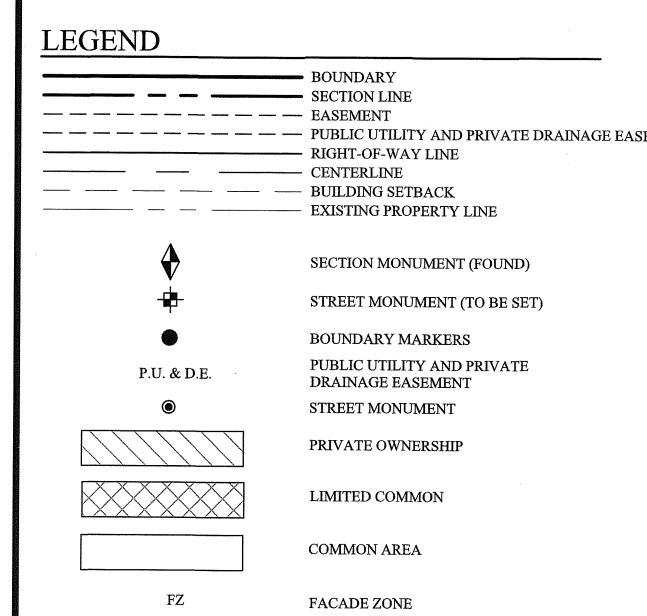


VICINITY MAP
N.T.S.



GENERAL NOTES:

- FOR MAINTENANCE PLAN OF OPEN SPACE AND PARKS SEE MASTER DEVELOPMENT AGREEMENT FOR JONES RANCH WHICH IS NOW KNOWN AS DRY CREEK HIGHLANDS.
- THIS SUBDIVISION MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF THE TELLURIDE POWER COMPANY AS EVIDENCED BY THAT CERTAIN DOCUMENT RECORDED JUNE 7, 1916, AS ENTRY NO. 361119, IN BOOK 2-Z OF LIENS AND LEASES, AT PAGE 380.
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- PARCEL A AND B WILL BE OWNED AND MAINTAINED BY THE DRY CREEK HIGHLANDS MASTER HOA, 978 EAST WOODOAK LANE, SALT LAKE CITY, UT 84117.
- LOTS 174-186 ARE LOCATED WITHIN FACADE ZONES WHERE ENHANCED ARCHITECTURE IS REQUIRED ON STREET SIDES OF HOMES TO IMPROVE COMMUNITY CHARACTER. ARCHITECTURE REQUIREMENTS FOR THESE FACADE ZONES CAN BE FOUND WITHIN THE JONES RANCH MASTER DEVELOPMENT PLAN. FACADE ZONES INDICATED BY FZ ON PLAT.
- PARCEL A AND B WILL SERVE AS COMMON AREA AND PUBLIC UTILITY EASEMENTS.
- PARCEL C TO BE DEEDED TO IVORY DEVELOPMENT, LLC, FOR FUTURE DEVELOPMENT. PARCEL C IS UNDERSTOOD TO BE A PART OF THIS SUBDIVISION BUT REMAINS UNDEVELOPED, AND IS SUBJECT TO ALL APPLICABLE PLANNING AND ZONING REGULATIONS SET BY THE CITY OF WEST JORDAN UPON FUTURE DEVELOPMENT.
- ALL LOTS LOCATED ON PRIVATE ROADS ARE TO HAVE PRIVATE TRASH AND SNOW REMOVAL SERVICE.
- ALL INFORMATION PERTAINING TO COMMON AND LIMITED COMMON AREAS WILL BE CONTAINED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs) FOR DRY CREEK HIGHLANDS MASTER HOA.

- OVERLAY NOTES:
- THE PROPERTY DOES NOT FALL WITHIN THE HILLSIDE DISTRICT OVERLAY.
 - THE PROPERTY DOES NOT FALL WITHIN ANY WELL PROTECTION OVERLAY ZONE.
 - THE PROPERTY DOES NOT FALL WITHIN ANY AIRPORT OVERLAY ZONE.

