

J.C. Penney at The District

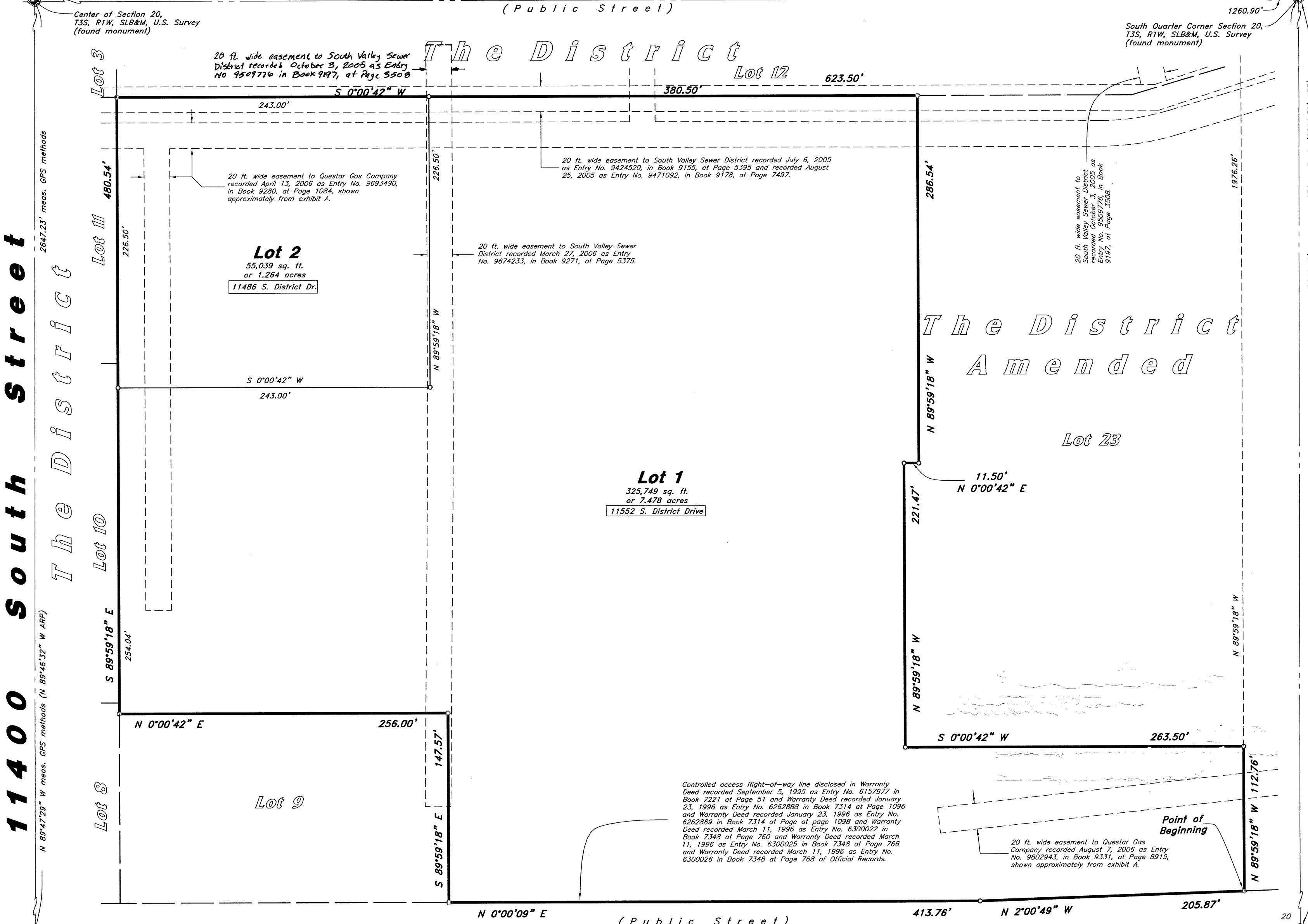
Subdivision

Part of the Southwest 1/4 of Section 20,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah
2016

- Legend**
- ARP Salt Lake County Area Reference Plat
 - Section Corner
 - Property Line
 - Easement Line
 - Centerline
 - Section Line
 - Lot Line
 - 5/8" Rebar 24" Long with AWA Cap or Nail with AWA brass tag to be set
 - Address



3600 West Street
(Public Street)



Narrative

This Survey and Subdivision plat was requested by Mr. Wade Williams of the Boyer Company for purpose of platting 2 commercial lots.

