

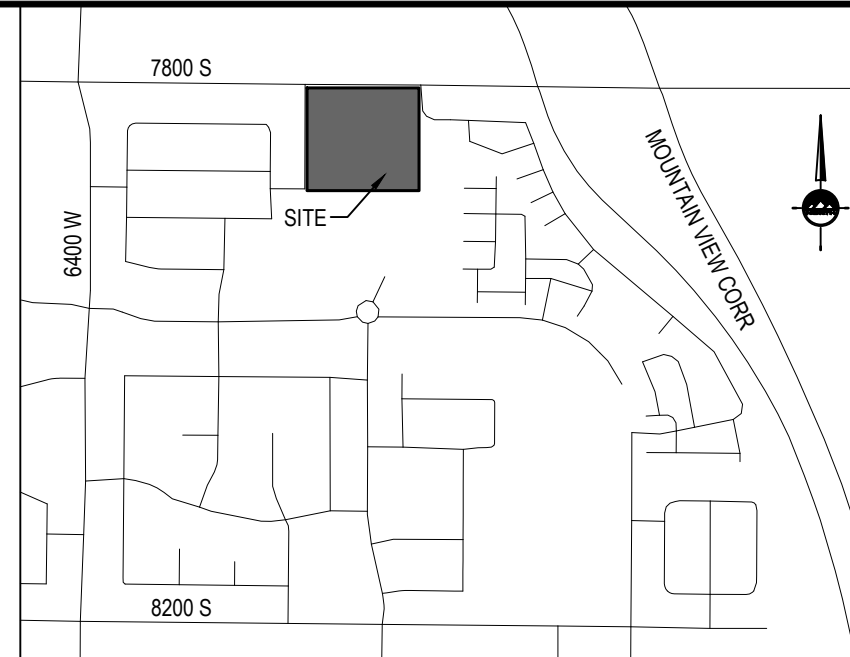
# COLDSTREAM COMMONS PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

WEST JORDAN HEALTH SERVICES, LLC  
20-26-301-004

NORTHWEST CORNER  
SECTION 35, TOWNSHIP 2  
SOUTH, RANGE 2 WEST, SALT  
LAKE BASE AND MERIDIAN  
(FOUND 2.5" BRASS CAP)

NORTH QUARTER CORNER  
SECTION 35, TOWNSHIP 2  
SOUTH, RANGE 2 WEST, SALT  
LAKE BASE AND MERIDIAN  
(FOUND 4" BRASS CAP)



VICINITY MAP  
(NOT TO SCALE)

## LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED 'ENSIGN ENG. & LAND SURV.' AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

EASEMENT NOTE:  
1. An Easement including its terms, covenants and provisions as disclosed by instrument. To: The City of West Jordan, Utah Recorded: February 13, 2002 as Entry No. 8150252 in Book 8566 at Page 550 of Official Records. Affects: See document for full particulars Also Recorded: February 13, 2002 as Entry No. 8150254 in Book 8566 at Page 552 of Official Records. Also Recorded: February 13, 2002 as Entry No. 8150256 in Book 8566 at Page 556 of Official Records. Also Recorded: February 13, 2002 as Entry No. 8150262 in Book 8566 at Page 550 of Official Records.

## SURVEYOR'S CERTIFICATE

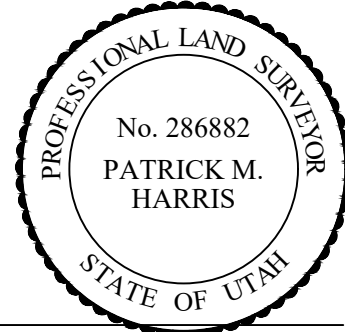
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. 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 Southerly Right-of-Way line of 7800 South Street, said point being North 89°59'31" East 1107.11 feet and South 00°00'29" East 76.17 feet from the Northwest Corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°59'44" East 320.52 feet along said Southerly Right-of-Way line;  
thence South 00°00'07" West 374.46 feet;  
thence West 250.51 feet;  
thence South 00°00'47" East 80.10 feet;  
thence West 70.02 feet to the Easterly Right-of-Way line of Fallwater Drive;  
thence North 454.58 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 125,631 Square Feet or 2.884 Acres.



## OWNER'S DEDICATION

Know 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

## COLDSTREAM COMMONS PHASE 1

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; and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

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

By: \_\_\_\_\_ By: \_\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_

## TRUST ACKNOWLEDGMENT

The described tract of land hereon is subject to a deed of trust in favor of America First Credit Union. By the beneficiary's signature below, the beneficiary consents to the dedication of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust in favor of the dedication of the land to public use.

STATE OF UTAH } S.S.  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors, and He/She acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, \_\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY AND THAT \_\_\_\_\_ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NAME: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
NO. \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY  
A NOTARY PUBLIC COMMISSION IN UTAH

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY AND THAT \_\_\_\_\_ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NAME: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
NO. \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY  
A NOTARY PUBLIC COMMISSION IN UTAH

ENBRIDGE GAS NOTE:  
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL 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 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 ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SALT LAKE COUNTY HEALTH DEPARTMENT	
APPROVED THIS _____ DAY OF _____, 20____	BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT	

PLANNING COMMISSION APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY THE CITY OF WEST JORDAN PLANNING COMMISSION
CHAIR, CITY OF WEST JORDAN PLANNING COMMISSION	

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.	
CITY OF WEST JORDAN ENGINEER	DATE

CITY ATTORNEY	
APPROVED THIS _____ DAY OF _____, 20____	BY THE CITY OF WEST JORDAN ATTORNEY
CITY OF WEST JORDAN ATTORNEY	

CERTIFICATION OF FINAL CITY APPROVAL	
I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS _____ DAY OF _____, A.D., 20____.	
ATTEST: CITY OF WEST JORDAN RECORDER	CITY OF WEST JORDAN MAYOR

DEVELOPER  
WAGSTAFF INVESTMENTS, LLC  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH  
801-973-7002

## RECORD OF SURVEY

ROS NO.: \_\_\_\_\_  
S. \_\_\_\_\_

COUNTY SURVEYOR REVIEWER DATE

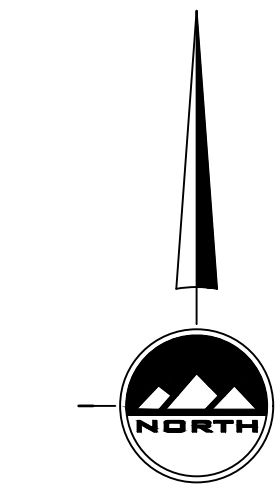


SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
www.ENSIGNENG.COM

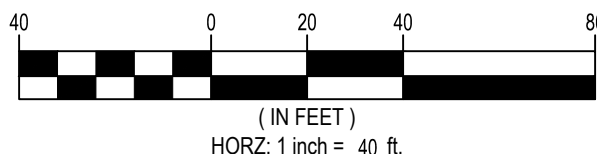
LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 435.843.3990  
CEDAR CITY  
Phone: 435.863.1453  
RICHFIELD  
Phone: 435.896.2983

## SHEET 1 OF 1

PROJECT NUMBER: 11388  
MANAGER: CD  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 2024-09-05



## HORIZONTAL GRAPHIC SCALE



# COLDSTREAM COMMONS PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

## SALT LAKE COUNTY RECORDER

RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER