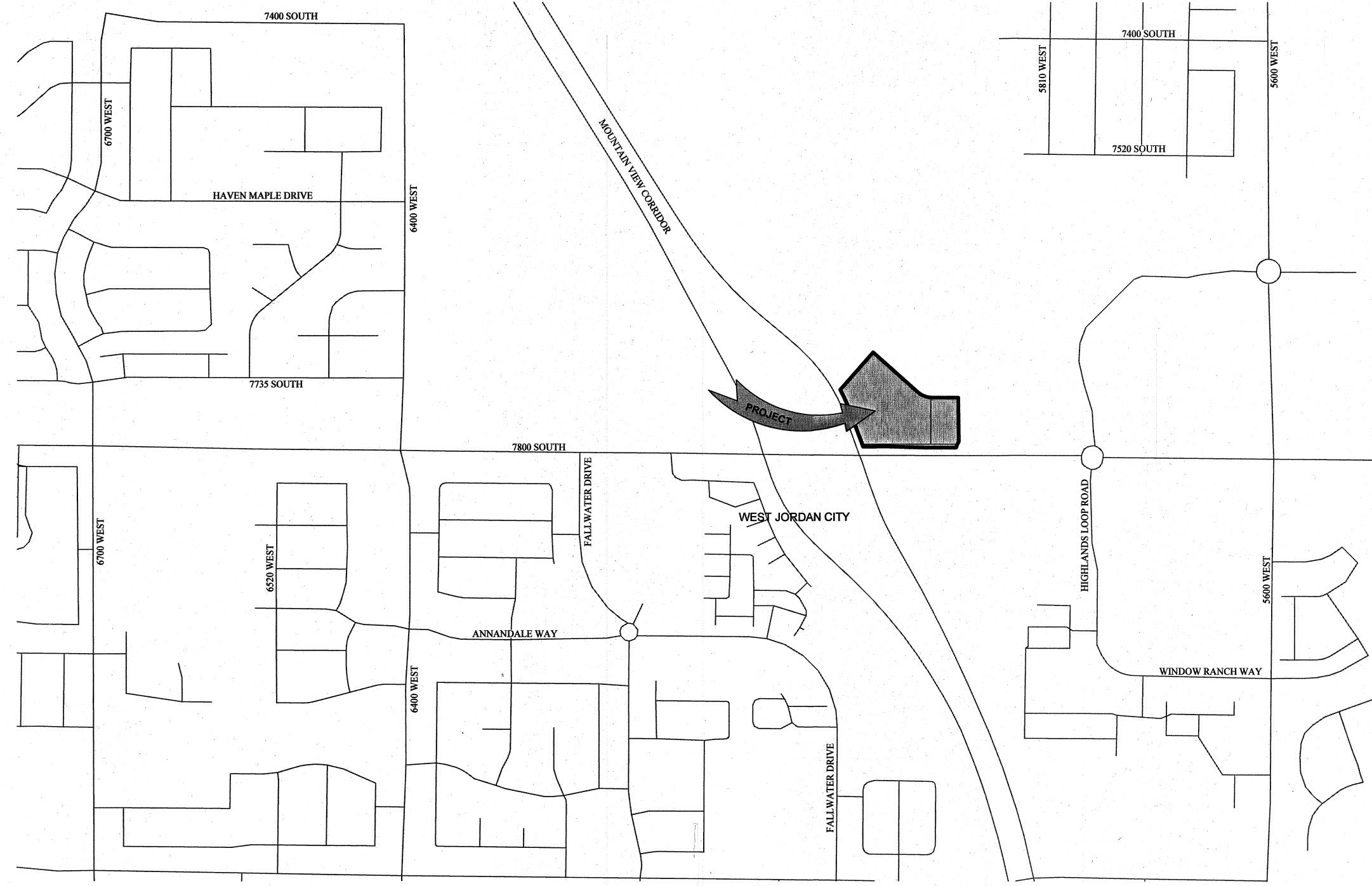


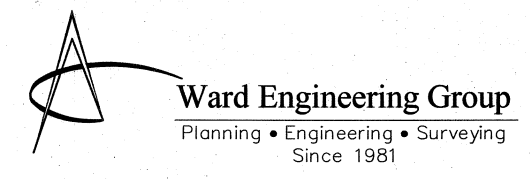
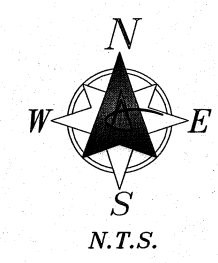
COPPER RIM COMMERCIAL, PHASE 1

A SUBDIVISION OF COPPER RIM

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH.



