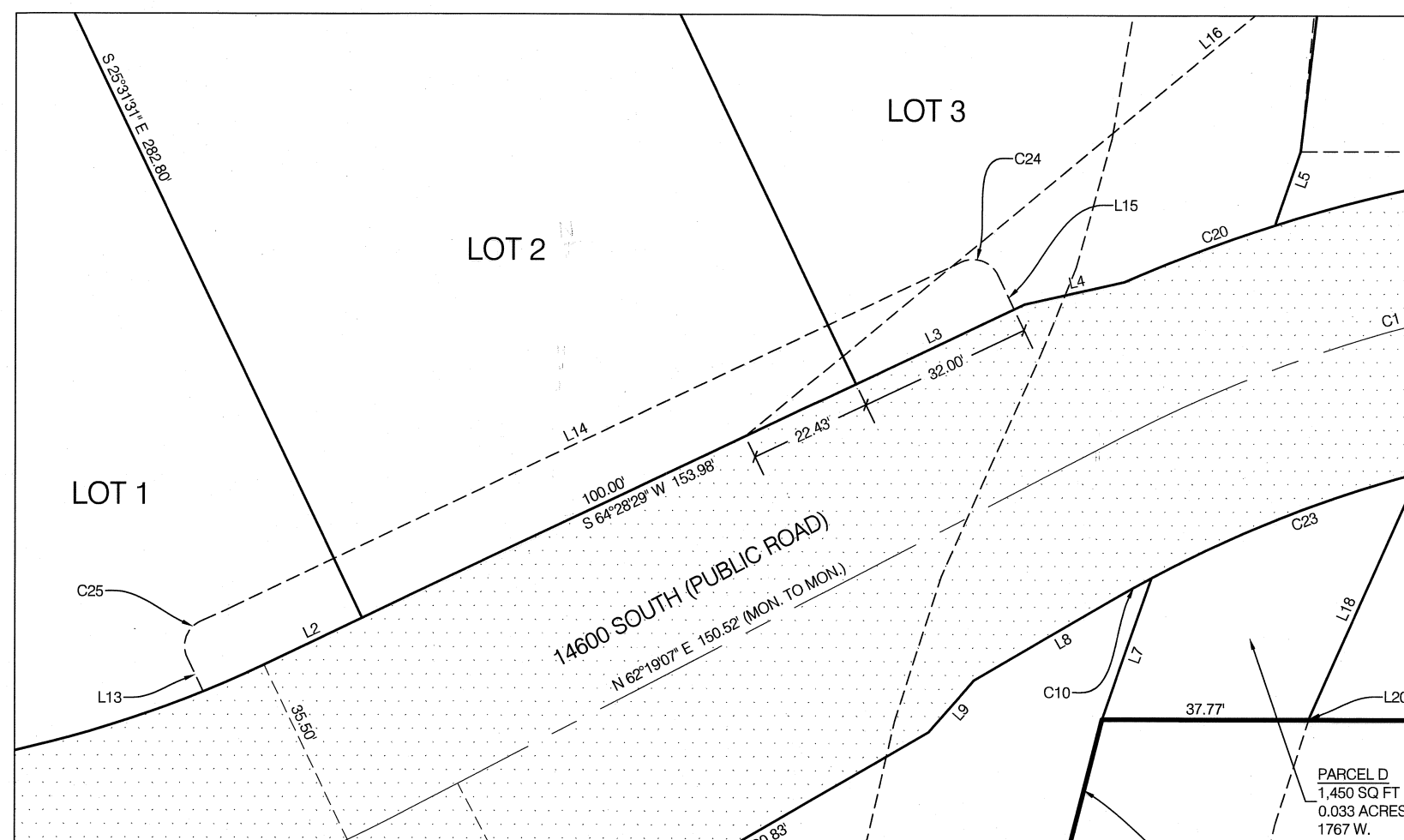
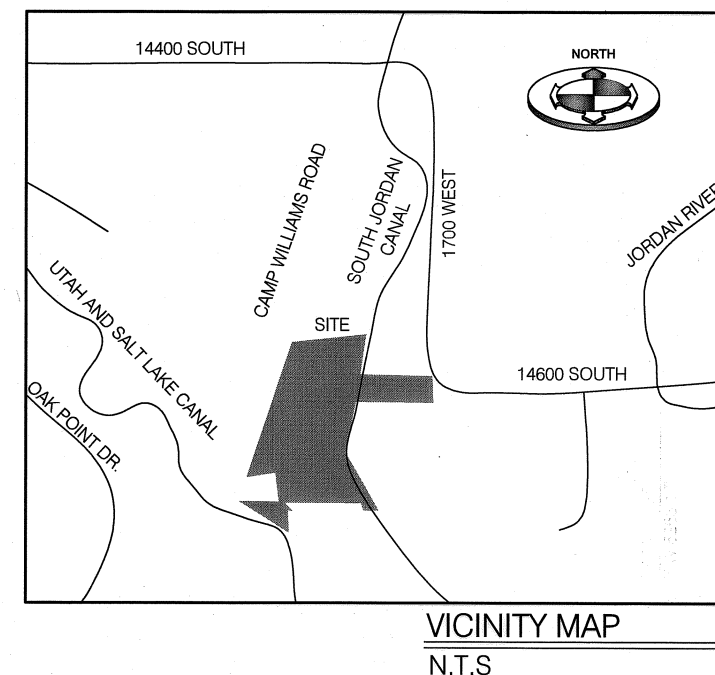


