

8764500

When Recorded, Mail To:

Wallace O. Felsted, Esq.
Kirton & McConkie
60 East South Temple, #1800
P.O. Box 45120
Salt Lake City, UT 84145-0120

8764500
08/07/2003 09:23 AM NO FEE
BOOK - 8858 PG - 5016-5034
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
11175 S REDWOOD RD
SOUTH JORDAN UT 84095-8265
BY: JCR, DEPUTY - WI 19 P.

Property No. 551-4002
Parcel No. 27-10-427-001

**STREET CONSTRUCTION AGREEMENT
9800 SOUTH EXTENSION PROJECT**

This Agreement is entered into this 25th day of July, 2003, by and between the City of South Jordan, a body corporate and politic of the State of Utah ("City") and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole ("CPB").

WHEREAS, the City desires to promote the health, safety and welfare of its residents and those who travel within the City; and

WHEREAS, the City desires to provide additional capacity in the east-west transportation corridor; and

WHEREAS, the City desires to construct the street known as 9800 South Street between Redwood Road and the 1300 West Street; and

WHEREAS, CPB currently owns property in the City consisting of approximately 8.5 Acres, located west of the intersection of Shields Lane and 1300 West Street and East of the South Jordan Canal (the "**CPB Property**"). The CPB Property is more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

WHEREAS, City has requested that CPB donate a portion of the CPB Property consisting of approximately 1.15 acres (the "**Roadway Parcel**"), which will allow City to extend 9800 South Street to Shields Lane (the "**9800 South Extension**"). The Roadway Parcel is described on Exhibit "B" which is attached hereto and incorporated herein by reference. The 9800 South Extension will fragment the CPB Property and will leave the CPB Property as two non-contiguous Parcels, one a parcel lying to the South of said extension road (the "**South Parcel**") and one lying to the North of said extension road (the "**North Parcel**"). The South Parcel and the North Parcel are described on Exhibit "C" and Exhibit "D", respectively which are attached hereto and incorporated herein by reference.

WHEREAS, current development codes of the City may require that CPB construct some or all of 9800 South Extension adjacent to its property when a new building is constructed, however City has agreed to waive all said requirements as an inducement to CPB to enter into this Agreement; and

WHEREAS, City has agreed that it will allow CPB to access the North Parcel and the South Parcel and that the City will construct at its expense and stub sewage lines, storm drains, and utility line conduits to the North Parcel and the South Parcel at its expense and that City will waive impact and all other fees for road construction. Further City has agreed to prepare and, upon approval by CPB, record the Plat of the property.

WHEREAS, City and CPB desire that 9800 South Extension be completed as soon as practicable and acknowledge the mutual benefits to each of said street being constructed pursuant to this Agreement.

WHEREAS, City, acting pursuant to its authority under the Utah Municipal Code, Section 10-1-101, et. seq. Utah Code Annotated, and in furtherance of its plans for the health, safety, growth and development of the City, and in the exercise of its legislative discretion has elected to approve this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants made herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. **Platting and Recording.** City shall prepare a recordable subdivision plat showing the North parcel, the South parcel, and the Roadway Parcel and shall contain all information necessary for recordation of the plat and the dedication of the Roadway Parcel to City (the "Plat"), which Plat shall be acceptable to CPB in all respects. The Plat shall be completed as soon after execution of this Agreement as is reasonably possible but in no case later than ~~June~~^{August} 15, 2003. City shall proceed to record the Plat and accept the roadway Parcel pursuant to the Plat within ten days of CPB's execution and approval of the Plat. TR

2. **Donation.** Upon this Agreement becoming effective, CPB shall donate the Roadway Parcel and convey the Roadway Parcel to City via quitclaim deed, reserving unto CPB all water and mineral rights appurtenant thereto which quitclaim deed shall be prepared by CPB's legal counsel. City hereby represents and warrants that said transfer complies with all subdivision and other applicable laws.

3. **Easement.** Upon this Agreement becoming effective, CPB will grant a temporary easement for construction of the 9800 South Extension and for slope banks pursuant to a separate easement agreement which shall be prepared by CPB's legal counsel.

4. **Construction.** City shall construct, at its sole cost, 9800 South Street between Redwood Road and 1300 West Street including a crossing over the South Jordan Canal pursuant to the plans prepared by Civil Science, Project no. 02117.10, Sheet Nos. C-03 and C-04, and Sheet Nos. XS-09 through XS-14, copies of which are attached hereto as Exhibit "E" and incorporated herein by reference (the "**Plans**"). The 9800 South Extension shall be 71 feet wide and shall be constructed as a 3-lane minor collector status roadway with curb, sidewalk and gutter. The City shall perform, at its sole cost, all of the engineering necessary for storm drain, sewer lines, utility line conduits, and road improvements.

5. **Sewer and Utility Lines.** City shall prior to or concurrently with the construction of the 9800 South Extension, at City's sole cost and expense, construct and stub the sanitary sewer lines, storm water lines, water lines and other utility line conduits (if any) as are shown in the Plans to the North Parcel and the South Parcel.

6. **Access Rights.** City hereby agrees, that in connection with the development of the CPB Property, CPB shall be allowed access ways and curb cuts from the CPB Property to the 9800 South Extension of sufficient number and width to accommodate the future uses of said parcels, benefitting the South Parcel and the North Parcel as reasonably approved by the City Planning Commission when future site plans are submitted without being required to pay any road connection, impact, road construction or any other fees for access or use of 9800 South Street. The location and size of all such access ways shall meet reasonable design standards under the circumstances. Except as otherwise set forth in this Agreement, CPB or its successor-in-interest shall pay building permit fees and other reasonable impact fees when a new building is constructed, except as otherwise set forth in this Agreement.

7. **Storm Drain.** The City shall construct a new storm drain trunk line in the 9800 South Street corridor between Redwood Road and 1300 West. City shall allow CPB one or more connections to said trunk line at no cost or expense to CPB for the drainage of storm water and run off from the North Parcel and the South Parcel. CPB shall not be obligated to pay any fees for connection to the storm drain trunk line, other than normal storm drain impact fees.

8. **Water Service / Waiver of Charges.** City shall provide water service to the North Parcel and the South Parcel at no cost or expense to CPB, except for customary water usage fees for the types of facilities constructed on said Parcels and City shall waive the obligation of CPB to purchase from City or any other entity any water shares and the obligation to donate to City any water shares or water rights in connection with the use and development of the CPB Property.

9. **Capacities; Completion of Construction.** All sewage lines, storm drains, and utility line conduits shall be in the sizes and capacities set forth in the Plans and shall be of sufficient size and capacity to accommodate CPB's intended future use and/or a reasonable commercial use of the North parcel and the South parcel, in CPB's sole discretion. All construction activities described in this Agreement shall be completed by City on or before November 1, 2003.

10. **Fee Credits.** In the event that City is legally prevented from waiving the fees and charges described in Sections 6 through 8 above, City may grant CPB credits against said fees equivalent to such amounts as shall be equivalent to the complete waiver thereof. CPB may allocate such credits between the North Parcel and the South Parcel in any manner CPB shall deem advisable, in CPB's sole discretion.

11. **Notices.** Any notice or correspondence required by this Agreement shall be provided in writing and sent postage prepaid, by registered or certified mail, to the following addresses:

City Manager
City of South Jordan
1600 West Town Center Drive
South Jordan, Utah 84095

Physical Facilities Division
Attn: Lou Brown, Real Estate Property Manager
LDS Church Office Building, 12th Floor
Salt Lake City, Utah 84150

12. **Authority.** As a condition precedent to the obligations of the parties hereunder, this Agreement is contingent upon and will only become effective at such time, and in the event that, the City Council in the independent exercise of its legislative discretion elects to approve the terms and conditions of this Agreement through a formal, recorded vote of the City Council following all necessary public hearings. City shall provide CPB with a certified copy of the minutes of all said City Council Meetings within ten (10) days after all such meetings.

13. **Assignment.** CPB shall have the right to assign its rights under this Agreement including, without limitation, the right to waiver of charges and/or fee credits, to any person or entity in connection with the sale or transfer of the CPB Property and shall have the right to assign said rights in whole or in part in CPB's sole discretion.

14. **Covenants Run with the Land.** The covenants and agreements of City to CPB contained herein shall benefit CPB and the CPB Property, shall run with the land, and shall inure to the successors and assigns of CPB.

15. **No Joint Venture/No Third Party Beneficiaries.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and CPB. Further, the parties do not intend this Agreement to create any third-party beneficiary rights.

16. **Interpretation.** The captions by which the Sections of this Agreement are identified are for convenience only and shall have no effect upon the interpretation of this Agreement. The Parties acknowledge and agree that all of the terms and conditions of this Agreement are contractual

in nature and shall be interpreted under any applicable law as contractual obligations, and each Party waives any claims or defenses to the contrary. Whenever the context so requires, the singular shall include the plural, the plural shall refer to the singular, the neuter gender shall include the masculine and feminine genders. This Agreement shall be interpreted in a reasonable manner to give effect to the Parties' intentions as set forth herein.

17. City is a Governmental Entity. CPB is hereby informed that the City is a governmental entity under the Utah Governmental Immunity Act (the "Act"). The Parties acknowledge that all of the terms and conditions contained herein represent contractual obligations as such term is used in the Act. Nothing in this Agreement shall be construed to enlarge or lessen any rights of the Parties under the Act.

