

South Jordan Market Place Subdivision

A Part of the Northeast 1/4 of Section 15, Township 3 South, Range 1 West
Salt Lake Base and Meridian, U.S. Survey
South Jordan, Salt Lake County, Utah



Scale : 1" = 80'

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered 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 shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as South Jordan Market Place Subdivision
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Northeast Quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the South line of the new alignment of 10400 South Street being 1257.20 feet North 0°04'35" West along the monument line of Redwood Road and 93.03 feet South 89°55'25" East from the center of said Section 15; said point of beginning is also located 75.00 feet South 0°04'35" West along the monument line of Redwood Road and 93.03 feet South 89°55'25" East from the monument at the intersection of 10400 South Street and Redwood Road; and running thence along said South Line of the new alignment of 10400 South Street the following two courses: South 89°48'42" East 217.09 feet and North 87°48'30" East 517.47 feet; thence South 0°03'52" West 842.47 feet; thence North 89°55'25" West 330.94 feet; thence North 0°04'09" East 10.00 feet; thence North 89°55'25" West 221.40 feet; thence South 0°04'23" West 90.25 feet; thence North 89°55'25" West 230.55 feet to a point on the East Line of Redwood Road as widened; thence along said East Line the following three courses: North 0°04'35" East 107.35 feet; North 1°36'51" East 689.22 feet; and North 0°04'35" East 76.35 feet; thence Northeasterly along the arc of a 30.00 foot radius curve to the right a distance of 47.18 feet (Central Angle equals 90°06'43" and Long Chord bears North 45°07'51" East 42.47 feet) to the point of beginning.

Contains 656,575 square feet or 15.073 acres

Narrative

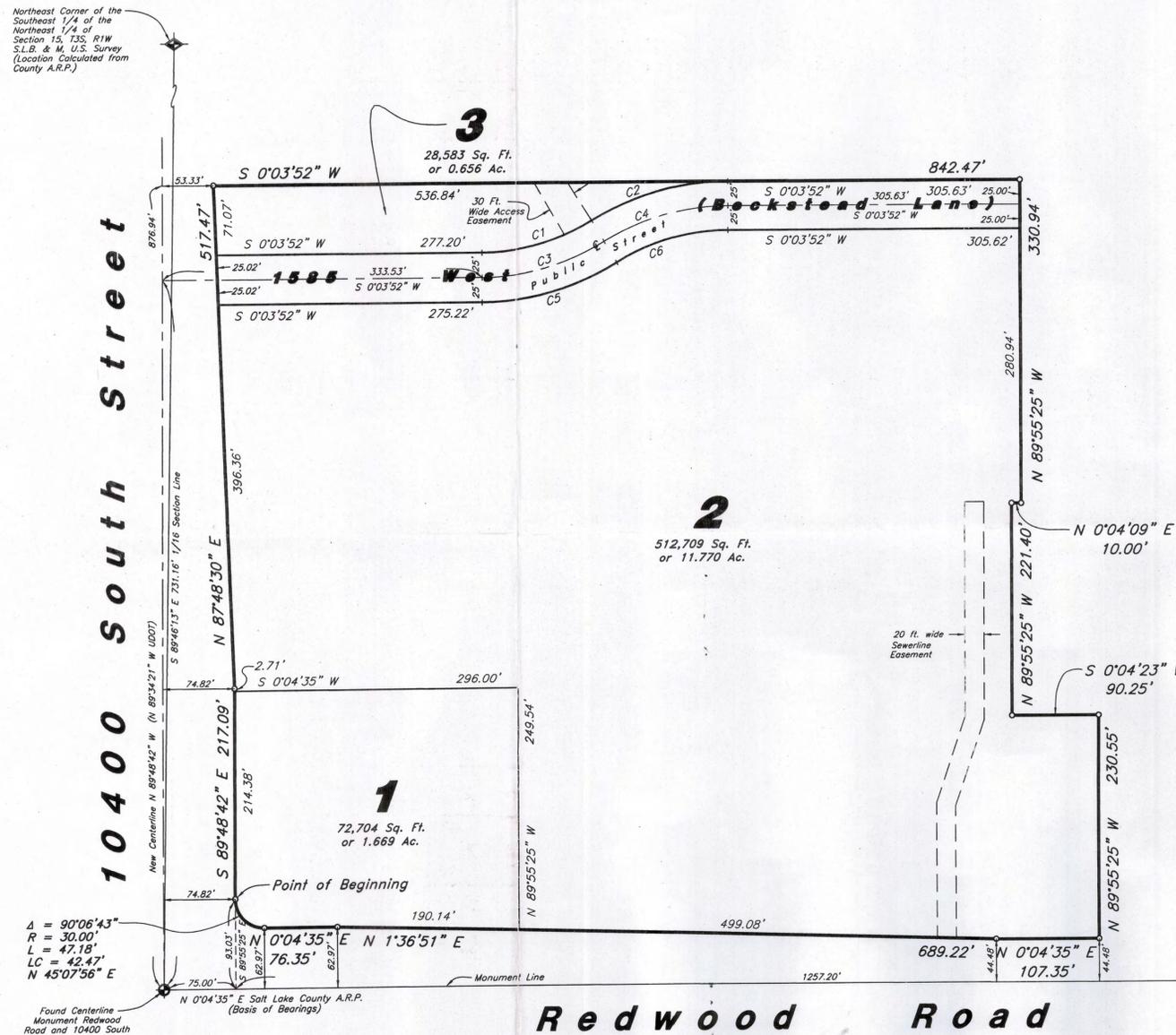
This subdivision plat was ordered by Christian Gardner of The Boyer Company prerequisite to the sale of two lots.

Monuments were found for the Monument of Redwood Road as shown on the drawing and the County Bearing of N 0°04'35" E was applied to a line between these two monuments as shown on Salt Lake County Area Reference Plat as the Basis of Bearings.

