

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL AUTHORIZING
EXECUTION OF A SUBDIVISION PLAT IN SOUTH JORDAN

RECITALS

A. Salt Lake County (the “County”) owns several parcels of real property located in South Jordan, known as the Equestrian Park (“Park Property”).

B. The County has entered into an Interlocal Agreement to convey most of the Park Property to Utah State University.

C. In order to convey the property to Utah State University, the County needs to prepare and record a subdivision plat (the “Plat”) to consolidate lots for Utah State University and to create a separate lot that will be retained by the County.

D. The Plat will also dedicate a portion of the Park Property to the public because the portion is located in the right-of-way for 2200 West and is already incorporated into the public road system (the “Dedication Property”). A copy of the Plat is attached hereto as Exhibit A.

E. It has been determined that the best interests of the County and the general public will be served by executing the Plat attached to this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the Dedication Property is hereby declared available for disposal and may be dedicated for public use as part of the public road system.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the Plat, attached hereto as Exhibit A, is hereby approved, including permitting the Dedication Property to be dedicated to the public for use as public roads, and the Mayor and County Clerk are hereby authorized to execute the Plat in substantially the form attached as Exhibit A for recording.

APPROVED AND ADOPTED in Salt Lake City, Salt Lake County, Utah, this _____
day of _____, 2022.

SALT LAKE COUNTY COUNCIL

By: _____
Laurie Stringham, Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

Council Member Alvord voting _____
Council Member Bradley voting _____
Council Member Bradshaw voting _____
Council Member DeBry voting _____
Council Member Granato voting _____
Council Member Winder-Newton voting _____
Council Member Snelgrove voting _____
Council Member Stringham voting _____
Council Member Theodore voting _____

APPROVED AS TO FORM:

R. Christopher Preston
Deputy District Attorney

EXHIBIT A
(Subdivision Plat)

