OQUIRRH MOUNTAIN MARKETPLACE AMENDED

AMENDING LOTS 2, 12 AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

NOTES

1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY 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.

2. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED NOVEMBER 12, 2013, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND SJ MARKET PLACE LLC, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY CREATED THEREIN AND RECORDED NOVEMBER 14, 2013 AS ENTRY NO. 11767116, IN BOOK 10195, AT PAGE 9373-9436 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.

3. SUBJECT TO COMMERCIAL SEWER CONNECTION AGREEMENT RECORD OCTOBER 2, 2014 AS ENTRY NO. 11972430 IN BOOK 10264 AT PAGE 2107 AND RECORDED OCTOBER 30, 2014 AS ENTRY NO. 11937698 IN BOOK 10271 AT PAGE 1792.

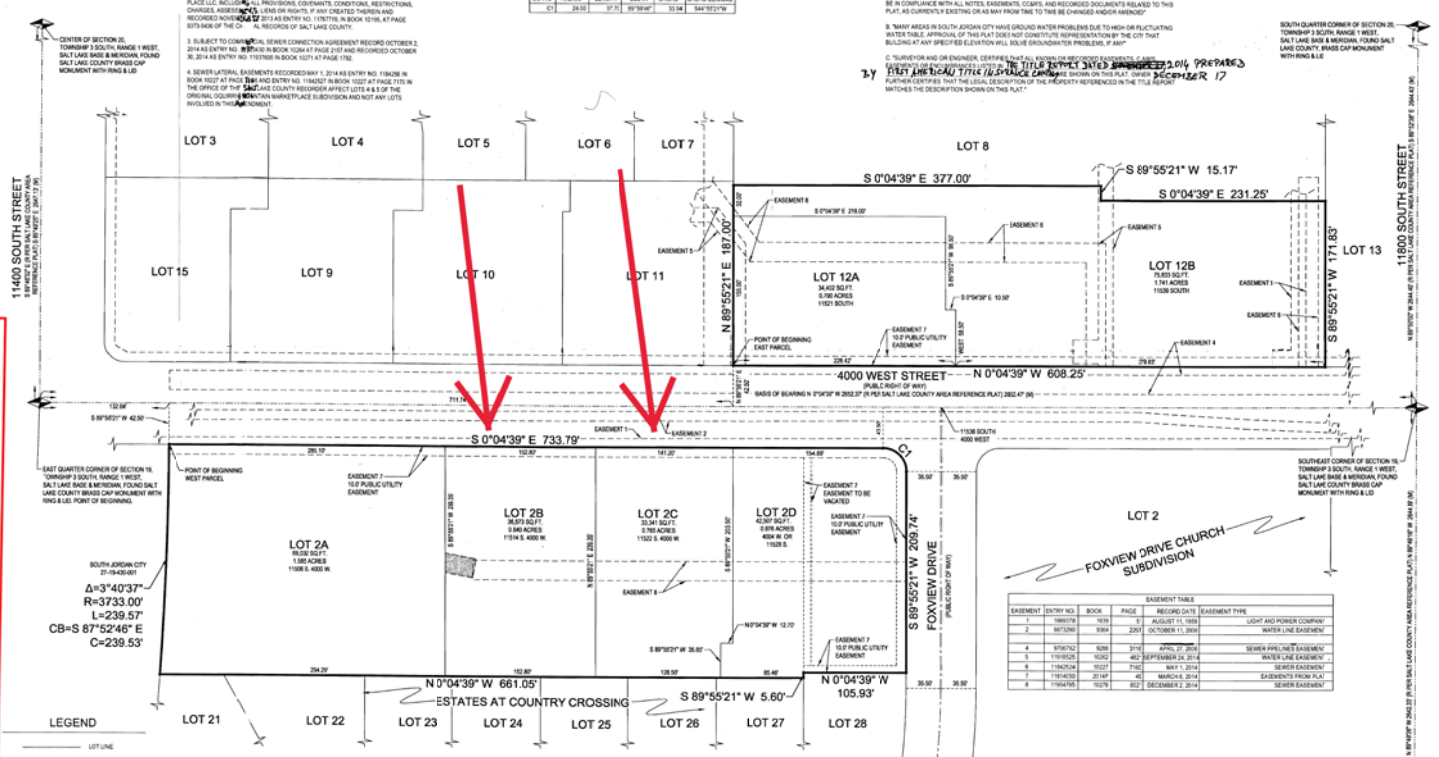
4. SEWER LATERAL EASEMENTS RECORDED MAY 1, 2014 AS ENTRY NO. 11842536 IN BOOK 10227 AT PAGE 7361 AND ENTRY NO. 11842537 IN BOOK 10227 AT PAGE 7173 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AFFECT LOTS 4 & 5 OF THE ORIGINAL OQUIRRH MOUNTAIN MARKETPLACE SUBDIVISION AND NOT ANY LOTS INVOLVED IN THIS AMENDMENT.