New Centerline alignment of 10400 South Street is from UDOT design Plans.

Curve Data

Curve	Delta	Radius	Length	LC	Bearing
C1	30°54'39"	225.00'	121.39'	119.92'	S 15°23'27" E
C2	30°54'39"	275.00'	148.36'	146.57'	S 15°23'27" E
C3	30°54'39"	250.00'	134.87'	133.24'	S 15°23'27" E
C4	30°54'39"	275.00'	148.36'	146.57'	S 15°23'27" W
C5	30°54'39"	275.00'	148.36'	146.57'	S 15°23'27" E
C6	30°54'39"	225.00'	121.39'	119.92'	S 15°23'27" E



PRELIMINARY

Date _____ Bruce D. Pimper
Utah RLS No. 362256

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 South Jordan Market Place Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby _____ Have hereunto set _____ This _____ Day of _____ AD, 2000.

Corporate Acknowledgment

STATE OF UTAH }
County of _____ } SS
On the _____ Day of _____, A.D., 2000, Personally appeared before me, the undersigned Notary Public, in and for said State and County, _____ who after being duly sworn, acknowledged to me that _____

a _____ corporation, that _____ signed the owners dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed the same.

My commission expires _____
Residing in _____
Notary Public
APPROVED BY THE PIC ON _____
APPROVED BY THE CIC ON _____
SEP 13 2000

Board of Health Approved this _____ Day of _____ A.D., 2000. Salt Lake Valley Health Department	South Jordan City Engineer Approved this _____ Day of _____ A.D., 2000. South Jordan City Engineer	Approval as to Form Approved as to Form this _____ Day of _____ A.D., 2000. South Jordan City Attorney	Planning Commission Approved this _____ Day of _____ A.D., 2000 by the South Jordan City Zoning Administrator. Chair	South Jordan City Mayor Presented to the South Jordan City Mayor this _____ Day of _____ A.D., 2000. At which time this subdivision was approved and accepted. Attest: City Recorder South Jordan City Mayor	GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551
Salt Lake County Sewerage Improvement District No. 1 Approved this _____ Day of _____ A.D., 2000. Salt Lake County Sewerage Improvement District No. 1	U.S. West Approved this _____ Day of _____ A.D., 2000. U.S. West	Utah Power Approved this _____ Day of _____ A.D., 2000. Utah Power	Questar Approved this _____ Day of _____ A.D., 2000. Questar	TCI Cablevision Approved this _____ Day of _____ A.D., 2000. TCI Cablevision	

Recorded #
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Salt Lake County Recorder

SOUTH JORDAN CITY
APPLICATION FOR SUBDIVISION

Subdivision Name: South Jordan Market Place
Concept Preliminary Final Plat Waiver Amd

OWNER INFORMATION:

Name: The Landings at South Jordan L.C.
Address: 1275 500 East SLC UT 84102
Business Phone: 521-4791 Home Phone: 558-9321 Fax: 521-4793

APPLICANT INFORMATION (IF NOT OWNER):

Name: _____ Business: _____
Address: _____
Business Phone: _____ Cell Phone: _____ Fax: _____
(optional)

ENGINEER INFORMATION:

Name: David Anderson Cert. Number _____
Firm Name: Locat Basin Engineering Address: 2010 N. Redwood Road
Phone: 801-521-8529 Fax: 801-521-9551

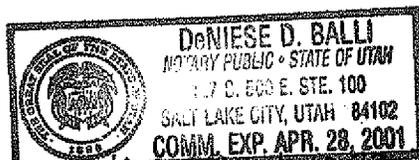
SUBDIVISION INFORMATION:

Zone District: _____ Property I.D. # (sidwell) 27-15-251-029
Property Size (acres): 15.07 Number of Lots: 3
Gross Density: _____ Net Density: _____
Approximate Address: South east corner of 10400 South Redwood Road

OWNERS AFFIDAVIT

I, (we) The Landings at South Jordan L.C. being duly sworn depose and say that I, (we) am the owner or authorized agent of the owner of property involved in this application and that the foregoing statements and answers herein contained and the answers in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

subscribed and sworn to before me this 13 day of September 2000 Signed Ken Anderson



Denise D. Balli
Notary Public Residing in Salt Lake County, Utah

My Commission Expires 4-28-01

Fee: 105.00 + 10.00 postage
Paid: 9-13-00
Received By: [Signature]

South Jordan City Planning Department
11175 South Redwood Road
South Jordan, Utah 84095

Project scheduled for DRC meeting on: September 21, 2000

Application Name: South Jordan Market Place (Walgreen's) Number/Zone Dist: C-C

Applicant: Christian Gardner - Boyer Co. Phone # 521-4781

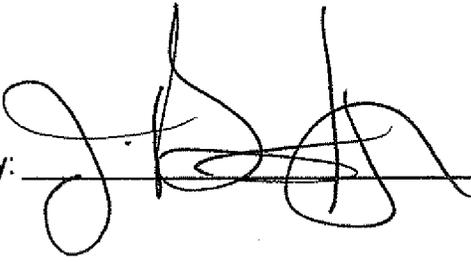
For Property at: 10400 South Redwood Road Property Size: 15.07 Acres

Proposal: 3 Lot Preliminary Commercial Subdivision.

Planner OK Greg Schindler

Note: DRC meeting is for orientation and discussion. Any general comments or suggestions should be submitted in writing to the Planning Department at the following meeting.

No Problems

Comments made by: 

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

TO: South Jordan City Planning Commission

FROM: Greg Schindler, Senior Planner

DATE: October 24, 2000

SUBJECT: PUBLIC HEARING, FILE NO. 27-15-251-029, PRELIMINARY SUBDIVISION PLAT FOR SOUTH JORDAN MARKETPLACE LOCATED AT THE SOUTHEAST CORNER OF REDWOOD ROAD AND SOUTH JORDAN PARKWAY, ZONED C-C, FILED BY THE BOYER COMPANY.

