

SOUTH JORDAN CITY  
APPLICATION FOR SUBDIVISION

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

OWNER INFORMATION:

Name: The Landings at South Jordan L.C.  
Address: 127 S 500 E SLC UT 84102  
Business Phone: 521-4791 Home Phone:      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: Great Basin Eng. Address:       
Phone: 521-8529 Fax:     

SUBDIVISION INFORMATION:

Zone District: C-C Property I.D. # (sidwell) 27-15-251-029  
Property Size (acres): 15.07 Number of Lots: 3  
Gross Density:      Net Density:       
Approximate Address: 10400 S Redwood Rd.

OWNERS AFFIDAVIT

The Landings at South Jordan L.C.  
I, (we) ~~David Anderson~~ 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.

signed *David Anderson*  
subscribed and sworn to before me this      day of     

*Lauren Day*  
Notary Public Residing In Salt Lake County, Utah

My Commission Expires 2-8-04

Fee: \$650.00  
Paid: 6/15/01  
Received By: *[Signature]*



**THE LANDINGS OF SOUTH JORDAN L.C.**

45 WEST 10000 SOUTH, SUITE 301  
SANDY, UTAH 84070

BANK ONE, UT NA  
SOUTH VALLEY OFFICE  
SANDY, UTAH 84070  
97-154-1240

PAY Six Hundred Fifty and No/100 Dollars  
TO THE  
ORDER OF

DATE  
06/15/2001

AMOUNT  
\$650.00

CITY OF SOUTH JORDAN

Memo: SO JORDAN - SUBDIVISION PLAT FEE

⑈000 279⑈ ⑆ 1 2400 1545⑆

909353371⑈

**THE LANDINGS OF SOUTH JORDAN L.C.**

CITY OF SOUTH JORDAN

279

06/15/2001

\$650.00

279

SO JORDAN - SUBDIVISION PLAT FEE  
In Payment For:

Purchase #6-15-01

06/15/2001

\$650.00



**CITY OF SOUTH JORDAN  
REVENUE STATEMENT**

18816

RECEIVED FROM: The Landings of So. Jordan, L.C.

DATE: 6-15-01

ACCOUNT #	DESCRIPTION	AMOUNT
	<u>Subdivision Fee</u>	<u>650.00</u>

TOTAL 650.00

COMMENTS:

CHECK # 279

**SECOND – KATHIE JOHNSON**

**VOTING – ALL IN FAVOR**

**IV ACTION ITEMS**

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*A. File #27-15-251-029, Final Subdivision Plat for South Jordan Market Place, located at the Southeast Corner of Redwood Road & South Jordan Parkway, C-C Zone District, Boyer Company (applicant)*

Mr. Schindler reviewed and explained the staff report.

Chairman Bybee called for any questions or comments from the Planning Commission. Seeing none, he called for a motion.

**MOTION – FRED KANKAMP – RECOMMEND APPROVAL THE FINAL SUBDIVISION PLAT FOR THE SOUTH JORDAN MARKET PLACE, FILE #27-15-251-029**

**SECOND – BOB STUBBS**

**VOTING – ALL IN FAVOR**

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**V OTHER BUSINESS**

*A. Calendaring Items*

None.

*B. Planning Department Matters*

None.

**VI ADJOURNMENT**

Chairman Bybee called for a motion of adjournment.

**MOTION – FRED KANKAMP – ADJOURN THE MEETING OF JUNE 26, 2001**

**SECOND – CLARK MABEY**

**VOTING – ALL IN FAVOR**

The Planning Commission Meeting of June 26, 2001 was adjourned at 8:12 p.m.

FROM \_\_\_\_\_  
TO \_\_\_\_\_

Parcel #3 missing  
in legal

RS104 etc  
+  
shows don't appear  
in title report

Legacy Plaza Center  
in title not  
Plat

Guarantee?  
Mentor Mgt.

