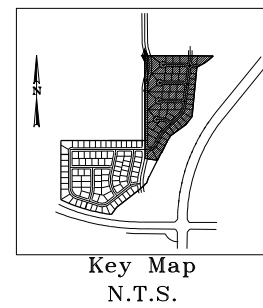


MATCHLINE
SEE SHEET PL3
S27°04'24"E 167.03'

4000 WEST DEDICATED TO SOUTH JORDAN CITY

Parcel 1A 5690 sq. ft. 0.13 acres

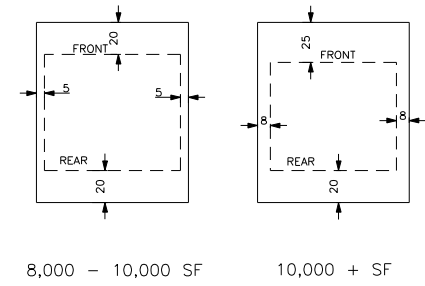
No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing
C1	33°49'50"	182.47	354.27	600.00	349.15	N 2°21'20" E
C2	25°21'30"	144.55	284.36	642.50	282.05	N 0°53'15" W
C3	33°01'48"	165.30	321.39	557.50	316.96	N 0°48'20" E
C4	7°28'45"	41.99	83.87	642.50	83.81	N 15°31'52" E
C5	19°24'21"	95.32	188.82	557.50	187.92	N 9°34'05" E
C6	19°24'21"	102.59	203.22	600.00	202.25	N 9°34'05" E
C7	108°57'37"	35.02	47.54	25.00	40.70	N 54°36'54" W
C8	80°59'59"	21.35	35.34	25.00	32.47	S 40°21'54" W
C9	61°48'38"	89.79	161.82	150.00	154.09	N 58°57'36" E
C10	24°39'32"	38.80	76.39	177.50	75.80	S 51°24'16" W
C11	17°07'52"	26.74	53.07	177.50	52.87	S 72°17'58" W
C12	35°40'45"	39.42	76.28	122.50	75.06	S 45°53'39" W
C13	7°10'16"	7.68	15.33	122.50	15.32	S 67°19'10" W
C14	11°01'13"	17.12	34.14	177.50	34.09	S 33°33'53" W
C15	9°15'29"	42.71	85.23	527.50	85.14	S 32°41'01" W
C16	5°19'30"	21.97	43.91	472.50	43.90	S 30°43'02" W
C17	9°42'58"	40.16	80.12	472.50	80.03	S 38°14'15" W
C18	10°52'03"	50.18	100.05	527.50	99.90	S 42°44'47" W
C19	7°38'39"	31.57	63.04	472.50	62.99	S 46°55'04" W
C20	10°15'37"	18.52	36.70	150.00	23.31	N 2°49'00" W
C21	36°02'03"	39.84	77.04	122.50	75.78	S 71°49'51" E
C22	50°35'16"	70.89	132.44	150.00	128.18	S 64°33'15" E
C23	27°12'45"	42.96	84.30	177.50	83.51	S 61°05'46" E
C24	81°46'14"	12.99	21.41	15.00	19.64	S 88°22'30" E
C25	15°08'44"	23.60	46.92	177.50	46.78	S 82°16'30" E
C26	48°32'54"	6.76	12.71	15.00	12.33	S 65°34'25" E
C27	48°49'24"	6.81	12.78	15.00	12.40	N 65°44'26" E
C28	1°05'26"	0.14	0.29	15.00	0.29	N 40°47'01" E
C29	116°59'14"	83.20	104.13	51.00	86.96	S 81°16'05" E
C30	90°49'44"	51.74	80.85	51.00	72.64	N 85°20'55" W
C31	1°21'56"	0.18	0.36	15.00	0.36	S 40°37'01" E
C32	72°00'41"	37.06	64.10	51.00	59.96	S 13°13'53" W
C33	13°28'16"	38.68	77.00	327.50	76.82	N 43°23'31" E
C34	27°54'12"	67.70	132.71	272.50	131.40	N 36°47'17" E
C35	13°28'16"	38.68	77.00	327.50	76.82	N 29°55'15" E
C36	13°28'16"	38.68	77.00	327.50	76.82	N 16°26'59" E
C37	43°05'46"	118.46	225.65	300.00	220.37	N 29°11'31" E
C38	15°11'34"	36.34	72.26	272.50	72.05	N 15°14'25" E
C39	90°00'00"	14.00	21.99	14.00	19.80	S 37°21'22" E
C40	2°04'13"	5.92	11.83	327.50	11.83	N 8°40'44" E
C41	90°00'00"	14.00	21.99	14.00	19.80	N 52°38'38" E
C42	7°29'30"	14.89	29.75	227.50	29.73	S 86°06'07" E
C43	7°29'30"	13.09	26.15	200.00	26.13	S 86°06'07" E
C44	7°29'30"	11.29	22.56	172.50	22.54	S 86°06'07" E
C45	90°00'00"	14.00	21.99	14.00	19.80	S 37°21'22" E
C46	90°00'00"	14.00	21.99	14.00	19.80	N 52°38'38" E
C47	7°29'30"	14.89	29.75	227.50	29.73	S 86°06'07" E
C48	7°29'30"	13.09	26.15	200.00	26.13	S 86°06'07" E
C49	7°29'30"	11.29	22.56	172.50	22.54	S 86°06'07" E
C50	49°54'50"	6.98	13.07	15.00	12.66	N 65°11'43" E
C51	10°42'30"	4.78	9.53	51.00	9.52	N 45°35'33" E
C52	49°54'50"	6.98	13.07	15.00	12.66	S 64°53'28" E
C53	95°11'57"	55.85	84.74	51.00	75.32	N 87°32'01" W
C54	89°40'46"	50.72	79.83	51.00	71.92	S 0°01'37" W
C55	84°14'26"	46.11	74.98	51.00	68.41	S 86°55'59" E
C56	49°54'50"	6.98	13.07	15.00	12.66	N 65°11'43" E
C57	103°14'03"	64.39	91.89	51.00	79.96	S 88°08'40" E
C58	82°37'35"	44.83	73.55	51.00	67.34	S 4°47'09" W
C59	93°58'01"	54.66	83.64	51.00	74.58	N 86°55'03" W
C60	49°54'50"	6.98	13.07	15.00	12.66	S 64°53'28" E
C61	90°00'00"	15.00	23.56	15.00	21.21	N 52°38'38" E
C62	90°00'00"	14.00	21.99	14.00	19.80	S 37°21'22" E
C63	90°00'00"	14.00	21.99	14.00	19.80	N 52°38'38" E
C64	90°00'00"	15.00	23.56	15.00	21.21	S 37°21'22" E
C65	7°29'30"	30.94	61.78	472.50	61.74	S 3°53'53" W
C66	7°29'30"	32.74	65.38	500.00	65.33	N 3°53'53" E
C67	7°29'30"	34.54	68.97	527.50	68.92	S 3°53'53" W
C68	33°19'00"	4.49	8.72	15.00	8.60	N 73°29'38" E
C69	45°49'52"	6.34	12.00	15.00	11.68	S 62°50'59" E