EQUESTRIAN PARK SUBDIVISION

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian
March 2022

DESCRIPTION

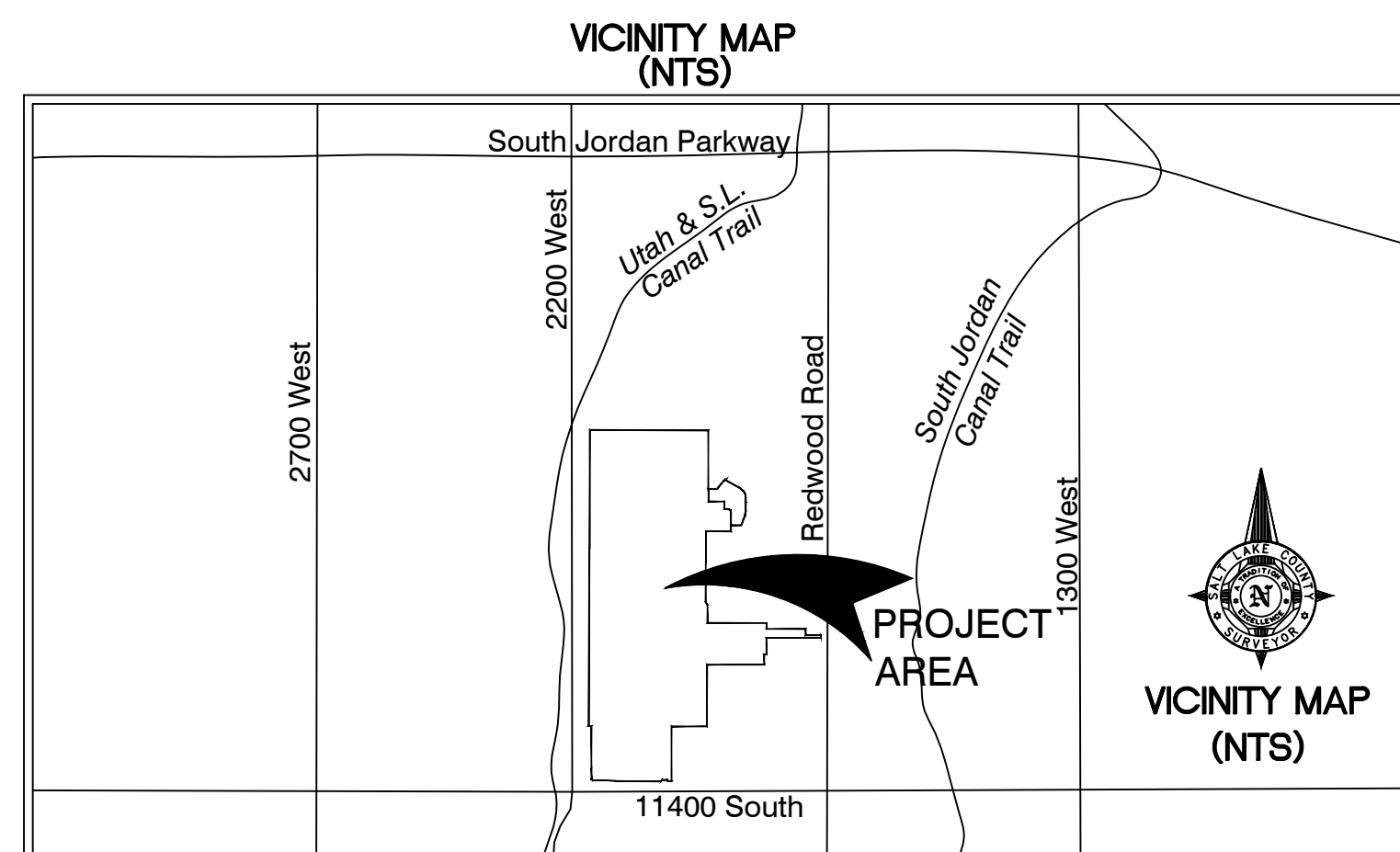
An entire tract consolidating eleven (11) parcel of land, with additions and deletions thereof, as disclosed in that Warranty Deed recorded as Entry No. 2277068, in Book 2730, on Page 173; 2) that Warranty Deed recorded as Entry No. 2277289, in Book 2730, on Page 478; 3) that Executrix Deed recorded as Entry No. 2276642, in Book 2729, on Page 230; 4) that Warranty Deed recorded as Entry No. 2599376, in Book 3514, on Page 388; 5) that Warranty Deed recorded as Entry No. 2407418 in Book 2994 on Page 382; 6) that Special Warrant Deed recorded as Entry No. 5537299 in Book 6692 on Page 271; 7) that Warranty Deed recorded as Entry No. 5951860 in Book 7043 at Page 1697; 8) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; 9) that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560; 10) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; and that Boundary Line Adjustment recorded as Entry No. 13897820, in Book 11309, on Page 6668, in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest Corner of said Section 15; thence along the boundary of said entire tract the following three (3) courses: 1) N. 00°16'08" E. (Record = North) 1,318.69 feet along the west line of said Section 15; 2) S. 89°43'59" E. 1,323.36 feet (Record = East 1,320 feet); 3) S. 00°16'56" W. 653.70 feet (Record = South 645.61 feet) to a northerly boundary line of a parcel of land disclosed by that Quit Claim Deed recorded as Entry No. 12941291 in Book 10756 on Page 3527 in the Office of said Recorder; thence along the boundary of said parcel the following (13) thirteen courses: 1) S. 89°46'50" E. (Record = N. 89°58'35" E.) 99.47 feet; 2) N. 39°54'49" E. (Record = N. 39°40'14" E.) 124.39 feet; 3) N. 67°09'17" E. (Record = N. 66°54'42" E.) 18.09 feet to a point of non-tangency with 380.00-foot radius curve