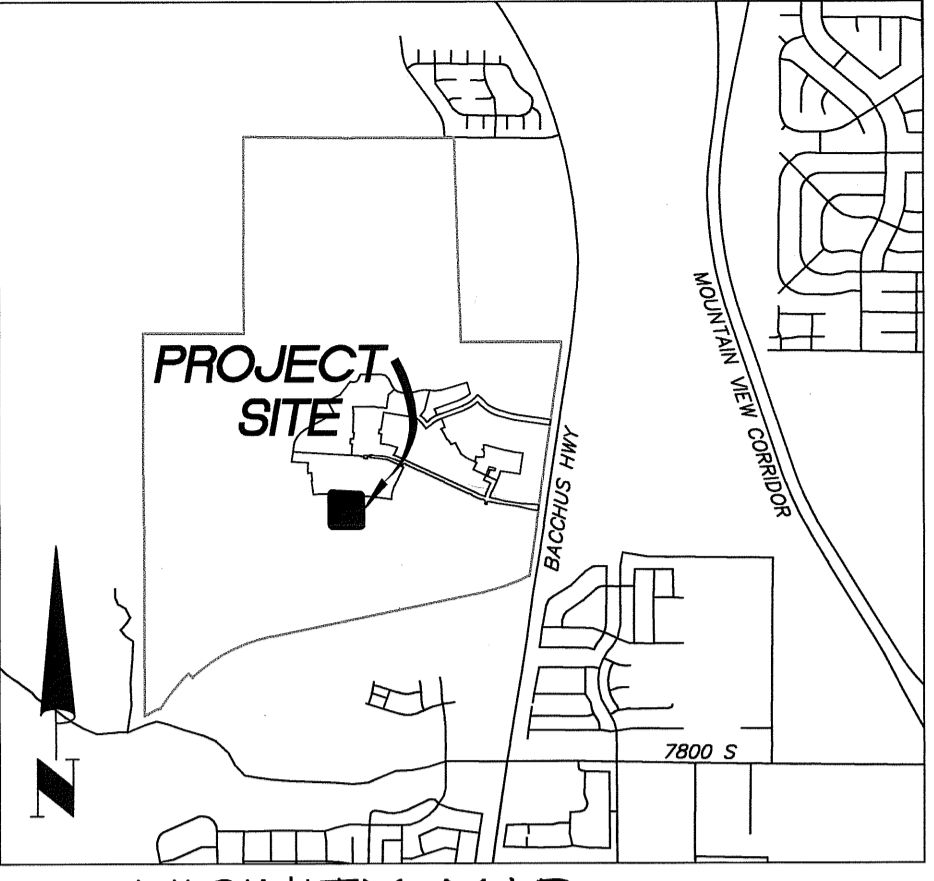


DATE: _____ TIME: _____ DRAWING NAME: _____ SERVICE: _____ PLOTTING WORK: _____ REVISIONS: _____



VICINITY MAP

NOTE:
 1. TITLE DOCUMENT ENTRY NO. 13650024 IS A BLANKET RECIPROCAL EASEMENT
 2. THIS SUBDIVISION MAY BE SUBJECT TO THOSE CERTAIN DISCHARGE EASEMENTS FOUND UNDER ENTRY NO. 240455, IN BOOK 2-N OF LIENS AND LEASES, AT PAGE 77, AND UNDER ENTRY NO. 386055, IN BOOK 10F OF DEED, AT PAGE 88
 3. THIS SUBDIVISION IS SUBJECT TO THOSE CERTAIN REGULATORY LAND USE INSTRUMENTS RECORDED ON DECEMBER 16, 2021, UNDER ENTRY NOS. 13849047, 13849048 AND 13849051

**WEST JORDAN CITY ZONE 5
 NORTH TANK SITE SUBDIVISION PLAT**

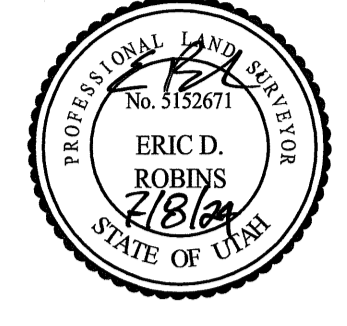
Located in the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, T2S, R2W, Salt Lake Base and Meridian
 July, 2024

Containing 1 Lot	3.000 acres
Total boundary acreage	3.000 acres

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152671 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 and streets, hereafter to be known as WEST JORDAN CITY ZONE 5 NORTH TANK SITE SUBDIVISION PLAT and the same has been correctly surveyed and staked on the ground as shown on this plat.