C70	4°04'57"	0.53	1.07	15.00	1.07	S 87°48'24" E
C71	103°03'22"	64.18	91.73	51.00	79.86	S 88°32'16" W
C72	74°28'36"	38.76	66.29	51.00	61.72	S 0°13'43" E
C73	102°17'41"	63.31	91.05	51.00	79.43	S 88°36'52" E
C74	16°35'50"	2.19	4.35	15.00	4.33	N 48°32'13" E
C75	7°29'30"	13.09	26.15	200.00	26.13	S 86°06'07" E
C76	7°29'30"	14.89	29.75	227.50	29.73	N 86°06'07" W
C77	7°29'30"	11.29	22.56	172.50	22.54	N 86°06'07" W
C78	8°57'43"	50.35	100.50	642.50	100.39	N 4°20'46" E
C79	12°40'06"	66.60	132.66	600.00	132.39	N 6°11'58" E
C80	12°40'06"	61.89	123.27	557.50	123.01	N 6°11'58" E
C81	22°41'07"	100.30	197.97	500.00	196.67	N 39°23'50" E

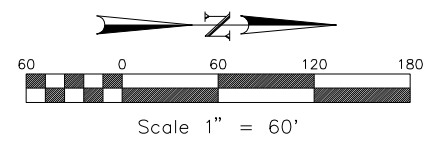
- Legend:**
- Section Corner as shown and described
 - Property Corner set per final plat for 5/8" rebar & cap marked L.S.153100
 - Curve Number (see curve table)
 - Section Line
 - Road Centerline
 - Overall Boundary Line
 - Lot Lines
 - Proposed Fire Hydrant
 - Proposed Street Light
 - Proposed Monument (to be set)

Notes:
 1. Lots 157 and 158 will not be buildable until sewer is constructed in Future Phase.
 2. WARNING: At the date of recording, the zone in which this Plat is located allows for single-family dwelling units only. Renting out rooms, apartments, or other areas within the main building or accessory buildings to other persons is unlawful. This does not preclude the leasing of the entire home to one family (see the City of South Jordan Zoning Ordinance for definition of "Family").
 3. Many areas in South Jordan City have ground water problems due to seasonally high (fluctuating) water table. Approval of the Plat does not constitute representation by the City that the building at any specified elevation will solve groundwater problems, if any.



NOTE: THE MINIMUM SIDE YARD ABUTTING A PUBLIC OR PRIVATE STREET SHALL BE 20 FEET FOR 8,000-10,000 SQ. FT. LOTS AND 25 FEET FOR 10,000+ SQ. FT. LOTS.

JORDAN HEIGHTS PHASE 1

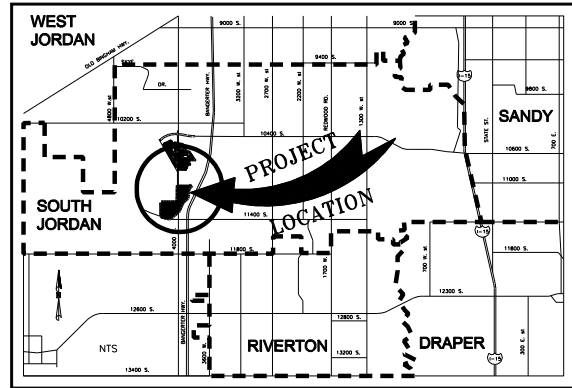
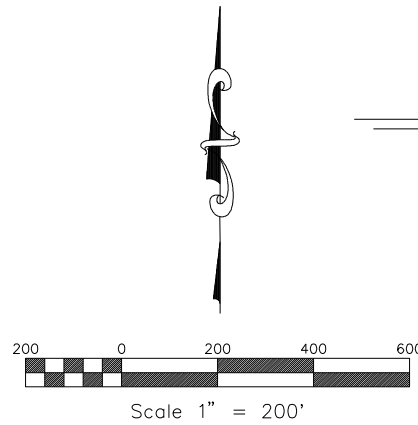


State of Utah, County of Salt Lake, Recorded and filed at the request of: _____
 Date _____ Time _____ Entry No.: _____
 Book _____ Page _____
 Fee \$ _____ Chief Deputy County Recorder

