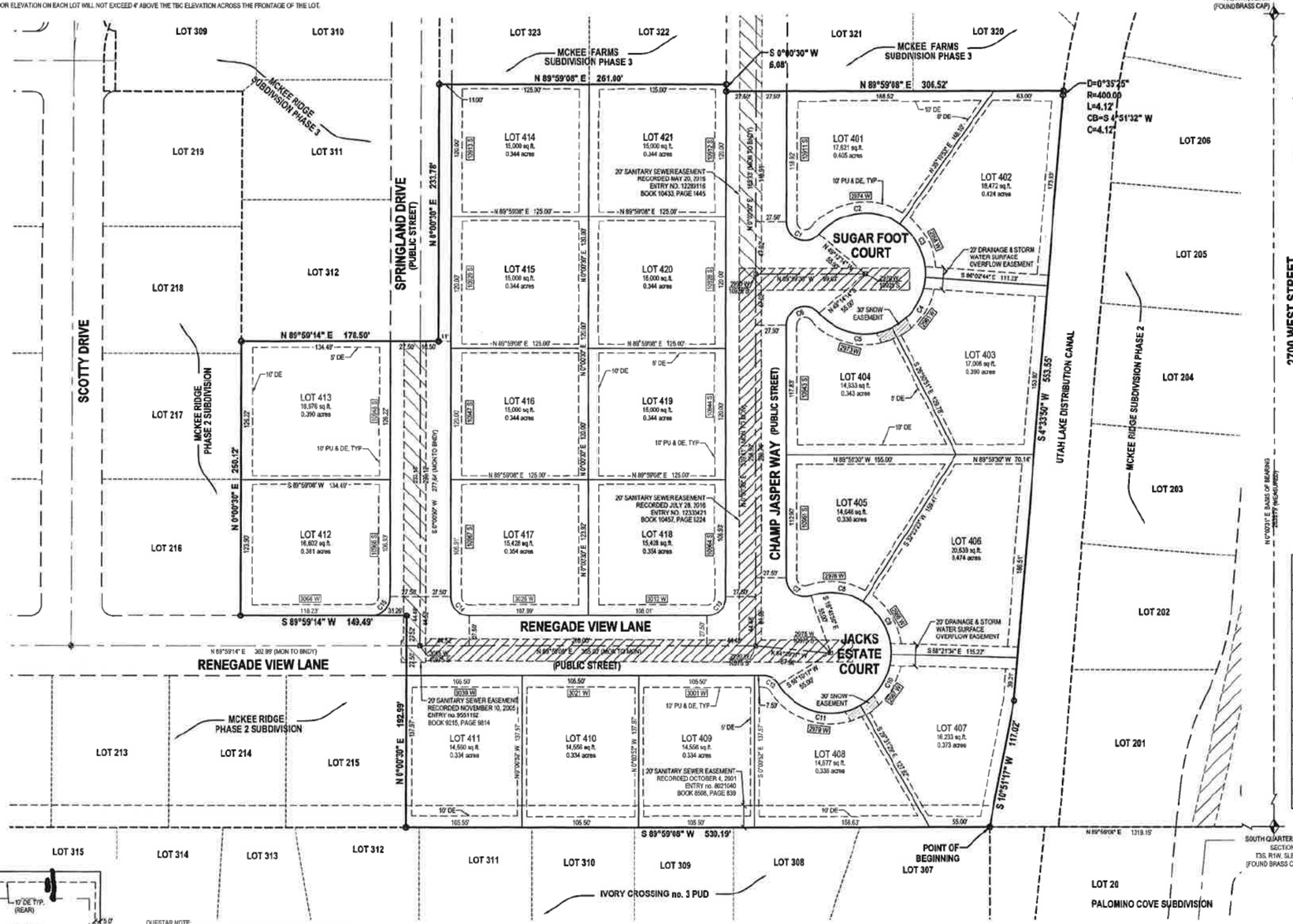
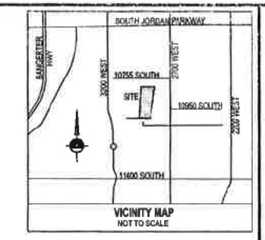
MCKEE FARMS PHASE 4 SUBDIVISION

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, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST THE PROPERTY. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&R'S 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&R'S, 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, [redacted] TP AN-7.
3. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED DECEMBER 20, 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.