QUAIL RIDGE AT BLUFFDALE SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



SHARED CROSS ACCESS & STORM DRAIN EASEMENT DETAIL
SCALE: 1" = 20'



SHALLOW SEWER DEPTHS 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 THE BASEMENT.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	104.79	250.00	24°01'00"	N 74°19'37" E	104.03
C2	204.08	250.00	46°46'17"	N 85°42'15" E	198.46
C3	91.74	250.00	21°01'34"	N 72°49'54" E	91.23
C4	112.33	250.00	25°44'42"	S 83°46'57" E	111.39
C5	43.01	140.00	17°36'07"	S 02°08'45" W	42.84
C6	83.56	200.00	23°56'19"	S 01°10'12" E	82.96
C7	13.45	21.00	36°41'06"	N 65°30'46" E	13.22
C8	28.27	18.00	69°57'53"	S 49°02'01" E	25.45
C9	104.50	224.50	26°40'08"	S 73°00'03" W	103.56
C10	8.36	224.50	2°08'02"	N 60°43'59" E	8.36
C11	79.75	285.50	16°00'19"	N 67°40'08" E	79.49
C12	19.98	14.00	81°46'07"	N 34°47'14" E	18.33
C13	49.38	166.00	17°02'38"	N 02°25'30" E	49.20
C14	78.71	174.00	25°55'10"	N 02°00'48" W	78.04
C15	90.08	226.00	22°50'12"	S 00°28'17" E	89.48
C16	33.03	114.00	16°35'57"	S 02°38'50" W	32.91
C17	20.36	14.00	83°19'28"	S 47°18'53" E	18.61
C18	90.02	285.50	16°04'00"	S 79°56'37" E	89.65
C19	167.03	214.50	44°38'53"	N 86°46'56" E	162.84
C20	29.45	275.50	6°07'27"	N 69°13'38" E	29.43
C21	43.90	275.50	09°40'59"	N 49°09'06" E	43.38
C22	43.81	224.50	14°05'54"	N 87°44'40" E	43.24
C23	50.92	224.50	18°24'42"	N 09°08'37" E	52.20
C24	7.85	5.00	89°54'38"	S 70°31'31" E	7.07
C25	8.03	5.00	91°58'23"	N 20°27'40" E	7.19
C26	22.62	20.00	64°48'37"	N 66°14'40" E	21.44
C27	45.25	40.00	64°48'37"	N 66°14'40" E	42.87
C28	83.21	349.47	13°38'31"	N 14°32'20" W	83.01
C29	158.20	349.47	25°56'15"	N 34°19'44" W	156.86
C30	23.98	275.50	4°59'17"	N 83°50'28" E	23.98
C31	96.83	275.20	20°09'33"	S 76°18'00" W	96.33

LINE #	BEARING	DISTANCE
L1	N 70°54'36" W	2.04
L2	N 64°28'29" E	19.85
L3	N 64°28'29" E	34.13
L4	N 77°14'57" E	18.65
L5	S 19°08'13" W	14.24
L6	N 81°45'41" E	50.16
L7	S 19°08'13" W	27.38
L8	N 59°39'58" E	29.08
L9	N 41°13'53" E	12.65
L10	N 18°22'03" E	48.64
L11	S 70°54'37" E	2.02
L12	S 70°54'37" E	2.07
L13	N 25°31'31" W	6.78
L14	N 64°28'29" E	146.88
L15	S 25°31'31" E	7.00
L16	N 50°17'21" E	137.23
L17	S 09°37'11" W	54.30
L18	N 24°00'23" E	42.39
L19	N 21°54'58" E	6.34
L20	S 17°43'48" W	0.47
L21	N 25°31'31" W	23.32
L22	N 06°25'04" W	12.51
L23	S 33°50'22" W	40.92
L24	N 06°25'04" W	0.31
L25	N 08°30'22" W	26.57