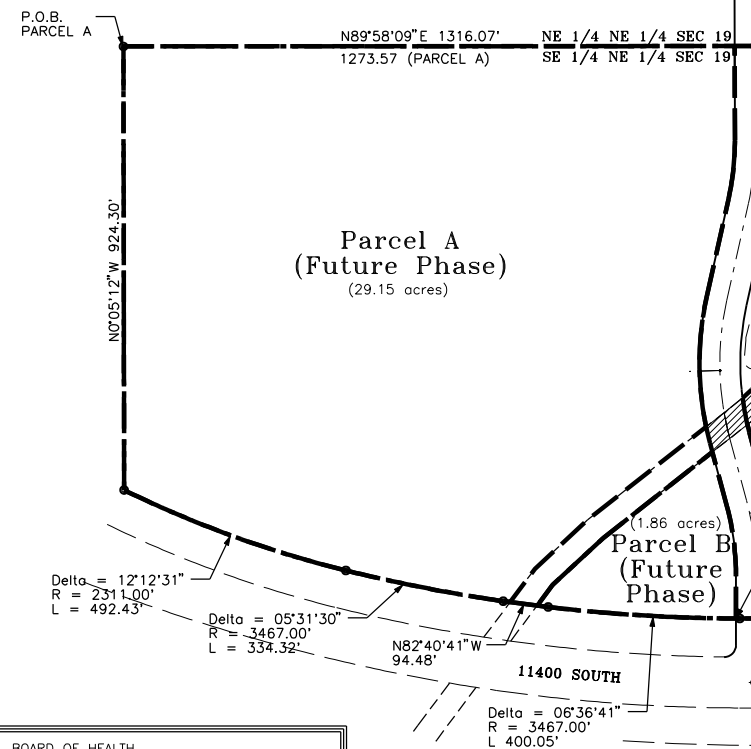
Ward Engineering Group
 Planning • Engineering • Surveying
 231 West 800 South, Suite A
 Salt Lake City, Utah 84115
 Phone: (801)487-8040 Fax: (801)487-8668

FINAL PLAT FOR JORDAN HEIGHTS - PLANNED UNIT DEVELOPMENT

Located in the Northwest Quarter of Section 20 and the
Northeast Quarter of Section 19, Township 3 South, Range 1 West,
Salt Lake Base & Meridian, South Jordan, Utah



VICINITY MAP



AFFIDAVIT
ITEM No. 1

NORTH QUARTER CORNER SECTION 20
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
FOUND BRASS CAP IN CONCRETE
BENCH MARK ELEVATION = 4631.18

Legend:

- Section Corner as shown and described
- Property Corner
- Section Line
- Road Centerline
- Overall Boundary Line
- Parcel Boundary

BOARD OF HEALTH
Approved This _____ Day
of _____, 2006 A.D.
Director Board of Health

NOTE:
WARNING: AT THE DATE OF RECORDING, THE ZONE IN WHICH THIS PLAT IS LOCATED ALLOWS FOR SINGLE-FAMILY DWELLING UNITS ONLY. RENTING OUT ROOMS, APARTMENTS, OR OTHER AREAS WITHIN THE MAIN BUILDING OR ACCESSORY BUILDINGS TO OTHER PERSONS IS UNLAWFUL. THIS DOES NOT PRECLUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY (SEE THE CITY OF SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF "FAMILY"), AND SEWER IS NOT AVAILABLE TO LOTS 157 AND 158 AT THIS TIME.

PLANNING COMMISSION
Approved This _____ Day
of _____, 2006 A.D.
Director City Planning Department

CITY ATTORNEY
Approved as to form This _____ Day
of _____, 2006 A.D.
City Attorney

CITY COUNCIL
Approved as to form This _____ Day of _____, 2006 A.D.
Attest: City Recorder Mayor

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
South Jordan City Engineer

SOUTH VALLEY SEWER DISTRICT
Approved as to form This _____ Day
of _____, 2006 A.D.
District Manager

JORDAN HEIGHTS PROPERTY DESCRIPTION (AS-SURVEYED):

