WHEATLAND ESTATES SUBDIVISION PHASE 1

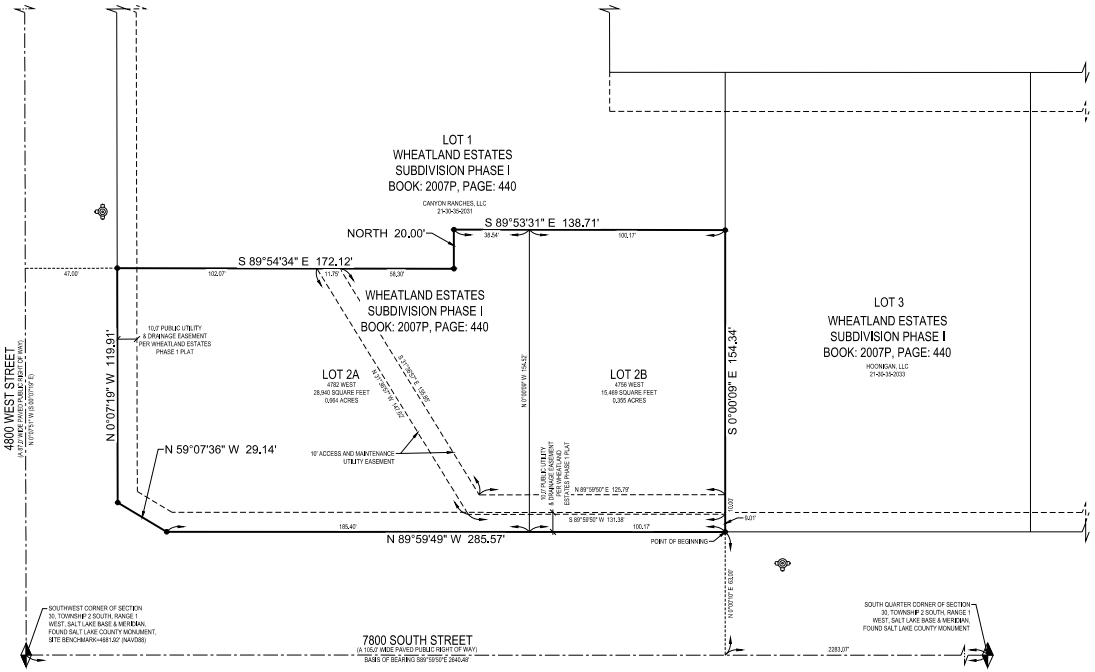
AMENDING LOT 2

LOCATED IN SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH
OCTOBER, 2022

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'



NOTES

1. LOT 2A AND LOT 2B BENEFIT FROM AN ACCESS EASEMENT AT THE NORTH END OF WHEATLAND ESATES SUBDIVISION PHASE 1 AMENDING LOT 2.

2. AN AVIGATION EASEMENT IN FAVOR OF SALT LAKE CITY CORPORATION, FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS NOW OR HEREAFTER DEVELOPED FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THE SUBJECT REAL PROPERTY, FOR SALT LAKE CITY AIRPORT II.
DATE: MARCH 15, 2007 RECORDED: MARCH 19, 2007 AS ENTRY NO. 10037097 IN BOOK 9436 AT PAGE 6316 OF OFFICIAL RECORDS.
SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS, NOTHING TO PLOT

3. THE TERMS, COVENANTS AND CONDITIONS OF THAT CERTAIN DECLARATION OF EASEMENT; RECORDED: JANUARY 29, 2019 AS ENTRY NO. 12925739 IN BOOK 10748 AT PAGE 8684 OF OFFICIAL RECORDS.
SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS, NOTHING TO PLOT

4. THE MATTERS CONTAINED IN A DOCUMENT CAPTIONED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED: MARCH 29, 2019 AS ENTRY NO. 12957606 IN BOOK 10764 AT PAGE 6196 OF OFFICIAL RECORDS
SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS, NOTHING TO PLOT

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT
- PROPERTY CORNER

NOTES

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BY PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I,DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE 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:

WHEATLAND ESTATES SUBDIVISION PHASE 1
AMENDING LOT 2

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'50" WEST 2283.07 FEET AND NORTH 00°00'10" EAST 63.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'49" WEST 285.57 FEET; THENCE NORTH 59°07'36" WEST 29.14 FEET; THENCE NORTH 00°07'19" WEST 119.91 FEET; THENCE SOUTH 89°54'34" EAST 172.12 FEET; THENCE NORTH 20.00 FEET; THENCE SOUTH 89°53'31" EAST 138.71 FEET; THENCE SOUTH 00°00'09" EAST 154.34 FEET TO THE POINT OF BEGINNING.

CONTAINS: 44,409 SQUARE FEET OR 1.019 ACRES (2 LOTS)

DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

WHEATLAND ESTATES SUBDIVISION PHASE 1
AMENDING LOT 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO 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 WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20___.

CANYON RANCHES, L.C.,
A UTAH LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE _____ OF _____ BY AUTHORITY OF ITS MEMBERS ON ITS ARTICLES OF ORGANIZATION, AND THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY: _____

SHEET
1
OF
1

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

PREPARED BY:

McNEIL ENGINEERING
Economic and Sustainable Design, Professionals You Know and Trust
9610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

WHEATLAND ESTATES SUBDIVISION PHASE 1

AMENDING LOT 2
LOCATED IN SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

THE CITY OF WEST JORDAN ATTORNEY

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

DATE: THE CITY OF WEST JORDAN ENGINEER

CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20____
BY THE WEST JORDAN CITY PLANNING COMMISSION.

CHAIRMAN, THE CITY OF WEST JORDAN PLANNING COMM.

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 20____.

BOARD OF HEALTH

PUBLIC UTILITY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

COMCAST — ROCKY MOUNTAIN POWER

DOMINION — CENTURYLINK

SALT LAKE COUNTY RECORDER

RECORD NO. _____.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ — SALT LAKE COUNTY RECORDER

S:\2022\Feb\22274\Survey\Prod Dwg\22274 SP.dwg Oct 20, 2022 - 3:00pm