to the left; 5) Southeastly 15.64 feet along the arc of said curve, bearing to radius point is N. 32°47'21" E. (chord bears S. 58°23'24" E. 15.64 feet) having a central angle of 02°21'30"; 6) S. 59°34'10" E. (Record = S. 59°48'45" E.) 179.99 feet to the point of tangency with a 115.00-foot radius curve to the right; 7) Southeastly 120.14 feet along the arc of said curve (chord bears S. 29°38'33" E. 114.75 feet) with a central angle of 59°51'22"; 8) S. 00°17'03" W. (Record = S. 00°02'28" W.) 51.15 feet; 9) S. 00°40'10" W. (Record = S. 00°16'44" W.) 96.22 feet to the point of tangency with a 220.00-foot radius curve to the right; 10) Southerly 103.16 feet along the arc of said curve (chord bears S. 14°06'13" W. 102.22 feet) with a central angle of 26°52'02"; 11) S. 27°32'16" W. (Record = S. 27°08'50" W.) 12.51 feet to the point of tangency with a 180.00-foot curve to the right; 12) Southwesterly 54.87 feet along the arc of said curve, having a central angle of 17°27'59" (chord bears S. 18°48'17" W. 54.66 feet) to a northerly boundary line of said parcel of land; 13) N. 89°36'35" W. (Record = N. 89°58'35" W.) 115.95 feet along said northerly boundary line to a Boundary Line Agreement between Salt Lake County and South Jordan City recorded as Entry No. 13897820, in Book 11309, on Page 6668; thence along said boundary line agreement the following five (5) courses: 1) S. 00°15'56" W. 68.60 feet; 2) N. 89°36'35" W. 278.45 feet; 3) S. 00°19'12" W. 356.61 feet; 4) S. 00°24'52" W. 433.19 feet; 5) S. 29°46'26" E. 44.57 feet to an easterly boundary line of said entire tract; thence S. 00°19'16" W. 195.09 feet along said easterly boundary line to the northwesterly corner of a parcel of land disclosed by that Warranty Deed, Book 7043, on Page 1697, in the Office of said Recorder; thence S. 89°40'58" E. (Record = S. 89°55'15" E.) 661.83 feet along a northerly boundary line of said parcel and a parcel of land disclosed in that Warranty Deed