OVERALL BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°50'52" EAST, 1811.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANGERTER HIGHWAY FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°50'52" EAST 838.67 FEET; THENCE SOUTH 38°45'39" WEST 1115.73 FEET MORE OR LESS TO A UDOT RIGHT OF WAY MARKER AND A POINT OF CURVATURE WITH A 2699.67 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 1661.30 FEET (CHORD BEARS SOUTH 21°07'54" WEST 1635.21 FEET); THENCE TO A POINT ON A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (CENTER BEARS SOUTH 0°07'41" WEST) THENCE 231.88 FEET SOUTHWESTERLY ALONG SAID ARC (CHORD BEARS SOUTH 56°54'52" WEST 219.11 FEET); THENCE NORTH 89°52'40" WEST 368.40 FEET TO A POINT ON A 3,467.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 400.05 FEET WESTERLY ALONG SAID ARC, (CHORD BEARS NORTH 86°34'20" WEST 399.83 FEET); THENCE NORTH 82°40'41" WEST 94.48 FEET TO A POINT ON A 3,467.00 FOOT RADIUS CURVE TO THE RIGHT AND A POINT ON THE WEST LINE OF THE WELBY JACOB CANAL; THENCE ALONG SAID CURVE 334.32 FEET (CHORD BEARS NORTH 78°55'52" WEST 334.19 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 2311.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 492.43 FEET (CHORD BEARS NORTH 70°03'52" WEST 491.50 FEET); THENCE NORTH 0°05'12" WEST 924.30 FEET; TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID NORTH LINE NORTH 89°58'09" EAST 1316.07 FEET TO THENCE WEST LINE OF SAID SECTION 20; THENCE ALONG SAID WEST LINE NORTH 0°08'05" WEST 1326.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING A 3 ROD STRIP ACROSS SECTIONS 19 AND 20 FOR THE WELBY JACOB CANAL AS RECORDED ON BOOK 8320 PAGES 1087-1089 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°50'14" EAST, ALONG THE SECTION LINE 875.602 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°50'14" WEST, ALONG THE SECTION LINE 1768.834 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE NORTH 10°45'14" EAST, 46.97 FEET; THENCE NORTH 14°44'28" EAST, 49.92 FEET; THENCE NORTH 31°40'36" EAST, 50.65 FEET; THENCE NORTH 39°09'22" EAST, 124.90 FEET; THENCE NORTH 31°54'29" EAST, 51.67 FEET; THENCE NORTH 21°59'13" EAST, 51.10 FEET; THENCE NORTH 12°09'12" EAST, 52.14 FEET; THENCE NORTH 04°30'49" EAST, 259.04 FEET; THENCE NORTH 09°27'18" EAST, 105.81 FEET; THENCE NORTH 17°02'55" EAST, 53.74 FEET; THENCE NORTH 27°31'04" EAST, 48.71 FEET; THENCE NORTH 39°05'53" EAST 102.94 FEET; THENCE NORTH 31°40'36" EAST, 50.65 FEET; THENCE NORTH 18°28'49" EAST, 51.41 FEET; THENCE NORTH 12°05'53" EAST, 44.92 FEET; THENCE NORTH 18°19'21" EAST, 157.47 FEET; THENCE NORTH 28°01'33" EAST, 733.20 FEET; THENCE NORTH 34°05'13" EAST, 108.41 FEET; THENCE NORTH 36°59'29" EAST, 268.34 FEET; THENCE NORTH 36°48'31" EAST, 165.08 FEET; THENCE NORTH 36°49'18" EAST, 240.90 FEET; THENCE NORTH 47°11'06" EAST, 147.33 FEET; THENCE NORTH 51°57'21" EAST, 40.56 FEET; THENCE NORTH 47°58'21" EAST, 31.42 FEET TO A POINT WHICH IS SOUTH 0°09'25" EAST, ALONG THE SECTION LINE 2054.635 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°09'25" WEST, ALONG WITH THE SECTION LINE 598.194 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO BEGINNING AT A POINT WHICH IS SOUTH 0°09'25" EAST, ALONG THE SECTION LINE 2054.635 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING NORTH 0°09'25" WEST, ALONG THE SECTION LINE 598.194 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 47°58'21" EAST, 31.42 FEET; THENCE NORTH 51°57'21" EAST, 40.56 FEET; THENCE NORTH 28°01'33" EAST, 733.20 FEET; THENCE NORTH 36°48'31" EAST, 165.08 FEET; THENCE NORTH 36°49'18" EAST, 240.90 FEET; THENCE NORTH 47°11'06" EAST, 147.33 FEET; THENCE NORTH 36°59'29" EAST, 268.34 FEET; THENCE NORTH 34°05'13" EAST, 108.41 FEET; THENCE NORTH 28°01'33" EAST, 108.41 FEET; THENCE NORTH 12°05'53" EAST, 44.92 FEET; THENCE NORTH 31°40'36" EAST, 50.65 FEET; THENCE NORTH 39°09'22" EAST, 124.90 FEET; THENCE NORTH 31°54'29" EAST, 51.67 FEET; THENCE NORTH 21°59'13" EAST, 51.10 FEET; THENCE NORTH 12°09'12" EAST, 52.14 FEET; THENCE NORTH 04°30'49" EAST, 259.04 FEET; THENCE NORTH 09°27'18" EAST, 105.81 FEET; THENCE NORTH 17°02'55" EAST, 53.74 FEET; THENCE NORTH 27°31'04" EAST, 48.71 FEET; THENCE NORTH 39°05'53" EAST 102.94 FEET; THENCE NORTH 31°40'36" EAST, 50.65 FEET; THENCE NORTH 18°28'49" EAST, 51.41 FEET; THENCE NORTH 12°05'53" EAST, 44.92 FEET; THENCE NORTH 18°19'21" EAST, 157.47 FEET; THENCE NORTH 28°01'33" EAST, 733.20 FEET; THENCE NORTH 34°05'13" EAST, 108.41 FEET; THENCE NORTH 36°59'29" EAST, 268.34 FEET; THENCE NORTH 36°48'31" EAST, 165.08 FEET; THENCE NORTH 36°49'18" EAST, 240.90 FEET; THENCE NORTH 47°11'06" EAST, 147.33 FEET; THENCE NORTH 51°57'21" EAST, 40.56 FEET; THENCE NORTH 47°58'21" EAST, 31.42 FEET TO A POINT WHICH IS SOUTH 0°09'25" EAST, ALONG THE SECTION LINE 2054.635 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°09'25" WEST, ALONG WITH THE SECTION LINE 598.194 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO BEGINNING AT A POINT WHICH IS SOUTH 0°09'25" EAST, ALONG THE SECTION LINE 2054.635 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING NORTH 0°09'25" WEST, ALONG THE SECTION LINE 598.194 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 47°58'21" EAST, 31.42 FEET; THENCE NORTH 51°57'21" EAST, 40.56 FEET; THENCE NORTH 28°01'33" EAST, 733.20 FEET; THENCE NORTH 36°48'31" EAST, 165.08 FEET; THENCE NORTH 36°49'18" EAST, 240.90 FEET; THENCE NORTH 47°11'06" EAST, 147.33 FEET; THENCE NORTH 36°59'29" EAST, 268.34 FEET; THENCE NORTH 34°05'13" EAST, 108.41 FEET; THENCE NORTH 28°01'33" EAST, 108.41 FEET; THENCE NORTH 12°05'53" EAST, 44.92 FEET; THENCE NORTH 31°40'36" EAST, 50.65 FEET; THENCE NORTH 39°09'22" EAST, 124.90 FEET; THENCE NORTH 31°54'29" EAST, 51.67 FEET; THENCE NORTH 21°59'13" EAST, 51.10 FEET; THENCE NORTH 12°09'12" EAST, 52.14 FEET; THENCE NORTH 04°30'49" EAST, 259.04 FEET; THENCE NORTH 09°27'18" EAST, 105.81 FEET; THENCE NORTH 17°02'55" EAST, 53.74 FEET; THENCE NORTH 27°31'04" EAST, 48.71 FEET; THENCE NORTH 39°05'53" EAST 102.94 FEET; THENCE NORTH 31°40'36" EAST, 50.65 FEET; THENCE NORTH 18°28'49" EAST, 51.41 FEET; THENCE NORTH 12°05'53" EAST, 44.92 FEET; THENCE NORTH 18°19'21" EAST, 157.47 FEET; THENCE NORTH 28°01'33" EAST, 733.20 FEET; THENCE NORTH 34°05'13" EAST, 108.41 FEET; THENCE NORTH 36°59'29" EAST, 268.34 FEET; THENCE NORTH 36°48'31" EAST, 165.08 FEET; THENCE NORTH 36°49'18" EAST, 240.90 FEET; THENCE NORTH 47°11'06" EAST, 147.33 FEET; THENCE NORTH 51°57'21" EAST, 40.56 FEET; THENCE NORTH 47°58'21" EAST, 31.42 FEET TO A POINT WHICH IS SOUTH 0°09'25" EAST, ALONG THE SECTION LINE 2054.635 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°09'25" WEST, ALONG WITH THE SECTION LINE 598.194 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINS 1,269,792 SQUARE FEET OR 29.15 ACRES.

