

19-2911m

LHM Jordan Commons Sandy Subdivision

A part of the Southwest Quarter of Section 6, Township 3 South, Range 1 East
Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah

Sandy City General Plat Notes

1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.

The requirements and conditions set forth in notes 1-4 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-3-20-3834) as such files exist as of the date of the recording of the plat, then Conditions Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Code, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Miller Family Real Estate to create 2 lots.
This Survey retraces and honors a previous 2014 ALTA/ASCM Land Title Survey by Byrd & Associates, LLC and 2020 Survey by Anderson, Wahlen and Associates.
A line between monuments found along the monument line of State Street of 9400 South and 9000 South was assigned the VRS bearing of North 0°16'43" East as the Basis of Bearings to Place this Survey on State Plane Basis.
Property Corners will be placed with this Subdivision.

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 described below and have subdivided said tract of land into lots, together with easements, hereafter to be known as LHM Jordan Commons Sandy Subdivision 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 the area, frontage, and width requirements, as shown on this plat.

Date: 9 June, 2020

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Description

A part of the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah:

Beginning at a point on the East Line of State Street (US Highway 89) 119.94 feet North 0°16'43" East along the monument line and 53.00 feet South 89°43'17" East from the Brass Cap Monument at the intersection of 9400 South Street and said State Street; said Monument is located 90.77 South 89°45'00" East from the Southwest Corner of said Section 6; and running thence North 0°16'43" East 716.78 feet along said East Line to a point of curvature; thence Northeasterly along the arc of a 26.50 foot radius curve to the right a distance of 4.98 feet (Central Angle equals 10°46'33" and Long Chord bears North 5°40'00" East 4.98 feet); thence North 88°18'20" East 3.35 feet; thence North 14°43'45" West 4.82 feet; thence Northeasterly along the arc of a 300.00 foot radius curve to the right a distance of 30.34 feet (Center bears South 65°31'39" East, Central Angle equals 65°35'39" and Long Chord bears North 57°16'11" East 28.71 feet) to the Southerly Line of 9270 South Street; thence along said Southerly Line the following four courses: South 89°56'23" East 116.13 feet to a point of curvature; Northeasterly along the arc of a 300.00 foot radius curve to the left a distance of 19.90 feet (Central Angle equals 3°48'00" and Long Chord bears North 88°29'37" East 19.89 feet) to a point of tangency; North 86°15'37" East 201.46 feet, and South 89°56'23" East 758.50 feet to a point of curvature; thence Southeasterly along the arc of a 22.00 foot radius curve to the right a distance of 35.90 feet (Central Angle equals 93°29'18" and Long Chord bears South 43°11'43" East 32.05 feet) to a point of tangency on the West Line of 150 East Street; thence South 3°32'56" West 766.60 feet along said West Line; thence South 45°39'03" West 28.02 feet to the North Line of 9400 South Street; thence North 89°46'32" West 1033.33 feet along said North Line; thence North 44°32'21" West 65.56 feet to the point of beginning.

Contains 900,787 sq. ft.
Or 20,679 acres
2 Lots

Owner's Dedication & Amendment to Easement

Know all men by these presents that the undersigned is/are the owner(s) of the above-described tract of land and do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

LHM Jordan Commons Sandy Subdivision

and do hereby dedicate to Sandy City, for perpetual use, all areas shown on this plat as intended for public and utility uses. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown hereon. All easement areas described in Exhibit A of that certain Grant of Easement for Water Lines recorded with the Salt Lake County Recorder on July 23, 2001 as Entry No. 7954648 in Book 8481 at Page 3112 have been released by separate instrument recorded in connection with this plat and are replaced with the easement areas depicted on this plat.

In witness whereof I/we have hereunto set my/our hand(s) this 9th day of June, A.D. 20 20

Jordan Commons Funding, LLC
Brad Holmes
By: Brad Holmes
Its: President

Acknowledgment

State of Utah }
County of Salt Lake }
On the 9th day of June, 2020, personally appeared before me, the undersigned Notary Public, Brad Holmes, who, being by me duly sworn, did say that he is the President of Jordan Commons Funding, LLC, and that the foregoing instrument was signed in behalf of said Limited Liability Company by authority of its President, and he acknowledged to me that said Limited Liability Company executed the same.