recorded as Entry No. 5951859, in Book 7043, on Page 1695, in the Office of said Recorder; thence S. 00°20'33" W. (Record = S. 00°06'16" W.) 64.56 feet along an easterly boundary line of said parcel to the northwesterly corner of a parcel of land disclosed in that Warranty Deed recorded as Entry No. 5951859, in Book 7043, on Page 1695, in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 89°40'37" E. 437.36 feet (Record = S. 89°54'55" E. 437.541 feet) 2) S. 00°16'02" W. 67.96 feet (Record = S. 00°01'45" W. 66.018 feet) to a northerly line of a non-exclusive right of way disclosed in said Warranty Deed recorded as Entry No. 5951859; thence S. 89°42'01" E. (Record = S. 89°56'18" E.) 169.43 feet along said northerly line to the westerly right of way line of Redwood Road established by that Quit Claim Deed recorded as Entry No. 9536219 in Book 9209 on Page 2475 in the office of said Recorder; thence S. 00°26'24" W. (Record = S. 00°07'35" W.) 30.01 feet along said westerly right of way line, to the southerly boundary of said non-exclusive right of way line; thence N. 89°42'01" W. (Record = N. 89°56'18" W.) 606.85 feet along said southerly line to an easterly boundary of said parcel disclosed as Entry No. 5951860; thence along said boundary the following two (2) courses: 1) S. 00°20'33" W. (Record = S. 00°06'16" W.) 185.08 feet; 2) N. 89°42'52" W. (Record = S. 89°57'09" W.) 24.59 feet to the northeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560 in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 00°33'38" W. 118.17 feet (Record = S. 0°19'22" W. 120.00 feet); 2) N. 89°51'08" W. 635.95 feet (Record = S. 89°54'37" W. 636.51 feet); thence S. 00°19'53" W. 691.48 feet along an easterly boundary line to a southeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 2407418 in Book 2994 on Page 382 in the Office of said Recorder; thence N. 89°45'14" W. 393.95 feet along a southerly boundary line of said parcel to the northeasterly corner of a parcel of land disclosed in that Special Warranty Deed recorded as Entry No. 5537299, in Book 6692, on Page 271, in the Office of said Recorder; thence S. 00°18'39" W. (Record = S. 00°03'48" W.) 614.05 feet along an easterly boundary line of said parcel to the northerly right of way line of 11400 South Street established by that Quit Claim Deed recorded as Entry No. 10969004, in Book 9832, on Page 2425, in the Office of said Recorder; thence along said right of way line the following eleven (11) courses: 1) N. 89°42'32" W. (Record = N. 89°57'23" W.) 28.78 feet; 2) N. 45°52'09" W. (Record = N. 46°04'00" W.) 21.66 feet; 3) S. 89°49'58" W. (Record = S. 89°35'07" W.) 60.09 feet; 4) S. 44°16'49" W. (Record = S. 44°01'58" W.) 22.27 feet; 5) N. 89°42'32" W. (Record = N. 89°57'23" W.) 502.75 feet; 6) N. 86°04'05" W. (Record = N. 86°18'56" W.) 110.24 feet; 7) N. 89°42'32" W. (Record = N. 89°57'23" W.) 91.86 feet to the point of tangency with a 8,049.00 foot radius curve to the left; 8) Westerly 56.08 feet along the arc of said curve, (chord bears N. 89°54'31" W. 56.08 feet) having a central angle of 00°23'57"; 9) N. 44°55'21" W. (Record = N. 45°10'12" W.) 17.08 feet; 10) N. 00°15'48" E. (Record = N. 00°00'57" E.) 129.13 feet; 11) N. 89°44'12" W. (Record = N. 89°59'03" W.) 2.74 feet to the easterly right of way line of 2200 West Street; thence N. 00°16'37" E. 466.88 feet along said easterly right of way line; thence N. 89°45'14" W. 33.00 feet to the West Quarter line of said Section 22; thence N. 00°16'37" E. 1,990.69 feet along said west line to the point of beginning.