PARCEL A
BEGINNING AT A POINT WHICH IS SOUTH 0°08'05" EAST 1,326.20 FEET ALONG THE SECTION LINE AND SOUTH 89°58'09" WEST 1,316.07 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'09" EAST 1,271.57 FEET TO THE WEST LINE OF 4000 WEST STREET; THENCE SOUTH 0°08'05" EAST 196.11 FEET TO A POINT OF CURVATURE OF A 557.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE 123.27 FEET (CHORD BEARS SOUTH 61°58' WEST 123.01 FEET); THENCE SOUTH 12°32'01" WEST 207.82 FEET TO A POINT OF CURVATURE OF A 642.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE 274.06 FEET (CHORD BEARS SOUTH 0°18'49" WEST 271.98 FEET); THENCE SOUTH 51°50'04" WEST 314.20 FEET; THENCE SOUTH 47°08'49" WEST 149.50 FEET; THENCE SOUTH 36°47'01" WEST 86.73 FEET; THENCE NORTH 82°40'41" WEST 14.30 FEET TO A POINT ON A 3,467.00 FOOT NON-TANGENT CURVE TO THE RIGHT; (CENTER BEARS NORTH 8°18'22" EAST); THENCE 334.32 FEET WESTERLY ALONG SAID CURVE (CHORD BEARS NORTH 78°55'52" WEST 334.19 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 2,311.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE 492.43 FEET (CHORD BEARS NORTH 70°03'52" WEST 491.50 FEET); THENCE NORTH 0°05'12" WEST 924.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,269,792 SQUARE FEET OR 29.15 ACRES.

PARCEL B
BEGINNING AT A POINT ON THE WESTERLY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 0°08'05" EAST 2518.77 FEET ALONG THE SECTION LINE, AND SOUTH 89°51'55" WEST 42.50 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°50'52" EAST 1129.26 FEET TO THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°50'52" EAST, 682.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANGERTER HIGHWAY FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°50'52" EAST 838.67 FEET; THENCE SOUTH 38°45'39" WEST 1115.73 FEET MORE OR LESS TO A UDOT RIGHT OF WAY MARKER AND A POINT OF CURVATURE WITH A 2699.67 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 1661.30 FEET (CHORD BEARS SOUTH 21°07'54" WEST 1635.21 FEET); THENCE TO A POINT ON A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (CENTER BEARS SOUTH 0°07'41" WEST) THENCE 231.88 FEET SOUTHWESTERLY ALONG SAID ARC (CHORD BEARS SOUTH 56°54'52" WEST 219.11 FEET); THENCE NORTH 89°52'40" WEST 368.40 FEET TO THE EAST LINE OF 4000 WEST STREET, THENCE ALONG SAID EAST LINE THE FOLLOWING 4 COURSES:
(1) NORTH 0°08'05" EAST 92.26 FEET TO A POINT OF CURVATURE WITH A 557.50 FOOT RADIUS CURVE TO THE LEFT;
(2) ALONG SAID CURVE 166.63 FEET (CHORD BEARS NORTH 07°33'53" WEST 166.16 FEET);
(3) NORTH 14°59'39" WEST 135.14 FEET TO A POINT OF CURVATURE WITH A 557.50 FOOT RADIUS CURVE TO THE RIGHT;
(4) ALONG SAID CURVE 166.63 FEET (CHORD BEARS NORTH 14°07'39" WEST 166.86 FEET) TO A POINT ON THE EAST LINE OF THE WELBY JACOB CANAL AS DEFINED BY A NOTICE RECORDED ON PAGES 1087-1089 OF BOOK 8320 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EAST CANAL LINE THE FOLLOWING 20 COURSES:
(1) NORTH 51°50'04" EAST 22.43 FEET;
(2) NORTH 47°56'04" EAST 56.56 FEET;
(3) NORTH 35°28'36" EAST 59.39 FEET;
(4) NORTH 25°37'10" EAST 239.16 FEET;
(5) NORTH 26°02'21" EAST 357.53 FEET;
(6) NORTH 27°10'16" EAST 193.47 FEET;
(7) NORTH 39°38'11" EAST 42.81 FEET;
(8) NORTH 54°03'27" EAST 243.27 FEET;
(9) NORTH 50°20'41" EAST 107.16 FEET;
(10) NORTH 37°51'41" EAST 64.19 FEET;
(11) NORTH 17°05'00" EAST 80.36 FEET;
(12) NORTH 03°41'28" EAST 201.35 FEET;
(13) NORTH 06°57'41" EAST 105.65 FEET;
(14) NORTH 04°20'17" EAST 104.33 FEET;
(15) NORTH 05°52'54" EAST 257.03 FEET;
(16) NORTH 19°42'17" EAST 42.95 FEET;
(17) NORTH 44°38'22" EAST 44.74 FEET;
(18) NORTH 53°29'48" EAST 158.00 FEET;
(19) NORTH 47°19'50" EAST 108.26 FEET;
(20) NORTH 33°09'48" EAST 30.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,181,475 SQUARE FEET OR 27.12 ACRES MORE OR LESS.