VICINITY MAP



- GENERAL NOTES**
- THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°58'35" EAST 2688.86', ALONG THE SOUTH SECTION LINE OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FROM THE FOUND SALT LAKE COUNTY MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION IN 7800 SOUTH TO THE FOUND SALT LAKE COUNTY MONUMENT AT THE SOUTH EAST CORNER OF SAID SECTION IN THE INTERSECTION OF 7800 SOUTH AND 5600 WEST. (AS SHOWN HEREON)
 - COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
 - PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP.
 - THIS SUBDIVISION IS SUBJECT TO THOSE CERTAIN CCR'S RECORDED ON SEPTEMBER 2, 2022, UNDER ENTRY NO. 14010626, IN BOOK 11369, AT PAGE 8167, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - THIS SUBDIVISION IS SUBJECT TO THAT CERTAIN JOINT USE, MAINTENANCE & COST SHARING AGREEMENT RECORDED ON SEPTEMBER 2, 2022, UNDER ENTRY NO. 14010609, IN BOOK 11369, AT PAGE 8743, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - THE SUBDIVISION IS SUBJECT TO THAT CERTAIN RESTRICTIVE USE COVENANT RECORDED ON SEPTEMBER 2, 2022, UNDER ENTRY NO. 14010615, IN BOOK 11369, AT PAGE 8800, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 - THE PLAT NOTES RELATED TO PARCEL 'A' SHALL AUTOMATICALLY EXTINGUISH, EXPIRE, AND TERMINATE UPON CONVEYANCE OF PARCEL 'A' FROM THE OWNER TO THE CITY OF WEST JORDAN BY RECORDED DEED OR SUBDIVISION PLAT, SUBJECT TO THE PROVISIONS OF THE MASTER DEVELOPMENT AGREEMENT BETWEEN THE PARTIES.
 - NOT USED
 - THE ENTIRETY OF THE PRIVATE ROADWAY SHOWN HEREON SHALL ALSO ACT AS AN EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN FOR POLICE, FIRE, AND MEDICAL, OR OTHER ANCILLARY PURPOSES.