The above-described parcel of land contains 5,461,348 square feet in area, or 125.375 acres, more or less.

ACREAGE & SQUARE FOOTAGE		
	SQUARE FEET	ACREAGE
ROAD DEDICATION	120,565 Square feet	2.768 Acres
LOT 1	5,222,707 Square feet	119.900 Acres
LOT 2	118,076 Square feet	2.711 Acres
OVERALL	5,461,348 Square feet	125.375 Acres



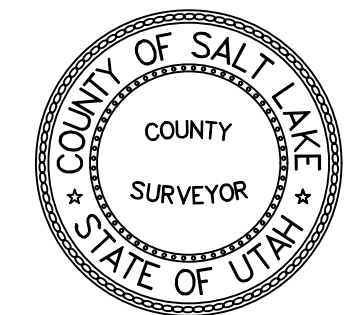
General Plat Notes

- Owners and potential purchasers of property legally described by this plat (the "Property") should 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&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
- This subdivision is subject to the _____ development agreement with the City of South Jordan dated _____.
- This plat is subject to that certain Development Agreement dated November 8, 2011, by and between the City of South Jordan and Gedge Family Trust, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded November 30, 2011 as Entry No. 11288215, in Book 9970, at Page 5739-5766 of the Official Records of Salt Lake County.
- Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
- The Owner certifies that the title report dated _____ which was prepared by _____, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat does not constitute representation by the City that swales and other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

Sheet
1 of 3

SURVEYOR CERTIFICATE

I, Reid J. Demman, a Professional Land Surveyor, as Salt Lake County Surveyor, State of Utah, my term of office running from January 1, 2021 to December 31, 2024 as prescribed under the laws of the State of Utah, do hereby certify that I am a Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors 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 retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the hereon described tract of real property to be hereafter known as Equestrian Park Subdivision.