PARCEL C
BEGINNING AT A POINT WHICH IS SOUTH 89°50'52" EAST 1129.26 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°50'52" EAST, 682.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANGERTER HIGHWAY FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°50'52" EAST 838.67 FEET; THENCE SOUTH 38°45'39" WEST 1115.73 FEET MORE OR LESS TO A UDOT RIGHT OF WAY MARKER AND A POINT OF CURVATURE WITH A 2699.67 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 1661.30 FEET (CHORD BEARS SOUTH 21°07'54" WEST 1635.21 FEET); THENCE TO A POINT ON A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (CENTER BEARS SOUTH 0°07'41" WEST) THENCE 231.88 FEET SOUTHWESTERLY ALONG SAID ARC (CHORD BEARS SOUTH 56°54'52" WEST 219.11 FEET); THENCE NORTH 89°52'40" WEST 368.40 FEET TO THE EAST LINE OF 4000 WEST STREET, THENCE ALONG SAID EAST LINE THE FOLLOWING 4 COURSES:
(1) NORTH 0°08'05" EAST 92.26 FEET TO A POINT OF CURVATURE WITH A 557.50 FOOT RADIUS CURVE TO THE LEFT;
(2) ALONG SAID CURVE 166.63 FEET (CHORD BEARS NORTH 07°33'53" WEST 166.16 FEET);
(3) NORTH 14°59'39" WEST 135.14 FEET TO A POINT OF CURVATURE WITH A 557.50 FOOT RADIUS CURVE TO THE RIGHT;
(4) ALONG SAID CURVE 166.63 FEET (CHORD BEARS NORTH 14°07'39" WEST 166.86 FEET) TO A POINT ON THE EAST LINE OF THE WELBY JACOB CANAL AS DEFINED BY A NOTICE RECORDED ON PAGES 1087-1089 OF BOOK 8320 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EAST CANAL LINE THE FOLLOWING 20 COURSES:
(1) NORTH 51°50'04" EAST 22.43 FEET;
(2) NORTH 47°56'04" EAST 56.56 FEET;
(3) NORTH 35°28'36" EAST 59.39 FEET;
(4) NORTH 25°37'10" EAST 239.16 FEET;
(5) NORTH 26°02'21" EAST 357.53 FEET;
(6) NORTH 27°10'16" EAST 193.47 FEET;
(7) NORTH 39°38'11" EAST 42.81 FEET;
(8) NORTH 54°03'27" EAST 243.27 FEET;
(9) NORTH 50°20'41" EAST 107.16 FEET;
(10) NORTH 37°51'41" EAST 64.19 FEET;
(11) NORTH 17°05'00" EAST 80.36 FEET;
(12) NORTH 03°41'28" EAST 201.35 FEET;
(13) NORTH 06°57'41" EAST 105.65 FEET;
(14) NORTH 04°20'17" EAST 104.33 FEET;
(15) NORTH 05°52'54" EAST 257.03 FEET;
(16) NORTH 19°42'17" EAST 42.95 FEET;
(17) NORTH 44°38'22" EAST 44.74 FEET;
(18) NORTH 53°29'48" EAST 158.00 FEET;
(19) NORTH 47°19'50" EAST 108.26 FEET;
(20) NORTH 33°09'48" EAST 30.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,205,705 SQUARE FEET OR 27.679 ACRES.