LEGEND

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

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	17.00'	41.31'	139°13'44"	S69°36'22"E	31.87'
C2	55.00'	81.02'	84°24'07"	S82°58'50"W	73.89'
C3	55.00'	56.42'	58°46'23"	N25°25'55"W	53.98'
C4	55.00'	56.63'	59°11'52"	N33°33'12"E	54.33'
C5	55.00'	73.04'	76°05'05"	S78°48'19"E	67.79'
C6	17.00'	41.31'	139°13'44"	S69°37'22"W	31.87'
C7	17.00'	32.23'	108°46'25"	S54°22'47"E	27.64'
C8	55.00'	49.11'	51°09'18"	N83°11'19"W	47.49'
C9	55.00'	56.88'	59°15'03"	N27°59'06"W	54.38'
C10	55.00'	56.48'	58°50'65"	N31°03'28"E	54.03'
C11	55.00'	84.18'	87°41'46"	S75°40'36"E	76.20'
C12	17.00'	17.26'	58°11'09"	N60°56'17"W	16.53'
C13	17.00'	26.70'	89°58'38"	N44°59'49"E	24.04'
C14	17.00'	26.71'	90°01'22"	S45°00'11"E	24.05'
C15	17.00'	25.96'	87°29'31"	N43°45'15"E	23.51'

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 4 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 the Northeast Corner of Ivory Crossing No. 3 PUD, said point being South 89°59'08" West 1,319.15 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 530.19 feet along the Northerly Boundary Line of said Ivory Crossing No. 3 PUD to the Southeast Corner of McKee Ridge Phase 2 Amended Subdivision;
thence North 00°00'30" East 192.59 feet along the Easterly Boundary Line of said McKee Ridge Phase 2 Amended Subdivision to the Northeast Corner of said McKee Ridge Phase 2 Amended Subdivision;
thence South 89°59'14" West 149.49 feet along the Northerly Boundary Line of said McKee Ridge Phase 2 Amended Subdivision to the Southeast Corner of Lot 216 of said McKee Ridge Phase 2 Amended Subdivision;
thence North 00°00'30" East 250.12 feet along the Easterly Boundary Line of said McKee Ridge Phase 2 Amended Subdivision to the Southeast Corner of Lot 312 of McKee Ridge Phase 3 Subdivision;
thence North 89°59'14" East 176.50 feet along the Easterly 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 233.78 feet to and along the Easterly Boundary Line of McKee Ridge Phase 3 Subdivision;
thence North 89°59'08" East 261.00 feet;
thence South 00°00'30" West 6.08 feet;
thence North 89°59'08" East 306.52 feet;
thence Southwesterly 4.12 feet along the arc of a 400.00 foot radius curve to the left (center bears South 84°50'46" East and the chord bears South 04°51'32" West 4.12 feet with a central angle of 00°35'25") to the Westerly Boundary Line of the Utah Lake Distribution Canal;
thence South 04°33'50" West 553.55 feet along the Westerly Boundary Line of said Utah Lake Distribution Canal;
thence South 10°51'17" West 117.02 feet along the Westerly Boundary Line of said Utah Lake Distribution Canal to the point of beginning.

Contains 413,847 Square Feet or 9.501 Acres and 21 Lots

Jan 9, 2017
DATE

KAREN F. WHITE
P.L.S. 191326

OWNER'S DEDICATION

Known all men by these 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 4 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 12 day of January A.D., 20 17.

RSL McKee 19, LLC
By: [signature]

Bowler Properties L.C.
By: Randy H. Bowler

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the 12 day of January A.D., 20 17, personally appeared before me Patrick Ord, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of RSL McKee 19, 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.

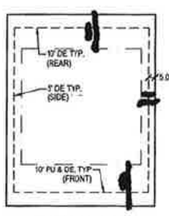
MY COMMISSION EXPIRES: 07-02-2017
Residing in Salt Lake County
NOTARY PUBLIC
668229

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the 12 day of January A.D., 20 17, personally appeared before me Randy H. Bowler, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Bowler Properties L.C., 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: 07-02-2017
Residing in Salt Lake County
NOTARY PUBLIC
668229

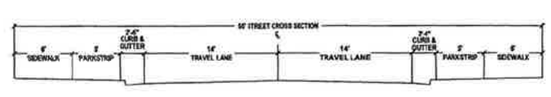


TYPICAL LOT

[redacted]

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.

SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.



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

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: 719.635.6115

SHEET 1 OF 1
PROJECT NUMBER: 6348A
MANAGER: JKF
DRAWN BY: JWJ
CHECKED BY: KFW
DATE: 1/9/17

MCKEE FARMS PHASE 4 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 VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS 10 DAY OF January, 20 17 BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL

APPROVED THIS 12 DAY OF January, 20 17 BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER

APPROVED AS TO FORM THIS 17TH DAY OF January A.D. 20 17.
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 — DATE 1/24/17

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 31ST DAY OF JANUARY A.D. 20 17.
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS 17 DAY OF January A.D. 20 17
ATTEST: CITY CLERK — MAYOR

RECORDED 1/25/2017

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: RSL McKee 19, LLC
DATE: 4-19-2017 TIME: 3:18 PM BOOK: 2017P PAGE: 84
FEES: $67.00
DEPUTY SALT LAKE COUNTY RECORDER