Reid J. Demman, P.L.S.
Salt Lake County Surveyor

Date _____

ACKNOWLEDGEMENT

SALT LAKE COUNTY

STATE OF UTAH) By _____
) ss. _____ MAYOR or DESIGNEE
COUNTY OF SALT LAKE) By _____
) _____ COUNTY CLERK

On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that _____ he is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____ NOTARY PUBLIC
Residing in: _____

On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that _____ he is the CLERK of Salt Lake County, and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____ NOTARY PUBLIC
Residing in: _____

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of and, having caused same to be subdivided into lots and streets to be hereafter known as the

EQUESTRIAN PARK SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use

In witness whereof we have hereunto set our hands this _____ day of _____ A.D., 20____.

Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian

SALT LAKE COUNTY RECORDER

RECORDED No. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

RECORD OF SURVEY

R.O.S. NO. _____

COUNTY SURVEYOR REVIEWER _____ DATE _____

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE COUNTY FLOOD CONTROL

DIRECTOR, SALT LAKE COUNTY FLOOD CONTROL

CITY PLANNER

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

CITY PLANNER

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20____
SALT LAKE COUNTY HEALTH DEPARTMENT.

DIRECTOR, S.L. CO. BOARD OF HEALTH

SOUTH JORDAN CITY ENGINEERING

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

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

ATTORNEY FOR SOUTH JORDAN CITY

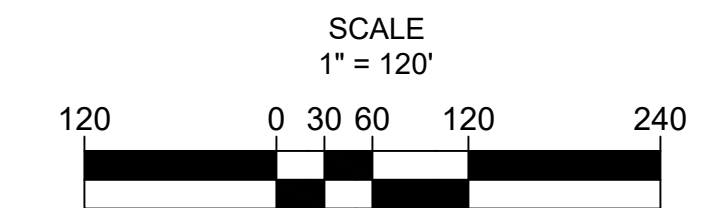
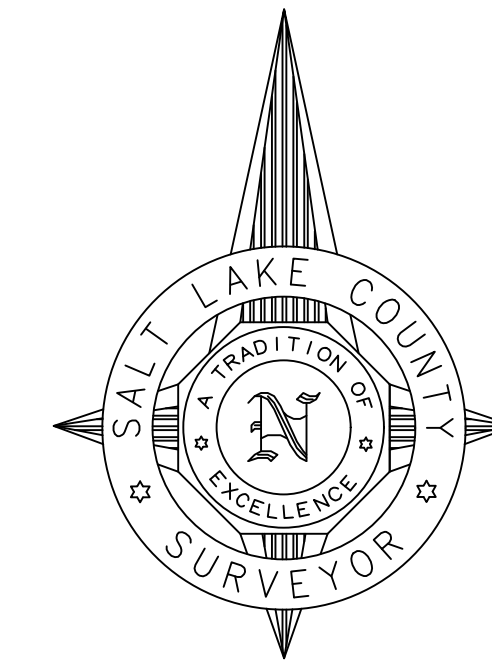
SOUTH JORDAN CITY MAYOR

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

ATTEND: CITY CLERK _____ MAYOR

Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
 Township 3 South, Range 1 West, Salt Lake Base and Meridian
 South Jordan City, Salt Lake County, Utah
 Salt Lake Base & Meridian
 March 2022



LEGEND

- Boundary Corners (set S.L.Co rebar and plastic cap)
- Parcel Lines
- Right-of-way Lines
- Section / Monument Lines
- Subdivision Boundary
- Fence
- Road Dedication
- Section Monuments

