MCKEE FARMS PHASE 3 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

SOUTH JORDAN CITY PLAT NOTES:

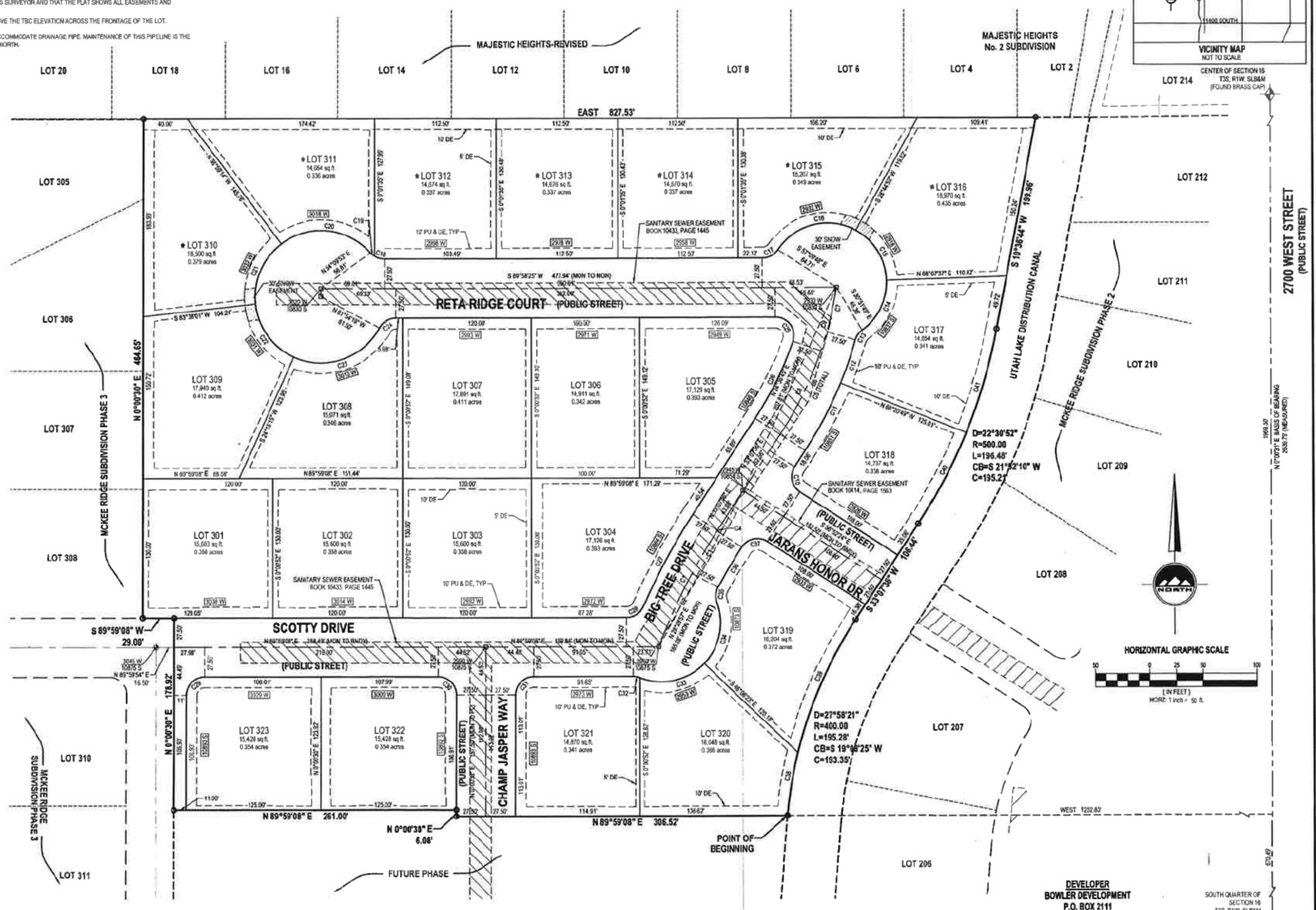
1. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, DOVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST THE PROPERTY. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, 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.
2. MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IN ANY.
3. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED OCTOBER 27, 2016 WHICH WAS PREPARED BY SURETY TITLE AGENCY WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
4. FINISH FLOOR ELEVATION ON EACH LOT WILL NOT EXCEED 4' ABOVE THE TBC ELEVATION ACROSS THE FRONTAGE OF THE LOT.
5. *NOTE THAT FENCE IS ℄ SOUTH OF NORTH PROPERTY LINE TO ACCOMMODATE DRAINAGE PIPE. MAINTENANCE OF THIS PIPELINE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS TO THE NORTH.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