PARCEL D
BEGINNING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89°50'52" EAST 1,067.57 FEET TO A POINT ON THE WEST LINE OF THE WELBY JACOB CANAL AS DEFINED BY A NOTICE OF INTEREST RECORDED IN BOOK 8320 PAGES 1087-1089 OF THE SALT LAKE COUNTY RECORDER'S OFFICIAL RECORD; ALONG SAID WEST CANAL LINE THE FOLLOWING 18 COURSES:
(1) SOUTH 47°19'50" WEST 90.31 FEET;
(2) SOUTH 53°29'48" WEST 159.17 FEET;
(3) SOUTH 44°38'22" WEST 59.52 FEET;
(4) SOUTH 19°42'17" WEST 59.90 FEET;
(5) SOUTH 05°52'54" WEST 263.69 FEET;
(6) SOUTH 04°20'17" WEST 103.86 FEET;
(7) SOUTH 06°57'41" WEST 105.93 FEET;
(8) SOUTH 03°41'28" WEST 196.95 FEET;
(9) SOUTH 17°05'00" WEST 85.48 FEET;
(10) SOUTH 37°51'41" WEST 49.70 FEET;
(11) SOUTH 50°20'41" WEST 100.14 FEET;
(12) SOUTH 54°03'27" WEST 247.93 FEET;
(13) SOUTH 39°38'11" WEST 54.48 FEET;
(14) SOUTH 27°10'16" WEST 199.36 FEET;
(15) SOUTH 26°02'21" WEST 358.20 FEET;
(16) SOUTH 25°37'10" WEST 235.08 FEET;
(17) SOUTH 35°28'36" WEST 49.72 FEET;
(18) SOUTH 47°56'04" WEST 43.91 FEET; TO A POINT ON THE EASTERLY LINE OF 4000 WEST STREET AND A 557.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 82°32'12" EAST); ALONG SAID STREET THE FOLLOWING 4 COURSES:
(1) 73.28 FEET SOUTHERLY ALONG SAID CURVE (CHORD BEARS SOUTH 11°13'44" EAST 73.22 FEET);
(2) SOUTH 14°59'39" EAST 135.14 FEET TO A POINT OF CURVATURE OF A 642.50 FEET CURVE TO THE RIGHT;
(3) SOUTHERLY ALONG SAID CURVE 166.63 FEET (CHORD BEARS SOUTH 7°33'53" EAST 166.16 FEET);
(4) SOUTH 0°08'05" EAST 92.65 FEET MORE OR LESS TO THE NORTH LINE OF 11400 SOUTH STREET; THENCE NORTH 89°52'40" WEST 72.13 FEET; THENCE NORTH 89°48'47" WEST 7.87 FEET; TO THE WEST LINE OF SAID 4000 WEST STREET; ALONG SAID WEST LINE THE FOLLOWING 7 COURSES:
(1) NORTH 0°08'05" WEST 92.26 FEET TO A POINT OF CURVATURE OF A 557.50 FOOT CURVE TO THE LEFT;
(2) NORTHERLY ALONG SAID CURVE 144.58 FEET (CHORD BEARS NORTH 7°33'53" WEST 144.18 FEET);
(3) NORTH 14°59'39" WEST 135.14 FEET TO A POINT OF CURVATURE OF A 642.50 FEET CURVE TO THE RIGHT;
(4) SOUTHERLY ALONG SAID CURVE 308.69 FEET (CHORD BEARS NORTH 01°13'50" WEST 305.73 FEET);
(5) NORTH 12°32'01" EAST 207.82 FEET TO A POINT OF CURVATURE OF A 557.50 FEET CURVE TO THE LEFT;
(6) NORTHERLY ALONG SAID CURVE 123.27 FEET (CHORD BEARS NORTH 06°11'58" EAST 123.01 FEET);
(7) NORTH 0°08'05" WEST 196.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID NORTH LINE NORTH 89°50'52" EAST 42.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION 20 NORTH 0°08'05" WEST 1,326.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,181,475 SQUARE FEET OR 27.12 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, RANDY N. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCEL, I HAVE DIVIDED THE PROPERTY INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

JORDAN HEIGHTS PHASE 1 P.U.D.

DATE: _____ RANDY N. MILLER SEAL
LICENSE NO. 501187
UTAH REGISTERED LAND SURVEYOR

OWNER'S DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS
FINAL PLAT FOR
JORDAN HEIGHTS PHASE 1 P.U.D.

LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP CONSISTING OF 3 SHEETS DOES HEREBY CONSENT TO THE RECORDED OF THIS RECORD OF SURVEY MAP, AND THAT THE EXISTING LOT LINES OF THE SUBJECT LOTS ARE HEREBY VACATED IN FAVOR OF THE NEW LOT LINES AS SHOWN HEREON AND DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, DATED
THIS _____ DAY OF _____, 2006 A.D.

DATE

ACKNOWLEDGMENT:
STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, 2006, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN BY ME, DID SAY THAT HE IS A MANAGER OF _____ AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF WASATCH HOMES AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

GENERAL NOTES:
(1) THIS MAP WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY LANDMARK TITLE COMPANY, COMMITMENT NUMBER 39048, DATED AUGUST 29, 2005
(2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH REFERENCE TITLE REPORT HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY; THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.
(3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, N/A
(4) HOMEOWNER RESPONSIBLE TO FINISH THEIR LOTS IN ACCORDANCE WITH APPROVED GRADING PLAN.
(5) HOMEOWNERS RESPONSIBLE TO VERIFY COMPACTION UNDER FOOTINGS AND FOUNDATIONS.
(6) WARNING: AT THE DATE OF RECORDING, THE ZONE IN WHICH THIS PLAT IS LOCATED ALLOWS FOR SINGLE-FAMILY DWELLING UNITS ONLY. RENTING OUT ROOMS, APARTMENTS, OR OTHER AREAS WITHIN THE MAIN BUILDING OR ACCESSORY BUILDINGS TO OTHER PERSONS IS UNLAWFUL. THIS DOES NOT PRECLUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY (SEE THE CITY OF SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF "FAMILY")
(7) MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATION) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT THE BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