ACREAGE & SQUARE FOOTAGE

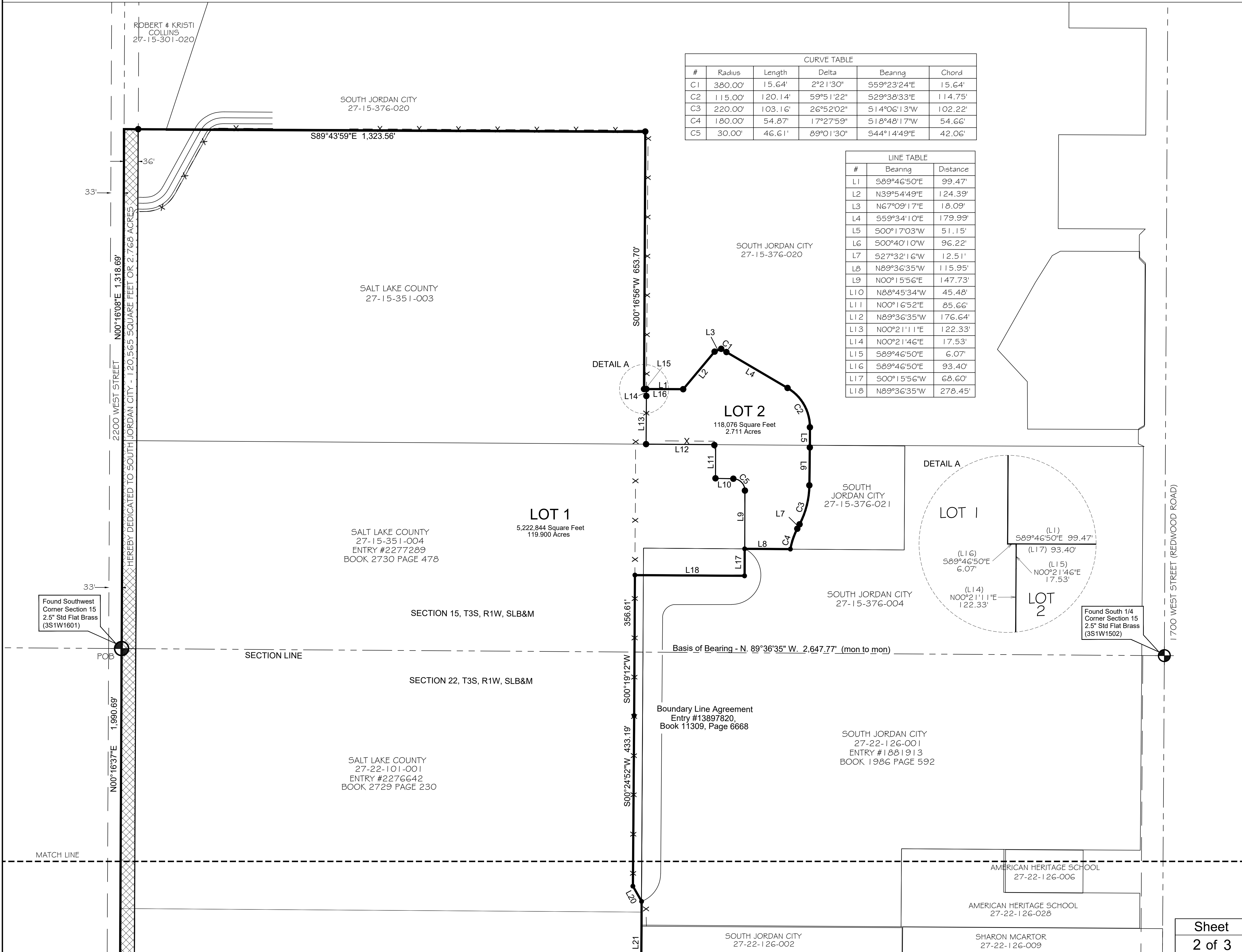
	SQUARE FEET	ACREAGE
ROAD DEDICATION	120,565 Square feet	2,768 Acres
LOT 1	5,222,707 Square feet	119,900 Acres
LOT 2	118,076 Square feet	2,711 Acres
OVERALL	5,461,348 Square feet	125,375 Acres

CURVE TABLE

#	Radius	Length	Delta	Bearing	Chord
C1	380.00'	15.64'	2°21'30"	S59°23'24"E	15.64'
C2	115.00'	120.14'	59°51'22"	S29°38'33"E	114.75'
C3	220.00'	103.16'	26°52'02"	S14°06'13"W	102.22'
C4	180.00'	54.87'	17°27'59"	S18°48'17"W	54.66'
C5	30.00'	46.61'	89°01'30"	S44°14'49"E	42.06'