BACKGROUND

The Boyer Company is proposing to divide approximately 15.073 acres into 3 lots. The subdivision will include the dedication and construction of Beckstead Lane (1585 West) along the east side of the property. This subdivision is being completed to provide for the sale of lots one and three. A site plan has been completed for the majority of lot 2 (Harmons and other shops). A day care will be located on lot 3. A site plan is now being processed for a Walgreens on lot 1. Engineering has concerns regarding storm drainage of the entire project, but have indicated that the preliminary plat can be approved by the Planning Commission. The final plat will not be scheduled for review and approval until all drainage issues have been satisfactorily resolved.

RECOMMENDATION

Staff recommends holding the public hearing and **APPROVAL** of this Preliminary Plat provided that all storm drainage issues are satisfactorily resolved with the City Engineer before final plat approval.

Chairman Chase called for any further public comment. Seeing none, he called for discussion from the Planning Commission.

Lloyd Bybee asked if the applicant was to store the trailer behind the gate, would he be in compliance? Mr. Schindler explained that the trailer could be looked at in two ways. Is the trailer a vehicle, part of the business or equipment? The business evidently requires two trailers, which is more equipment than allowed for the residential site.

Bob Stubbs asked Mr. Vankomen if there is another place that he can store the other trailer? Mr. Vankomen indicated that he could store one of the trailers at his daughter's home. Mr. Stubbs stated that they couldn't approve this business license unless it is in compliance with ordinance, so he suggested that this item be tabled to allow the applicant to come into compliance and be scheduled for decision at the next Planning Commission meeting.

Chairman Chase called for any further comments. Seeing none, he called for a motion.

MOTION – DAVE MILLHEIM – TABLE THIS ITEM TO BE HEARD AT THE NEXT PLANNING COMMISSION MEETING

SECOND – BOB STUBBS – REQUESTED TO ADD TO THE MOTION: THAT IF THIS BUSINESS DOES NOT COME INTO COMPLIANCE BEFORE THE NEXT MEETING THAT IT IS DENIED

DAVE MILLHEIM ACCEPTED THE AMENDMENT

SECOND – BOB STUBBS

VOTING – ALL IN FAVOR

Lloyd Bybee suggested that the code enforcement officer meet with Mr. Vankomen to ensure that he is in compliance.

III PUBLIC HEARING ITEMS

A. File #27-15-251-029, Preliminary Subdivision Plat for South Jordan Marketplace, located at the Southeast corner of Redwood Road and South Jordan Parkway, Zoned C-C, The Boyer Company (applicant)

Mr. Schindler reviewed and explained the staff report.

Chairman Chase asked if this meets the land use and zoning requirements? Mr. Schindler explained that all the lots conform and meet the layout for the entire shopping center.

Chairman Chase opened the Public Hearing and called for comment. Seeing none, he closed the Public Hearing and called for a motion.

**MOTION – LYNN CHASE – APPROVE THE PRELIMINARY COMMERCIAL
SUBDIVISION PLAT FOR SOUTH JORDAN MARKETPLACE, FILE #27-15-
251-029**

SECOND – LLOYD BYBEE

VOTING – ALL IN FAVOR

*B. File #27-10-377-004, Rezone Application, 10026 South
Redwood Road, 1.57 Acres, from Agricultural (A-5) to
Office Service (OS), Marylynn Liddiard (applicant)*

Mr. Schindler reviewed and explained the staff report.

Chairman Chase opened the Public Hearing and called for any comments or questions.

Bob Stubbs disclosed that the applicant previous to this meeting contacted him for his opinion on the application. He didn't commit or indicate to the applicant as to fiduciary interest in the property.

Chairman Chase indicated that all Commissioners that were contacted made the same disclosure.

Katherine Klotovich, 10052 South Redwood Road, expressed her opposition to the application. She indicated that there are many frustrated neighbors that were told they would be notified regarding any meetings concerning this property and they weren't. There is a lawsuit between the property owners concerning the installation of a fence to protect the historical use of driveways and parking areas.

Mr. Schindler stated that any litigation involved with this property couldn't affect the decision made by the Planning Commission.

Ms. Klotovich indicated that the two parties have never come together to resolve the issues. There is a large amount of property in this area and this sliver of property should not be allowed to dictate the use of surrounding parcels.

Mr. Millheim asked what her specific oppositions are to the office use? Ms. Klotovich expressed opposition to the increased traffic and the problem with residential use abutting office.

Chairman Chase explained that there have been multiple hearings held regarding decisions for the Land Use Plan of the Redwood Road Corridor. The office use complies with the Land Use Designation for this property and this meeting is to determine whether or not it is in compliance.

Ms. Klotovich indicated that the majority of surrounding property owners on three sides are not ready for this rezone and are opposed to the application.

Jim Kalipetsis, stated that he has not been made aware of what is really going on.

NOTICE OF PUBLIC HEARING

October 4, 2000

Dear Property Owner:

The Boyer Company has filed an application for preliminary plat approval of a 3 lot commercial subdivision (15.073 acres) located at the southeast corner of Redwood Road and South Jordan Parkway in the C-C Zone District. Our records indicate that you own property within 300 feet of the proposed subdivision.

The South Jordan City Planning Commission will consider this application at a public hearing to be held at **7:30 p.m. on Tuesday, October 24, 2000** at the South Jordan City Offices, 11175 South Redwood Road, South Jordan, Utah. All interested parties are invited to attend.

A copy of the proposed subdivision plat is on file in the Community Development Department at the City Offices and available for public inspection during regular business hours.

Should you have any further questions, you can contact the Community Development Staff at the City Offices or by telephone at (801) 254-1404 during regular business hours.

