

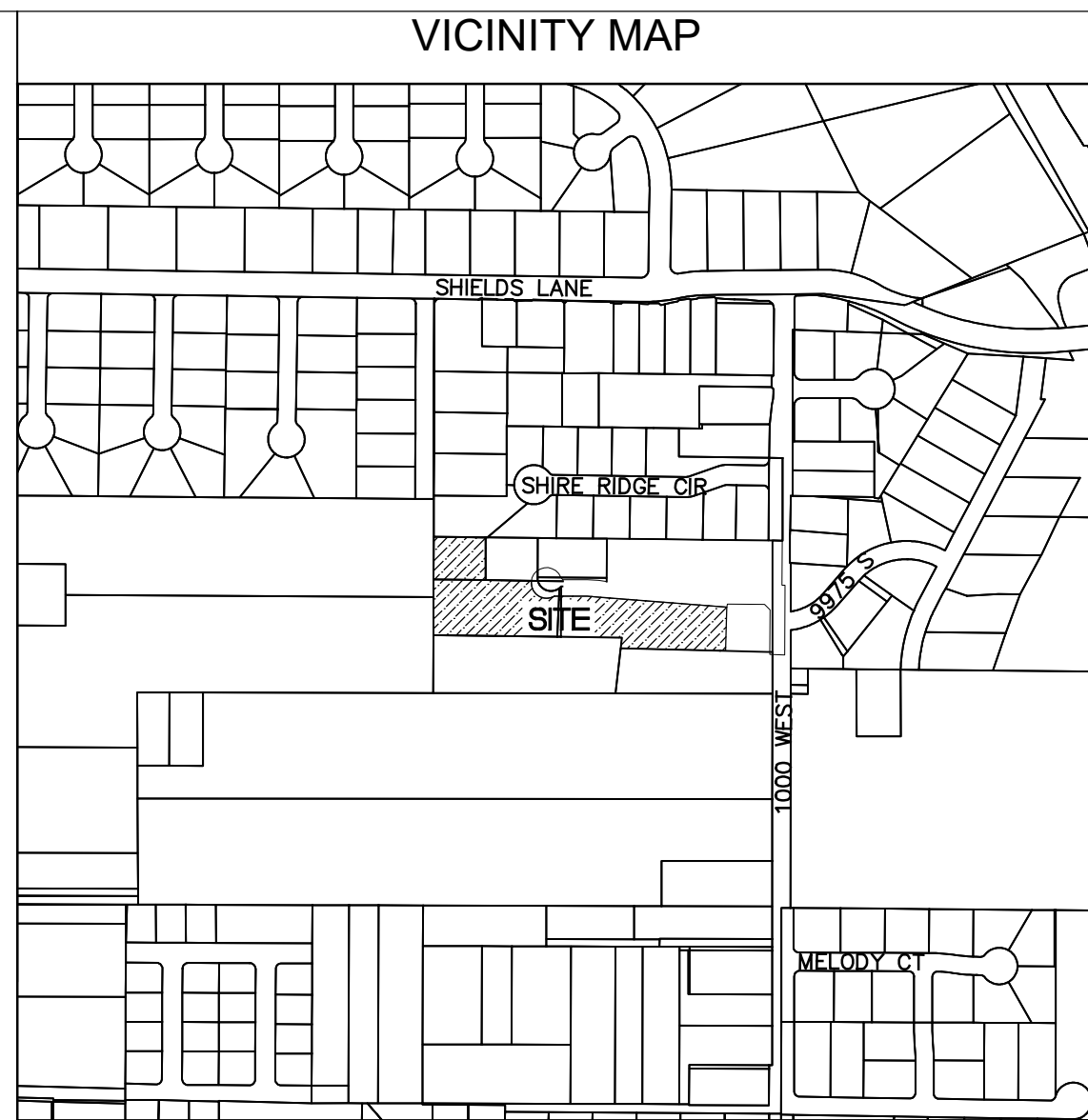
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.57'	177.50'	5°01'29"	N87°40'03"W	15.56'
C2	8.41'	177.50'	2°42'49"	N83°47'54"W	8.41'
C3	98.68'	3022.50'	1°52'14"	S83°22'56"E	98.68'
C4	105.55'	3022.50'	2°00'03"	S85°41'42"E	105.54'
C5	133.76'	3022.50'	2°32'08"	S87°57'48"E	133.75'
C6	31.29'	50.00'	35°51'40"	N31°05'29"E	30.79'
C7	10.07'	20.00'	28°51'40"	N27°35'29"E	9.97'
C8	20.18'	3022.50'	0°22'57"	S84°30'12"E	20.18'