18. Authority to Execute. Each person executing this Agreement individually and personally represents and warrants that he or she is duly authorized to execute and deliver the same on behalf of the entity for which he or she is signing, and that all corporate and/or legislative authority and approvals, as the case may be, has been obtained, and that this Agreement is a binding obligation on such entity.

19. Miscellaneous. The recitals are hereby incorporated into this Agreement. This Agreement contains all of the representations, understandings and agreements of the parties with respect to matters contained herein and represents the complete and final understanding of the parties and supercedes any and all prior and contemporaneous representations, discussions or understandings between them. No subsequent amendments, additions, or alterations to this Agreement will be binding unless contained in a writing signed by both parties. The parties acknowledge that this Agreement was negotiated at arms' length between the parties and each party waives any presumption of law or interpretation of this Agreement against the party that drafted this Agreement. Time is expressly made of the essence of each and every provision of this Agreement. The waiver of any breach of any covenant, condition, or stipulation contained herein will not be taken to be a waiver or acquiescence of such breach or any subsequent breach of the same or any other covenant, condition, or stipulation. Any failure of either party to enforce rights or seek remedies upon any default of the other party with respect to the obligations of the party hereunder, or any of them, will not prejudice or affect the rights or remedies of the party seeking to enforce its rights regarding such default or any subsequent default by the other party. This Agreement shall be construed in accordance with the laws of the state of Utah. Venue of any legal proceedings shall be in Salt Lake County, Utah. In the event of a dispute between the parties concerning this Agreement, the prevailing party shall be entitled to reimbursement of its reasonable attorneys' fees and costs from the other party whether or not suit is actually filed. Each of the individuals who have executed this Agreement represents and warrants that he or she is duly authorized to execute this Agreement on behalf of CPB or the City as the case may be; that all corporate, partnership, trust, legislative, or other action necessary for such party to execute and perform the terms of this Agreement have been duly taken by such party; and that no other signature and/or authorization is necessary for such party to enter into and perform the terms of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

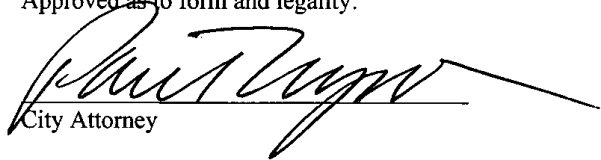
CITY OF SOUTH JORDAN


MAYOR W. KENT MONEY

ATTEST:


CITY RECORDER

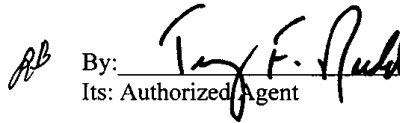
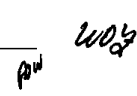
Approved as to form and legality:


City Attorney

CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS, a
Utah Corporation Sole



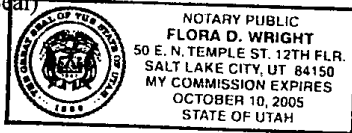
680220.3


By: _____
Its: Authorized Agent 

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25th day of July, 2003, by TERRY F. RUDD, as Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

(Seal)

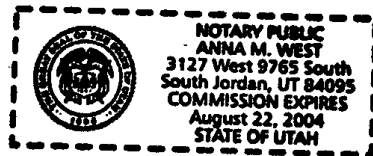


Flora D. Wright
Notary Public for Utah

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of July, 2003, by W. Kent Money, as MAYOR for the CITY OF SOUTH JORDAN, a body corporate and politic of the State of Utah.

(Seal)



Anna M. West
Notary Public for Utah

Exhibit "A"

Real Property located in Salt Lake County, Utah described as:

LDS CHURCH EXISTING PARCEL

BEGINNING AT A POINT which is South 0-05'05" East 185 Feet and North 89-52'28" West 33 Feet From the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; South 0-05'05" East 140.37 Feet; North 89-52'30" West 217.8 Feet; South 0-05'05" East 100 Feet; North 89-52'30" West 574.2 Feet; South 0-05'05" East 328.61 Feet; North 89-52'30" West 5.97 Feet; North 21-46'17" West 187.69 Feet; North 32-40'33" West 153.45 Feet; North 25-30'50" West 142.35 Feet; North 29-56'10" West 193.46 Feet; North 37-57'46" West 121.12 Feet; South 89-51'38" East 1007.85 Feet; South 0-05'05" West 125 Feet; South 89-52'28" East 174.29 Feet to point of beginning.

Containing 8.51 Acres.

Exhibit "B"

Real Property located in Salt Lake County, Utah described as:

ROADWAY PARCEL

A parcel of land being part of tract of property situate in the Southeast Quarter of Section 10, T-3- S., R-1- W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

BEGINNING AT A POINT which is South 205.68 feet and West 32.70 feet from the East Quarter Corner Monument of said Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South $0^{\circ}05'05''$ East 119.62 feet; thence North $89^{\circ}52'30''$ West 25.05 feet; thence North $44^{\circ}44'54''$ West 13.39 feet; thence North $89^{\circ}27'42''$ West 73.18 feet; thence on a 209.70 foot radius curve to the right 68.38 feet, having a central angle of $18^{\circ}41'01''$ and whose long chord bears North $80^{\circ}07'13''$ West 68.08 feet; thence North $70^{\circ}46'42''$ West 42.56 feet; thence on a 335.57 foot radius curve to the right 196.81 feet, having a central angle of $33^{\circ}36'14''$ and whose long chord bears North $53^{\circ}58'35''$ West 194.00 feet; thence on a 264.55 foot radius curve to the left 243.11 feet, having a central angle of $52^{\circ}39'05''$ and whose long chord bears North $63^{\circ}30'01''$ West 234.64 feet; thence North $89^{\circ}49'33''$ West 591.25 feet; thence North $37^{\circ}57'46''$ West 14.80 feet; thence South $89^{\circ}51'38''$ East 790.28 feet; thence on a 335.57 foot radius curve to the right 79.10 feet, having a central angle of $13^{\circ}30'19''$ and whose long chord bears South $48^{\circ}36'38''$ East 78.92 feet; thence on a 714.48 foot radius curve to the right 26.82 feet, having a central angle of $2^{\circ}09'04''$ and whose long chord bears South $40^{\circ}56'56''$ East 26.82 feet; thence on a 274.71 foot radius curve to the left 237.76 feet, having a central angle of $49^{\circ}35'18''$ and whose long chord bears South $64^{\circ}40'03''$ East 230.40 feet; thence South $89^{\circ}27'42''$ East 71.83 feet; thence North $45^{\circ}15'06''$ East 35.54 feet; thence North $89^{\circ}57'55''$ East 9.61 feet to the point of beginning.

Containing 1.15 acres

Exhibit "C"

Real Property located in Salt Lake County, Utah described as:

LDS CHURCH PARCEL REMAINDER SOUTH SIDE

BEGINNING AT A POINT which is South 325.24 feet and West 57.57 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°52'30" West 192.75 feet; thence South 0°05'05" East 100.00 feet; thence North 89°52'30" West 574.20 feet; thence South 0°05'05" East 328.61 feet; thence North 89°52'30" West 5.97 feet; thence North 21°46'17" West 187.69 feet; thence North 32°40'33" West 153.45 feet; thence North 25°30'50" West 142.35 feet; thence North 29°56'10" West 193.46 feet; thence North 37°57'46" West 106.32 feet; thence South 89°49'33" East 591.25 feet; thence on a 264.55 foot radius curve to the right 243.11 feet, having a central angle of 52°39'05" and whose long chord bears South 63°30'01" East 234.64 feet; thence on a 335.57 foot radius curve to the left 196.81 feet, having a central angle of 33°36'14" and whose long chord bears South 53°58'35" East 194.00 feet; thence South 70°46'42" East 42.56 feet; thence on a 209.70 foot radius curve to the left 68.38 feet, having a central angle of 18°41'01" and whose long chord bears South 80°07'13" East 68.08 feet; thence South 89°27'42" East 73.18 feet; thence South 44°44'54" East 13.39 feet to the point of beginning.

Containing 6.73 Acres

Basis of Bearing: The Section Line Bearing being South 0°05'05" East from the East Quarter Corner of Section 10 to the Southeast Corner of Section 10.