LINE #	BEARING	DISTANCE
L29	N 81°21'01" W	124.70
L30	N 19°07'50" E	20.34
L31	N 81°21'01" W	128.40
L32	S 33°50'22" W	24.69
L33	N 86°20'07" E	8.37
L34	N 21°54'58" E	20.04
L35	N 24°00'23" E	34.36
L37	N 08°30'22" W	7.77

LINE #	NORTHING (M)	EASTING (M)
M1	2230088.9761	462558.4629
M2	2230074.2238	462623.3088
M3	2230021.2524	462618.8886
M4	2228111.8644	462712.1771
M5	2228688.1540	462808.8100
M7	2228284.3767	462800.1340

Corporate/Trust Acknowledgment
State of _____
County of _____
I, _____
On this _____ day of _____, 20____,
Personally appeared before me, _____
Notary Public, in and for said County of _____,
whose identity is personally known to me (or proven
on the basis of satisfactory evidence) and who by me
duly sworn/affirmed, did say that he/she is the
Member/Manager (title of officer/trustee) of Quail
Ridge Bluffdale Development, LLC (name of corporation
/ trust) and that said document was signed by him/her
in behalf of said Corporation by Authority of its Board,
(or Resolution of its Board of Directors), and said Joe
Wilkins, President of Excel Steelfab, Inc. (name of
document signer) acknowledged to me that said
Corporation executed the same.
Witness my hand and official seal.

(Notary signature)
(seal)



DEVELOPER/OWNER:
A&J DEVELOPMENT
NAME: JOE WILKINS & ANDRADE CHRISTENSEN
ADDRESS: 715 NORTH MAIN STREET #1
SPRINGVILLE, UTAH 84663
TELEPHONE: (801) 636.5231
EMAIL ADDRESS: excelsteelfab@gmail.com;
andradeic@gmail.com

ROCKY MOUNTAIN POWER
APPROVED THIS 16th DAY OF MARCH
A.D. 20____

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

SOUTH VALLEY SEWER
IMPROVEMENT DISTRICT
APPROVED THIS 25th DAY OF MARCH
A.D. 20____

CHAIRMAN, SALT LAKE COUNTY HEALTH DEPT.

COMCAST CABLE SERVICES
APPROVED THIS 16th DAY OF
MARCH A.D. 20____

CHAIRMAN, BLUFFDALE CITY PLANNING COMM.

Question Energy Utah - Note with NO existing natural gas easement
Quasar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely
for the purpose of confirming that the plat contains public utility easements. Dominion
Energy Utah may require additional easements in order to service this development.
This approval does not constitute abrogation or waiver of any other existing rights,
obligations or liabilities including prescriptive rights and other 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
forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of
particular terms or conditions of natural gas service. For further information please
contact Dominion Energy Utah's Right-of-Way Department at 801-396-6522.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20____
By _____
Title: _____

BENCHMARK
ENGINEERING &
LAND SURVEYING
1918 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkut.com

BLUFFDALE CITY COUNCIL
PRESENTED TO THE BLUFFDALE CITY COUNCIL THIS _____ DAY
OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

CITY MANAGER

ATTORNEY

CENTURY LINK
APPROVED THIS 17th DAY OF
MARCH A.D. 20____

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

DOMINION ENERGY
APPROVED THIS 16th DAY OF
MARCH A.D. 20____

CHAIRMAN, BLUFFDALE CITY PLANNING COMM.

SOUTH JORDAN CANAL COMPANY
APPROVED THIS 7th DAY OF
MARCH A.D. 20____

CHAIRMAN, BLUFFDALE CITY PLANNING COMM.

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS 26th DAY OF
MARCH A.D. 20____

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

BLUFFDALE 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 AND IS HEREBY APPROVED.

DATE: _____
BLUFFDALE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF
MARCH A.D. 20____

BLUFFDALE CITY ATTORNEY

PLANNING COMMISSION
APPROVED THIS 17th DAY OF
MARCH A.D. 20____

CHAIRMAN, BLUFFDALE CITY PLANNING COMM.

SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I
HOLD LICENSE NO. 7240831 AS PRESCRIBED BY 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 AS QUAIL RIDGE AT BLUFFDALE SUBDIVISION PHASE 1,
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 00°03'15" WEST 1787.89 FEET ALONG THE QUARTER
SECTION LINE AND NORTH 89°56'45" WEST 149.47 FEET AND SOUTH 12°37'53" WEST 201.46 FEET
AND SOUTH 30°23'40" WEST 184.13 FEET AND SOUTH 19°55'12" WEST 115.74 FEET AND SOUTH
06°28'42" WEST 66.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 66°11'15"
EAST 15.87 FEET MORE OR LESS TO THE CENTER LINE OF THE SOUTH JORDAN CANAL; THENCE
ALONG SAID CENTER LINE SOUTH 06°41'28" WEST 160.34 FEET; THENCE SOUTH 89°56'45" EAST
220.48 FEET; THENCE SOUTH 02°48'11" EAST 50.06 FEET; THENCE SOUTH 89°56'45" EAST 40.63
FEET; THENCE SOUTH 00°03'15" WEST 104.00 FEET; THENCE NORTH 89°56'45" WEST 306.65 FEET
MORE OR LESS TO THE CENTER LINE OF SAID SOUTH JORDAN CANAL; THENCE CONTINUING
ALONG SAID CENTER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 14°12'04" WEST 34.15
FEET; 2) SOUTH 05°04'55" WEST 91.24 FEET; 3) SOUTHEASTERLY 241.41 FEET ALONG THE ARC OF
A 349.47 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 27°30'28" EAST
236.64 FEET; THENCE SOUTH 18°22'56" EAST 84.77 FEET; THENCE SOUTH 89°56'45" WEST 63.82
FEET; THENCE NORTH 14°01'01" WEST 112.49 FEET; THENCE SOUTH 89°56'45" WEST 277.42 FEET;
THENCE SOUTH 37°01'01" WEST 137.31 FEET; THENCE SOUTH 89°56'45" WEST 80.81 FEET; THENCE
NORTH 27°27'14" WEST 17.88 FEET; THENCE NORTH 51°51'54" WEST 56.78 FEET; THENCE NORTH
62°27'58" WEST 135.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CAMP
WILLIAMS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 19°02'50" EAST 4.77
FEET; THENCE SOUTH 84°28'08" EAST 51.83 FEET; THENCE NORTH 88°58'43" EAST 93.36 FEET;
THENCE NORTH 08°30'22" WEST 105.47 FEET; THENCE SOUTH 82°44'41" WEST 89.60 FEET TO A
POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY
LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 19°02'50" EAST 389.21 FEET; 2) NORTH
06°25'04" WEST 111.94 FEET; THENCE NORTH 82°51'15" EAST 322.92 FEET TO THE POINT OF
BEGINNING.

CONTAINS 254,749 SQUARE FEET OR 5.848 ACRES MORE OR LESS.
6 LOTS
4 PARCELS

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT _____ THE UNDERSIGNED OWNER(S) OF THE ABOVE
DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO
BE HEREINAFTER KNOWN AS
**QUAIL RIDGE AT BLUFFDALE
SUBDIVISION PHASE 1**
DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN
ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY I, HAVE HEREUNTO
SET OUR HANDS THIS _____ DAY OF _____, 20____ A.D.

Member managing Quail Ridge
Development, LLC
ACKNOWLEDGMENT

State of Utah } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH
_____ THE SIGNER(S) OF THE ABOVE OWNERS
DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ PRINT NAME: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT
State of Utah } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH
_____ THE SIGNER(S) OF THE ABOVE OWNERS
DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ PRINT NAME: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

MY COMMISSION EXPIRES: _____

**QUAIL RIDGE AT BLUFFDALE
SUBDIVISION PHASE 1**
LOCATED IN THE NORTHWEST AND SOUTHWEST
QUARTERS OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