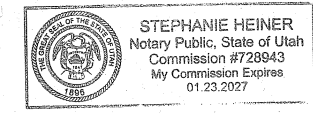
<p>DOMINION ENERGY</p> <p>APPROVED THIS <u>29</u> DAY OF <u>MARCH</u> A.D. 20<u>23</u></p> <p><i>Karen Powers</i> DOMINION ENERGY</p>	<p>COMCAST</p> <p>APPROVED THIS <u>28</u> DAY OF <u>MARCH</u> A.D. 20<u>23</u></p> <p><i>E. Valentin</i> COMCAST</p>	<p>CENTURY LINK COMMUNICATIONS</p> <p>APPROVED THIS <u>28</u> DAY OF <u>MARCH</u> A.D. 20<u>23</u></p> <p><i>Paul Bisping</i> CENTURY LINK COMMUNICATIONS</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS <u>28</u> DAY OF <u>MARCH</u> A.D. 20<u>23</u></p> <p><i>Isaac Pantke</i> ROCKY MOUNTAIN POWER</p>	<p>CITY STAMP</p> <p>APPLICANT AND DEVELOPER CW COPPER RIM 1, LLC 1222 WEST LEGACY CROSSING BOULEVARD SUITE 6 CENTERVILLE, UTAH 84014</p>	<p>CITY OF WEST JORDAN MAYOR</p> <p>PRESENTED TO WEST JORDAN CITY THIS <u>4</u> DAY OF <u>MAY</u> A.D. 20<u>23</u> AT WHICH TIME THIS PLAT WAS APPROVED & ACCEPTED.</p> <p><i>Dee B... James</i> CITY OF WEST JORDAN MAYOR ATTEST: CITY OF WEST JORDAN RECORDER</p>
<p>CITY PLANNING COMMISSION</p> <p>APPROVED THIS <u>2</u> DAY OF <u>MAY</u> A.D. 20<u>23</u>, BY THE CITY OF WEST JORDAN PLANNING COMMISSION</p> <p><i>[Signature]</i> COMMISSION CHAIR</p>	<p>SALT LAKE COUNTY HEALTH</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>MARCH</u> A.D. 20<u>23</u></p> <p><i>[Signature]</i> BOARD OF HEALTH</p>	<p>CITY ATTORNEY - APPROVED AS TO FORM</p> <p>APPROVED THIS <u>27th</u> DAY OF <u>April</u> A.D. 20<u>23</u></p> <p><i>[Signature]</i> CITY OF WEST JORDAN ATTORNEY</p>	<p>CITY ENGINEER - APPROVED AS TO FORM</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p><i>[Signature]</i> 02 May 2023 CITY OF WEST JORDAN ENGINEER DATE</p>	<p>CITY OF WEST JORDAN RECORDER</p> <p>APPROVED THIS <u>23</u> DAY OF <u>MAY</u> A.D. 20<u>23</u></p> <p><i>[Signature]</i> CITY OF WEST JORDAN RECORDER</p>	<p>SALT LAKE COUNTY SURVEYOR</p> <p>R.O.S. NO: <u>N/A</u></p> <p><i>[Signature]</i> 3-23-2023 COUNTY SURVEYOR REVIEWER DATE</p>

ACKNOWLEDGEMENT - CW COPPER RIM 1, LLC

STATE OF Utah } s.s.
COUNTY OF Davis } s.s.

ON THIS 20th DAY OF March, 2023 PERSONALLY APPEARED BEFORE ME Colin H. Wright WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE THEY IS/ARE THE Manager OF CW COPPER RIM 1, LLC, A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.



MY COMMISSION EXPIRES: 01-23-2027

RESIDING IN Davis COUNTY, Utah

ACKNOWLEDGEMENT - FR EXTEX, LLC

STATE OF Texas } s.s.
COUNTY OF Dallas } s.s.

ON THIS 17th DAY OF March, 2023 PERSONALLY APPEARED BEFORE ME HELEN WOOTEN, WHO BY ME BEING DULY SWORN DID SAY THAT SHE IS THE VICE PRESIDENT OF RTT FINANCIAL, INC. A TEXAS CORPORATION, THE SOLE MEMBER OF FR EXTEX, LLC, A TEXAS LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT IS SIGNED ON BEHALF OF SAID COMPANY AND EXECUTED WITH ALL NECESSARY AUTHORITY.



MY COMMISSION EXPIRES: 02/25/2026

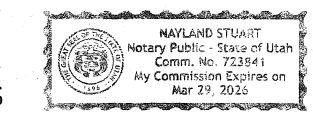
RESIDING IN Dallas COUNTY, Texas

ACKNOWLEDGEMENT - WEST BENCH LLC

STATE OF Utah } s.s.
COUNTY OF Washington } s.s.

ON THIS 22nd DAY OF March, 2023, PERSONALLY APPEARED BEFORE ME Craig Jensen WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE THEY IS/ARE THE Manager OF WEST BENCH, LLC, A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.



MY COMMISSION EXPIRES: 03/29/2026

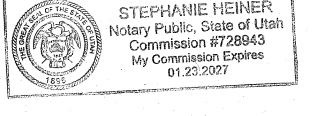
RESIDING IN Washington COUNTY, Utah

ACKNOWLEDGEMENT - YELLOWSTONE LEGACY LLC

STATE OF Utah } s.s.
COUNTY OF Davis } s.s.

ON THIS 21st DAY OF March, 2023 PERSONALLY APPEARED BEFORE ME Richard H. Jensen WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE THEY IS/ARE THE Manager OF YELLOWSTONE LEGACY, LLC, A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.



