

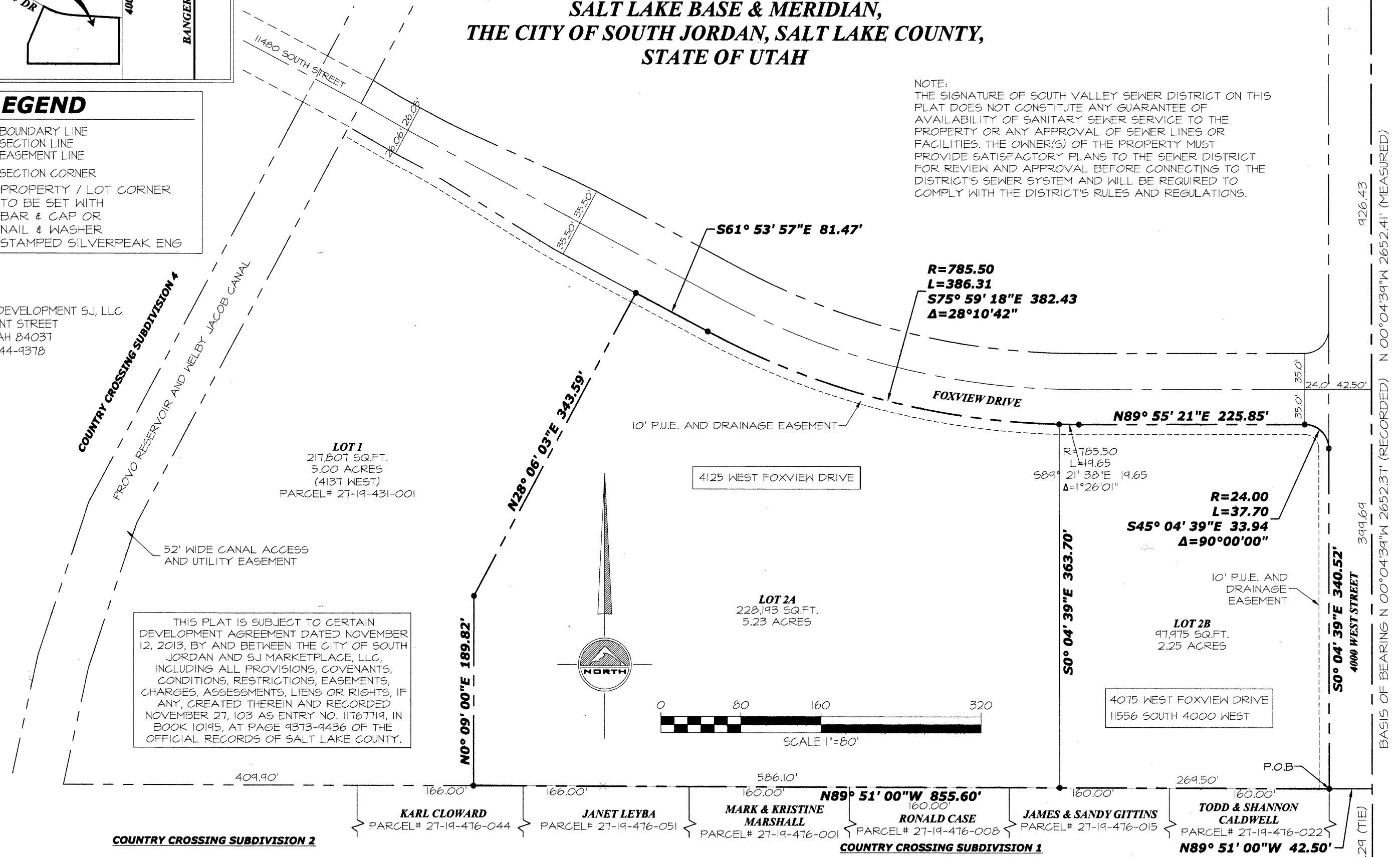
DEVELOPER:
UTAH SCHOOL DEVELOPMENT SJ, LLC
240 NORTH FLINT STREET
KAYSVILLE, UTAH 84031
PHONE: (801) 444-4378

FOXVIEW DRIVE CHURCH SUBDIVISION LOT 2 AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
THE CITY OF SOUTH JORDAN, SALT LAKE COUNTY,
STATE OF UTAH

FOUND EAST QUARTER CORNER
OF SECTION 19, TOWNSHIP 3
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN.
STANDARD FLAT BRASS

NOTE:
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.



THIS PLAT IS SUBJECT TO CERTAIN
DEVELOPMENT AGREEMENT DATED NOVEMBER
12, 2013, BY AND BETWEEN THE CITY OF SOUTH
JORDAN AND SJ MARKETPLACE, LLC,
INCLUDING ALL PROVISIONS, COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS,
CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF
ANY, CREATED THEREIN AND RECORDED
NOVEMBER 27, 103 AS ENTRY NO. 1167119, IN
BOOK 10485, AT PAGE 4315-4436 OF THE
OFFICIAL RECORDS OF SALT LAKE COUNTY.

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, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED SEPTEMBER 11, 2014 PREPARED BY STEWART TITLE GUARANTY COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."