TABULATIONS:

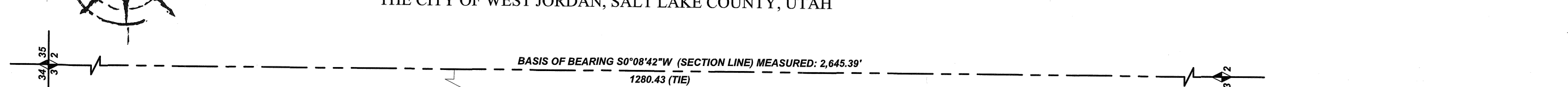
CURRENT ZONE:	PC
TOTAL AREA:	2.63 ACRES
TOTAL LOTS:	13
OPEN SPACE:	2.19 ACRES
DENSITY:	4.94 UNITS/ACRE
ROADWAY AREA:	0.15 ACRES
ROADWAY LENGTH:	328.50 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

HOA:
DRY CREEK HIGHLANDS MASTER HOA, 978 EAST WOODOAK LANE, SALT LAKE CITY, UT 84117

OWNER/DEVELOPER
IVORY DEVELOPMENT, LLC
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: BEN HANSEN

DRY CREEK HIGHLANDS PHASE 1-C SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 3 T3S, R2W, SALT LAKE BASE & MERIDIAN THE CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

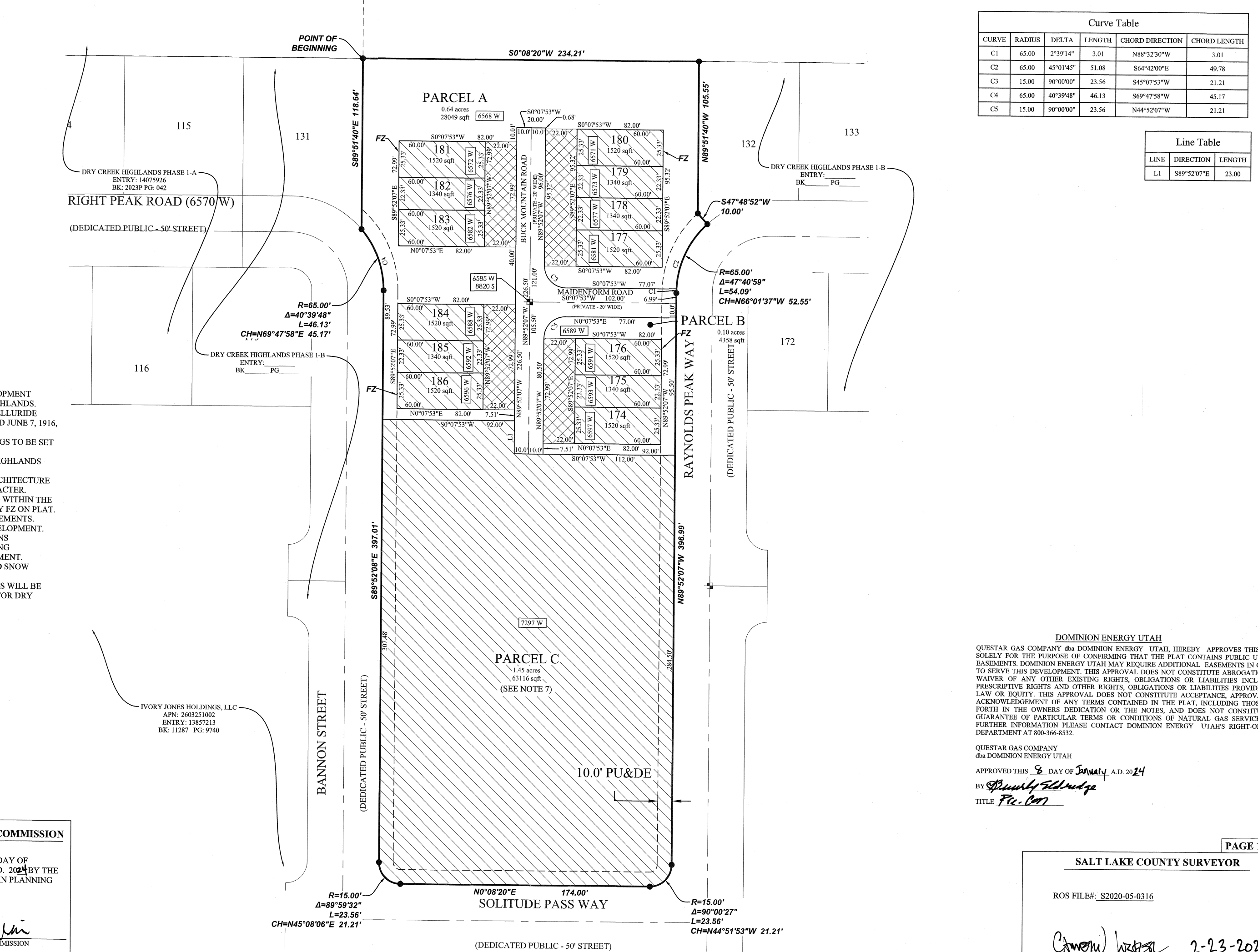


NORTHEAST CORNER OF SECTION 3, T3S, R2W, SLB&M FOUND 2.5" FLAT BRASS MONUMENT

BASIS OF BEARING S0°08'42"W (SECTION LINE) MEASURED: 2,645.39' 1280.43 (TIE)

BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT
APN: 2603276001
ENTRY: 1240487
BK: 10506 PG: 4907

EAST 1/4 CORNER OF SECTION 3, T3S, R2W, SLB&M FOUND 2.5" FLAT BRASS MONUMENT



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	65.00	23°31'41"	3.01	N88°32'20"W	3.01
C2	65.00	45°01'45"	5.08	S64°42'00"E	49.78
C3	15.00	90°00'00"	23.56	S49°05'53"W	21.21
C4	65.00	40°39'48"	46.13	S69°47'58"W	45.17
C5	15.00	90°00'00"	23.56	N44°52'07"W	21.21

Line Table

LINE	DIRECTION	LENGTH
L1	S89°52'07"E	23.00

CITY PLANNING COMMISSION APPROVED THIS 31 DAY OF January A.D. 2024 BY THE CITY OF WEST JORDAN PLANNING COMMISSION

CITY ENGINEER: *[Signature]* DATE: 05 Feb 2024

CITY RECORDER: *[Signature]*

CERTIFICATION OF FINAL CITY APPROVAL: I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 16 DAY OF February A.D. 2024.

APPROVAL AS TO FORM: APPROVED AS TO FORM THIS 5th DAY OF February A.D. 2024

SALT LAKE COUNTY HEALTH DEPT.: APPROVED THIS 18 DAY OF January A.D. 2024

EASEMENT APPROVAL: APPROVED THIS 11 DAY OF February A.D. 2024

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of Utah State Code, and have subdivided said tract of land into lots, parcels, streets, and easements, to be hereafter known as DRY CREEK HIGHLANDS PHASE 1-C, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

[Signature]
Evan J. Wood
Professional Land Surveyor
License No. 183395

Date: 12/01/2023

BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that Special Warranty Deed, at Entry #13857213, in Book 11287, on Page 9740 in the Salt Lake County Recorder's Office and is located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in The City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point on the westerly boundary line of that Special Warranty Deed recorded December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the Salt Lake County Recorder's Office; said point being N0°08'42"E 1280.43 feet along the section line and N69°51'18"W 997.01 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along the westerly boundary line of said Deed S00°08'20"W 234.21 feet.; thence N89°51'54"W 105.55 feet; thence S47°48'52"W 10.00 feet; thence Northwestwesterly along the arc of a non-tangent curve to the left having a radius of 65.00 feet a distance of 54.09 feet through a central angle of 47°40'59" Chord: N66°01'37"W 52.55 feet; thence N69°52'07"W 396.89 feet; thence N45°08'09"E 21.21 feet; thence S89°52'07"E 237.01 feet; thence Easterly along the arc of a curve to the left having a radius of 65.00 feet a distance of 46.13 feet through a central angle of 40°39'48" Chord: N69°47'58"E 45.17 feet; thence S89°51'40"E 118.64 feet to the POINT OF BEGINNING.

Contains: 2.77 acres +/-
Includes 13 Lots & 2 Parcels

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO HEREAFTER BE KNOWN AS
DRY CREEK HIGHLANDS PHASE 1-C SUBDIVISION
DO HEREBY DEDICATE FOR THE 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. THE OWNER HEREBY CONVEYS TO THE COMMON AREA AND PRIVATE ROADS, AS INDICATED HEREON, TO THE DRY CREEK HIGHLANDS MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF January A.D. 2024

[Signature]
IVORY DEVELOPMENT, LLC
BY: CHRIS P. GAMVROULAS
ITS: PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 15th DAY OF January A.D. 2024 I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRIS P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: Feb 7, 2027

MY COMMISSION No. 729274

[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake County
PRINTED FULL NAME OF NOTARY

DRY CREEK HIGHLANDS PHASE 1-C SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 3 T3S, R2W, SALT LAKE BASE & MERIDIAN THE CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # 14207733
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Ivory Development LLC
DATE: 2/23/2024 TIME: 9:11 am BOOK: 20442 PAGE: 0116
\$ 84.00
FEE