LINE TABLE

#	Bearing	Distance
L1	S89°46'50"E	99.47'
L2	N39°54'49"E	124.39'
L3	N67°09'17"E	18.09'
L4	S59°34'10"E	179.99'
L5	S00°17'03"W	51.15'
L6	S00°40'10"W	96.22'
L7	S27°32'16"W	12.51'
L8	N89°36'35"W	115.95'
L9	N00°15'56"E	147.73'
L10	N88°45'34"W	45.48'
L11	N00°16'52"E	85.66'
L12	N89°36'35"W	176.64'
L13	N00°21'11"E	122.33'
L14	N00°21'46"E	17.53'
L15	S89°46'50"E	6.07'
L16	S89°46'50"E	93.40'
L17	S00°15'56"W	68.60'
L18	N89°36'35"W	278.45'



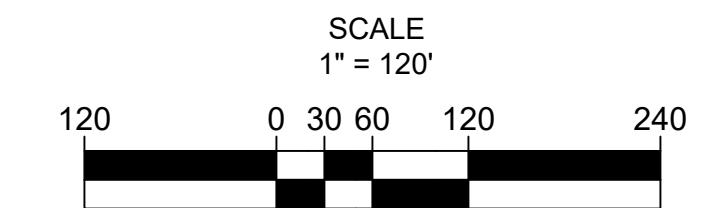
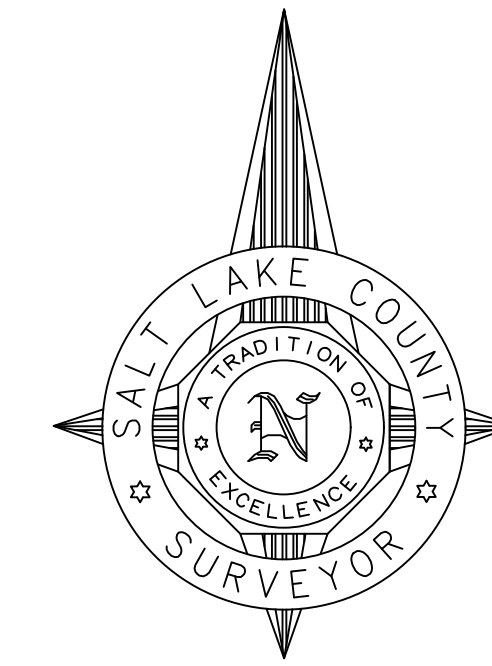
Equestrian Park Subdivision
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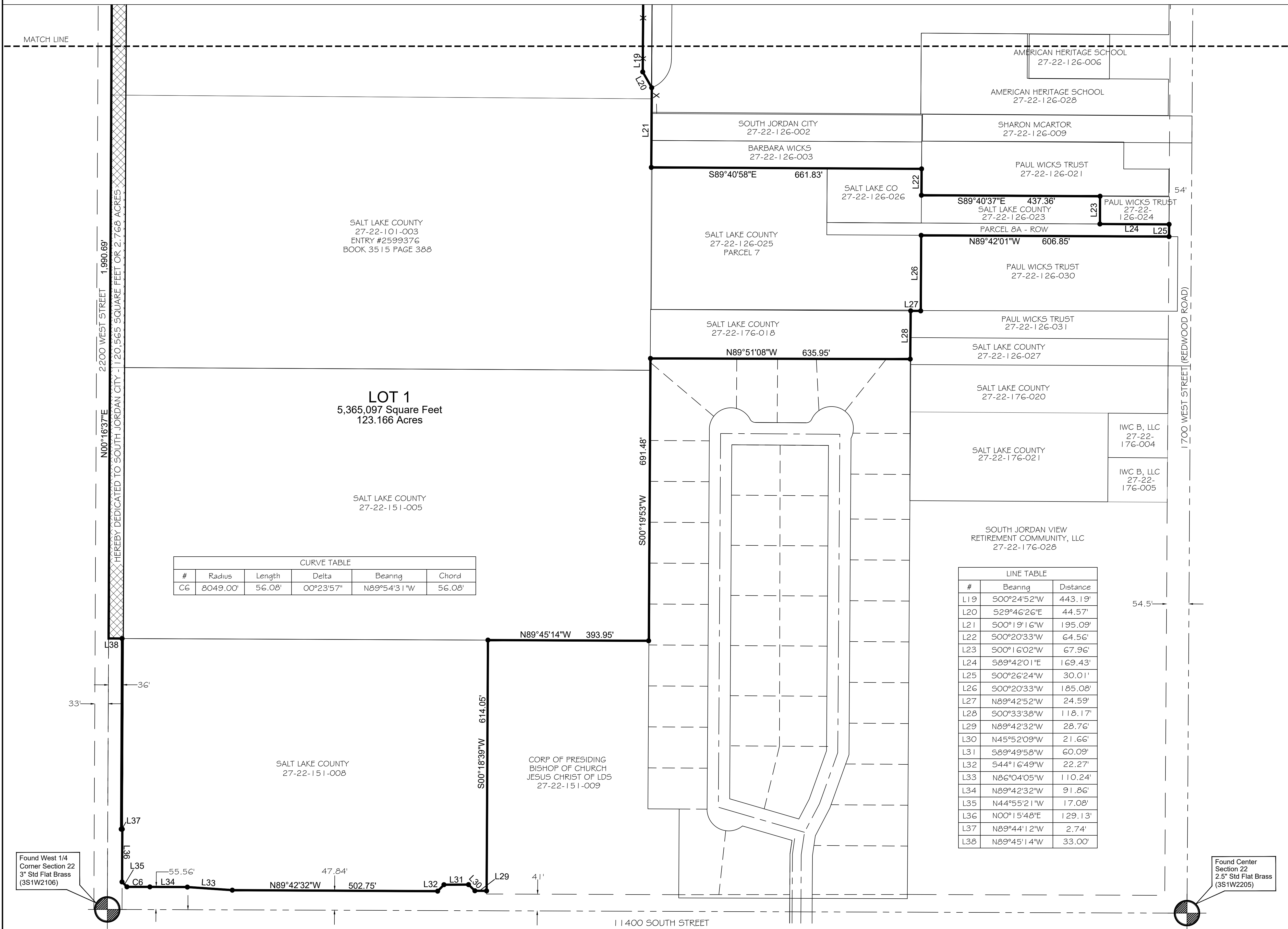
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OVERALL	5,461,348 Square feet	125.375 Acres

CURVE TABLE

#	Radius	Length	Delta	Bearing	Chord
CG	8049.00'	56.08'	00°23'57"	N89°54'31"W	56.08'

LINE TABLE

#	Bearing	Distance
L19	S00°24'52"W	443.19'
L20	S29°46'26"E	44.57'
L21	S00°19'16"W	195.09'
L22	S00°20'33"W	64.56'
L23	S00°16'02"W	67.96'
L24	S89°42'01"E	169.43'
L25	S00°26'24"W	30.01'
L26	S00°20'33"W	185.08'
L27	N89°42'52"W	24.59'
L28	S00°33'38"W	118.17'
L29	N89°42'32"W	28.76'
L30	N45°52'09"W	21.66'
L31	S89°49'58"W	60.09'
L32	S44°16'49"W	22.27'
L33	N86°04'05"W	110.24'
L34	N89°42'32"W	91.86'
L35	N44°55'21"W	17.08'
L36	N00°15'48"E	129.13'
L37	N89°44'12"W	2.74'
L38	N89°45'14"W	33.00'



Found West 1/4 Corner Section 22
3" Std Flat Brass (3S1W2106)

Found Center Section 22
2.5" Std Flat Brass (3S1W2205)

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