FIRST AMERICAN TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY HEREBY ACKNOWLEDGES THAT IT IS THE ENTITY IDENTIFIED AS THE TRUSTEE IN THAT CERTAIN DEED OF TRUST, RECORDED ON APRIL 15, 2014, AS ENTRY NO. 11833713, IN BOOK 10223 AT PAGE 8261-8291, SALT LAKE COUNTY RECORDERS OFFICE, WHEREIN VECTRA BANK COLORADO, N.A., APPEARS AS THE BENEFICIARY.
By: *Gregory M. Kolbrook* 12/4/2014
GREGORY M. KOLBROOK, VICE PRESIDENT

VECTRA BANK OF COLORADO, N.A.
VECTRA BANK OF COLORADO, N.A. ACKNOWLEDGES AND
CONSENTS TO THE OWNERS DEDICATION FOR PERPETUAL USE
OF ALL PUBLIC PARCELS SHOWN ON THIS PLAT AS INTENDED
FOR PUBLIC USE.
By: *[Signature]* 11/24/14
DATE:

OFFICE OF CITY ATTORNEY
APPROVED AS TO FORM THIS 23RD DAY OF Dec.,
A.D., 2014.
[Signature]
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE
PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.
12/17/14 *[Signature]*
DATE SOUTH JORDAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 11 DAY OF Dec 2014
BY THE SEWER DISTRICT.
[Signature]
GENERAL MANAGER, SOUTH VALLEY SEWER DISTRICT

CITY PLANNING AND ZONING
APPROVED AS TO FORM THIS 16TH DAY OF December
A.D., 2014.
[Signature]
CITY PLANNER FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 10 DAY OF DEC
A.D., 2014.
[Signature]
MAYOR

BOARD OF HEALTH
APPROVED THIS 9 DAY OF DECEMBER 2014
BY THE BOARD OF HEALTH.
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, Arthur O. LeBaron do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 375178 as prescribed under 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 have subdivided said tract of land into lots and easements and public streets, hereafter to be known as

FOXVIEW DRIVE CHURCH SUBDIVISION LOT 2 AMENDED

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Arthur O. LeBaron 11-10-14
ARTHUR O. LEBARON, L.S. DATE:
LICENSE NO. 375178



SILVERPEAK ENGINEERING
177 E ANTELOPE DR. #B
LUTON, UTAH 84041
PHONE: (801) 495-3614
FAX: (801) 499-5065

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF COUNTRY CROSSING NO. 1 SUBDIVISION SAID POINT LIES NORTH 00°04'34" WEST ALONG THE SECTION LINE (BASIS OF BEARING) 1326.29 FEET AND NORTH 84°51'00" WEST 42.50 FEET FROM THE SOUTH EAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 84°51'00" WEST 255.60 FEET; THENCE NORTH 00°04'00" EAST 184.82 FEET; THENCE NORTH 28°06'09" EAST 343.94 FEET; THENCE SOUTH 6°53'51" EAST 81.41 FEET TO THE POINT OF CURVATURE OF A 189.50 FOOT RADIUS CURVE TO THE LEFT; THENCE 386.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°10'42" (CHORD BEARING AND DISTANCE OF SOUTH 15°54'18" EAST 382.43 FEET); THENCE NORTH 84°55'21" EAST 225.85 FEET TO THE POINT OF CURVATURE OF A 24.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 37.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING AND DISTANCE OF SOUTH 45°04'34" EAST 33.94 FEET); THENCE SOUTH 00°04'34" EAST 340.52 FEET TO THE POINT OF BEGINNING.
CONTAINS 326,168 SQUARE FEET OR 7.48 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

KNOWN ALL MEN BY THOSE PRESENT THAT UTAH SCHOOL DEVELOPMENT SJ, LLC, A UTAH LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS, TO BE, HEREAFTER KNOWN AS

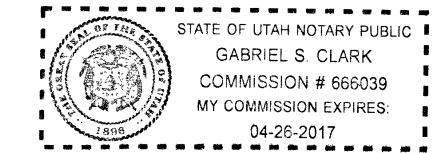
FOXVIEW DRIVE CHURCH SUBDIVISION LOT 2 AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HAND THIS 14 DAY OF NOVEMBER 2014.

By: *[Signature]*
JED STEVENSON OR SHELDON KILLPACK

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON THIS 14 DAY OF November 2014, PERSONALLY APPEARED BEFORE ME, Sheldon Killpack, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS AN AUTHORIZED AGENT OF UTAH SCHOOL DEVELOPMENT SJ, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR UTAH SCHOOL DEVELOPMENT SJ, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.
[Signature]
NOTARY PUBLIC FOR THE STATE OF UTAH



MY COMMISSION EXPIRES 4/26/17

FOXVIEW DRIVE CHURCH SUBDIVISION LOT 2 AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3
NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
THE CITY OF SOUTH JORDAN, SALT LAKE COUNTY, STATE OF UTAH

RECORDED # 11972996
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED
AT THE REQUEST OF:
Utah School Development SJ LLC
DATE: 12/18/2014 TIME: 9:57 AM BOOK: 2015P PAGE: 2
\$32.00 FEE \$
[Signature]
SALT LAKE COUNTY RECORDER