STANDARD CITY NOTES

A. "POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC & R'S, OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED"

B. "MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY"

C. "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, OVERLAPS, ENCUMBRANCES LISTED IN THE TITLE REPORT DATED DECEMBER 2, 2014 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVE BEEN SHOWN ON THIS PLAT. OWNER DECEMBER 17
FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."



LEGEND

LOT LINE
PROPERTY LINE
MONUMENT LINE
EASEMENT LINE
(R) RECORD
(M) MEASURED

20.0' SEWER LATERAL EASEMENT IN FAVOR OF LOT 2A

BEGINNING NORTH 0°04'39" WEST ALONG THE EASTERLY LINE OF LOT 2, OQUIRRH MOUNTAIN MARKETPLACE, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A DISTANCE OF 334.73 FEET AND WEST 117.10 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING WEST 159.63 FEET AND SOUTH 449.83 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 75°21'55" WEST 20.39 FEET; THENCE NORTH 16°38'01" EAST 28.65 FEET; THENCE NORTH 89°55'21" EAST 20.35 FEET; THENCE SOUTH 16°38'01" WEST 32.44 FEET TO THE POINT OF BEGINNING.

CONSENT BY LIEN HOLDER TO DEDICATE

BANK OF UTAH, A LENDER AND BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST RECORDED AGAINST THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT, ON THE 21 DAY OF FEBRUARY, 2014, AS ENTRY # 11801998, IN BOOK 10212 AT PAGE 7757, IN THE RECORDS OF THE SALT LAKE COUNTY RECORDER, HEREBY AGREES AND CONSENTS TO THE OWNER'S DEDICATION ON THIS PLAT OF PORTIONS OF THE PROPERTY FOR UTILITIES, ACCESS AND OTHER SPECIFIED USES REPRESENTED BY THE PLAT AND THE APPLICATION PROCESS."

BANK OF UTAH
DAVID K. SNOW SR VICE PRESIDENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON DECEMBER 17, 2014 PERSONALLY APPEARED BEFORE ME DAVID K. SNOW, WHO, BEING BY ME DULY SWORN/DID SAY THAT HE/SHE IS SR. VICE PRESIDENT OF BANK OF UTAH, THAT THE ABOVE AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID DAVID K. SNOW ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME

NOTARY PUBLIC Rebecca Nelson
MY COMMISSION EXPIRES 2/20/16 #672975
RESIDING AT Salt Lake City

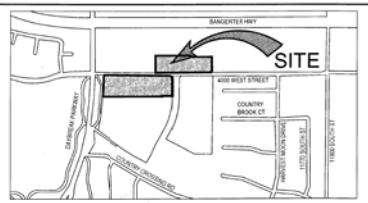
REBECCA NELSON
Notary Public
State of Utah
Comm. No. 672975
My Comm. Expires Feb 13, 2016

ACKNOWLEDGMENT

SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FOUND SALT LAKE COUNTY BRASS CAP MONUMENT WITH RING & LID

SHEET 1 OF 1

DEVELOPER:
SJ MARKETPLACE, LLC
5670 WILSHIRE BLVD #1200
LOS ANGELES, CA 90036



VICINITY MAP
SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6881599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

OQUIRRH MOUNTAIN MARKETPLACE AMENDED
AMENDING LOTS 2, 12 AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

EAST PARCEL

ALL OF LOT 12, OQUIRRH MARKETPLACE AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID LOT 12 BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 89°54'39" EAST ALONG THE SECTION LINE 711.74 FEET AND NORTH 89°55'21" EAST 42.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID LOT 12 THE FOLLOWING SIX COURSES: 1) NORTH 89°55'21" EAST 187.00 FEET, 2) SOUTH 00°04'39" EAST 377.00 FEET, 3) SOUTH 89°55'21" WEST 15.17 FEET, 4) SOUTH 00°04'39" EAST 231.25 FEET, 5) SOUTH 89°55'21" WEST 171.83 FEET, 6) NORTH 00°04'39" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET 608.25 FEET TO THE POINT OF BEGINNING.