SOUTH JORDAN

10996 SOUTH REDWOOD ROAD  
SOUTH JORDAN, UT 84095  
(801) 253-5230  
FAX (801) 253-0617

FROM \_\_\_\_\_  
TO \_\_\_\_\_

New releases:  
Zions  
all of contractors  
(p.7)

SOUTH JORDAN

10996 SOUTH REDWOOD ROAD  
SOUTH JORDAN, UT 84095  
(801) 253-5230  
FAX (801) 253-0617

## SUMMARY ACTION CALENDAR MEMO

**TO:** City Council

**FROM:** Greg Schindler, Senior Planner

**SUBJECT:** Approval of Final Subdivision Plat, South Jordan Marketplace Subdivision, as recommended by the Planning Commission.

**DATE:** June 27, 2001

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The final subdivision plat for the South Jordan Marketplace subdivision was reviewed and recommended for approval by the Planning Commission on June 26, 2001 with no additional conditions.



# **SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT**

**TO:** South Jordan City Planning Commission

**FROM:** Greg Schindler, Senior Planner

**DATE:** June 26, 2000

**SUBJECT: FILE NO. 27-15-251-029, FINAL 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 preliminary subdivision plat for this project was approved by the Planning Commission on October 24, 2000. The final plat includes 15.073 acres within three lots. The final plat also includes the dedication of right-of way along Redwood Road and South Jordan Parkway and the full width of Beckstead Lane within the subdivision.

## **RECOMMENDATION**

Staff recommends **APPROVAL** of this Final Subdivision Plat.

West Jordan

S.L. Co.