Exhibit "D"

Real Property located in Salt Lake County, Utah described as:

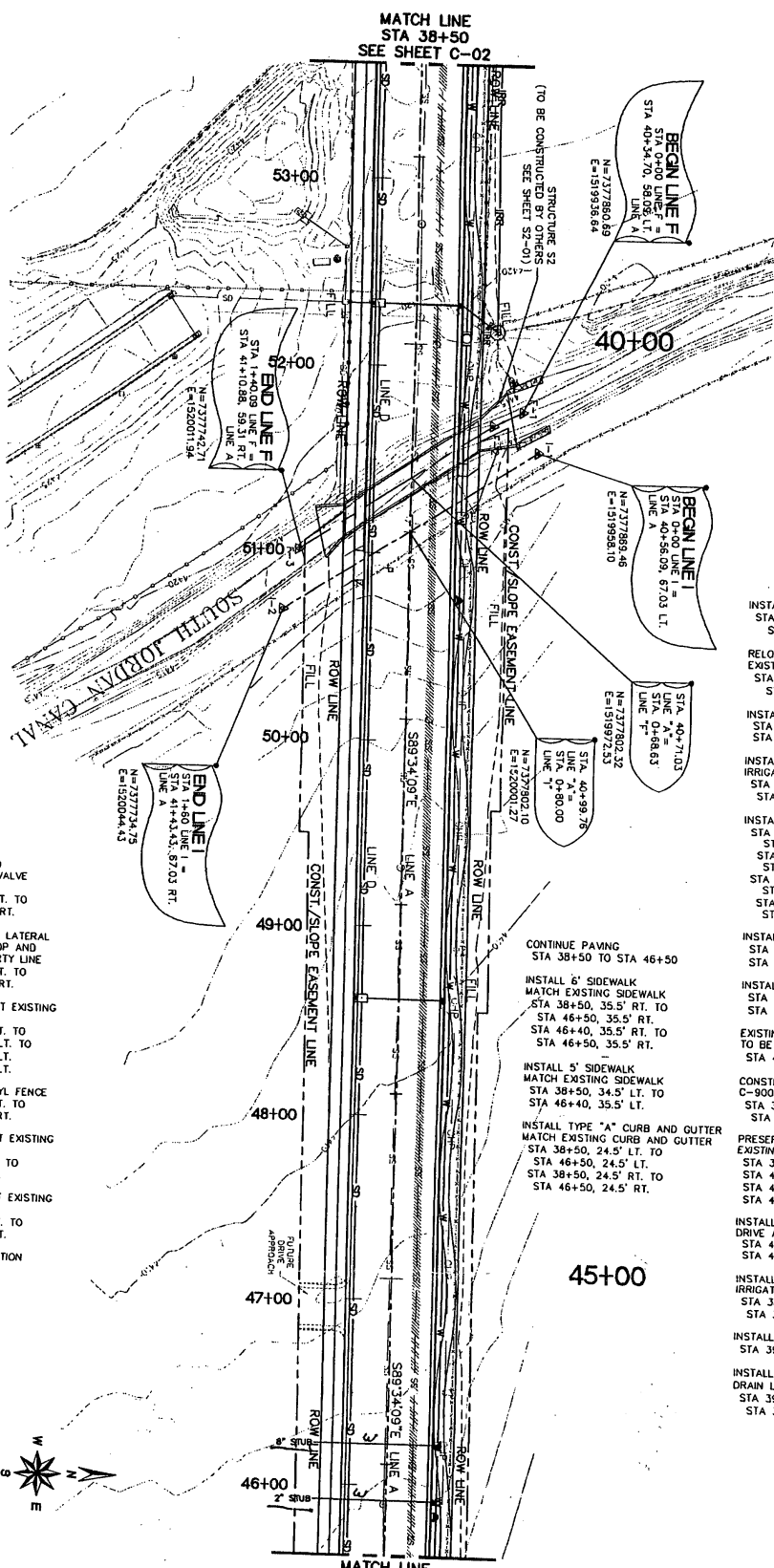
LDS CHURCH PARCEL REMAINDER NORTH SIDE

BEGINNING AT A POINT which is South 184.93 feet and West 32.73 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°05'05" East 20.75 feet; thence South 89°57'55" West 9.61 feet; thence South 45°15'06" West 35.54 feet; thence North 89°27'42" West 71.83 feet; thence on a 274.71 foot radius curve to the right 237.76 feet, having a central angle of 49°35'18" and whose long chord bears North 64°40'03" West 230.40 feet; thence on a 714.48 foot radius curve to the left 26.82 feet, having a central angle of 2°09'04" and whose long chord bears North 40°56'56" West 26.82 feet; thence on a 335.57 foot radius curve to the left 79.10 feet, having a central angle of 13°30'19" and whose long chord bears North 48°36'38" West 78.92 feet; thence South 89°51'38" East 217.57 feet; thence South 0°05'05" West 125.00 feet; thence South 89°52'24" East 174.29 feet to the point of beginning.

Containing 0.63 Acres

Basis of Bearing: The Section Line Bearing being South 0°05'05" East from the East Quarter Corner of Section 10 to the Southeast Corner of Section 10.

- 1) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
- 2) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
- 3) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
- 4) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
- 5) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
- 6) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
- 7) CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL CONTROL POINTS.



WARNING
 LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2"-SCALE ACCURACLY)

NO.	REVISIONS	BY	DATE	APPROVED	ENGINEER	DATE

DRAWN J.W.
 CHECKED J.W.
 SOUTH JORDAN CITY
 11175 S REDWOOD ROAD
 SOUTH JORDAN, UTAH 84095

CIVIL SCIENCE
 REGISTERED PROFESSIONAL ENGINEER
 11175 S REDWOOD ROAD
 SOUTH JORDAN, UTAH 84095
 (801) 756-8888

9800 S. 1700 W. TO 1300 W.
 PLAN SHEET 39+00 TO 48+00

PROJECT NO.	DATE
0211710	02/11/10
C-03	

- INSTALL FIRE HYDRANT
 STA 41+36.0 LT.
 STA 45+95.0 LT.
- INSTALL 8" PVC C-900
 WATER LATERAL WITH VALVE
 AT MAINLINE
 STA 45+89.0, 27.0' LT.
 STA 45+89.0, 39.5' RT.
- INSTALL 2" PVC WATER LATERAL
 WITH CORPORATION STOP AND
 WATER BOX AT PROPERTY LINE
 STA 46+20.0, 27.0' LT.
 STA 46+20.0, 39.5' RT.
- PRESERVE AND PROTECT EXISTING
 IRRIGATION DITCH
 STA 38+50.0, 37.8' LT. TO
 STA 39+77.3, 35.6' LT. TO
 STA 39+92.4, 43.4' LT.
 STA 39+83.3, 84.0' LT.
- RELOCATE EXISTING VINYL FENCE
 STA 39+72.7, 35.5' RT. TO
 STA 40+67.0, 35.5' RT.
- PRESERVE AND PROTECT EXISTING
 8" SEWERLINE
 STA 39+92.5, 118' RT. TO
 STA 39+85.3, 2.1' LT.
- PRESERVE AND PROTECT EXISTING
 48" RCP SD LINE
 STA 40+63.0, 20.0' RT. TO
 STA 41+13.0, 20.0' RT.
- INSTALL PRV VALVE STATION
 (SEE DETAIL DT-02 "F")
 STA 39+95, 27.0' LT.

- INSTALL 6" CHAIN LINK FENCE
 STA 38+50, 33.4' LT TO
 STA 40+38.1, 35.5' LT.
- RELOCATE/RECONSTRUCT
 EXISTING FENCE
 STA 40+87.8, 32.3' LT TO
 STA 46+50, 33.4' LT
- INSTALL 18" RCP SD
 STA 39+78.5
 STA 43+50.0
- INSTALL 18" RCP
 IRRIGATION PIPE
 STA 39+78.5, 19.7' RT. TO
 STA 39+78.5, 38.4' RT.
- INSTALL 48" RCP SD
 STA 38+50.0, 19.2' RT. TO
 STA 33+81.8, LINE D TO
 STA 40+83.0, 20.0' RT. TO
 STA 51+48.7, LINE D
 STA 41+13.0, 20.0' RT. TO
 STA 50+98.7, LINE D TO
 STA 46+50, 20.0' RT. TO
 STA 45+61.7, LINE D
- INSTALL COCOB
 STA 39+78.5, 19.7' RT.
 STA 43+50.0, 20.0' RT.
- INSTALL CB
 STA 39+78.5, 23.0' LT.
 STA 43+50.0, 23.0' LT.
- EXISTING TELEPHONE PEDESTAL
 TO BE RELOCATED BY OTHERS
 STA 41+20.7, 9.1' RT.
- CONSTRUCT 12" PVC
 C-900 WATERLINE
 STA 38+50.0, 27.0' LT. TO
 STA 46+50.0, 27.0' LT.
- PRESERVE AND PROTECT
 EXISTING POWER POLE
 STA 39+71.7, 28.7' LT.
 STA 40+80.5, 29.5' LT.
 STA 43+22.7, 29.9' LT.
 STA 45+60.4, 30.0' LT.
- INSTALL CANAL ACCESS
 DRIVE APPROACH
 STA 40+78.9 LT.
 STA 41+19.0 RT.
- INSTALL 15" SDR 41 PIP
 IRRIGATION PIPE
 STA 38+50, 41.6' LT. TO
 STA 39+92.4, 43.4' LT.
- INSTALL IRRIGATION CLEANOUT
 STA 39+92.4, 43.4' LT.
- INSTALL 4" IRRIGATION
 DRAIN LINE (SEE SHEET DT-02)
 STA 39+92.4, 43.4' LT. TO
 STA 39+78.5 24.5' LT

- CONTINUE PAVING
 STA 38+50 TO STA 46+50
- INSTALL 6" SIDEWALK
 MATCH EXISTING SIDEWALK
 STA 38+50, 35.5' RT. TO
 STA 46+40, 35.5' RT. TO
 STA 46+40, 35.5' RT. TO
 STA 46+50, 35.5' RT.
- INSTALL 5' SIDEWALK
 MATCH EXISTING SIDEWALK
 STA 38+50, 34.5' LT. TO
 STA 46+40, 35.5' LT.
- INSTALL TYPE "A" CURB AND GUTTER
 MATCH EXISTING CURB AND GUTTER
 STA 38+50, 24.5' LT. TO
 STA 46+50, 24.5' LT.
 STA 38+50, 24.5' RT. TO
 STA 46+50, 24.5' RT.

