Approved this ______ Day of ______ A.D., 20 d.

South Valley Sewer District

Approved this 2, Day of A.D., 2008

Salt Lake Valley Health Department

The South District

Subdivision

Amending Lots 15 and 16 of the District Commercial Subdivision, Being a 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

W 10950 S

Narrative February 2008 This Survey and Subdivision Plat was requested by Mr. Wade Williams of The Boyer Company for purpose of platting 7 lots. -- West Quarter Corner Section 20 A line between monuments found for the South Quarter Corner and the Center of T3S, R1W, SLB&M, U.S. Survey Section 20 was assigned the Salt Lake County Area Reference Plat bearing of N 0°00'42" E Center of Section 20. (found monument) T3S, R1W, SLB&M, U.S. Survey (found monument) The property was previously surveyed by Great Basin Engineering - South in September N 89°47'29" W Measured GPS Methods (N 89°46'32" W ARP) Excepting therefrom the following described tract: Operation and Easement Agreement recorded January 27, 2005 as Entry No. 9283656, in Book 9087, at Page 8410, Memorandum of Supplemental Agreement recorded January 27, 2005 as Entry No. 9283913, in Book 9087, at Page 9153, First Amendment to Operation and Easement Agreement recorded July 19, 2006 as Entry No. 9787852, in Book 9324, at Page 3262 and Supplemental Declaration recorded July 20, 2006 as Entry No. 9787815, in Book 9324, at Page 4248 blankets the entire shopping center.

Waterline Easement blankets the entire shopping center recorded July 26, 2007 as Entry No. 10174410, in Book 9495, at Page 6063.

4 - 20 ft. wide easement to South Valley Sewer District recorded July 6, 2005 as Entry No. 9424520, in Book 9155, at Page 3395 of the Official Records.

8 - 20 ft. wide easement to Questar Gas Company recorded April 13, 2006 as Entry No. 9693490, in Book 9280, at Page 1084 of the Official Records, shown approximately from exhibit A.

C - 6 ft. wide easement to the Mountain States Telephone and Telegraph Company recorded August 30, 1984 as Entry No. 3987315, in Book 5586, at Page 1280 of the Official Records.

C - 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579036, in Book 7604, at Page 2156 of the Official Records. G - 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579046, in Book 7604, at Page 2175 of the Official Records.
H - 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579047, in Book 7604, at Page 2177 of the Official Records.
I - 20 ft. wide right-of-way easement to South Valley Sewer District recorded August 25, 2005 as Entry No. 9471092, in Book 9178, at Page 7497 of the Official Records.
J - 20 ft. wide sewer easement to South Valley Sewer District recorded May 5, 2008 as Entry No. 10418043, in Book 9602, at Page 7354 of the Official Records.
K - 20 ft. wide sewer Internal accement per this plat 20 ft. wide sewer lateral easement per this plat.
20 ft. wide Public Utility and drainage easement per this plat.
15 ft. wide waterline easement recorded June 25, 2008, as Entry No. 10463604, in Book 9620, at Page 8842, of the Official Records. 8842, of the Ufficial Records. 30 ft. wide access and utility easement recorded 1/7/2004, as Entry No. 10593190 in Book <u>9672</u>, as Page<mark>|636-16</mark>96f the Official Records. Owner - Developer ruyer the Official Records.

Non-exclusive, perpetual, irrevocable easement for vehicular and pedestrian ingress and egress recorded April 17, 2008 as Entry No. 10403790, in Book 9596, at Page 1937 of the Official Records.

Right-of-way and/or Easement for an underground well recorded May 15, 1980 as Entry No. 3434383, in Book 101, at Page 476 of the Official Records. Arbor Residential 25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579037, in Book 7604, at Page 2158 of the Official Records.
25 ft. wide right-of-way easement to Mountain Fuel Supply Company recorded February 25, 1997 as Entry No. 6579041, in Book 7604, at Page 2166 of Official Records. Chris Drent 45 West 10000 South, Suite 301 Sandy. Utah 84070 phone: 801-561-8594 The District S 89°59'18" E 1218.41 11700 South $\Delta = 81^{\circ}48'34''$ R = 22.00' L = 31.41' LC = 28.81'Lot 4 ___AD, 2008 or 0.292 acre Lot 2 3742 West 11800 South 156,111 sq. ft. or 3.584 acres Lot 7 166,923 sq. ft. Exception Parcel S 89°50'48" E Limited Liability Company Acknowledgment State of Mile Ss