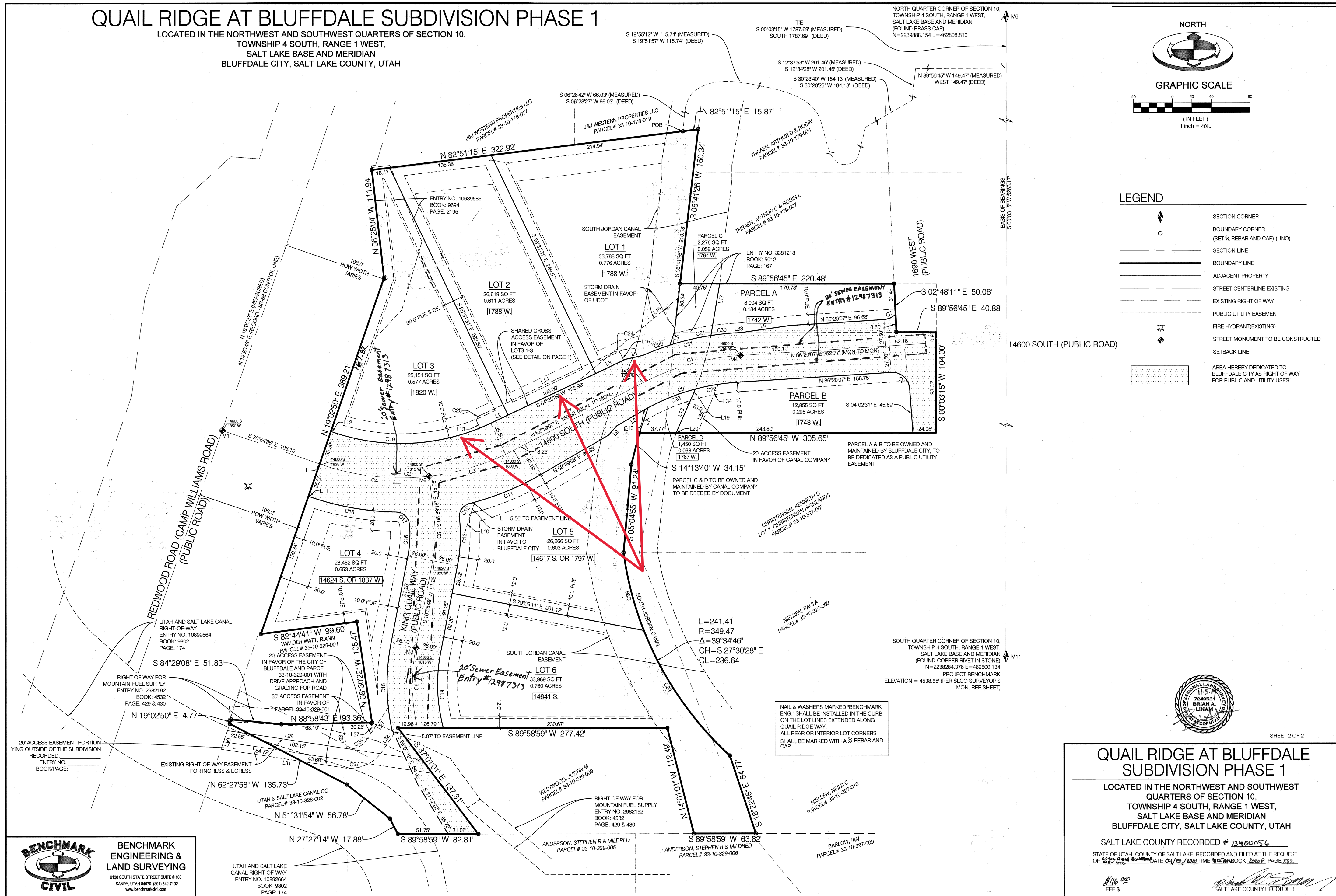
SALT LAKE COUNTY RECORDED # 1340056
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF _____ DATE 01/22/2020 TIME 1:00:00 PM, BOOK 22027, PAGE 232.
\$116.92
FEE \$ _____

SALT LAKE COUNTY RECORDER

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.

QUAIL RIDGE AT BLUFFDALE SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- SECTION CORNER
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP) (UNO)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EXISTING RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- FIRE HYDRANT (EXISTING)
- STREET MONUMENT TO BE CONSTRUCTED
- SETBACK LINE
- AREA HEREBY DEDICATED TO BLUFFDALE CITY AS RIGHT OF WAY FOR PUBLIC AND UTILITY USES.



QUAIL RIDGE AT BLUFFDALE SUBDIVISION PHASE 1
 LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH.
 SALT LAKE COUNTY RECORDED # 13400056
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF [Name], DATE 01/22/2022 TIME 10:57 AM BOOK 2002 P. PAGE 232.
 \$116.00 FEE \$
 [Signature] SALT LAKE COUNTY RECORDER

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.

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
 1133 SOUTH STATE STREET SUITE # 102
 SANDY, UTAH 84070 (801) 546-7192
 BOOK: 9992
 PAGE: 174