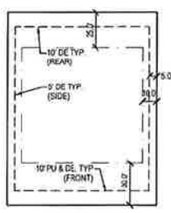
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	552.50'	121.85'	12°38'10"	S26°48'31"W	121.60'
C2	552.50'	75.18'	7°47'46"	S24°23'19"W	75.12'
C3	552.50'	45.09'	4°40'11"	S30°40'17"W	45.98'
C4	552.50'	0.68'	0°04'13"	S33°05'29"W	0.68'
C5	347.50'	147.33'	24°17'30"	N20°56'51"E	146.23'
C6	347.50'	104.91'	17°17'59"	N24°28'41"E	104.51'
C7	347.50'	42.42'	6°59'40"	N12°19'56"E	42.40'
C8	347.50'	86.59'	14°16'35"	N25°59'18"E	86.36'
C9	347.50'	60.74'	10°00'55"	N13°50'33"E	60.67'
C10	17.00'	26.70'	90°00'00"	S11°52'26"E	24.04'
C11	375.00'	70.82'	10°49'12"	N27°43'60"E	70.71'
C12	375.00'	42.39'	6°28'38"	N19°04'55"E	42.37'
C13	17.00'	11.34'	38°13'55"	S34°56'44"W	11.13'
C14	55.00'	53.69'	55°56'04"	N26°35'39"E	51.59'
C15	55.00'	57.06'	59°22'45"	N31°13'46"W	54.48'
C16	55.00'	81.84'	85°16'27"	S76°07'08"W	74.50'
C17	17.00'	16.76'	56°29'00"	N61°43'55"E	16.09'
C18	17.00'	9.49'	31°39'41"	S74°01'45"E	9.37'
C19	17.00'	4.90'	16°31'14"	S49°46'17"E	4.88'
C20	61.50'	91.75'	85°28'34"	N84°14'57"W	83.47'
C21	61.50'	63.74'	59°22'45"	S23°19'23"W	60.92'
C22	61.50'	63.74'	59°22'45"	S36°03'22"E	60.92'
C23	61.50'	92.48'	86°09'34"	N71°10'03"E	84.01'
C24	17.00'	18.30'	61°52'44"	S59°62'03"W	17.46'
C25	17.00'	32.30'	108°52'36"	N35°35'17"W	27.66'
C26	320.00'	79.73'	14°16'35"	N25°59'18"E	79.53'
C27	580.00'	97.61'	9°38'35"	S26°18'18"W	97.50'
C28	17.00'	19.73'	66°30'07"	N56°44'06"E	18.64'
C29	17.00'	26.70'	89°58'38"	S44°59'49"W	24.04'
C30	17.00'	26.71'	90°01'22"	N45°00'11"W	24.05'
C31	17.00'	26.70'	89°58'38"	S44°59'49"W	24.04'
C32	17.00'	6.37'	21°27'13"	N79°17'15"W	6.33'
C33	55.00'	64.94'	67°32'44"	N77°39'59"E	61.19'
C34	55.00'	61.49'	64°03'18"	N11°51'58"E	58.34'
C35	17.00'	14.37'	48°26'53"	S4°02'45"W	13.95'
C36	525.00'	43.70'	4°46'11"	S30°40'17"W	43.69'
C37	17.00'	26.72'	90°04'13"	S78°05'29"W	24.06'
C38	400.00'	59.38'	8°30'19"	S9°24'24"W	59.32'
C39	400.00'	135.91'	19°28'02"	S23°23'35"W	135.23'
C40	580.00'	95.65'	10°59'00"	N27°38'06"E	95.70'
C41	500.00'	100.63'	11°31'52"	N15°22'40"E	100.46'



CENTER OF SECTION 16 T3S, R1W, SLB&M (FOUND BRASS CAP)

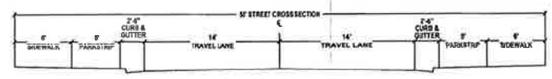
HORIZONTAL GRAPHIC SCALE (IN FEET) HORZ: 1 inch = 50 ft.