E.D.R.
 Eric D. Robins
 Professional Land Surveyor
 Utah License No. 5152671



7/8/24
 Date

BOUNDARY DESCRIPTION:

Beginning at a point that lies North 00°06'38" West 3269.120 feet along the Section Line and West 2598.203 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 364.447 feet; thence West 348.673 feet; thence North 385.139 feet; thence South 86°36'14" East 349.286 feet to the point of beginning.
 Property contains 3.000 acres.

OWNER'S DEDICATION

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 known as:
**WEST JORDAN CITY ZONE 5
 NORTH TANK SITE SUBDIVISION PLAT**
 do hereby dedicate for perpetual use of the public all parcels of land and easements as 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 I have here unto set my hand this 19 day of JULY, A.D., 2024

WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company
 By: Third Cadence LLC, a Utah limited liability company
 Its: Project Manager

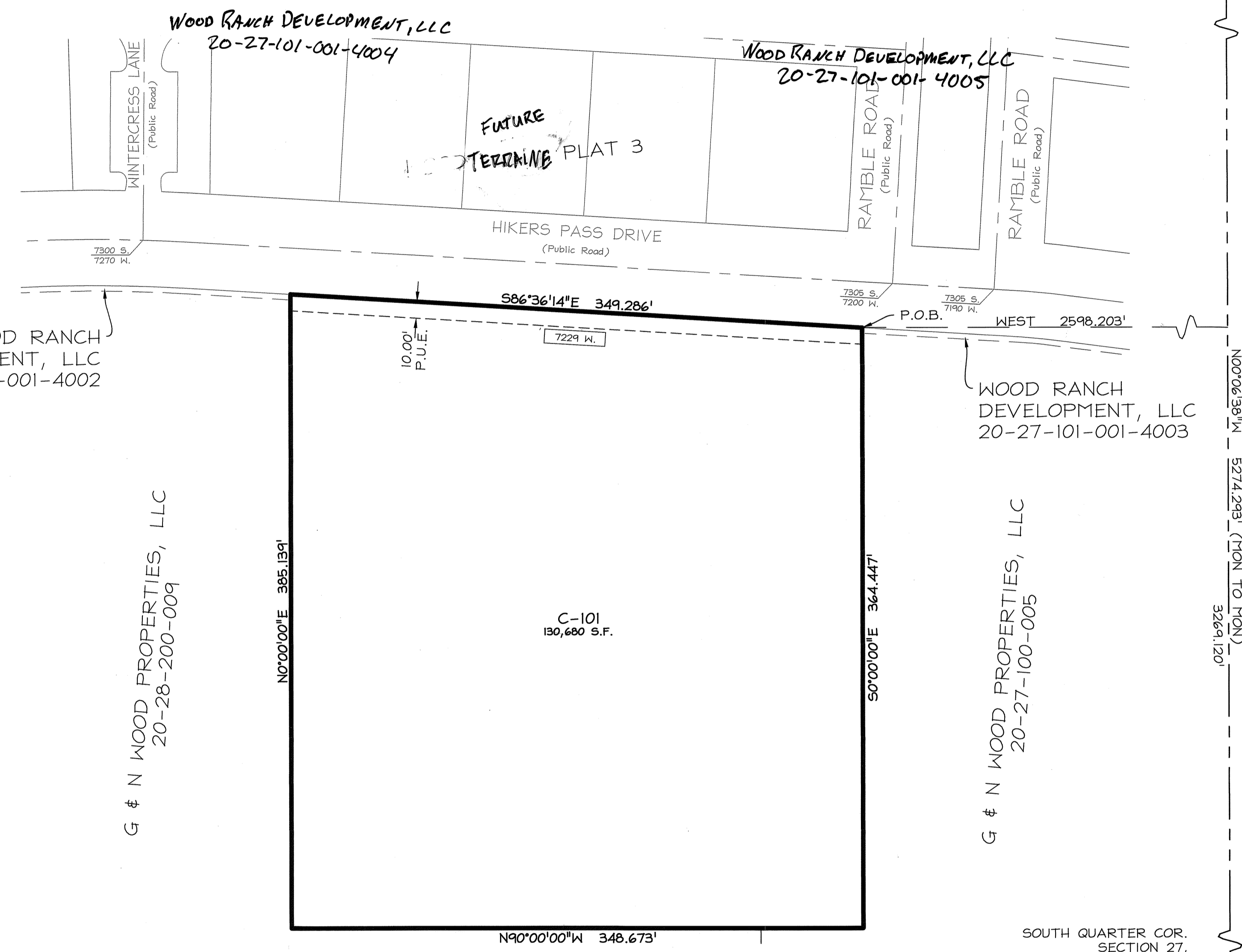
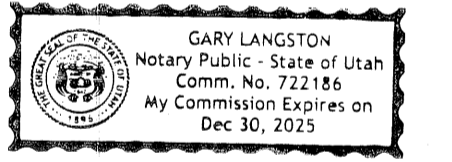
Name: _____
 Position: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH :SS
 COUNTY OF SALT LAKE