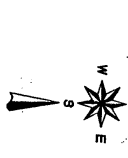


Exhibit "E"

ALL EXISTING FEATURES AND UTILITIES ARE
 SHOWN IN AN APPROXIMATE LOCATION.
 THE CONTRACTOR SHALL VERIFY THE
 LOCATION AND DEPTH OF ALL EXISTING FEATURES
 AND UTILITIES PRIOR TO CONSTRUCTION.

DATE	BY	APPROVED	PROJECT ENGINEER	DATE
01/03	DRW/JLM			01/03
01/03	CHK/BK			01/03
01/03	APP/BLM			01/03

SOUTH JORDAN CITY
 5170 S REDWOOD ROAD
 SOUTH JORDAN, UTAH 84095

SO. JORDAN
 This drawing is the property of the City of South Jordan and is not to be used for any other project or purpose without the written consent of the City of South Jordan.

CIVIL SCIENCE
 700 East Utah Valley Drive
 American Fork, UT 84303
 N=737754.07
 E=1521790.19

9800 S. 1700 W. TO 1300 W.
 PLAN SHEET 38+50 TO 55+00

PROJECT NO.: 02117.10
 SHEET NO.: C-04
 THE NAME SCALE

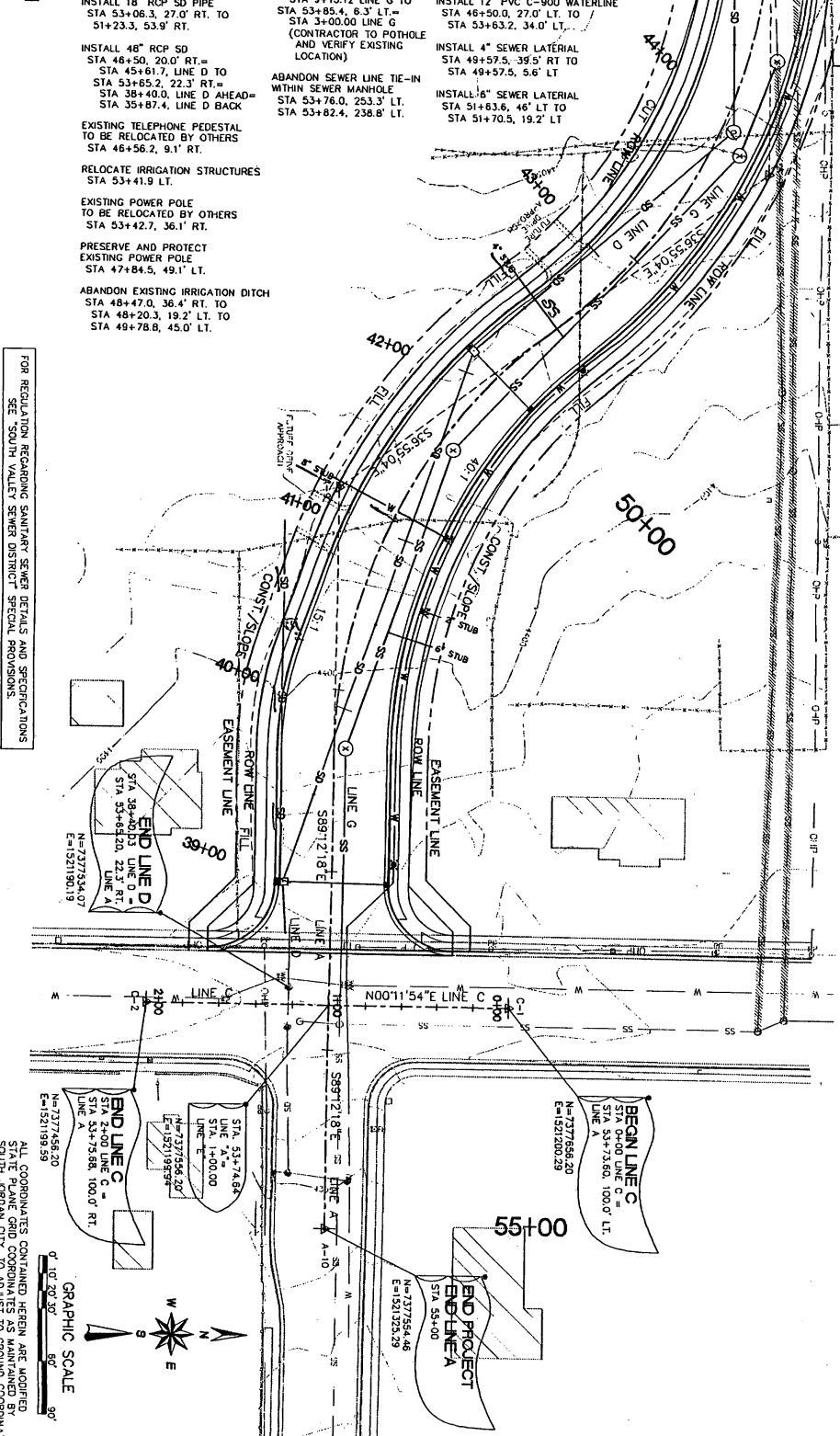
WARNING
 LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" SCALE ACCORDINGLY)

- INSTALL CO
 STA 48+11.1, 6.6' LT.
- INSTALL COCB
 STA 46+85.2, 20.0' RT.
 STA 50+00.0, 20.0' RT.
 STA 53+06.3, 27.0' RT.
- INSTALL CB
 STA 46+85.2, 23.3' LT.
 STA 50+00.0, 25.5' LT.
 STA 53+06.3, 30.3' LT.
- INSTALL 18" RCP SD PIPE
 STA 46+85.2
 STA 50+00.0
 STA 53+06.3
- INSTALL 18" RCP SD PIPE
 STA 53+06.3, 27.0' RT. TO
 STA 51+23.3, 53.9' RT.
- INSTALL 48" RCP SD
 STA 46+50, 20.0' RT. =
 STA 45+61.7, LINE D TO
 STA 53+65.2, 22.3' RT. =
 STA 38+40.0, LINE D AHEAD =
 STA 35+87.4, LINE D BACK
- EXISTING TELEPHONE PEDESTAL
 TO BE RELOCATED BY OTHERS
 STA 46+56.2, 9.1' RT.
- RELOCATE IRRIGATION STRUCTURES
 STA 53+41.9 LT.
- EXISTING POWER POLE
 TO BE RELOCATED BY OTHERS
 STA 53+42.7, 36.1' RT.
- PRESERVE AND PROTECT
 EXISTING POWER POLE
 STA 47+84.5, 49.1' LT.
- ABANDON EXISTING IRRIGATION DITCH
 STA 48+47.0, 36.4' RT. TO
 STA 48+20.3, 19.2' LT. TO
 STA 49+78.8, 45.0' LT.

- ABANDON SSMH
 STA 48+99.9, 110.6' LT.
 STA 49+19.3, 144.8' LT.
- INSTALL SSMH (5 FOOT)
 STA 9+15.1, LINE G =
 STA 47+67.3, 15.5' LT.
 STA 8+58.6, LINE G =
 STA 46+21.1, 15.5' LT.
 STA 6+28.4, LINE G =
 STA 50+48.7, 8.3' LT.
 STA 4+52.9, LINE G =
 STA 52+32.5, 6.3' LT.
 (APPROX. LOCATION)
- INSTALL 18" SDR-35
 PVC SEWER
 STA 47+67.3, 15.5' LT. =
 STA 9+15.1, LINE G TO
 STA 53+85.4, 8.3' LT. =
 STA 3+00.0, LINE G
 (CONTRACTOR TO POPTHOLE
 AND VERIFY EXISTING
 LOCATION)
- ABANDON SEWER LINE TIE-IN
 WITHIN SEWER MANHOLE
 STA 53+76.0, 253.3' LT.
 STA 53+82.4, 238.8' LT.