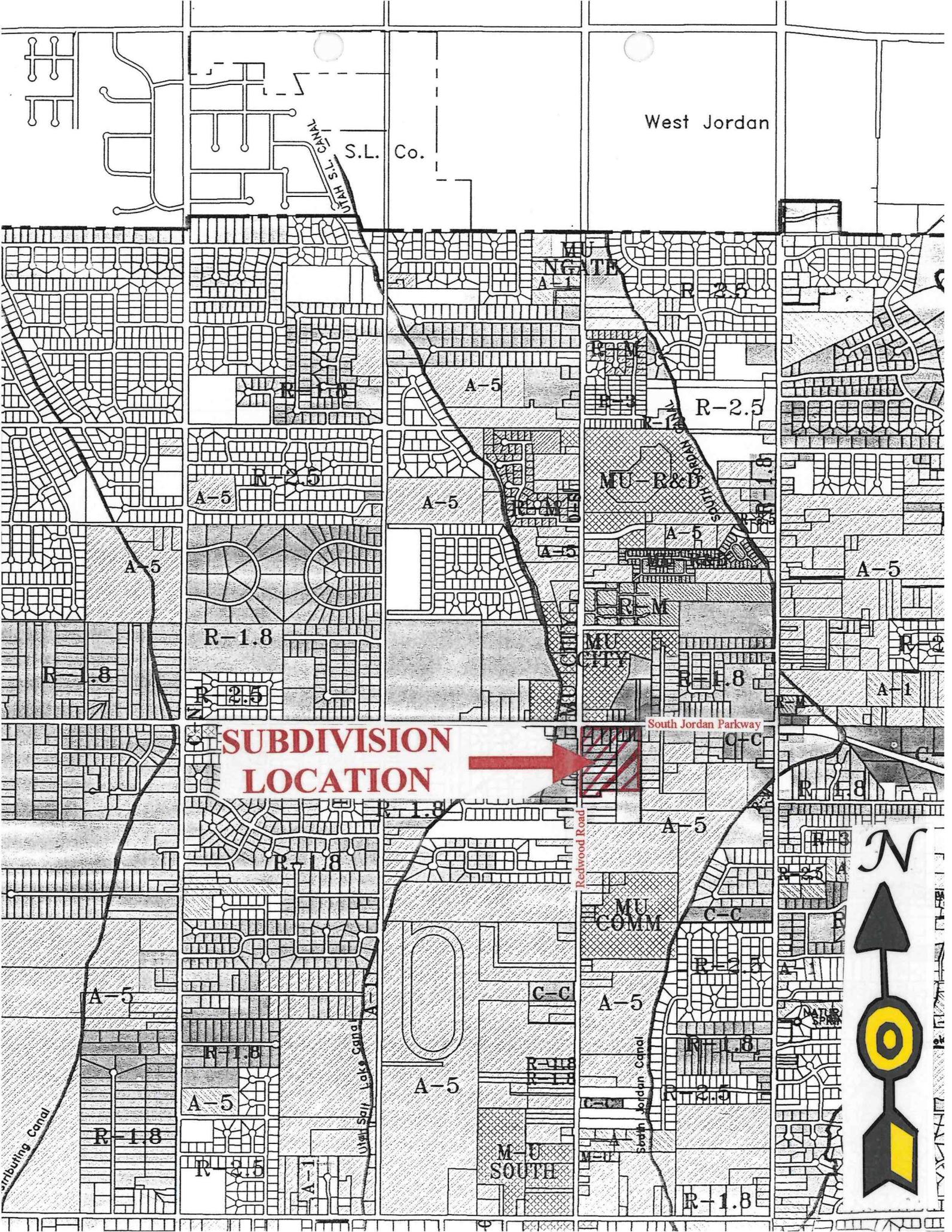
UTAH S.L. CANAL

**SUBDIVISION  
LOCATION**



Redwood Road

South Jordan Parkway

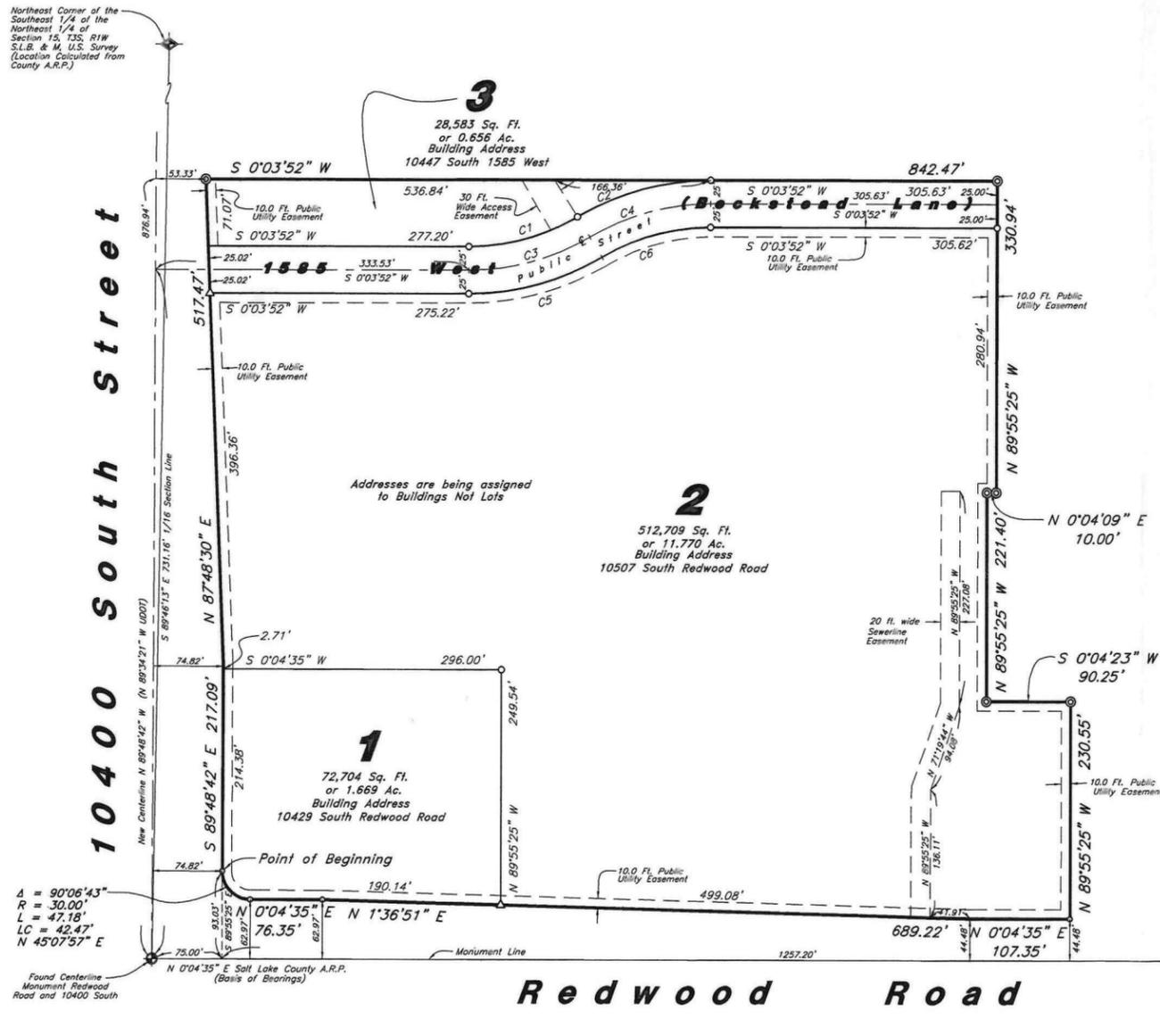


# South Jordan Market Place Subdivision

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'



### 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 Line 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

C1	C2	C3
Δ = 30°54'39"	Δ = 30°54'39"	Δ = 30°54'39"
R = 225.00'	R = 275.00'	R = 250.00'
L = 121.39'	L = 148.36'	L = 134.87'
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
Δ = 30°54'39"	Δ = 30°54'39"	Δ = 30°54'39"
R = 250.00'	R = 275.00'	R = 225.00'
L = 134.87'	L = 148.36'	L = 121.39'
LC = 133.24'	LC = 146.57'	LC = 119.92'
N 15°23'27" W	S 15°23'27" E	S 15°23'27" E

### Monument Legend

- ⊙ Found Rebar with GBES Plastic Cap
- Set Rebar with GBES Plastic Cap
- △ Set Nail with GBES Brass Tag

### Acknowledgment

State of Utah } ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2001, personally appeared before me, the undersigned Notary Public, Terry Shaw and Sheila Shaw who after being duly sworn, testified to me that they are owners of a portion of said property.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_ Print Name

