

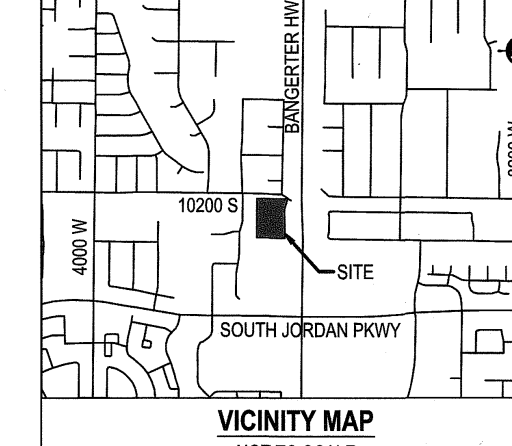
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

EAGLE LANDING SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 28682. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

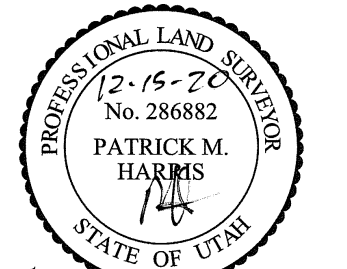
BOUNDARY DESCRIPTION

Beginning at a point on the Westerly Right-of-Way and No-Access Line of Bangarter Highway, said point being North 89°57'00" West 188.11 feet along the quarter section line from the North Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

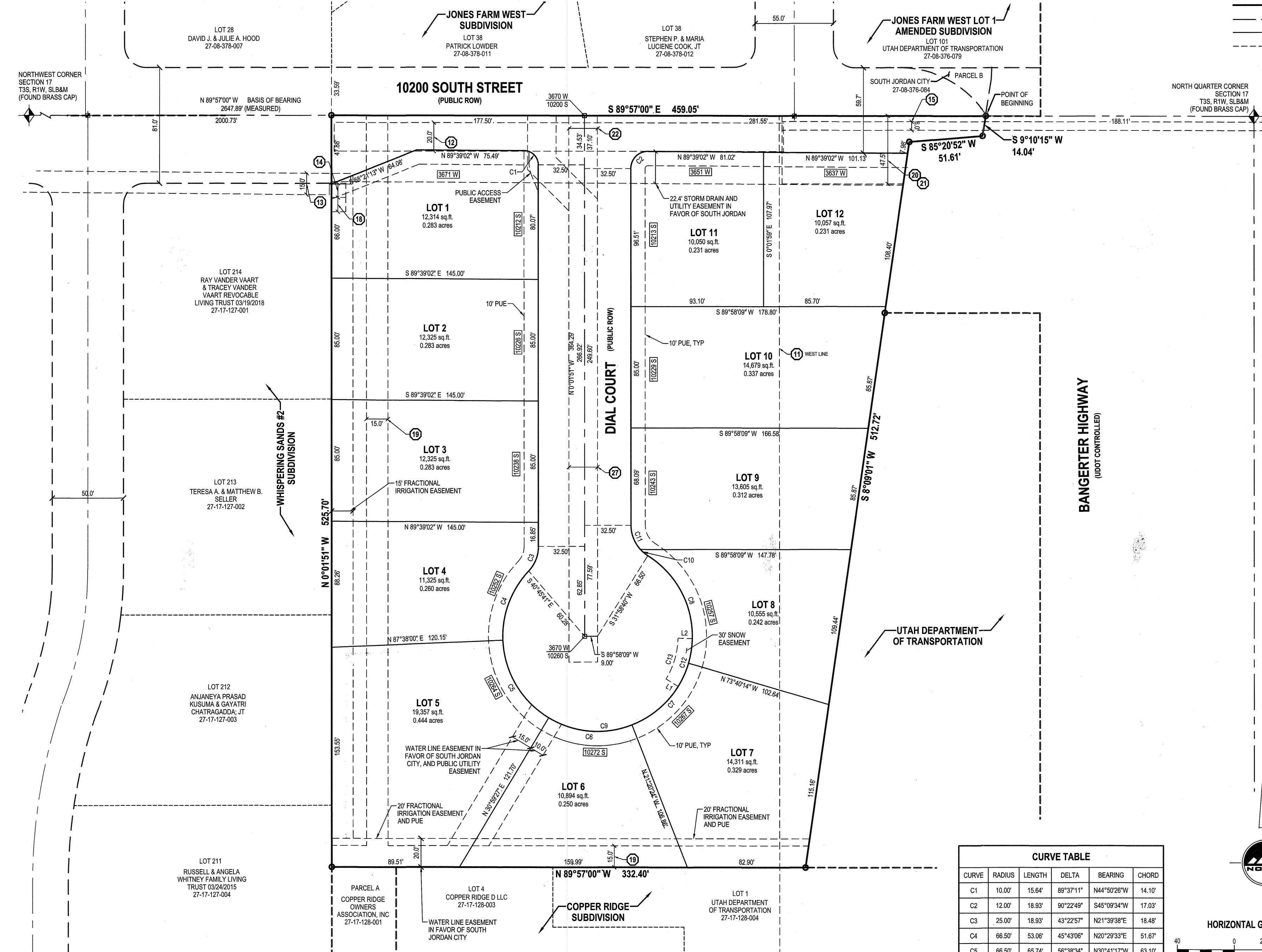
thence South 09°10'15" West 14.04 feet along said Westerly Right-of-Way and No-Access Line of Bangarter Highway;
 thence South 85°20'52" West 51.61 feet along said Westerly Right-of-Way and No-Access Line of Bangarter Highway;
 thence South 08°09'01" West 512.72 feet along said Westerly Right-of-Way and No-Access Line of Bangarter Highway to the Northern Boundary Line of Copper Ridge Subdivision, recorded as Entry No. 9797742 in Book 2009P at Page 211 in the Office of the Salt Lake County Recorder;