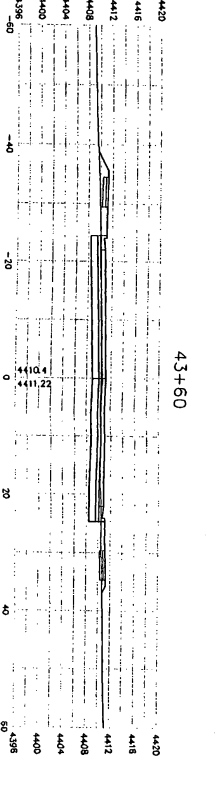
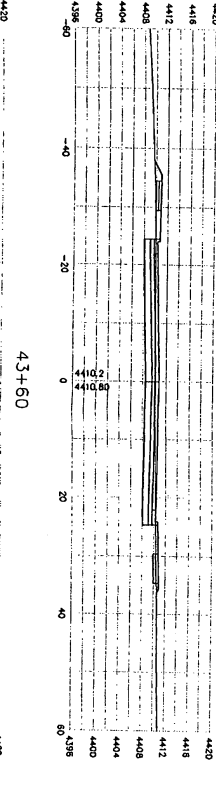
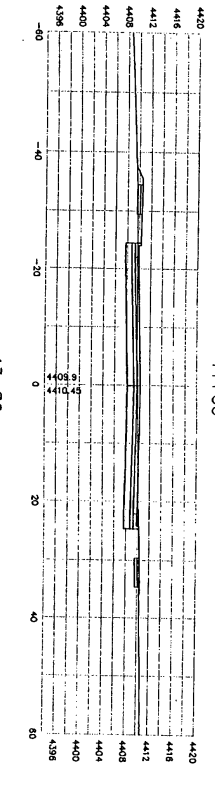
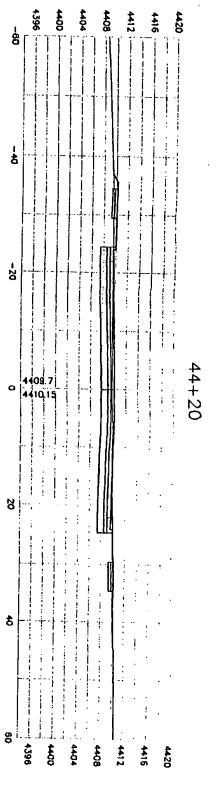
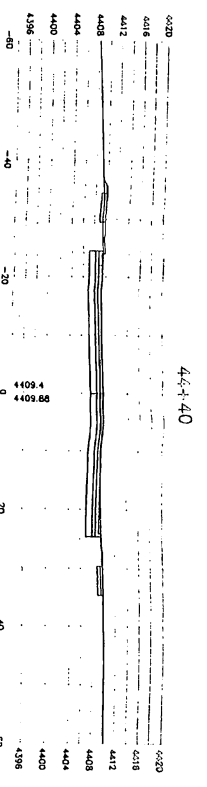
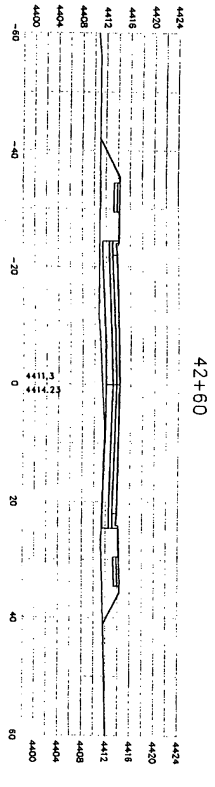
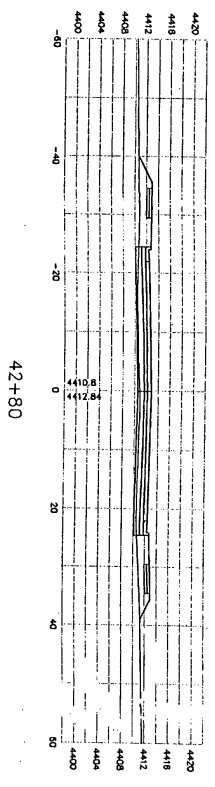
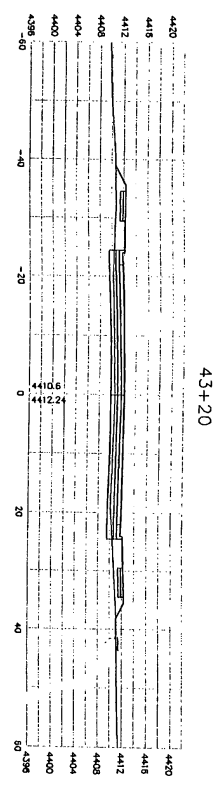
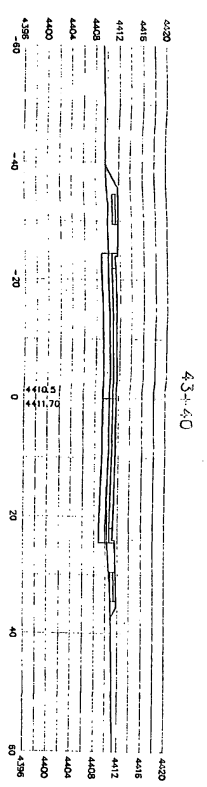
- INSTALL FIRE HYDRANT
 STA 49+60.0 LT.
 STA 52+95.0 LT.
- CONNECT TO EXISTING 12" WATERLINE
 (SEE SHEET DT-12B, "A")
 STA 53+63.2, 34.0' LT.
- INSTALL 8" PVC C-900 WATER LATERAL
 WITH VALVE AT MAINLINE
 STA 50+95.0, 32.5' LT. TO
 STA 50+95.0, 39.5' RT.
- INSTALL 2" WATER LATERAL WITH
 VALVE AT MAINLINE
 STA 51+43.0, 45.7' LT. TO
 STA 51+43.0, 33.7' LT.
- INSTALL 12" PVC C-900 WATERLINE
 STA 46+50.0, 27.0' LT. TO
 STA 53+63.2, 34.0' LT.
- INSTALL 4" SEWER LATERAL
 STA 49+57.5, 35.5' RT. TO
 STA 49+57.5, 5.6' LT.
- INSTALL 6" SEWER LATERAL
 STA 51+83.6, 46' LT TO
 STA 51+70.5, 19.2' LT

MATCH LINE
 STA 46+50
 SEE SHEET C-03



- SAWCUT PAVEMENT
 STA 53+43.6
- END PAVING
 MATCH EXISTING PAVEMENT
 STA 53+43.6
- CONTINUE PAVING
 STA 46+50 TO
 STA 53+43.6
- BEGIN ROADWAY TAPER
 STA 49+36.4, 22.0' LT. 40:1
 STA 51+36.8, 22.0' RT. 15:1
- END ROADWAY TAPER
 STA 52+34.6, 29.0' LT. 40:1
 STA 52+34.6, 29.0' RT. 15:1
- REMOVE EXISTING SIDEWALK
 STA 53+33.9, 67.8' LT. TO
 STA 53+35.4, 67.2' RT.
- INSTALL 6" CONCRETE SIDEWALK
 MATCH EXISTING SIDEWALK
 STA 46+50, 35.5' LT. TO
 STA 53+33.9, 67.8' RT.
 STA 46+50, 35.5' RT.
 STA 53+35.4, 67.2' RT.
- REMOVE EXISTING CURB & GUTTER
 STA 53+42.4, 67.8' LT. TO
 STA 53+43.8, 67.1' RT.
- INSTALL TYPE "A" CURB & GUTTER
 MATCH EXISTING CURB & GUTTER
 STA 46+50.0, 24.5' LT. TO
 STA 53+42.4, 67.9' LT. TO
 STA 46+50.0, 24.5' RT. TO
 STA 53+43.8, 67.1' RT.
- REMOVE FENCE
 STA 47+99.9, 35.5' LT. TO
 STA 48+40.8, 35.5' RT.
 STA 50+77.0, 40.3' LT. TO
 STA 51+25.5, 35.3' RT.
 STA 53+16.6, 51.2' RT. TO
 STA 53+34.3, 51.1' RT.
- RELOCATE/ RECONSTRUCT
 EXISTING FENCE
 STA 46+50.0, 33.4' LT. TO
 STA 47+17.9, 35.5' LT.

- NOTES:
- 1) ALL STATION REFERENCES ARE GIVEN UNLESS OTHERWISE NOTED.
 - 2) SEE SHEET PR-01 AND PR-02 FOR LINE "A" PROFILES.
 - 3) SEE SHEET PR-03 AND PR-04 FOR LINE "B" STICKY DRAINAGE AND LINE "C" SANITARY SEWER LINE PROFILES.
 - 4) SEE SHEET PR-05 AND PR-06 FOR DATA FOR ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
 - 5) SEE SHEET PR-07 AND PR-08 FOR DATA FOR ALL HORIZONTAL AND VERTICAL CONTROL POINTS.
 - 6) MINIMUM 18" VERTICAL CLEARANCE BETWEEN STORM DRAIN AND WATERLINE.
 - 7) GRADE OF 2.5% TO ENSURE POSITIVE STORM DRAINAGE FLOW OFF OF 1200 WEST TO THE COCB.
 - 8) TO THE SOUTH SIDE OF THE SANITARY SEWER LINE, THE CONTRACTOR SHALL MAKE RING AND COVERS AVAILABLE TO THE REMAINING CONE AND MANHOLE SECTIONS SHALL BE DISPOSED OF AT THE END OF THE CONTRACTOR.
 - 9) CONTRACTOR SHALL REMOVE ALL TREES AND SHRUBS WITHIN THE 9800 S. ROW AND CONST./SLOPE EASEMENT AS PART OF THE CLEARING AND GRUBBING OF THIS PROJECT.



NOTE:
ALL SECTIONS REPRESENT A STANDARD ROADWAY SECTION.
SEE SHEET TS-02 FOR MEANDERING SIDEWALK AND STAMPED CONCRETE APPLICATION.