### Corporate Acknowledgment

STATE OF UTAH } ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 2001, 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.

Residing in \_\_\_\_\_ county \_\_\_\_\_ Notary Public  
My commission expires \_\_\_\_\_ Print Name

### 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" East 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

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, 2001.

The Landings at South Jordan LC \_\_\_\_\_ RS04LLC  
By: \_\_\_\_\_ By: \_\_\_\_\_  
By: \_\_\_\_\_ and wife: \_\_\_\_\_  
Terry Shaw \_\_\_\_\_ Sheila Shaw \_\_\_\_\_

### Corporate Acknowledgment

STATE OF UTAH } ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 2001, Personally appeared before me, the undersigned Notary Public, in and for said State and County, \_\_\_\_\_ who after being duly sworn, acknowledged to me that \_\_\_\_\_

Residing in \_\_\_\_\_ county \_\_\_\_\_ Notary Public  
My commission expires \_\_\_\_\_ Print Name

PP FP XSP CUP REZ  
APPROVED BY THE P/C ON  
JUNE 26, 2001  
APPROVED BY THE C/C ON  
JUNE 27, 2001

### 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)261-8539 Ogden (801)264-2100 Fax (801)261-9551

### Recorded #

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

06/08/01 03:55:59 PM 1:173.287 Lee Cox