thence North 89°57'00" West 332.40 feet along said Northern Boundary Line to the Easterly Boundary Line of Whispering Sands #2, recorded as Entry No. 5318590 in Book 1992P at Page 176 in the Office of the Salt Lake County Recorder;
 thence North 00°01'51" West 525.70 feet along said Easterly Boundary Line of Whispering Sands #2 to the quarter section line;
 thence South 89°57'00" East 459.00 feet along the quarter section line to the point of beginning.

Contains 195,419 Square Feet or 4.48 Acres and 12 Lots



DATE: DEC. 15, 2020
 PATRICK M. HARRIS
 P.L.S. SURVEYOR NO. 28682



South Jordan City Plat Notes

- Owners and potential purchasers of property legally described by this plat (the "property") are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained in this plat and also with any conditions, covenants and restrictions (CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and be in compliance with all notes, 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.
- Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plan does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
- The owner certifies that the title report dated 02/26/2020, which was prepared by First American Title Insurance Company, was provided to owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
- Finish floor elevation on each lot will not exceed 4' above the bvc elevation across the frontage of the lot.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
- Lot owner is responsible for landscaping and maintaining the swales within the frontage of their respective building lots once building is constructed, developer is responsible to install such time.
- Retention areas are to be constructed on each lot to prevent runoff from landscaping areas and buildings from crossing property lines.
- Lot 1 to maintain its adjacent park strip on 10200 South. Lot 11 to maintain its adjacent park strip on 10200 South.

EASEMENT NOTES:

- Reservations Disclosed by: Special Warranty Deed
 Recorded: December 29, 1943, Entry No.: 866938, Book/Page: 367 / 453
 Reserving and excepting unto the Grantor, its successors and assigns forever, an undivided one-half interest in and to all oil, gas and petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property heretofore described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the development and production and removal of all such substances and the full enjoyment of the Grantor's interest herein reserved.
- Grant of an Easement, and the terms and conditions thereof:
 Grantor: Jesse W. and Howard Lawrence
 Grantee: Salt Lake County Water Conservancy District
 Purpose: Easement for a waterline and appurtenant facilities
 Recorded: February 23, 1979, Entry No.: 3241942, Book/Page: 4819 / 929
- Irrigation Pipeline Agreement, including the terms and conditions thereof:
 Between: Jessie W. Lawrence, Amanda Lawrence and Howard Lawrence
 And: Fractional Water Users Association of Utah
 Dated: October 30, 1985, Recorded: July 2, 1987, Entry No.: 4485597, Book/Page: 5537 / 1069
 Providing: An Irrigation Pipeline.
 Vacation of Easement (in part):
 Recorded: October 4, 2006, Entry No.: 9866144, Book/Page: 5361/1988
 (Vacated upon recordation of plat)
- Easement, and the terms and conditions thereof:
 Grantor: U.S. West Communications, a Colorado corporation
 Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
 Recorded: May 9, 1994, Entry No.: 5817202, Book/Page: 6935 / 2519
- Easement, and the terms and conditions thereof:
 Grantor: U.S. West Communications, Inc.
 Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
 Recorded: August 17, 1994, Entry No.: 5900981, Book/Page: 7002 / 245
- Transfer and Conveyance of Easement dated March 29, 1979 between the Board of Water Resources formerly known as the Utah Water and Power Board, as Grantor and the Provo Reservoir Water Users Company, as Grantee, recorded April 28, 1997 as Entry No. 6630291 in Book 7652 at Page 2917 of Official Records. (Blanket in nature) Note: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.
- Mined Land Reclamation Contract and the terms, conditions and limitations contained therein, dated September 28, 1979 between Kennecott Copper Corporation, as Grantor and the Provo Reservoir Water Users Company, as Grantee, recorded April 28, 1997 as Entry No. 6630291 in Book 7652 at Page 2917 of Official Records. (Blanket in nature) Note: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.
- Easement Agreement, and the terms and conditions thereof:
 Grantor: Catholic Diocese of Salt Lake City Real Estate Corporation
 Grantee: West Corporation dba CenturyLink, a Colorado corporation
 Purpose: A perpetual easement.
 Recorded: December 1, 2011, Entry No.: 11289734, Book/Page: 9971 / 3166
- Easement, and the terms and conditions thereof:
 Grantor: Utah Department of Transportation
 Grantee: Fractional Water Users Association
 Purpose: Easement for installing a secondary water pipeline and accessory equipment.
 Recorded: January 23, 2020, Entry No.: 13176510, Book/Page: 10887 / 9509
 (Vacated upon recordation of plat)
- Reservations in favor of the Grantor as shown by that certain Quit Claim Deed:
 Grantor: Utah Department of Transportation
 Recorded: January 23, 2020, Entry No.: 13176511, Book/Page: 10887 / 9612
- Each and every right of access together with all rights of abutments to the underlying fee conveyed to:
 Grantor: WDS South Jordan 10200, LLC, a Utah limited liability company.
 Recorded: January 23, 2020, Entry No.: 13176512, Book/Page: 10887 / 9614, Area Affected: The Easterly line of subject property.
- An easement over, across or through the land for sewer pipelines and incidental purposes, as granted to South Valley Sewer District, a body politic of the State of Utah by Instrument recorded June 5, 2020 as Entry No. 13290556 in Book 10956 at Page 502 of Official Records.
- Stormwater Facilities Maintenance Agreement recorded September 11, 2020 as Entry No. 13390311 in Book 11016 at Page 7279 of Official Records. (Blanket in nature)
- Ventilator access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 45-41-46.14, Utah Code Annotated, as amended 2005.
- An easement over, across or through the Land for sanitary sewer and incidental purposes, as granted to South Valley Sewer District, a body politic of the State of Utah by Instrument recorded October 15, 2020 as Entry No. 13427232 in Book 11039 at Page 1416 of Official Records.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

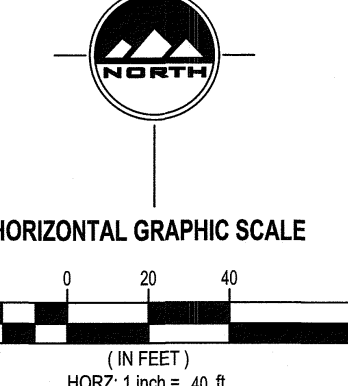
Domion Energy Utah - Note:
 Questar Gas Company, dba Domion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Domion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners 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 Domion Energy Utah's Right-of-Way Department at 800-366-8532.