NO.	REVISIONS	BY DATE	APPROVED PROJECT MANAGER	BLK DATE	BLK DATE

DRAWN JLR
01/03
CHECKED BJC
01/03
PROJECT ENGINEER
APPROVED BJC
01/03
PROJECT MANAGER

SOUTH JORDAN CITY
11175 S BIRCHWOOD ROAD
SOUTH JORDAN, UTAH 84095

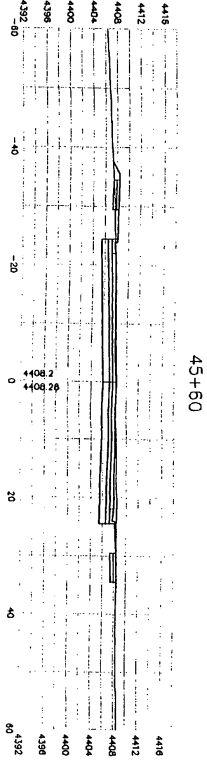
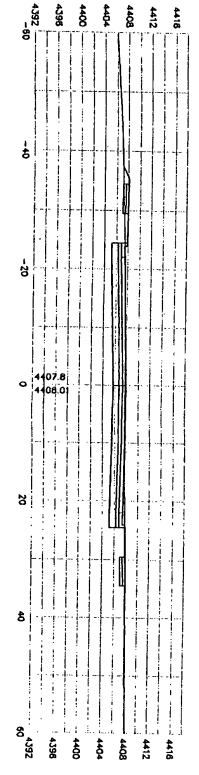
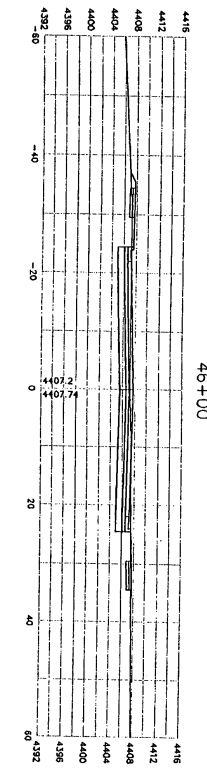
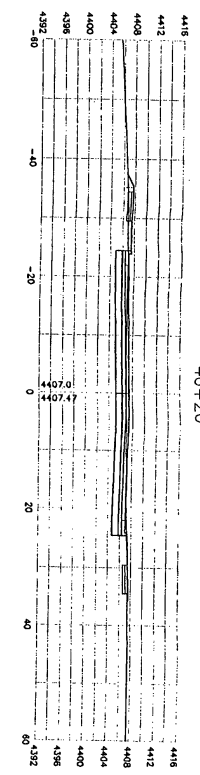
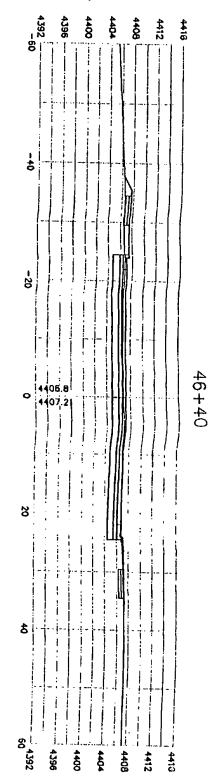
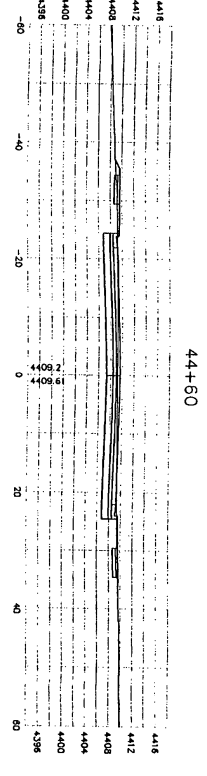
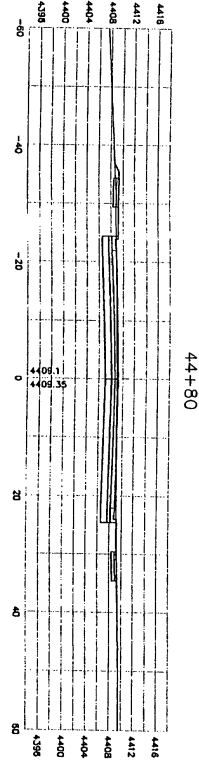
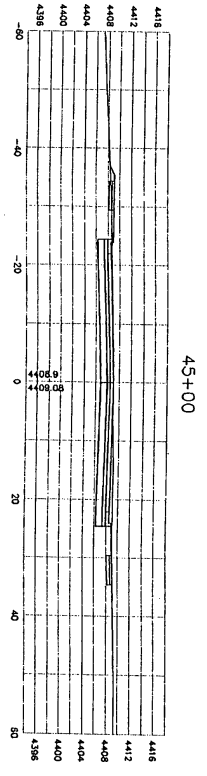
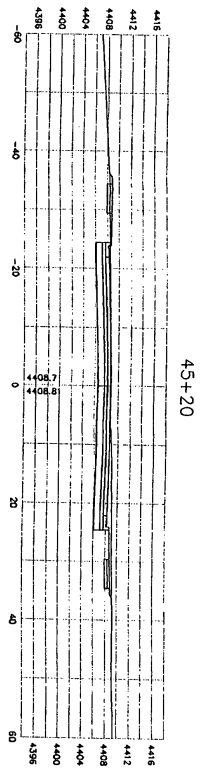
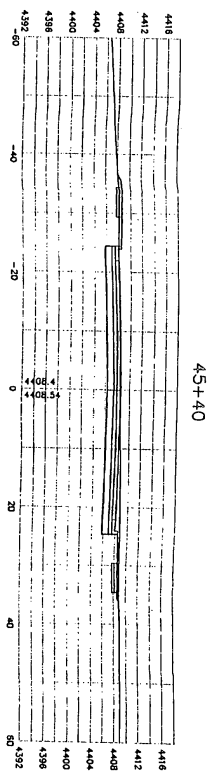
SOUTH JORDAN

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9800 S. 1700 W. TO 1300 W.
CROSS SECTIONS

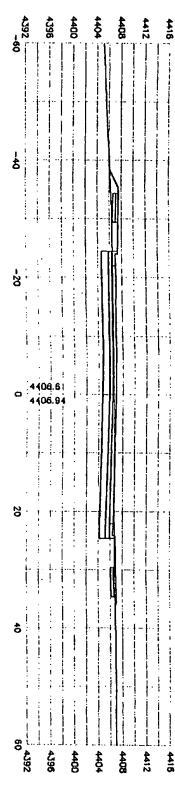
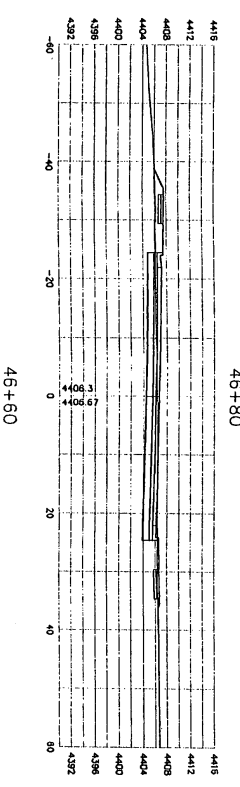
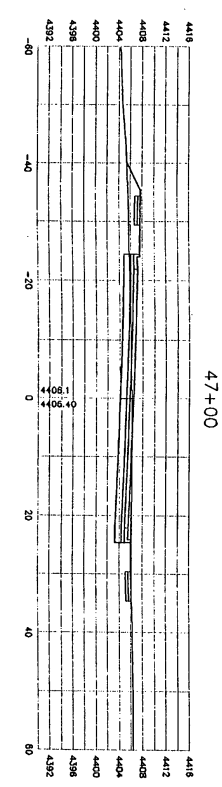
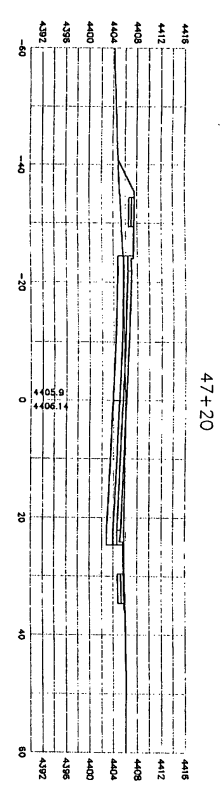
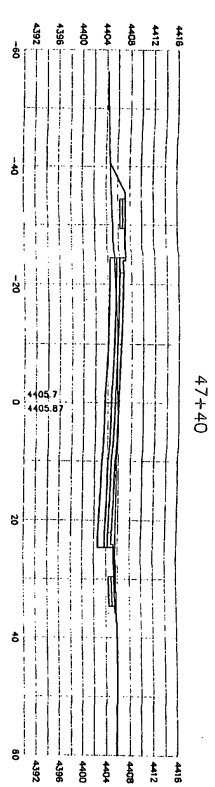
PROJECT NO. 02117.10
SHEET NO. XS-09
DATE 05/20/20