Sincerely,



Greg Schindler, AICP
Senior Planner



SOUTH JORDAN
U T A H

MCMULLIN, LINDSEY K &
Sidwell No. 2715251039
10456 S 1540 W
SOUTH JORDAN UT 84095

SMITH'S FOOD KING PROPERT
Sidwell No. 2715202019
3336 E 32 ST #217
TULSA OK 74135

MCMULLIN, DIX H. & RENAE
Sidwell No. 2715251023
10500 S 1300 W # A
SOUTH JORDAN UT 84095

SMITH'S FOOD KING
Sidwell No. 2715202025
3336 E 32 ST #217
TULSA OK 74135

31
1023

MCMULLIN, DIX H & RENAE G
Sidwell No. 2715251026
10500 S 1300 W # A
SOUTH JORDAN UT 84095

ROBBINS, W KALMAR, ET AL,
Sidwell No. 2715426001
3730 E MILLSTREAM DR
SALT LAKE CITY UT 84109

MCMULLIN, DIX H & RENAE G
Sidwell No. 2715251025
10516 S 1540 W
SOUTH JORDAN UT 84095

ROBBINS, LUCYNTHIA & WILS
Sidwell No. 2715401001
3730 E MILLSTREAM DR
SALT LAKE CITY UT 84109

WHITED, GARY E
Sidwell No. 2715251010
10593 S REDWOOD RD
SOUTH JORDAN UT 84095

MCMULLIN, CLELL U &
Sidwell No. 2715276007
10495 S 1540 W
SOUTH JORDAN UT 84095

PAUL E PETERSON INVESTMEN
Sidwell No. 2715251034
10575 S REDWOOD RD
SOUTH JORDAN UT 84095

THE LANDINGS AT SOUTH
Sidwell No. 2715251035
45 W SEGO LILY DR # 301
SANDY UT 84070

MCMULLIN, CLELL U &
Sidwell No. 2715276002
10495 S 1540 W
SOUTH JORDAN UT 84095

PAUL E PETERSON INVESTMEN
Sidwell No. 2715251009
1350 E COPPERCREEK RD
SANDY UT 84093

SUPER WASH, INC
Sidwell No. 2715177003
707 W LINCOLN WAY
MORRISON IL 61270

MCMULLIN, CLELL &
Sidwell No. 2715251037
10495 S 1540 W
SOUTH JORDAN UT 84095

PAUL E PETERSON INVESTMEN
Sidwell No. 2715251008
1350 E COPPERCREEK RD
SANDY UT 84093

SOUTH JORDAN CORP.
Sidwell No. 2715276001
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

MCKEE, JAY A &
Sidwell No. 2715177020
10520 S REDWOOD RD
SOUTH JORDAN UT 84095

NEWBOLD, DENNIS M; ET AL
Sidwell No. 2715251011
127 S 500 E # 100
SALT LAKE CITY UT 84102

SMITHS FOOD KING PROPERTI
Sidwell No. 2715202004
3336 E 32 ST #217
TULSA OK 74135

MCDONALD'S CORPORATION
Sidwell No. 2715202005
8285 S 4300 W
WEST JORDAN UT 84088

MCMULLIN, TODD H &
Sidwell No. 2715251038
10438 S 1540 W
SOUTH JORDAN UT 84095

SMITH'S FOOD KING PROPERT
Sidwell No. 2715202021
3336 E 32 ST #217
TULSA OK 74135

LANDINGS AT SOUTH JORDAN
Sidwell No. 2715251036
45 W SEGO LILY DR # 301
SANDY UT 84070

MCMULLIN, ROSS K &
Sidwell No. 2715251018
10580 S 3010 W
SOUTH JORDAN UT 84095

SMITH'S FOOD KING PROPERT
Sidwell No. 2715202020
3336 E 32 ST #217
TULSA OK 74135

DRAPER BANK & TRUST CO
Sidwell No. 2715127018
PO BOX 1000
DRAPER UT 84020

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251005
217 S 500 E #100
SALT LAKE CITY UT 84102

LANDINGS AT SOUTH JORDAN
Sidwell No. 2715251012
127 S 500 E #100
SALT LAKE CITY UT 02

COUNTRY SQUARE SHOPPING C
Sidwell No. 2715127019
370 E 500 S # 100
SALT LAKE CITY UT 84111

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251003
127 S 500 E #100
SALT LAKE CITY UT 84102

LANDINGS AT SOUTH JORDAN
Sidwell No. 2715251004
127 S 500 E # 100
SALT LAKE CITY UT 84102

CONNER, ALBERT N; ET AL
Sidwell No. 2715251021
10478 S 1540 W
SOUTH JORDAN UT 84095

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251002
127 S 500 E # 100
SALT LAKE CITY UT 84102

LANDINGS AT SOUTH
Sidwell No. 2715251029
45 W SECO LILY DR # 301
SANDY UT 84070

CAHOON, KENNETH D
Sidwell No. 2715177005
1633 W 900 S
SALT LAKE CITY UT 84104

JORDAN VALLEY LAND &
Sidwell No. 2715202038
P O BOX 8396
DENVER CO 80201

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251016
127 S 500 E # 100
SALT LAKE CITY UT 84102

BENNETT, PHIL T & MARILY
Sidwell No. 2715177007
10502 S REDWOOD RD
SOUTH JORDAN UT 84095

JORDAN VALLEY LAND &
Sidwell No. 2715202034
P O BOX 8396
DENVER CO 80201

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251033
127 S 500 E # 100
SALT LAKE CITY UT 84102

BENNETT, PHIL T & MARILYN
Sidwell No. 2715177008
10502 S REDWOOD RD
SOUTH JORDAN UT 84095

HOLT, MARIE
Sidwell No. 2715177006
10428 S REDWOOD RD
SOUTH JORDAN UT 84095

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251032
127 S 500 E # 100
SALT LAKE CITY UT 84102

BEEHIVE STATE EMPLOYEES C
Sidwell No. 2715177018
1467 S MAIN ST
SALT LAKE CITY UT 84115

HOLT, G RAY; TR
Sidwell No. 2715177019
13438 S LOVERS LN
RIVERTON UT 84065

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251031
127 S 500 E # 100
SALT LAKE CITY UT 84102