RIVER RUN ESTATES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBERS: 2711327067, 2711327044, 2711327043, & 2711327052

GENERAL NOTES:

- REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.
- RIVETS WILL BE SET IN TBC AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 5/8" REBAR W/ WILDING ENGINEERING CAP WILL BE SET AT REAR PROPERTY CORNERS.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT 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 LAND LEGALLY DESCRIBED BY THIS PLAT. 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 TO 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.
- FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE BACK OF CURB.
- "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED FEBRUARY 1, 2017 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."
- CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- HOME OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADSIDE SWALES ALONG THE FRONTAGE OF THEIR LOT.
- THIS PLAT IS SUBJECT TO THOSE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND CONNIE STRANG, RECORDED AUGUST 13, 2015 AS ENTRY 12111313 IN BOOK 10352 AT PAGE 1844 OF OFFICIAL RECORDS.



SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED BY 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 PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:



RIVER RUN ESTATES PHASE 2

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____ SIGNATURE _____

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT NORTH 00°10'16" EAST 1667.01 FEET ALONG THE SECTION LINE AND SOUTH 89°49'44" EAST 1683.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°21'59" EAST 142.05 FEET; THENCE SOUTH 00°10'16" WEST 115.79 FEET; THENCE SOUTH 89°06'37" EAST 125.29 FEET TO A POINT ON THE RIVER PASS LANE RIGHT OF WAY, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 94.65 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 55°03'02" EAST 75.85 FEET); 2) NORTH 89°49'12" EAST 91.14 FEET; 3) SOUTHEASTERLY 23.97 FEET ALONG THE ARC OF A 177.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 86°18'38" EAST 23.96 FEET); 4) SOUTHEASTERLY 358.17 FEET ALONG THE ARC OF A 3022.50 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 85°50'10" EAST 357.96 FEET); THENCE SOUTH 11°07'31" WEST 49.33 FEET; THENCE SOUTH 06°15'44" WEST 74.02 FEET; THENCE NORTH 87°06'17" WEST 223.64 FEET; THENCE NORTH 89°07'05" WEST 41.90 FEET; THENCE NORTH 06°24'14" EAST 25.43 FEET; THENCE SOUTH 89°21'29" WEST 458.78 FEET; THENCE NORTH 89°37'12" WEST 63.28 FEET; THENCE NORTH 00°10'13" EAST 279.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.78 ACRES OR 121,099 SF MORE OR LESS
CONTAINS 5 LOTS

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°10'16" EAST FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE FOUND WEST QUARTER CORNER OF SAID SECTION 11.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

RIVER RUN ESTATES PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____ A.D. 20__.

CONNIE M. STRANG

ACKNOWLEDGMENT:

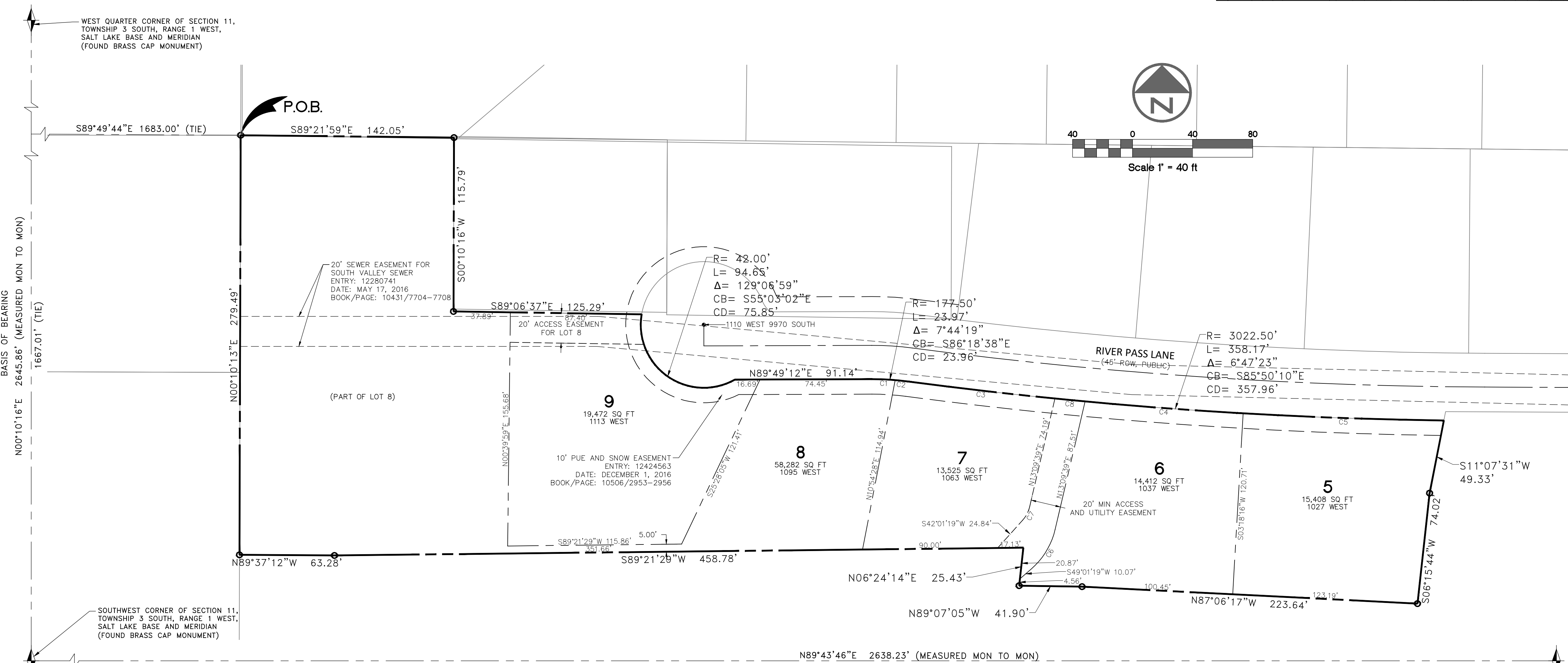
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 201__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

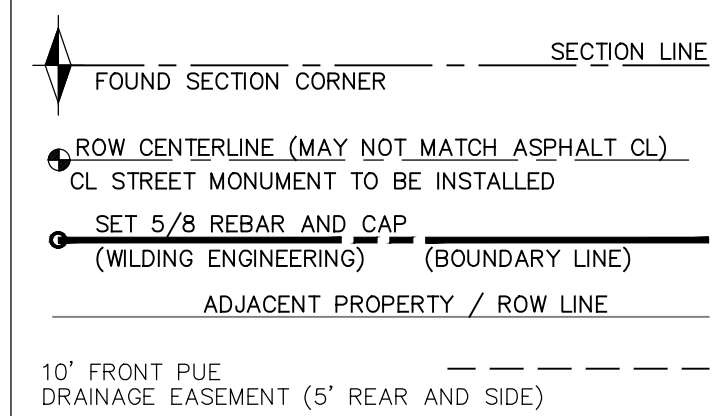
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 201__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)
S89°49'44"E 1683.00' (TIE)
S89°21'59"E 142.05'
S00°10'16"W 115.79'
S89°06'37"E 125.29'
S89°49'12"E 91.14'
N89°49'12"E 91.14'
N89°07'05"W 41.90'
N06°24'14"E 25.43'
S89°21'29"W 458.78'
S89°37'12"W 63.28'
S06°15'44"W 74.02'
S11°07'31"W 49.33'
N87°06'17"W 223.64'
N89°43'46"E 2638.23' (MEASURED MON TO MON)
SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

LEGEND



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 ABRIGATION 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 FORTH 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.

APPROVED THIS _____ DAY OF _____, 20__
QUESTAR GAS COMPANY
BY- _____
TITLE- _____

SOUTH VALLEY SEWER
APPROVED THIS _____ DAY OF _____
A.D., 20__ BY SOUTH VALLEY SEWER
SOUTH VALLEY SEWER REPRESENTATIVE

BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____
A.D., 20__
REPRESENTATIVE

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SOUTH JORDAN CITY ENGINEER

CITY PLANNING
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__
SOUTH JORDAN CITY PLANNER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
PRESENTED TO SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____, A.D., 20__ AT WHICH TIME THIS PLAT WAS ACCEPTED.
ATTEST: CITY CLERK CITY MAYOR

RIVER RUN ESTATES PHASE 2
LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____
FEE _____ SALT LAKE COUNTY RECORDER

PLOT DATE: Apr 26, 2017
G:\DATA\15159 Strang Property\dwg\River Run Phase 2 plat.dwg

WILDING ENGINEERING
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