SEWER 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 DEPTHS! 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.

LINE	BEARING	LENGTH
L1	S88°18'29"E	10.00'
L2	N88°41'50"W	10.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	15.64'	89°37'11"	N44°50'26"W	14.10'
C2	12.00'	18.93'	89°22'49"	S45°09'34"W	17.03'
C3	25.00'	18.93'	43°22'57"	N21°39'38"E	18.48'
C4	66.50'	53.06'	45°43'06"	N20°29'33"E	51.87'
C5	66.50'	65.74'	56°38'34"	N30°41'17"W	63.10'
C6	66.50'	60.74'	52°19'50"	N85°10'28"W	58.85'
C7	66.50'	60.74'	52°19'50"	S42°29'41"W	58.85'
C8	66.50'	86.30'	74°21'06"	S20°50'47"E	80.37'
C9	66.50'	326.57'	281°22'26"	N82°39'53"E	84.26'
C10	25.00'	6.73'	15°29'48"	S50°18'26"E	6.71'
C11	25.00'	18.57'	42°33'41"	S21°18'42"E	18.15'
C12	66.50'	35.31'	30°25'21"	N16°30'51"E	34.90'
C13	66.50'	30.00'	30°25'21"	N16°30'51"E	29.85'



DEVELOPER
 NEWMAN CONSTRUCTION
 13331 S REDWOOD ROAD, STE 6109
 RIVERTON, UT 84055
 PHONE: 801.254.3524

RECORD SURVEY DATA
 ROS NO.: S-2020-09-0655

EASEMENT APPROVAL
 Paul Biering (Entry No. 132011)
 Val Snodgrass (Entry No. 132011)
 DATE: 1-12-2021

FRACTIONAL WATER USERS ASSOCIATION OF UTAH
 APPROVED THIS 11th DAY OF JANUARY A.D. 2021 BY THE FRACTIONAL WATER USERS ASSOCIATION OF UTAH.
 Hil Brady (SIGNER)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH J.S.S.
 County of Salt Lake
 On the 14th day of January, A.D. 2021, personally appeared before me William Mark Newman, Manager of THE VISAGE AT RIVERBEND, LLC, a Utah limited liability company, and he/she executed in my capacity, the foregoing instrument, who duly acknowledged to me that she/he is a manager and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 9/20/2021
 W.M. Noel Jensen (Notary Public, State of Utah, Commission # 697151)

EAGLE LANDING SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 1354 7541

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **Army Harris Builders**
 DATE: 01/28/2021 TIME: 9:12 AM BOOK: 2021P PAGE: 030
 DEPUTY SALT LAKE COUNTY RECORDER

SALT LAKE CITY
 45 W. 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

SHEET 1 OF 1
 PROJECT NUMBER: 9561
 MANAGER: ROE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 1/21/2020

SOUTH VALLEY SEWER DISTRICT APPROVAL
 APPROVED THIS 13 DAY OF JANUARY 2021 BY THE SOUTH VALLEY SEWER DISTRICT

BOARD OF HEALTH APPROVAL
 APPROVED THIS 14 DAY OF JANUARY 2021 BY THE BOARD OF HEALTH

CITY PLANNER
 APPROVED THIS 15th DAY OF January 2021 BY THE CITY PLANNER

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 AND IS HEREBY APPROVED.

OFFICE OF THE CITY ATTORNEY
 APPROVED AS TO FORM THIS 22 DAY OF Jan

SOUTH JORDAN CITY MAYOR
 APPROVED AS TO FORM THIS 20 DAY OF JANUARY A.D. 2021

ENSIGN

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **Army Harris Builders**
 DATE: 01/28/2021 TIME: 9:12 AM BOOK: 2021P PAGE: 030
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RECORDED # 1354 7541