' S 29°58'58" W
(q)	(r)	(s)	(t)
Δ = 7°32'11" R = 997.00' L = 131.14' LC = 131.05' S 21°09'56" W	Δ = 6°59'41" R = 997.00' L = 121.92' LC = 121.64' S 13°54'00" W	Δ = 9°57'43" R = 967.00' L = 168.13' LC = 167.92' S 8°18'30" E	Δ = 9°57'43" R = 1000.00' L = 173.87' LC = 173.65' N 8°18'30" W
(u)	(v)	(w)	
Δ = 9°57'43" R = 1033.00' L = 179.61' LC = 178.78' N 8°18'30" W	Δ = 43°58'43" R = 50.00' L = 38.39' LC = 37.46' S 21°58'52" E	Δ = 41°05'1" R = 230.00' L = 16.78' LC = 16.78' S 2°05'25" W	

Easement Note:  
This Subdivision is blanketed by the following Easements of Record:

- Avigation Easement to Salt Lake City Corporation in Special Warranty Deed Recorded 24 Aug. 1999 as Entry No. 7450783 in Book 8304 at Page 5570 of Official Records.
- Declaration of Covenants, Conditions and Restrictions as Recorded 6 Mar. 2002 as Entry No. 7589271 in Book 8346 at Page 5902 and the Amendment as Recorded 10 Jan. 2001 as Entry No. 7796874 in Book 8414 at Page 7693 of Official Records.
- Avigation Easement to Salt Lake City Corporation recorded 15 July, 2002 As Entry No. 8291829 in Book 8619 at Page 7756 of Official Records.

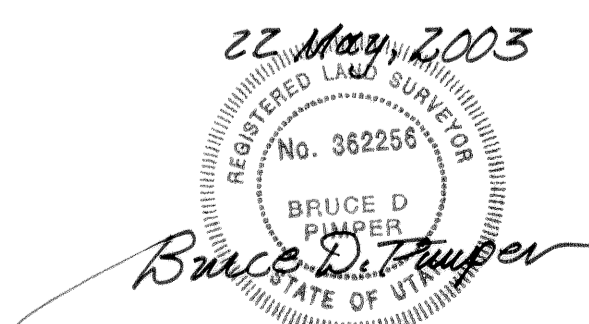
Note:  
Set Rebar with GBE South Plastic Cap at all property corners

- Legend**
- A.R.P. Salt Lake County Area Reference Plat
  - Setback Line
  - Easement Line
  - Section Line
  - Center Line
  - Public Utility & Drainage Easement
  - Proposed Street Light

**Developer**  
Russell W. Grosse Development  
ATTN: Jim Taylor  
3751 West Center Park Drive Suite 210  
West Jordan, Utah 84084

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

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.



15 May, 2003  
NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET **2**  
OF **2** SHEETS