BEEHIVE STATE EMPLOYEES C
Sidwell No. 2715177017
1467 S MAIN ST
SALT LAKE CITY UT 84115

HANSEN, ROBERT L &
Sidwell No. 2715177013
2440 MARILYN DR
BRIGHAM CITY UT 84302

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251017
45 W SECO LILY DR # 301
SANDY UT 84070

AUTOZONE INC
Sidwell No. 2715202036
PO BOX 2198
MEMPHIS TN 38103

HANSEN, ROBERT L &
Sidwell No. 2715177011
2440 MARILYN DR
BRIGHAM CITY UT 84302

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251015
127 S 500 E # 100
SALT LAKE CITY UT 84102

ALFRED LEROY HEAGREN FAMI
Sidwell No. 2715251022
10492 S 1540 W
SOUTH JORDAN UT 84095

HANSEN, NACMI P; TR
Sidwell No. 2715182002
4741 W PEAK DR
WEST JORDAN UT 84088

LANDINGS AT SOUGH JORDAN
Sidwell No. 2715251014
127 S 500 E # 100
SALT LAKE CITY UT 84102



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Sincerely,



Greg Schindler, AICP
Senior Planner



SOUTH JORDAN
U T A H

South Jordan City
Pre-DRC Plans Review – Comment Sheet

Meeting Date: 9/21/00

Project Name: South Jordan Market Place Commercial Sub.

Return to the Planning Department after DRC review is complete

STREET MAINTENANCE

Reviewed by: [Signature]

OK

CULINARY & SECONDARY WATER

Reviewed by: George Leathan

OK

PARKS

Reviewed by: Shane Bennett

Street trees have already been specified, please refer to previous comments.

South Jordan City Planning Department
11175 South Redwood Road
South Jordan, Utah 84095

Project scheduled for DRC meeting on: September 21, 2000

Application Name: South Jordan Market Place (Walgreen's) Number/Zone Dist: C-C

Applicant: Christian Gardner – Boyer Co. Phone # 521-4781

For Property at: 10400 South Redwood Road Property Size: 15.07 Acres

Proposal: 3 Lot Preliminary Commercial Subdivision.

Planner OK Greg Schindler

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South Jordan, Salt Lake County, Utah



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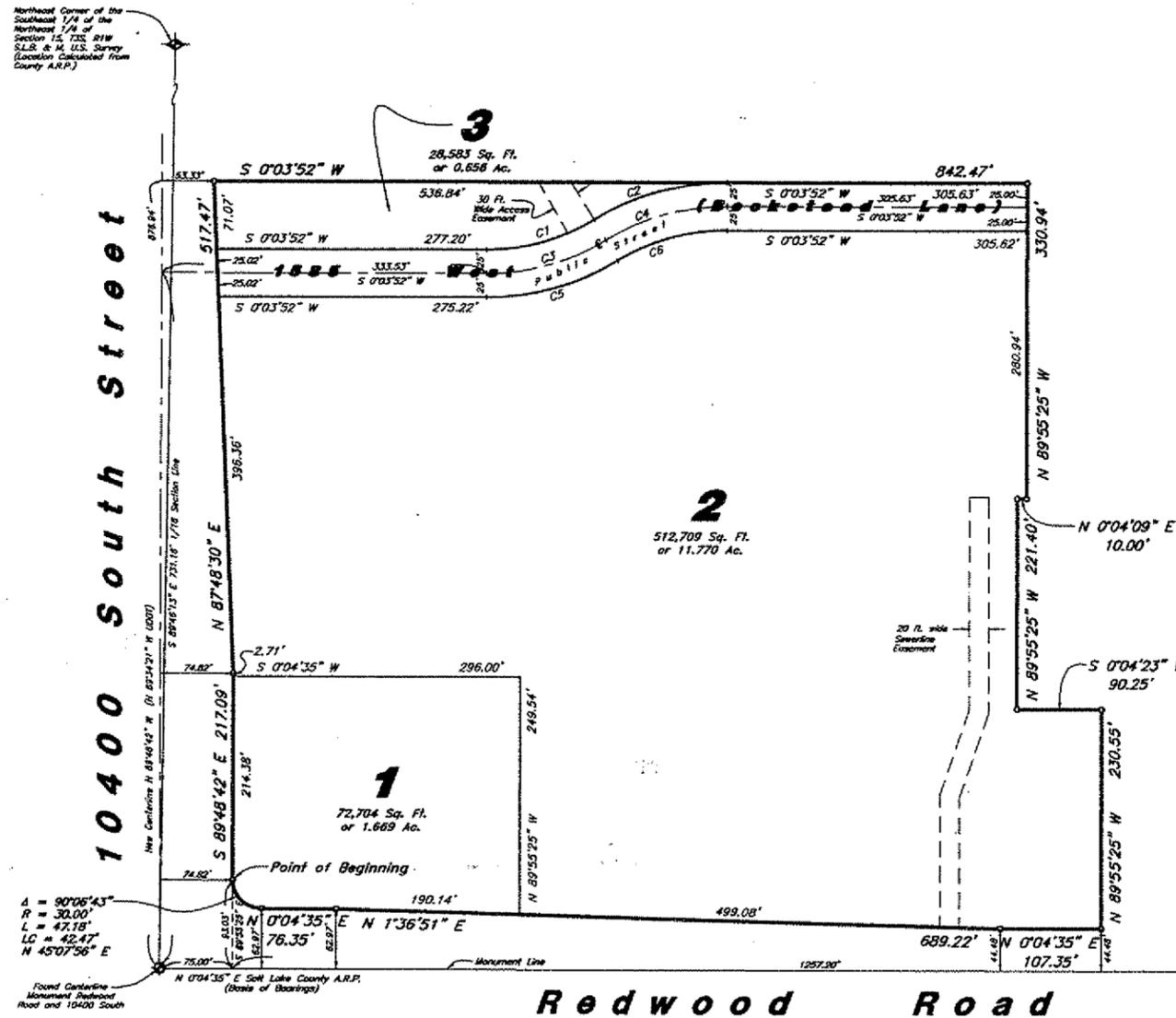
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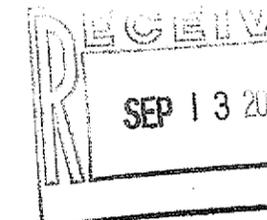
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LC = 119.92'	LC = 146.57'	LC = 133.24'
S 15°23'27" E	S 15°23'27" E	S 15°23'27" E
C4	C5	C6
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LC = 133.24'	LC = 146.57'	LC = 119.92'
N 15°23'27" W	S 15°23'27" E	S 15°23'27" E