On this 19 day of JULY, 2024, personally appeared before me _____
Ty McComb, who being by me duly sworn did say that s/he is the MANAGER
 of Third Cadence LLC, a Utah limited liability company, Project Manager of WOOD RANCH DEVELOPMENT, LLC, a Utah limited liability company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
 My Commission Expires: 12/30/2025
 Residing in UTAH County, UTAH



PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY
 9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.628.6004 TEL 801.590.8611 FAX WWW.PERIGEECIVIL.COM

HOME OWNERS ASSOCIATION
 WOOD RANCH DEVELOPMENT HOME OWNERS ASSOCIATION
 489 W SOUTH JORDAN PARKWAY SUITE 200 SOUTH JORDAN, UT 84095
OWNED BY:
 WOOD RANCH DEVELOPMENT, LLC
 489 W SOUTH JORDAN PARKWAY SUITE 200 SOUTH JORDAN, UT 84095
DEVELOPED BY:
 THIRD CADENCE
 489 W SOUTH JORDAN PARKWAY SUITE 200 SOUTH JORDAN, UT 84095

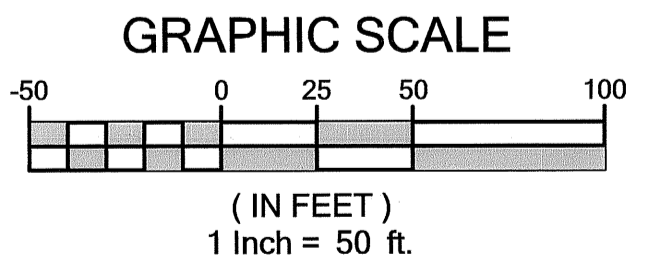
MARK	DESCRIPTION	DATE	APPR

PACIFICORP

1. 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.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) PACIFICORP 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. PACIFICORP MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT PACIFICORP HAS UNDER:

- a. A RECORDED EASEMENT OR RIGHT-OF-WAY
- b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- d. ANY OTHER PROVISION OF LAW



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- P.U.E. PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

NOTICE:

Potential purchasers of property described on this plat are advised by City of West Jordan to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and recorded against the subject property and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

RECORD OF SURVEY NONE REC. NO. _____ SIGNATURE <i>Camryn Lyman</i> DATE 8-5-2024	FIRST DIGITAL APPROVED AS TO FORM THIS <u>9</u> DAY OF <u>JULY</u> , A.D., 20 <u>24</u> . SIGNATURE <i>Paul B...</i> FIRST DIGITAL	KEARNS IMPROVEMENT DISTRICT APPROVED THIS <u>29TH</u> DAY OF <u>JULY</u> , A.D., 20 <u>24</u> . SIGNATURE <i>Jim Woodruff</i> PUBLIC WORKS DIRECTOR	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS <u>6</u> DAY OF <u>AUGUST</u> , A.D., 20 <u>24</u> . SIGNATURE <i>Hawthorn</i> SALT LAKE VALLEY HEALTH DEPARTMENT	CITY PLANNING COMMISSION APPROVED AS TO FORM THIS <u>13</u> DAY OF <u>AUGUST</u> , A.D., 20 <u>24</u> . SIGNATURE <i>George Win</i> CITY OF WEST JORDAN PLANNING COMMISSION CHAIR	OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS <u>19TH</u> DAY OF <u>SEPTEMBER</u> , A.D., 20 <u>24</u> . SIGNATURE <i>Amanda J...</i> ATTORNEY FOR CITY OF WEST JORDAN	CITY OF WEST JORDAN ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE <u>24 Sep 24</u> SIGNATURE <i>Mark</i> CITY OF WEST JORDAN ENGINEER	CERTIFICATION OF FINAL CITY APPROVAL I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS <u>26</u> DAY OF <u>SEPTEMBER</u> , A.D., 20 <u>24</u> . SIGNATURE <i>Mark</i> ATTORNEY FOR CITY OF WEST JORDAN	SALT LAKE COUNTY RECORDER RECORDED # <u>14297529</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>West Jordan City</u> DATE: <u>10/7/2024</u> TIME: <u>2:31pm</u> BOOK: <u>2024P</u> PAGE: <u>221</u> FEE \$ <u>\$52.00</u> SIGNATURE <i>Dirk Burton</i> DEPUTY SALT LAKE COUNTY RECORDER
--	--	--	---	---	--	--	--	---