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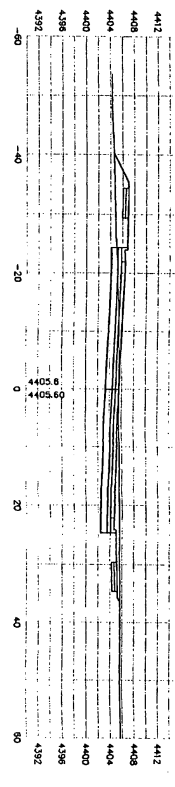
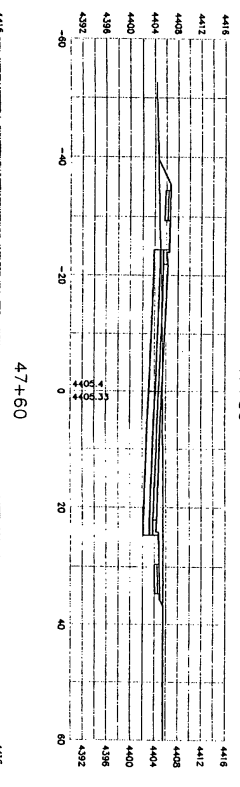
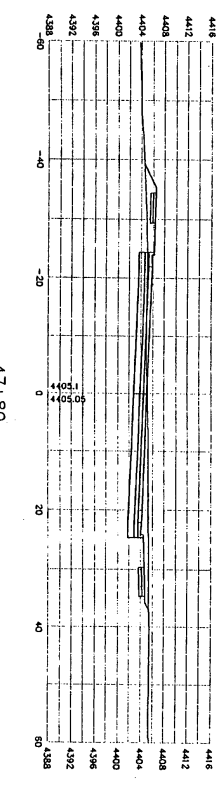
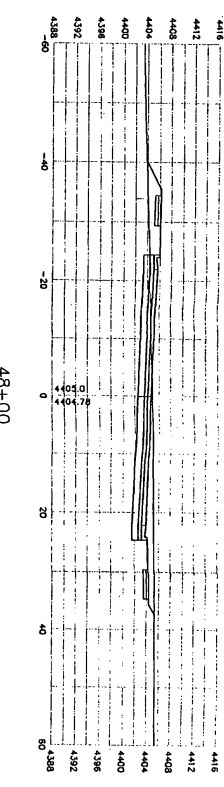
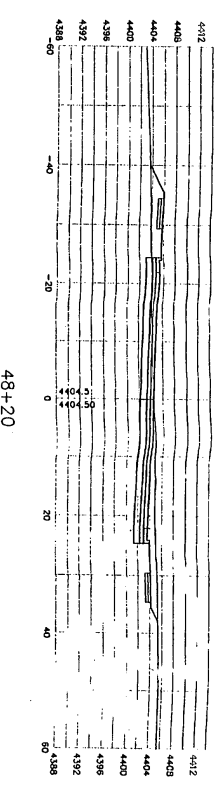
ALL SECTIONS REPRESENT A STANDARD ROADWAY SECTION.
SEE SHEET TS-02 FOR MEANDERING SIDEWALK AND STAMPED CONCRETE APPLICATION.

NO.	REVISIONS	BY DATE	APPROVED PROJECT MANAGER	DATE	DATE	DATE
DRAWN: J.M.			01/03			
CHECKED: B.K.			01/03			
PROJECT ENGINEER			01/03			
PROJECT MANAGER			01/03			
SOUTH JORDAN CITY 11175 S REDWOOD ROAD SOUTH JORDAN, UTAH 84095 						
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CIVIL SCIENCE DESIGN - SURVEY - PLANNING - CONSTRUCTION 9800 S. 1700 W. TO 1300 W. AMERICAN FORK, UT 84003 (801) 726-8888						
PROJECT NO: 02117.10 SHEET NO: XS-10 TOTAL SHEETS: 15 (AS NOTED)						

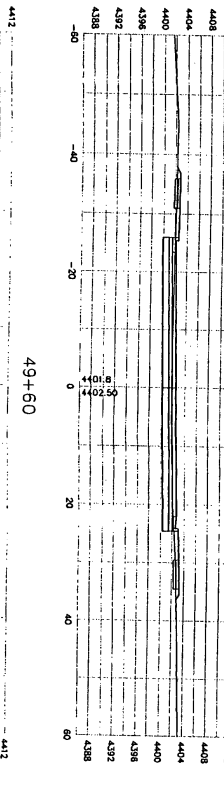
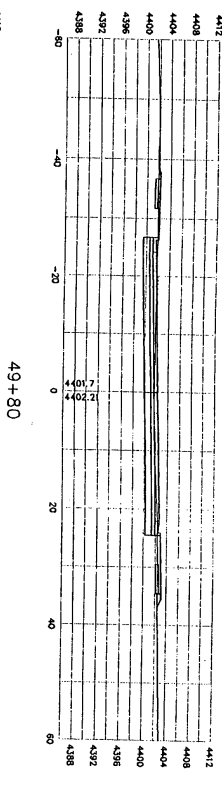
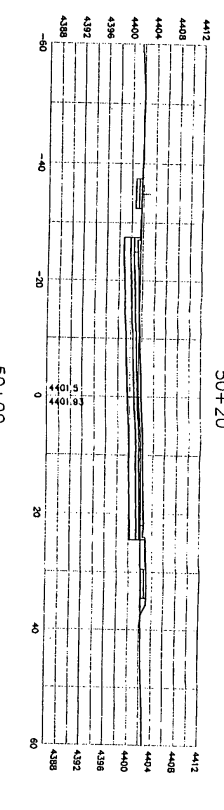
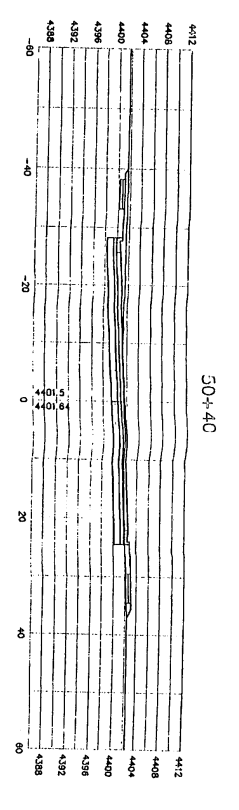
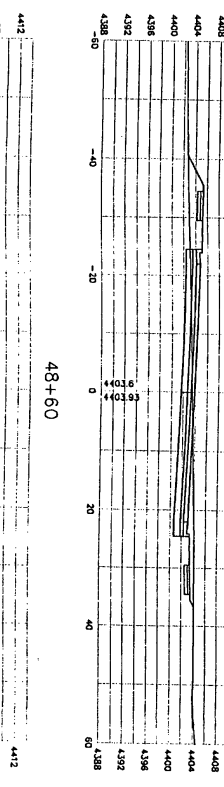
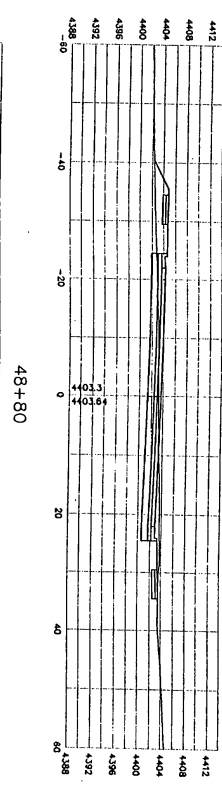
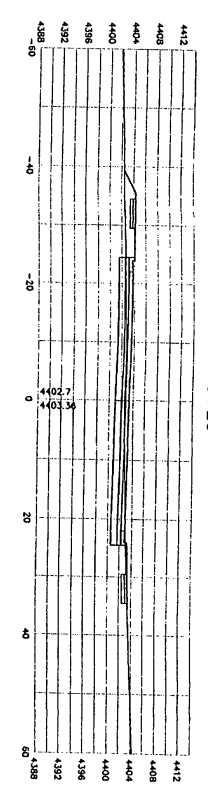
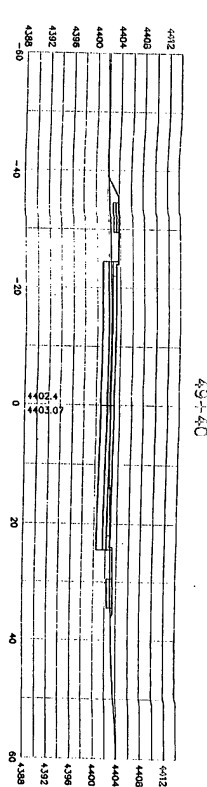


NOTE:

ALL SECTIONS REPRESENT A STANDARD ROADWAY SECTION.
SEE SHEET TS-02 FOR MEANDERING SIDEWALK AND STAMPED CONCRETE APPLICATION.



NO. 1		DRAWN J.W.K.		01/03 DATE		SOUTH JORDAN CITY 11175 S REDWOOD ROAD SOUTH JORDAN, UTAH 84095		The information on this property is to be reproduced, modified or otherwise used without the written consent of the project or estimator of this firm.		CIVIL SCIENCE 700 East 1000 S, Suite 1000 Salt Lake City, UT 84143 (801) 756-8888		PROJECT NO. 02117.10	
REVISIONS		CHECKED PROJECT ENGINEER		01/03 DATE		SOUTH JORDAN CITY		To be reproduced, modified or otherwise used without the written consent of the project or estimator of this firm.		8980 S. 1700 W. TO 1300 W.		SHEET NO. XS-11	
		APPROVED PROJECT MANAGER		01/03 DATE		SOUTH JORDAN CITY		To be reproduced, modified or otherwise used without the written consent of the project or estimator of this firm.		CROSS SECTIONS		SCALE: AS NOTED	



NOTE:

ALL SECTIONS REPRESENT A STANDARD ROADWAY SECTION.
SEE SHEET TS-02 FOR MEANDERING SIDEWALK AND STAMPED CONCRETE APPLICATION.