PP X FP SP CUP REZ
APPROVED BY THE P/C ON
OCTOBER 24, 2000
APPROVED BY THE C/C ON
N/A



Surveyor's Certificate

I, Bruce D. Plimper, do hereby certify that I am a Registered 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 Owner I have made a survey of the tract of land shown on this plot and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

South Jordan Market Place Subdivision

And that the same has been correctly surveyed and staked on the ground as shown on this plot.

Boundary Description

A part of the Northeast Quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the South line of the new alignment of 10400 South Street being 1257.20 feet North 0°04'35" West along the monument line of Redwood Road and 93.03 feet South 89°55'25" East from the center of said Section 15; said point of beginning is also located 75.00 feet South 0°04'35" West along the monument line of Redwood Road and 93.03 feet South 89°55'25" East from the monument at the intersection of 10400 South Street and Redwood Road; and running thence along said South line of the new alignment of 10400 South Street the following two courses: South 89°48'42" East 217.09 feet and North 87°48'30" East 517.47 feet; thence South 0°03'52" West 842.47 feet; thence North 89°55'25" West 330.94 feet; thence North 0°04'09" East 10.00 feet; thence North 89°55'25" West 221.40 feet; thence South 0°04'23" West 90.25 feet; thence North 89°55'25" West 230.55 feet to a point on the East Line of Redwood Road as widened; thence along said East Line the following three courses: North 0°04'35" East 107.35 feet; North 1°36'51" East 689.22 feet; and North 0°04'35" East 76.35 feet; thence Northeastly along the arc of a 30.00 foot radius curve to the right a distance of 47.18 feet (Central Angle equals 90°06'43" and Long Chord bears North 45°07'57" East 42.47 feet) to the point of beginning.

Contains 656,575 square feet
or 15.073 acres

PRELIMINARY

Date _____
Bruce D. Plimper
Utah RLS No. 362256

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

South Jordan Market Place Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this plot as intended for public use.

In witness whereof _____ Have hereunto set _____ This _____ Day of _____ AD, 2000.

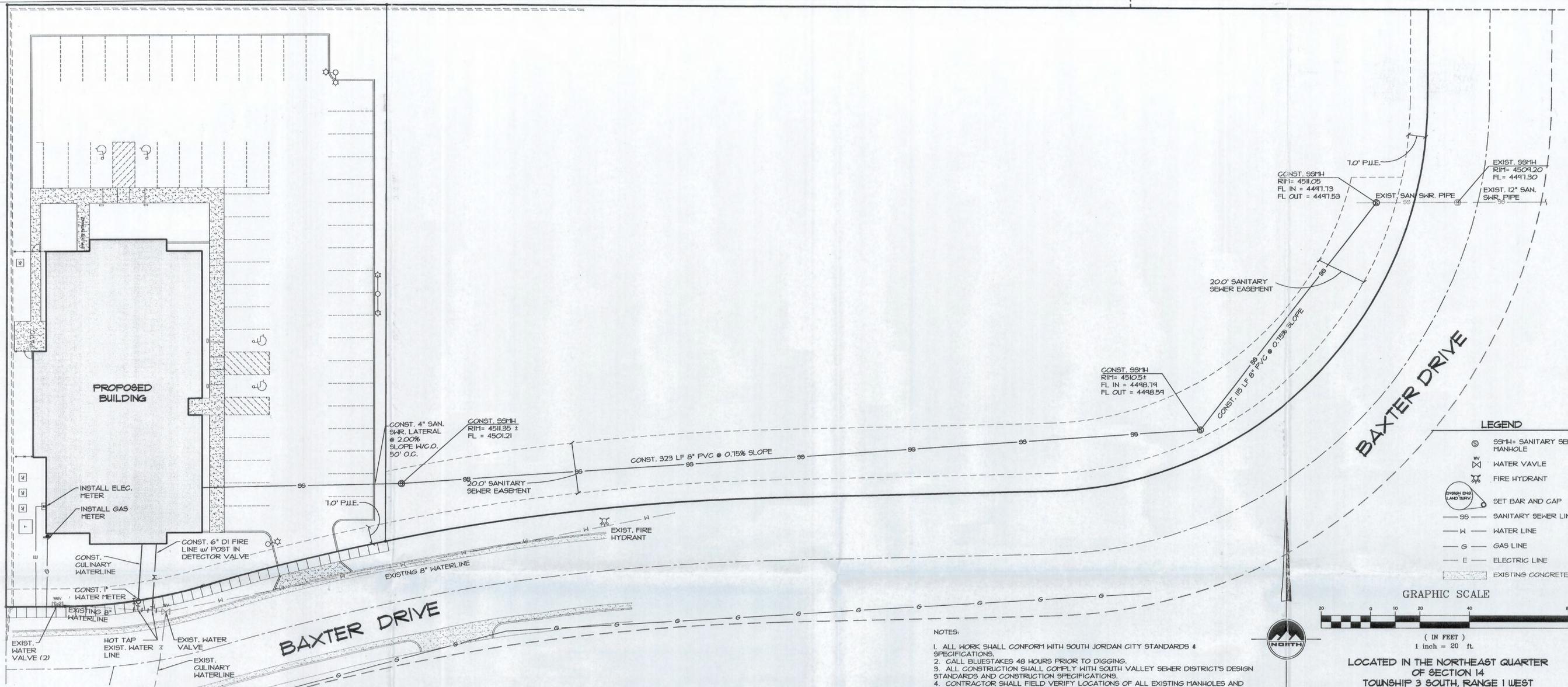
Corporate Acknowledgment

STATE OF UTAH }
County of _____ } SS
On the _____ Day of _____, A.D., 2000, Personally appeared before me, the undersigned Notary Public, in and for said State and County, _____ who after being duly sworn, acknowledged to me that

_____ a _____ corporation, that _____ signed the owners dedication treaty and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed the same.