Notary Public Full Name: Janie Remund
Commission Number: 706143
My Commission Expires: 05-08-2023

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 1-5)

Janie Remund
A Notary Public

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah 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 acknowledgment of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Questar Gas Company
dba Dominion Energy Utah
Approved this 11th day of June, 2020
By: *Estimator*
Title: Estimator

Rocky Mountain Power

Subject to the terms of this plat, shall have the right to install, maintain and operate their equipment 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 RUE. No time may be spent on any obstructions be placed within the RUE or any other obstruction which interferes with the use of the RUE. The approval of the utilities and facilities in the RUE.

Approved this 10th day of June, 2020
By: *Estimator*
Title: Estimator

<p>Sandy Suburban Improvement District</p> <p>Approved this 10th Day of June, A.D. 2020</p> <p><i>Janie Remund</i> District Representative</p>	<p>Parks and Recreation</p> <p>Approved this 16th Day of June, A.D. 2020</p> <p><i>Debra Meda</i> Sandy City Parks And Recreation Director</p>	<p>Salt Lake County Health Department</p> <p>Approved this 15th Day of June, A.D. 2020</p> <p><i>Debra Meda</i> Director S.L. Co. Health Department</p>	<p>Sandy City Engineer</p> <p>Approved this 16th Day of July, A.D. 2020</p> <p><i>Ryan King</i> Sandy City Engineer</p>	<p>Sandy City Mayor</p> <p>Presented to the Sandy City Mayor this 26th Day of June, A.D. 2020 at which time this subdivision was approved and adopted.</p> <p><i>Windy D.</i> City Recorder <i>Brad Holmes</i> Sandy City Mayor</p>
<p>Comcast Cable</p> <p>Approved this 11th Day of June, A.D. 2020</p> <p><i>Eladad</i> Comcast Cable Representative</p>	<p>CenturyLink</p> <p>Approved this 12th Day of June, A.D. 2020</p> <p><i>Paul Biering</i> Centurylink Representative</p>	<p>Sandy City Attorney</p> <p>Approved as to Form this 25th Day of June, A.D. 2020</p> <p><i>Danny Deon</i> Sandy City Attorney</p>	<p>Planning Commission</p> <p>Approved this 16th Day of June, A.D. 2020</p> <p><i>Wahle</i> Chairman, Sandy City Planning Commission</p>	<p>Sandy City Public Utilities</p> <p>Approved this 26th Day of June, A.D. 2020</p> <p><i>Janie Remund</i> Engineering Manager</p>

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - anna@awah.com

LHM Jordan Commons Sandy Subdivision

A part of the Southwest Quarter of Section 6, Township 3 south, Range 1 East, Salt Lake Base & Meridian U.S. Survey, Sandy City, Salt Lake County, Utah.

Recorded #13319905

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

GREGG FLINT

Date 7/6/2020 Time 1:31 PM Book 2020P Page 107
Fee \$104.00
By: *Gregg Flint*
Salt Lake County Recorder