MY COMMISSION EXPIRES: 01-23-2027

RESIDING IN Davis COUNTY, Utah

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

COPPER RIM COMMERCIAL, PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

[Signature]
SATTAR N. TABRIZ PLS, UTAH LICENSE NO. 155100 DATE 3/19/2023

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF WAY LINE OF 7800 SOUTH STREET AND THE EAST RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR HIGHWAY, SAID POINT BEING NORTH 89°58'35" EAST 217.02 FEET ALONG THE SECTION LINE AND NORTH 01°01'28" WEST 94.35 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID MOUNTAIN VIEW CORRIDOR THE FOLLOWING TWO (2) COURSES: (1) NORTH 20°15'47" WEST 224.33 FEET TO A POINT OF CURVATURE ON A 1,108.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE NORTHERLY 155.58 FEET ALONG THE ARC OF SAID CURVE, (HAVING A CHORD OF NORTH 24°17'08" WEST 155.45 FEET); THENCE NORTH 41°22'36" EAST 305.77 FEET; THENCE SOUTH 48°17'28" EAST 388.85 FEET TO A POINT OF CURVATURE ON A 142.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 103.45 FEET ALONG THE ARC OF SAID CURVE, (HAVING A CHORD OF SOUTH 89°09'43" EAST 101.18 FEET); THENCE NORTH 89°58'00" EAST 158.55 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR COPPER RIM DRIVE, SAID COPPER RIM DRIVE BEING RECORDED PER THE COPPER RIM - PHASE 1A SUBDIVISION PLAT, RECORDED AS ENTRY NO. 13350558 IN BOOK 2020P, PAGE 186, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID COPPER RIM DRIVE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 09°04'41" EAST 294.97 FEET TO A POINT OF CURVATURE ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE SOUTHERLY 13.09 FEET ALONG THE ARC OF SAID CURVE, (HAVING A CHORD OF SOUTH 14°21'17" WEST 12.94 FEET); (3) THENCE SOUTH 29°21'17" WEST 16.46 FEET TO A POINT OF CURVATURE ON A 33.00 FOOT RADIUS CURVE TO THE LEFT; (4) THENCE SOUTHERLY 17.23 FEET ALONG THE ARC OF SAID CURVE, (HAVING A CHORD OF SOUTH 14°24'05" WEST 17.03 FEET) TO THE NORTH RIGHT OF WAY LINE FOR 7800 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF 7800 SOUTH STREET THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°59'10" WEST 188.45 FEET; (2) NORTH 88°21'05" WEST 231.29 FEET; (3) SOUTH 89°44'01" WEST 154.96 FEET TO THE POINT OF BEGINNING.

CONTAINS: 273,858 SQUARE FEET OR 6.287 ACRES

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

COPPER RIM COMMERCIAL, PHASE 1

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF March A.D. 2023.

<p><u>CW COPPER RIM 1, LLC, A UTAH LIMITED LIABILITY COMPANY</u></p> <p>BY: <u>RTT FINANCIAL, INC., A TEXAS CORPORATION</u> ITS: SOLE MEMBER</p> <p><i>[Signature]</i> SIGNATURE</p> <p><u>Colin H. Wright</u> PRINT NAME</p> <p><u>Manager</u> TITLE</p> <p><u>WEST BENCH, LLC, A UTAH LIMITED LIABILITY COMPANY</u></p> <p><u>YELLOWSTONE LEGACY, LLC, A UTAH LIMITED LIABILITY COMPANY</u></p>	<p><u>FR EXTEX, LLC, A TEXAS LIMITED LIABILITY COMPANY</u></p> <p>BY: <u>RTT FINANCIAL, INC., A TEXAS CORPORATION</u> ITS: SOLE MEMBER</p> <p><i>[Signature]</i> SIGNATURE</p> <p><u>HELEN WOOTEN</u> PRINT NAME</p> <p><u>VICE PRESIDENT</u> TITLE</p> <p><u>YELLOWSTONE LEGACY, LLC, A UTAH LIMITED LIABILITY COMPANY</u></p>
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COPPER RIM COMMERCIAL, PHASE 1

A SUBDIVISION OF COPPER RIM

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH.