County of SM Mule Ss

On the day of Market, 2008, personally appeared before the public, Market N 89°50'48" W 183.30 529,425 sq. ft. 26.61 Lot 1 Lot 6 Lot 5 121.739 sa. ft. Residing at: Commission Expires: 4/28/2012 0 49,144 sq. ft. 43.675 sa. ft. Frint Name A Notary Public 3852 West 11800 South S 5°43'20" W 3618 West 11800 South 3648 West 11800 Sou 1792 South 3600 West $\Delta = 42^{\circ}50'.$ R = 12.50' -L = 9.35' LC = 9.13' $N 21^{\circ}34'31'$ S 0°00'42" W State of Uta 186.64 S 45°04'57" W N 89°50'48" W 1864.26 South Quarter Corner Section 20, -T3S, R1W, SLB&M, U.S. Survey 20.45'— N 89°50'48" W N 89°50'48" W meas. GPS methods (N 89°50'00" W ARP) Legend State of Utah County of Salt-Lake Questar Gas Company T3S, R1W, SLB&M, U.S. Survey 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 approves this plat solely 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 Area Reference Plat Section Corner Notes Property Line 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. Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. ---- Easement Line Approval of this plat does not constitute representation by the City that building at any specified elevation Centerline
Shallow Sewer Depths! Contractor shall verify
Section Line
Set Rebar with GBES Plastic Cap
Sot Nail with GBES Prace Lag
Buildings with a basement may not have sewer will solve any groundwater problems, if any.

Potential purchase of property legally described by this plat are advised to familiarize themselves with Scott Mebeker all notes, lot information, easements and other pertinent information contained with this plat and also with Set Nail with GBES Brass Tag 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 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 GREAT BASIN ENGINEERING - SOUTH land could result in financial losses to or changes in expected property use of the property owner. CONSULTING ENGINEERS and LAND SURVEYORS Property owner and purchasers are responsible to review and to be in compliance with all notes, Subdivision Approved this 23th day of Docamber, 2008, 2010 North Redwood Road, P.O. Box 16747 easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. facilities. The owner(s) of the property must Salt Lake City, Utah 84116 "Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated October 31, 2008 prepared by Stewart Title Guaranty Company, By- Dais Zum District's sewer system and will be required to issued by Landmark Title, are shown on this plat. Owner further certifies that the legal description of the comply with the District's rules and regulations. Title- Acct Washer property referenced in the title report matches the description as shown on this plat. South Jordan Planning Department South Jordan City Approval South Jordan City Attorney Board of Health South Jordan City Engineer South Valley Sewer District Approved this 74 Day of January A.D., 2009 by the South Jordan City Planning Commission. Presented to South Jordan City this Day of A.D., 20 %. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Approved as to Form this 12th Day of A.D., 2009.

Rylan L. Jose
Missian South Jordan City Attorney

I hereby certify that this office has examined

South Jordan City Engineer

information on file in this office.

27-20-31,32 27-20-351-025 Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered 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

The South District Subdivision And that the same has been correctly surveyed and staked on the ground as shown

Surveyor's Certificate

All of Lots 15 and 16, The District, A Commercial Subdivision, according to the Official Plat thereof, filed in Book "2007P' of Plats, at Page 312 of the Official Records of the Salt Lake County Recorder, and being located in the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the West Line of 3600 West Street as it exists at 35.50 foot half—width being 608.08 feet North 0°00'42" East along the Quarter Section Line; and 35.50 feet North 89°59'18" West from the South Quarter Corner of said Section 20; and running thence along said West Line the following three courses: South 0°00'42" West 340.88 feet; South 5°43'20" West 100.50 feet; and South 0°00'42" West 87.52 feet; thence South 45°04'57" West 33.98 feet to the North Line of 11800 South Street as it exists at 55.50 fool half-width; thence North 89°50'48" West 1864.26 feet along said North Line of street to the Easterly Line of the Bangerter Highway; thence North 2°00'49" West 573.48 feet along said Easterly Line: thence South 89°59'18" East 617.64 feet: thence South 84°59'59" East 80.50 feet: thence South 89°59'18" East 1218.41 feet to the West Line of 3600 West Street; thence South 7°13'04" East 18.47 feet along said West Line to the point of beginning.

Contains 1,087,469 sq. ft.

Beginning at the Southeast Corner of the "Cell Tower Parcel" being 923.61 feet North 89°50'48" West along the Section Line and 397.03 feet North 0°09'12" East from the South Quarter Corner of said Section 20, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence South 89°59'12" West 90.05 feet along; thence North 0°00'48' West 86.00 feet; thence North 89°59'12" East 90.05 feet; thence South 0°00'48" East 86.00

> Contains 7.744 sa. ft. or 24.787 acres

BRUCE D. Funger Bruce D. Pimper

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

The South District Subdivision do hereby dedicate, grant and convey to South Jordan City, Salt Lake County, Utah, all

In witness whereby WE have hereunto set FFT this 97%

Limited Liability Company Acknowledgment

Limited Liability Company Acknowledgment

On the day of day of hotary Public, Della day of hotary Public, who being by me duly sworn did say that he/she/they is/are the hotary Public of Valley Green Holdings, LLC, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Residing at:

Commission Expires: 11 2012

The South District

Amending Lots 15 and 16 of The District Commercial Subdivision, Being a 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

Recorded # 10595982

State of Utah, County of Salt Lake, Recorded and Filed at the Request of Book 2001 P Page 2 Date 1:12:09 Time 10:20AM Salt Lake County Recorder

\$ 37.00