CONTAINS: 110,235 SQ.FT. OR 2.531 ACRES (2 LOTS)

WEST PARCEL

ALL OF LOT 2 AND 29, OQUIRRH MARKETPLACE AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID LOT 2 AND 29 BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF IAID LOT 2, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 89°54'39" EAST ALONG THE SECTION LINE 112.64 FEET AND SOUTH 89°55'21" WEST 42.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID LOTS 2 & 29 THE FOLLOWING SEVEN COURSES: 1) SOUTH 00°04'39" EAST 733.79 FEET TO A POINT OF CURVATURE, 2) SOUTHERLY ALONG THE ARC OF A 24.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85°56'46" A DISTANCE OF 37.70 FEET (CHORD BEARS SOUTH 44°57'21" WEST 33.94 FEET), 3) SOUTH 89°55'21" WEST 209.74 FEET, 4) NORTH 26°04'39" WEST 65.93 FEET, 5) SOUTH 89°55'21" WEST 5.60 FEET, 6) NORTH 00°04'39" WEST 661.05 FEET TO A POINT ON THE ARC OF A 3733.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT, 7) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'37" A DISTANCE OF 239.57 FEET (CHORD BEARS SOUTH 87°52'46" EAST 239.53 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 151,453 SQ.FT. OR 4.166 ACRES (4 LOTS)

DAVID B. DRAPER
L.S. LICENSE NO. 6881599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ILMARKETPLACE, LLC A DELAWARE LIMITED LIABILITY KORPORATION CCA ACQUISITION COMPANY, LLC A DELAWARE LIMITED LIABILITY CORPORATION, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

OQUIRRH MOUNTAIN MARKETPLACE AMENDED
AMENDING LOTS 2, 12 AND 29 OF OQUIRRH MOUNTAIN MARKETPLACE

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS

SJ MARKETPLACE, LLC A DELAWARE LIMITED LIABILITY COMPANY
BY: CCA ACQUISITION COMPANY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER
BY: STEVEN H. USDIN
ITS: MANAGING MEMBER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF December, 2014

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF California
County of Los Angeles
ON THIS 15th DAY OF December, 2014 PERSONALLY APPEARED BEFORE ME, STEVEN H. USDIN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS/ARE THE MANAGER OF CCA ACQUISITION, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION AND HE/SHE/THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES 10-26-16

JOCELYN SIERAD MAYNES
Commission # 1995515
Notary Public - California
Los Angeles County
My Comm. Expires Oct 25, 2016

COMCAST
APPROVED THIS 17th DAY OF Dec. 20 14

CENTURY LINK
APPROVED THIS 18 DAY OF DEC 20 14

QUESTAR
APPROVED THIS 17TH DAY OF DEC 20 14
Deanna L. Hopkins

ROCKY MOUNTAIN POWER
APPROVED THIS 18 DAY OF Dec 20 14
Brad Kidd

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
12/23/14 DATE
Brad Klaver CITY ENGINEER

PREPARED BY:
McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8110 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

BOARD OF HEALTH
APPROVED THIS 22 DAY OF December A.D. 20 14
BY THE BOARD OF HEALTH.
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 22 DAY OF Dec A.D. 2014
BY THE SEWER DISTRICT
GENERAL MANAGER, SOUTH VALLEY SEWER DISTRICT

CITY PLANNER
APPROVED THIS 22nd DAY OF December A.D. 2014
CITY PLANNER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 5th DAY OF JANUARY A.D. 2015
01/05/15
ATTORNEY FOR SOUTH JORDAN

SOUTH JORDAN CITY MAYOR
APPROVED THIS 7th DAY OF Jan A.D. 2015
ATTEST: CITY CLERK
MAYOR

SALT LAKE COUNTY RECORDER
RECORD NO. 11992995
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF SJ Market Place
DATE 01/08/2015 TIME 9:50 AM BOOK 2015P PAGE 1
$36.00 FEE $
Lonnie Davis Deputy
SALT LAKE COUNTY RECORDER

27-19-42 27-20-31 27-20-302-015 27-19-430-004,005 $36.00

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.

S:\2013\Plat\13453\13453ASurvey\Prod Dwg\13453p x2 amend.dwg, Dec 11, 2014 - 8:05am