<p>SALT LAKE COUNTY RECORDER</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>CW Copper Rim 1, LLC</u></p> <p>DATE <u>5/10/23</u> TIME <u>10:14</u> BOOK <u>2023P</u> PAGE <u>106</u></p> <p>FEES \$ <u>106.00</u> DEPUTY SALT LAKE COUNTY RECORDER</p>	<p>SHEET</p> <p style="text-align: center;">1 OF 2</p>
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COPPER RIM COMMERCIAL, PHASE 1

A SUBDIVISION OF COPPER RIM

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH.

EXCLUSIVE UTILITY EASEMENT NOTE:
THE CITY OF WEST JORDAN IS HEREBY GRANTED AN EXCLUSIVE EASEMENT FOR SEWER AND WATER UTILITY LINES.

THE WATER LINE AND SEWER LINE EASEMENTS ARE 20.00 FEET WIDE WITH 10.00 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN. TIES TO CENTERLINE OF EASEMENTS AND ANNOTATION ARE AS SHOWN.

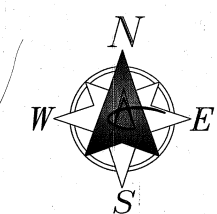
THIS EASEMENT IS EXCLUSIVE IN FAVOR OF THE GRANTEE, AND IT CONSTITUTES A DOMINANT ESTATE IN RELATION TO GRANTOR'S REMAINDER PROPERTY, WHICH SHALL CONSTITUTE A SERVIENT ESTATE TO THE RIGHTS DESCRIBED HEREIN. AS SUCH, GRANTOR SHALL NOT BUILD WITHIN THE EASEMENT AREA ANY STRUCTURES, BUILDINGS, FOOTINGS OR FOUNDATIONS, NOR PLANT ANY TREES OR SHRUBBERY WHOSE ROOT ZONES WOULD CONTACT OR INTERFERE WITH THE GRANTEE'S UTILITY SYSTEM. THE EASEMENT MAY, HOWEVER, BE GROSSED OR COVERED WITH SIDEWALKS, CURBS AND GUTTER, ROADWAYS, OR SIMILAR IMPROVEMENTS, PROVIDED, HOWEVER, THAT ANY SUCH IMPROVEMENTS ARE SUBJECT TO REVIEW AND WRITTEN APPROVAL BY THE WEST JORDAN CITY ENGINEER. GRANTOR (THE PROPERTY OWNER) IS EXPRESSLY PROHIBITED FROM GRANTING OR CONVEYING ANY OTHER NEW UTILITY EASEMENT RIGHTS UPON, OVER, UNDER, ACROSS OR THROUGH THE EASEMENT AREA(S) WITHOUT PRIOR WRITTEN APPROVAL FROM THE WEST JORDAN CITY ENGINEER.

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- PUE LINE
- RADIAL LINE
- EXISTING FENCE LINE
- MONUMENT
- LEAD PLUG
- BOUNDARY CORNER
- PUBLIC UTILITY EASEMENT
- STREET LIGHT
- FIRE HYDRANT

Curve #	Length	Radius	Delta	Bearing	Chord
C1	155.58	1108.00	8°02'43"	N24°17'06"W	155.45
C2	103.45	142.00	41°44'34"	S69°09'43"E	101.18
C3	13.09	25.00	30°00'00"	S14°21'17"W	12.94
C4	17.23	33.00	29°54'55"	S14°24'05"W	17.03
C5	91.57	142.00	36°56'55"	S66°45'54"E	89.99
C6	11.88	142.00	4°47'38"	S87°38'11"E	11.88

Line #	Length	Direction
L1	16.46	S29°21'17"W
L2	5.41	S29°21'17"W
L3	11.05	S29°21'17"W
L4	18.30	S0°01'12"E
L5	18.13	N0°01'12"W