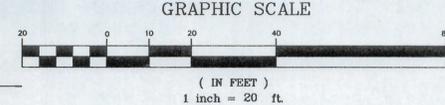
My commission expires _____
Residing in _____ county _____ Notary Public

Board of Health Approved this _____ Day of _____ A.D., 2000. Salt Lake Valley Health Department	South Jordan City Engineer Approved this _____ Day of _____ A.D., 2000. South Jordan City Engineer	Approval as to Form Approved as to Form this _____ Day of _____ A.D., 2000. South Jordan City Attorney	Planning Commission Approved this _____ Day of _____ A.D., 2000 by the South Jordan City Zoning Administrator. Chair	South Jordan City Mayor Presented to the South Jordan City Mayor this _____ Day of _____ A.D., 2000. At which time this subdivision was approved and accepted. Attest City Recorder South Jordan City Mayor	GREAT BASIN ENGINEERING - SOUTH 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City 801221-5229 Queen 801221-2288 Fax 801221-5551
Salt Lake County Sewerage Improvement District No. 1 Approved this _____ Day of _____ A.D., 2000. Salt Lake County Sewerage Improvement District No. 1	U.S. West Approved this _____ Day of _____ A.D., 2000. U.S. West	Utah Power Approved this _____ Day of _____ A.D., 2000. Utah Power	Questar Approved this _____ Day of _____ A.D., 2000. Questar	TCI Cablevision Approved this _____ Day of _____ A.D., 2000. TCI Cablevision	Recorded # State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____ Date _____ Time _____ Book _____ Page _____ Fee \$ _____ Salt Lake County Recorder



LEGEND

- ⊙ SS MH = SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ SET BAR AND CAP
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- E ELECTRIC LINE
- EXISTING CONCRETE



- NOTES:**
1. ALL WORK SHALL CONFORM WITH SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS.
 2. CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
 3. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY SEWER LINES.
 5. LATERALS SHALL BE STUBBED A MINIMUM OF TEN FEET INSIDE PROPERTY LINES.



RECEIVED
NOV 4 2003

EN SIGN
Engineering, Planning, Surveying
90 East Fort Union Blvd., Suite 100
Murray, Utah 84047
Project manager: P. HARRIS
drawn by: SP

No.	revision	date	by
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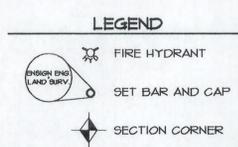
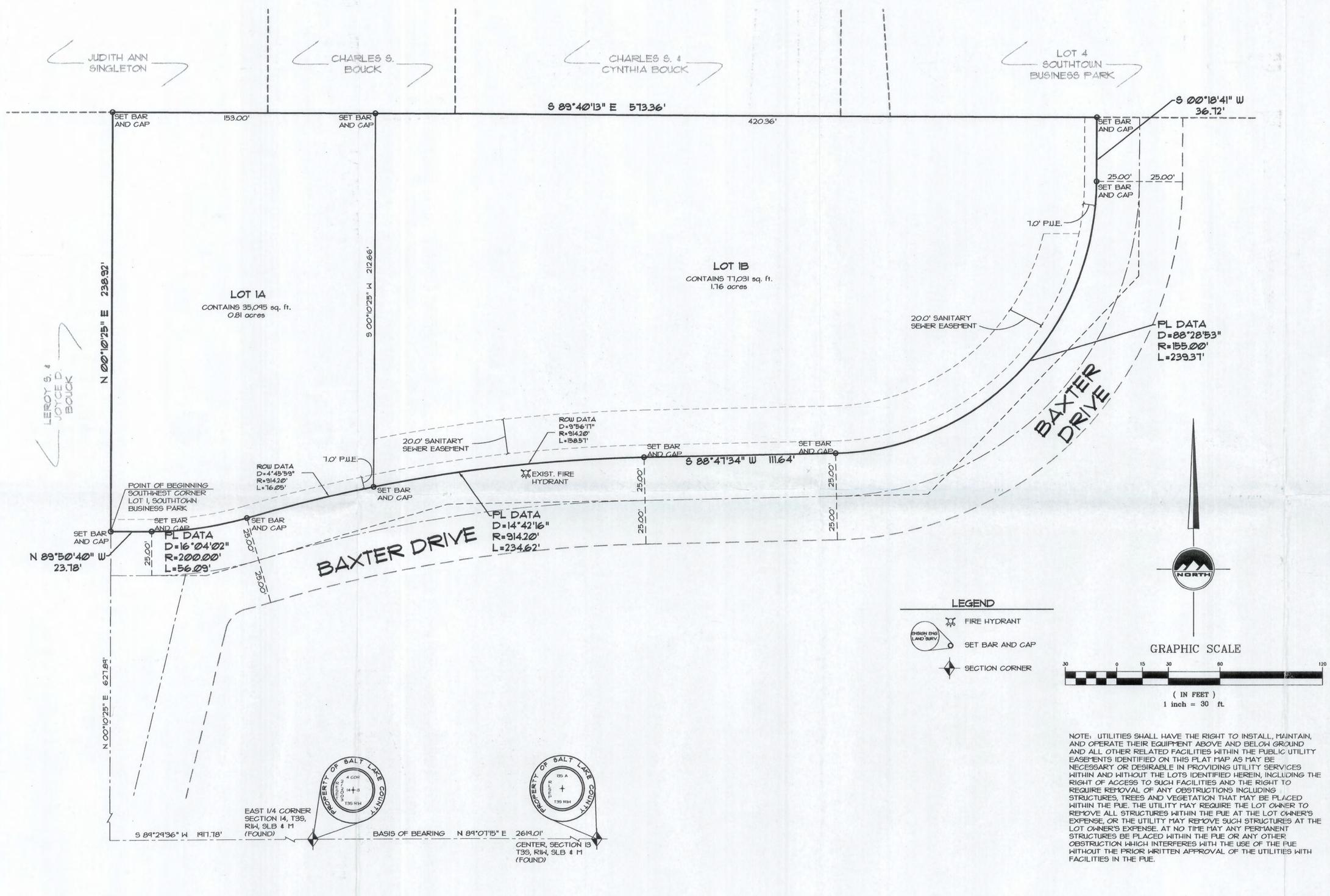


