

Clay Hollow B Subdivision, 3rd Amended

Amending Parcel A, Clay Hollow B Subdivision

A part of the Northwest Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Jordan City, Salt Lake County, Utah

March 2021

Rocky Mountain Power

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time will any permanent structures be placed within the PUE or any other obstructions which interfere with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Existing Agreement

Agreement of Easements, Covenants and Restrictions Entry No. 12608326 in Book 10594 at Page 5432-5446 includes cross access over the entire Subdivision boundary.

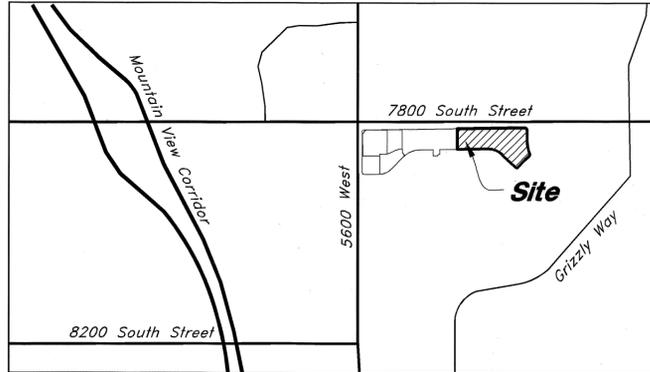
Dominion Energy

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-251-2734.

Notes

- Parcel B is understood to be a part of this Subdivision Plat but remains undeveloped and is subject to all applicable planning and zoning regulations set by The City of West Jordan upon future development.

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.



Vicinity Map
Not to Scale

Narrative

This Subdivision plat Amendment was requested by Peterson Development to Amend Parcel A.

A line between monuments found for the West Quarter Corner and Northwest Corner of Section 36, was assigned the bearing of South 0°10'51" East as the basis of bearings for this survey to match the underlying Stone Creek West One and Clay Hollow B Subdivision Plats.

Consent to Record

The described tract of land hereon is subject to a deed of trust in favor of Banner Bank. By the beneficiary's signature below, the beneficiary consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust in favor of the dedication of the land to public use.

Rick Draper
Banner Bank
by: Rick Draper, Vice President

Acknowledgment

State of Utah }
County of Salt Lake } ss

On the 2nd day of April, 2021, personally appeared before me, the undersigned Notary Public, Rick Draper, who being by me duly sworn did say that he is the Vice President of Banner Bank, and that said instrument was signed in behalf of said Bank and acknowledged to me that said Bank executed the same.

Notary Public Full Name: Victor Barnes My Commission Expires: 11/25/23
Commission Number: 709401 A Notary Public Commissioned in Utah

Victor Barnes

Acknowledgment

State of Utah }
County of Salt Lake } ss

On the 26th day of March, 2021, personally appeared before me, Ryan Peterson who being by me duly sworn did say that he is the Manager of Kick Creek, L.L.C, a Utah limited liability Company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: Victor Barnes

Commission Number: 709401

My Commission Expires: 11/25/23

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Victor Barnes

A Notary Public

West Jordan City

Presented to West Jordan City, this 26th Day of April, A.D., 2021.

[Signatures]
Attest: West Jordan City Recorder West Jordan City Mayor



Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act of the Laws of the State of Utah. I further certify that by the authority of the Owners, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements; and have placed monuments as represented on this plat, and have subdivided said tract of land into a Lot, Parcel, and Street, together with an easement hereafter to be known as

Clay Hollow B Subdivision, 3rd Amended

Description

All of Parcel A, Clay Hollow B Subdivision on file in the Office of the Salt Lake County Recorder as Entry No. 12512320 in Book 2017P at Page 78, lying within the Northwest Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Jordan City, Salt Lake County, Utah:

Beginning at the Northeast Corner of Lot 7 of said Subdivision at a point on the South Line of 7800 South Street as it exists at 63.00 foot half-width located 63.00 feet South 0°10'51" East along the Section Line, and 1222.84 feet South 89°56'36" East along said South Line from the Northwest Corner of said Section 36; and running thence South 89°56'36" East 801.75 feet along said South Line of 7800 South to the Westerly Line of Swiftwater Way as it exists at 33.00 foot half-width; thence along said Westerly Line of Swiftwater Way the following three courses: Southeasterly, Southerly and Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.27 feet (Center bears South 0°03'24" West, Central Angle equals 90°00'00" and Long Chord bears South 44°56'36" East 35.36 feet) to a point of tangency; South 0°03'24" West 141.31 feet to a point of curvature; and Southeasterly along the arc of a 383.00 foot radius curve to the left a distance of 146.98 feet (Central Angle equals 21°59'17" and Long Chord bears South 10°56'14" East 146.08 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 33.25 feet (Central Angle equals 76°12'37" and Long Chord bears South 16°10'26" West 30.86 feet) to a point of reverse curvature on the Northwesterly Line of Window Ranches Way as it exists at 30.00 foot half-width; thence along said Northwesterly Line the following two courses: Southwesterly along the arc of a 380.00 foot radius curve to the left a distance of 71.85 feet (Central Angle equals 10°50'02" and Long Chord bears South 48°51'43" West 71.75 feet) to a point of tangency; and South 43°26'42" West 120.95 feet to a point of curvature; thence Southwesterly, Westerly, and Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Central Angle equals 90°00'00" and Long Chord bears South 88°26'42" West 21.21 feet) to a point of tangency on the Northeastly Line of Ranches Loop Road as it exists at 25.00 foot half-width; thence North 46°33'18" West 228.00 feet along said Northeastly Line to the most Northerly Corner of The Ranches No. 3 Subdivision; thence North 43°26'42" East 5.00 feet; thence North 46°33'18" West 2.22 feet to a point of curvature; thence Northwesterly along the arc of a 250.00 foot radius curve to the left a distance of 189.32 feet (Central Angle equals 43°23'18" and Long Chord bears North 68°14'57" West 184.83 feet) to a point of tangency; thence North 89°56'36" West 352.17 feet to the Southeast Corner of said Lot 7; thence North 0°03'24" East 245.00 feet along the East Line of said Lot 7 to the Northeast Corner thereof and the point of beginning.

Contains 258,048 sq. ft.
or 5.924 acres
1 Lot
1 Parcel



26 Mar, 2021
Date

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into a Lot, Remainder Parcel, and Street to hereafter be known as CLAY HOLLOW B SUBDIVISION, 3rd AMENDED, do hereby dedicate for perpetual use of the public the parcel of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easement as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have hereunto set my hand
This 26th Day of March, A.D., 2021

[Signature]
Kick Creek LLC
by: Ryan Peterson
Its: Manager

Sheet 1 of 2

<p>Owner - Developer Kick Creek, L.L.C. Ryan Peterson 225 South 200 East, Suite 300 Salt Lake City, Utah 84111 Phone: 801-532-2233</p>	<p>County Surveyor Record of Survey Acknowledgement ROS # S2018-01-0002 <i>Steve V. Kpial</i> County Reviewer 4/5/2021 Date</p>	<p>Dominion Energy Approved this 30th Day of March, A.D., 2021 <i>Uole Smed</i> Dominion Energy</p>	<p>Comcast Approved this 30th Day of March, A.D., 2021 <i>[Signature]</i> Comcast</p>	<p>CenturyLink Approved this 30th Day of March, A.D., 2021 <i>Paul B. [Signature]</i> CenturyLink</p>	<p>Rocky Mountain Power Approved this 30th Day of March, A.D., 2021 <i>[Signature]</i> Rocky Mountain Power</p>	<p>Clay Hollow B Subdivision, 3rd Amended Amending Parcel A, Clay Hollow B Subdivision A part of the Northwest Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Jordan City, Salt Lake County, Utah</p>
<p>ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Salt Lake City, Utah 84116 801 521-8529 - AWAengineering.net</p>	<p>REV DATE DESCRIPTION</p>	<p>Board of Health Approved this 30th Day of March, A.D., 2021 <i>[Signature]</i> Salt Lake County Board of Health</p>	<p>West Jordan City Engineer Approved this 14th Day of April, A.D., 2021 <i>[Signature]</i> West Jordan City Engineer</p>	<p>West Jordan City Attorney Approved as to Form this 12th Day of April, A.D., 2021 <i>[Signature]</i> West Jordan City Attorney</p>	<p>West Jordan City Planning Commission Approved this 6th Day of April, A.D., 2021 <i>[Signature]</i> Chairman, West Jordan City Planning Commission</p>	<p>Recorded # 13651262 State of Utah, County of Salt Lake, Recorded and Filed at the Request of Kick Creek LLC Date 05/03/2021 Time 11:08 PM Book 2021P Page 108 Fee \$ 104.00 Salt Lake County Recorder</p>