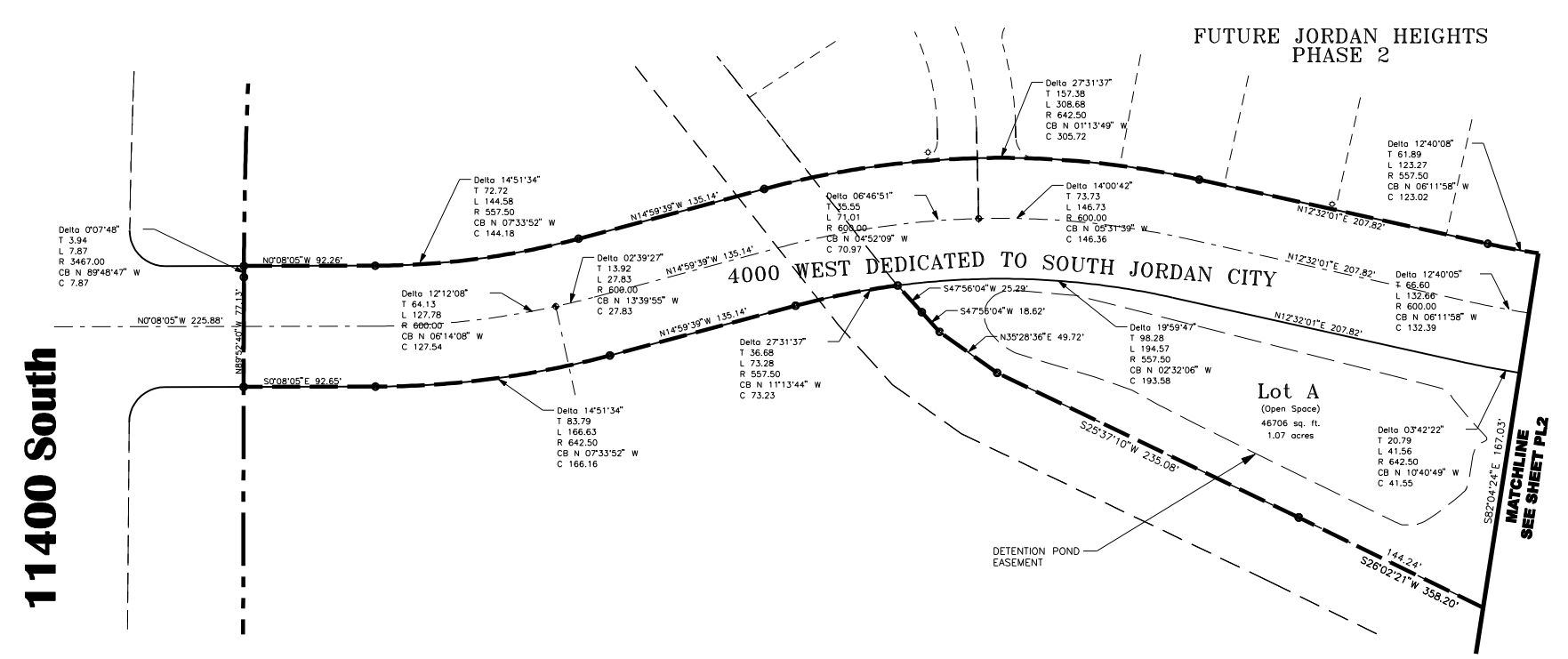
BASIS OF BEARING:
THE BEARING SOUTH 89°50'52" EAST ALONG THE SECTION LINE FROM NORTHWEST CORNER OF SECTION 20, SAID CORNER BEING A FOUND STONE WITH MARK, TO THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID CORNER BEING A BRASS CAP IN CONCRETE, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SHEET:
1 OF 3

Ward Engineering Group
Planning • Engineering • Surveying
231 West 800 South, Suite A
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

8/19/2010 10:48:28 AM L:\Boyer Company\BOY000\Final\Microstation\Phase 1\04-PL1.dgn

8/19/2010 10:50:26 AM L:\Boyer Company\BOY001\Final\Microstation\Phase 1\06-PL3.dgn



11400 South

4000 WEST DEDICATED TO SOUTH JORDAN CITY

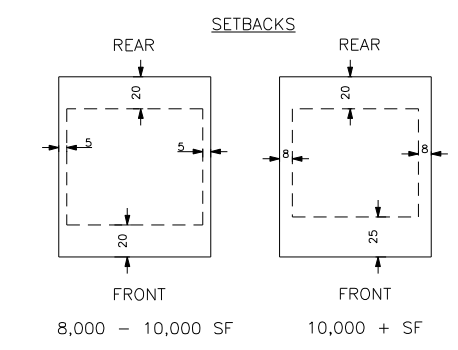
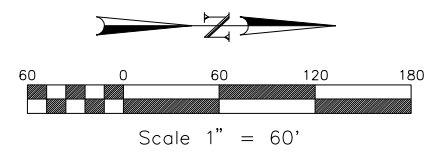
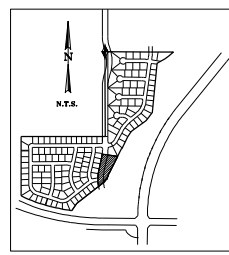
FUTURE JORDAN HEIGHTS PHASE 2

Lot A
(Open Space)
46706 sq. ft.
1.07 acres

**MATCHLINE
SEE SHEET PL2**

DETECTION POND
EASEMENT

- Legend:**
- Section Corner as shown and described
 - Property Corner set per final plot for 5/8" rebar & cap marked L.S.153100
 - C6** Curve Number (see curve table)
 - Section Line
 - Road Centerline
 - Overall Boundary Line
 - Lot Lines
 - Proposed Fire Hydrant
 - Proposed Street Light
 - Proposed Monument (to be set)



NOTE: THE MINIMUM SIDE YARD ABUTTING A PUBLIC OR PRIVATE STREET SHALL BE 20 FEET.

JORDAN HEIGHTS PHASE 1

State of Utah, County of Salt Lake, Recorded and filed at the request of: _____
 Date _____ Time _____ Entry No.: _____
 Book _____ Page _____
 Fee \$ _____ Chief Deputy County Recorder

Ward Engineering Group
 Planning • Engineering • Surveying
 231 West 800 South, Suite A
 Salt Lake City, Utah 84115
 Phone: (801)487-8040 Fax: (801)487-8668

SHEET:
3 OF 3