STATE OF UTAH BUILDING
900 WEST BAXTER STREET
SOUTH JORDAN, UTAH
KL & KL
KL & KL
SITE UTILITY PLAN

file: F:/PROJECTS/2926/DWG
project no.: 2926
sheet: C-2

SOUTHTOWN BUSINESS PARK LOT 1 AMENDED

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Registered Civil Engineer, and of Land Surveyor, and that I hold certificate No. **286882** as prescribed by the laws of the State of Utah. I further certify that by 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 **SOUTHTOWN BUSINESS PARK LOT 1 AMENDED** 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 frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a plat amendment to our client. The Basis of Bearing is the line between the East Quarter Corner of Section 14 and the Center of Section 13, Township 3 South, Range 1 West, Salt Lake Base & Meridian, measuring North 84°0'15" East 2614.01 feet.

PROPERTY DESCRIPTION

All of Lot 1, Southtown Business Park as found and on file in the Salt Lake County Records Office, Book 99-6P, Page 145 more particularly described as follows:
Beginning at the Southwest Corner of Lot 1, Southtown Business Park said point being South 84°29'36" West 1117.78 feet along the section line and North 0°10'25" East 621.84 feet from the East Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running:
thence North 0°10'25" East 238.42 feet along the west line to the Northwest Corner of said Lot 1, Southtown Business Park;
thence South 89°40'13" East 513.36 feet along the north line to the Northeast Corner of said Lot 1, Southtown Business Park;
thence South 0°19'41" West 36.12 feet along the west line of Baxter Drive;
thence Southwesterly 234.31 feet along the arc of a 155.00 foot radius curve to right/center bears North 84°41'14" West and the long chord bears South 44°33'08" West 216.28 feet with a central angle of 88°28'53", along the west line to the north line of said Baxter Drive;
thence South 88°41'34" West 111.64 feet along the north line of said Baxter Drive;
thence Southwesterly 234.62 feet along the arc of a 914.20 foot radius curve to left/center bears South 1°12'26" East and the long chord bears South 81°26'26" West 233.98 feet with a central angle of 14°42'16", along the north line of said Baxter Drive;
thence Southwesterly 56.04 feet along the arc of a 200.00 foot radius curve to right/center bears North 15°54'42" West and the long chord bears South 82°07'14" West 55.90 feet with a central angle of 16°04'02", along the north line of said Baxter Drive;
thence North 84°50'40" West 23.78 feet along the north line of Baxter Drive to the point of beginning.
Contains 112,26 square feet. 251 acres. 2 Lots.

Date Nov. 7, 2003
Patrick M. Harris
License No. 286882



OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner () of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as the

SOUTHTOWN BUSINESS PARK LOT 1 AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., _____

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the _____ day of _____, 20____, personally appeared before me _____ who is the _____

Notary Public
Residing at: _____
My Commission Expires: _____

SOUTHTOWN BUSINESS PARK LOT 1 AMENDED

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED *
STATE OF UTAH - COUNTY OF SALT LAKE, RECORDED AND INDEXED BY _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY RECORDER
job no. 2928



COMCAST APPROVED THIS _____ DAY OF _____ A.D., _____ COMCAST CABLE	SOUTH JORDAN ENG. DEPT. I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ CITY ENGINEER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____ A.D., _____ DIRECTOR, SOUTH VALLEY SEWER DISTRICT	UTAH POWER & LIGHT APPROVED THIS _____ DAY OF _____ A.D., _____ UTAH POWER & LIGHT	90 East Fort Union Blvd., Suite 100 Midvale, Utah 84047 (801) 255-0529 fax (801)-255-4449	DEVELOPER KL & KL INVESTMENTS, INC. 1483 So. MINUTEMAN DRIVE #200 DRAPER, UTAH, 84020
QUEST APPROVED THIS _____ DAY OF _____ A.D., _____ QUEST COMMUNICATIONS	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., _____ BY THE SOUTH JORDAN CITY PLANNING COMMISSION. CHAIRMAN/SOUTH JORDAN CITY PLANNING COMM.	BOARD OF HEALTH APPROVED THIS _____ DAY OF _____ A.D., _____ DIRECTOR, S.L. Co. BOARD OF HEALTH	FLOOD CONTROL DEPT. APPROVED THIS _____ DAY OF _____ A.D., _____ FLOOD CONTROL COORDINATION	QUESTAR GAS APPROVED THIS _____ DAY OF _____ A.D., _____ QUESTAR GAS	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., _____ SOUTH JORDAN CITY ATTORNEY
CITY COMMISSION PRESENTED TO THE BOARD OF SOUTH JORDAN CITY COMMISSIONERS THIS _____ DAY OF _____ A.D., _____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST, SOUTH JORDAN CLERK _____ MAYOR, SOUTH JORDAN, UTAH					