TYPICAL LOT

Front yard, interior and corner lots: Thirty feet (30')
Front yard, cul-de-sac lot adjacent to turnround: Twenty five feet (25')
Side yard, interior lots: Ten feet (10')
Side yard, corner lots: Ten feet (10') on the side adjoining another lot, thirty feet (30') on the side adjoining the street
Rear yard, interior lot: Twenty five feet (25')
Rear yard, corner lot: Ten feet (10')

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
QGC 10-19-16 Deanna M Hopkins



SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under 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 MCKEE FARMS PHASE 3 SUBDIVISION 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

Beginning at a point on the Westerly Boundary Line of the Utah Lake Distribution Canal, said point being North 00°00'31" East 670.49 feet along the section line and West 1,252.83 feet from the South Quarter Corner of Section 16, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°59'08" West 300.52 feet;
thence North 00°00'30" East 6.08 feet;
thence South 89°59'08" West 261.00 feet to the Easterly Boundary Line of McKee Ridge Phase 3 Subdivision;
thence North 00°00'30" East 178.92 feet along the Easterly Boundary Line of said McKee Ridge Phase 3 Subdivision to the Northeast Corner of said McKee Ridge Phase 3 Subdivision;
thence South 89°59'54" West 29.00 feet along the Northerly Boundary Line of said McKee Ridge Phase 3 Subdivision to the Southeast Corner of said McKee Ridge Phase 3 Subdivision;
thence North 00°00'30" East 464.65 feet and along the Easterly Boundary Line of McKee Ridge Phase 3 Subdivision to the Northeast Corner of said McKee Ridge Phase 3 Subdivision, said point being on the Southerly Boundary Line of Majestic Heights-Revised Subdivision;
thence East 827.53 feet along the Southerly Boundary Line of said Majestic Heights-Revised Subdivision to the Westerly Boundary Line of the Utah Lake Distribution Canal;
thence South 10°36'44" West 159.96 feet along the Westerly Boundary Line of said Utah Lake Distribution Canal;
thence Southwesterly 196.48 feet along the arc of a 500.00 foot radius curve to the right (center bears North 79°23'16" West and the chord bears South 21°52'10" West 195.21 feet with a central angle of 22°30'52") along the Westerly Boundary Line of said Utah Lake Distribution Canal;
thence South 33°07'36" West 106.44 feet along the Westerly Boundary Line of said Utah Lake Distribution Canal;
thence Southwesterly 195.28 feet along the arc of a 400.00 foot radius curve to the left (center bears South 56°52'24" East and the chord bears South 19°46'25" West 193.35 feet with a central angle of 27°58'21") along the Westerly Boundary Line of said Utah Lake Distribution Canal to the point of beginning.

Contains 464,674 Square Feet or 10.667 Acres and 23 Lots

Oct 18, 2016
DATE

KAREN F. WHITE
P.L.S. 191326

OWNER'S DEDICATION

Known all men by those presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

MCKEE FARMS PHASE 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this 16th day of November A.D., 20 16

By: McKee Farms III L.L.C.
By: Randy H. Bowler
Manager

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the _____ day of _____ A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

On the 15 day of November A.D., 20 16, personally appeared before me Randy Hall Bowler, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of McKee Farms III LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: March 4, 2017
NOTARY PUBLIC Heidi Larsen RESIDING IN Salt Lake COUNTY. 664163

DEVELOPER
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84084

SOUTH QUARTER OF SECTION 16 T3S, R1W, SLB&M (FOUND BRASS CAP)

ENSIGN
SALT LAKE CITY: 45 W. 10000 S., Suite 500, Sandy, UT 84070, Phone: 801.255.0529, Fax: 801.255.4449, WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983
COLORADO SPRINGS Phone: 719.473.1118

SHEET 1 OF 1
PROJECT NUMBER: 634BA
MANAGER: JKF
DRAWN BY: JNJ
CHECKED BY: KFW
DATE: 10/15/16

MCKEE FARMS PHASE 3 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12430928

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Bowler Properties LC
DATE: 12/9/2016 TIME: 1:30 pm BOOK: 2016 PAGE: 324
$53.00 FEES
DEPUTY
DEPUTY SALT LAKE COUNTY RECORDER

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 11 DAY OF November 20 16 BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL
APPROVED THIS 14 DAY OF November 20 16 BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER
APPROVED AS TO FORM THIS 18th DAY OF November A.D. 20 16
CITY PLANNER

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.
SOUTH JORDAN CITY ENGINEER 11/22/16 DATE

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 30TH DAY OF NOVEMBER A.D. 20 16
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AND ACCEPTED TO ON THIS 30 DAY OF November A.D. 20 16
ATTEST: CITY CLERK MAYOR