NO.	REVISIONS	BY	DATE	APPROVED	PROJECT MANAGER	DATE

DRAWN: JMK
 CHECKED: B.K.
 PROJECT ENGINEER
 SOUTH JORDAN CITY
 1175 S REDWOOD ROAD
 SOUTH JORDAN, UTAH 84095

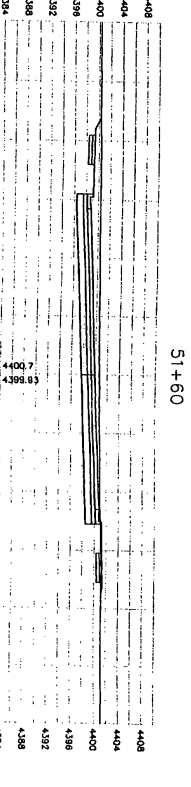
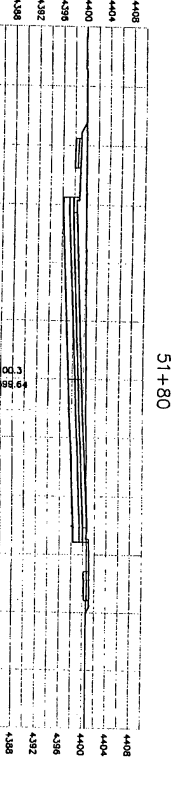
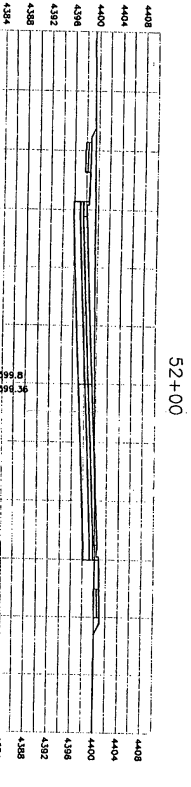
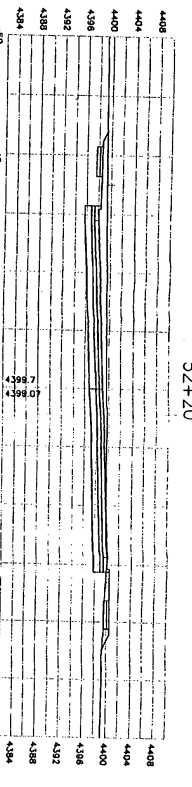
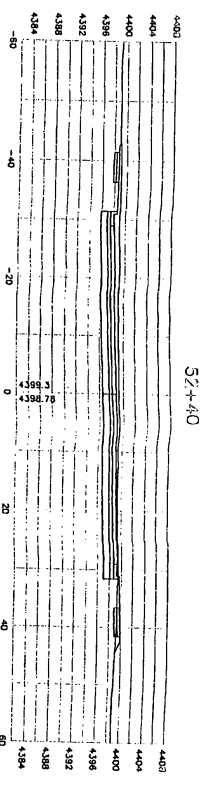
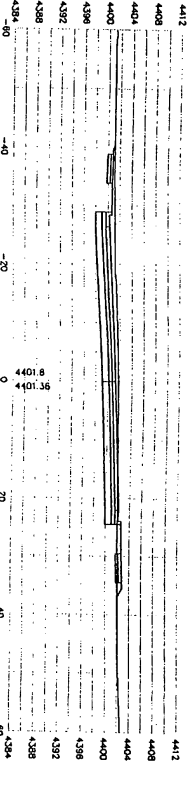
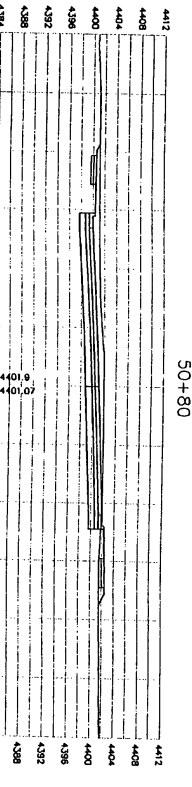
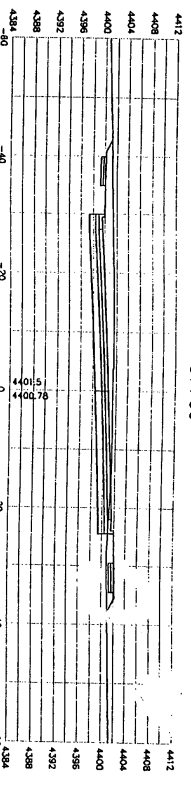
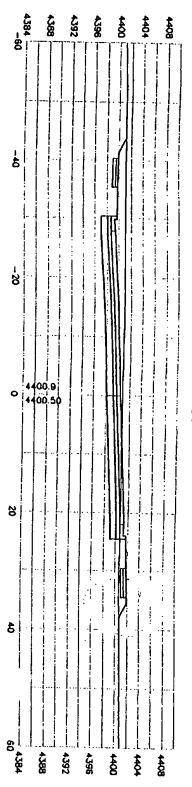
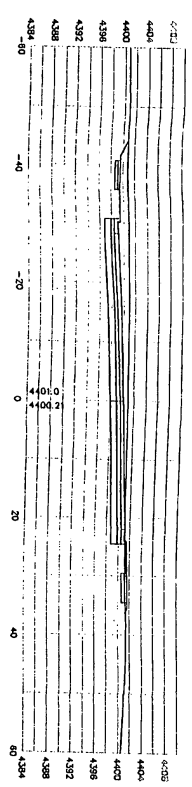
SOUTH JORDAN

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PROJECT NO: 02117.10
 SHEET NO: XS-12
 THE TRADE: ROAD

9800 S. 1700 W. TO 1300 W.
 CROSS SECTIONS



NOTE:
ALL SECTIONS REPRESENT A STANDARD ROADWAY SECTION.
SEE SHEET TS-02 FOR MEANDERING SIDEWALK AND STAMPED CONCRETE APPLICATION.

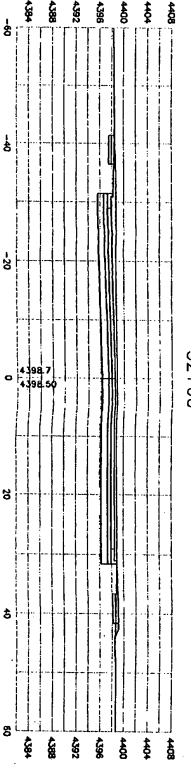
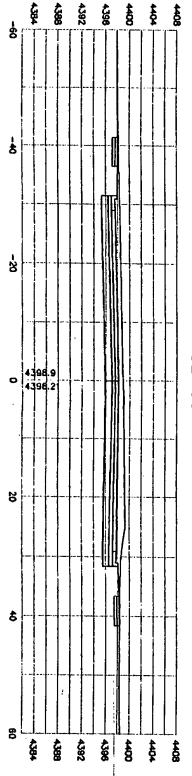
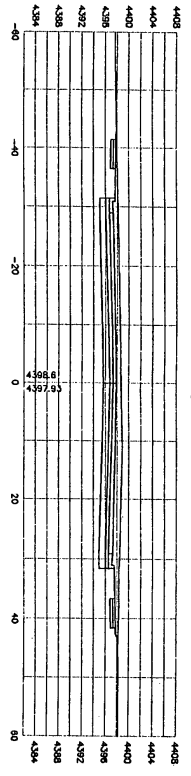
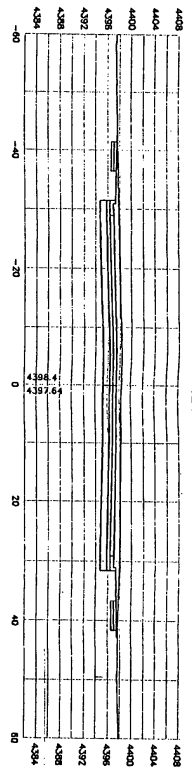
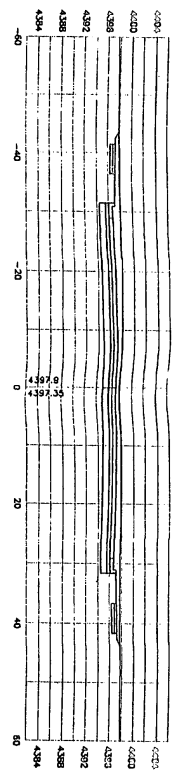
DATE	DESCRIPTION
01/03	DRAWN J.W.
01/03	CHECKED B.R.C.
01/03	APPROVED B.M.C.

SOUTH JORDAN CITY
1173 S REDWOOD ROAD
SOUTH JORDAN, UTAH 84095

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CORPORATION
1000 S. 1700 W. SUITE 100
SOUTH JORDAN, UTAH 84095

9800 S. 1700 W. TO 1300 W.
PROJECT NO: 0211710
SHEET NO: XS-13
CADD CENTER



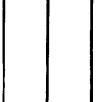
NOTE:
ALL SECTIONS REPRESENT A STANDARD ROADWAY SECTION.
SEE SHEET TS-02 FOR MEANDERING SIDEWALK AND STAMPED CONCRETE APPLICATION.

NO.	REVISIONS	BY	DATE	APPROVED	PROJECT MANAGER

DRAWN: J.W.
CHECKED: B.K.
PROJECTED: B.M.C.
APPROVED: B.M.C.

01/03
01/03
01/03
01/03

SOUTH JORDAN CITY
11175 S REDWOOD ROAD
SOUTH JORDAN, UTAH 84095



9800 S. 1700 W. TO 1300 W.
CROSS SECTIONS

PROJECT NO.: 02117.10
SHEET NO.: XS-14
DATE: 01/03