A line between monuments found for the South Quarter Corner and the Center of Section 20 was assigned the Salt Lake County Area Reference Plat bearing of N 0°00'42" E as the Basis of Bearings.

This property was previously surveyed in 2004 by Great Basin Engineering - South and that survey along with the underlying subdivision have been honored.

Questar Gas Company

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve Questar's gas service for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Questar may require additional easements in order to serve 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 acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Questar's Right-of-Way department at 1-800-366-8532.

South Jordan City Notes:

- Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes, lot information, easements and other pertinent information contained within this plat and also with any Conditions, Covenants and Restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
- Many areas in the City of South Jordan have groundwater problems due to high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems.
- The Owner certifies that the title report dated 04/11/17, which was prepared by Meridian Title Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.

South Valley Sewer District Notes:

- 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.
- Shallow Sewer Depth 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 basement.

Rocky Mountain Power Note

"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 lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Easement Approval

Wade Sneed 4-18-17
QUESTAR DATE

Brad Hill April 17 2017
ROCKY MOUNTAIN POWER DATE

Don Jags 4-18-17
COMCAST CABLE COMPANY DATE

Brandon Mills 4-18-17
QUESTAR DATE



2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - AWEngineering.net

Developer

Boyer Company
Wade Williams
90 South 400 West, Suite 200
Salt Lake City, Utah 84101
phone: 801-521-4781

South Jordan City Approver
Presented to South Jordan City this 10 Day of MAY A.D., 2017. At which time this subdivision was approved and accepted.

City Clerk
Attest: City Clerk

South Jordan City Mayor
South Jordan City Mayor

South Valley Sewer District
Approved this 2 Day of May A.D., 2017.

Board of Health
Approved this 3 Day of May A.D., 2017.
Gerry Bourke
Salt Lake Valley Health Department

South Jordan 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.
5/10/17
South Jordan City Engineer

South Jordan City Attorney
Approved as to Form this 9th Day of MAY A.D., 2017.

Planning Department
Approved this 3rd Day of May A.D., 2017 by the South Jordan City Planner.

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under 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, and have subdivided said tract of land into lots and streets, hereafter to be known as J.C. Penney at The District Subdivision. And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the East Line of the Bangerter Highway being 1260.90 feet North 0°00'42" East along the Quarter Section Line; and 1976.26 feet North 89°59'18" West from the South Quarter Corner of said Section 20; and running thence along the East Line of said Bangerter Highway the following two courses: North 2°00'49" West 205.87 feet; and North 0°00'09" East 413.76 feet; thence South 89°59'18" East 147.57 feet; thence North 0°00'42" East 256.00 feet; thence South 89°59'18" East 480.54 feet; thence North 0°00'42" East 11.50 feet; thence North 89°59'18" West 221.47 feet; thence South 0°00'42" West 263.50 feet; thence North 89°59'18" West 112.76 feet to the point of beginning.

Contains 380,788 sq. ft. or 8.742 acres
2 Lots

9 Mar. 2017
Date
Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as J.C. Penney at The District Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof I have hereunto set My Hand this 4th day of April AD, 2016.

J.C. Penney Properties, Inc.

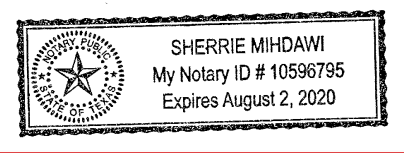
Acknowledgment

State of TEXAS }
County of Collin } ss

On the 4th day of April 2017, personally appeared before me, Bradley Swanson, who being by me duly sworn did say that he/she is the of J.C. Penney Properties, Inc., and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: The Colony Tx Notary Public Full Name: Sherrie Mihdawi
Commission Expires: 8/10/20 Commission Number: 00591619-5
My Commission Expires:

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



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.

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South Jordan City, Salt Lake County, Utah

Recorded # 12534290
State of Utah, County of Salt Lake, Recorded and Filed at the Request of Boyer Company
Date 5-12-2017 Time 2:45pm Book 2017-166 Page 108
Fee \$ 32.00
Salt Lake County Recorder