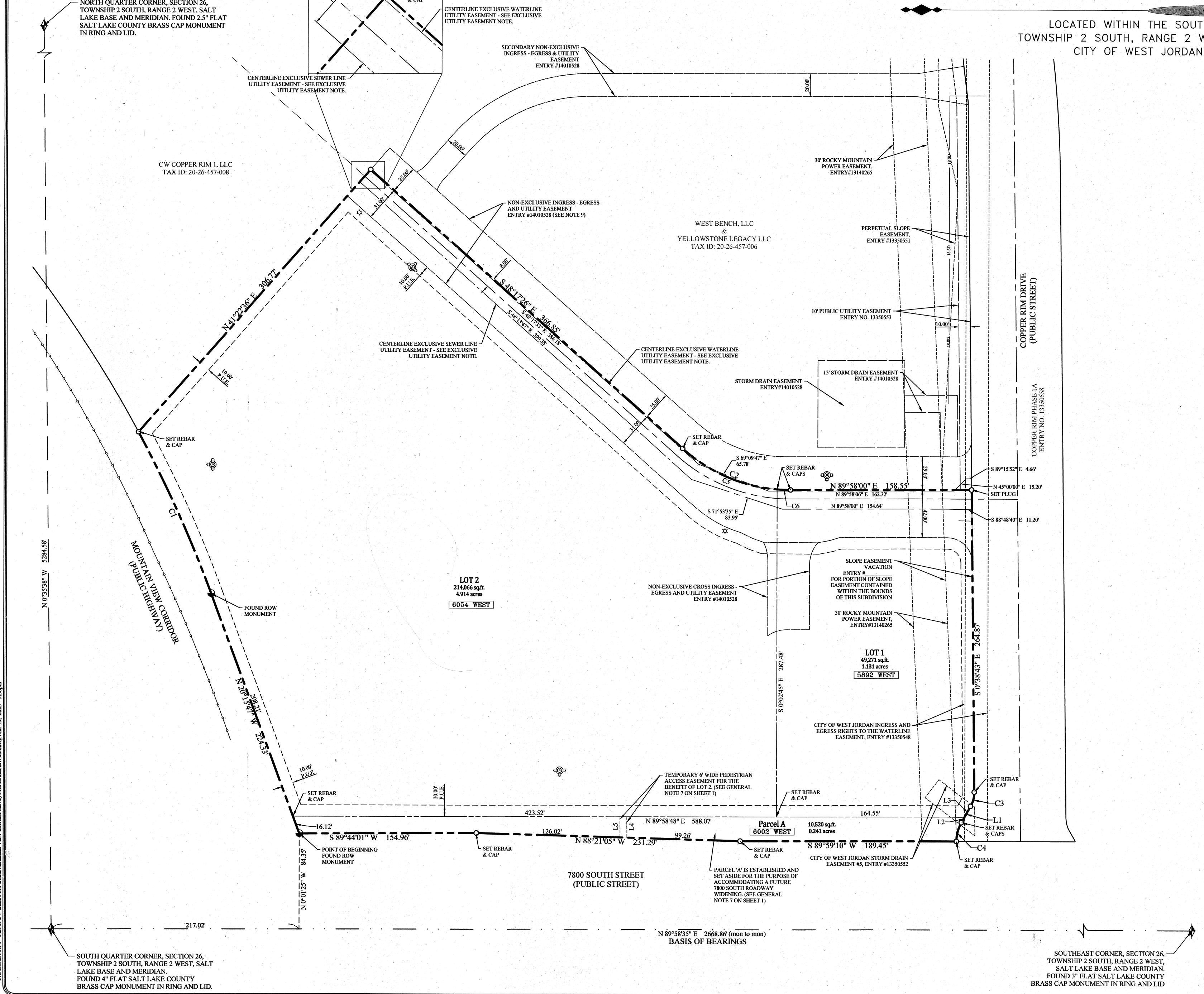
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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SALT LAKE COUNTY RECORDER		SHEET
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE	RECORD NO.	2 OF 2
REQUEST OF:		
DATE _____ TIME _____ BOOK _____ PAGE _____		
FEE \$ _____	DEPUTY SALT LAKE COUNTY RECORDER	



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