Sheet 1 of 2

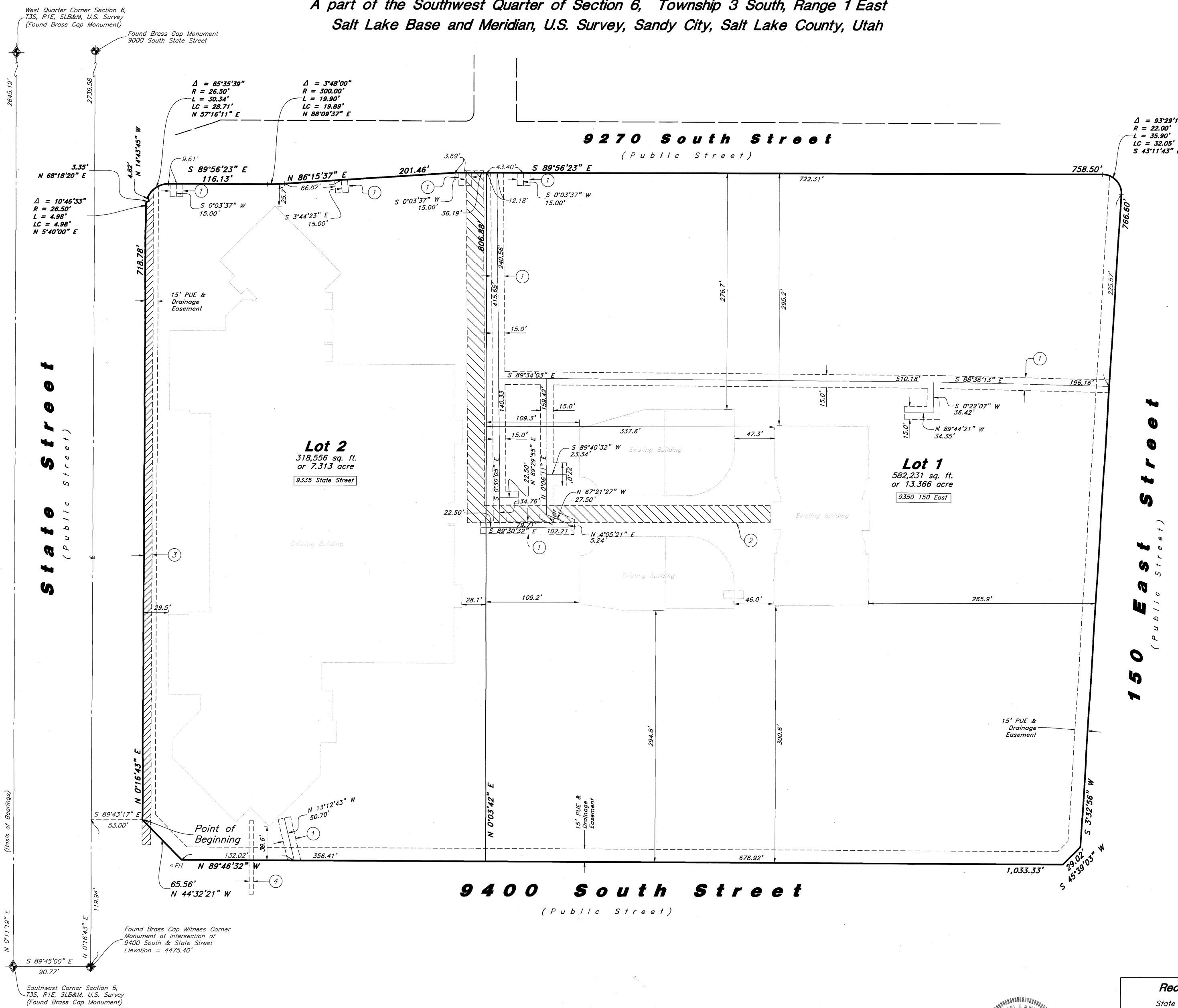
28-06353-003 2806-31 \$104.00

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Scale: 1" = 60'



Legend

- Property Line
- Easement Line
- Section Corner
- Centerline Monument
- 15' wide Waterline or Fireline Easements as amended by this Plot.
- 20' Sewer Easement recorded January 14, 1999 as Entry No. 722451 in Book 8229 of Page 263
- Mandering Sidewalk Easement recorded February 28, 2005 as Entry No. 8309723 in Book 9098 of Page 7719
- Right of Way easement in favor of the Mountain States Telephone and Telegraph Company for a 5 ft. wide telephone easement recorded July 26, 1979 as Entry No. 3312945 in Book 1909 of Page 26.

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWEngineering.net

Bruce D. Pimper
BRUCE D. PIMPER
9 JUNE 2020

Recorded # 13319905
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
GREGG FLINT
Date 7/6/2020 Time 1:31 PM Book 20209 PAGE 167
Fee \$104.00
KCRw, DEPUTY
Salt Lake County Recorder