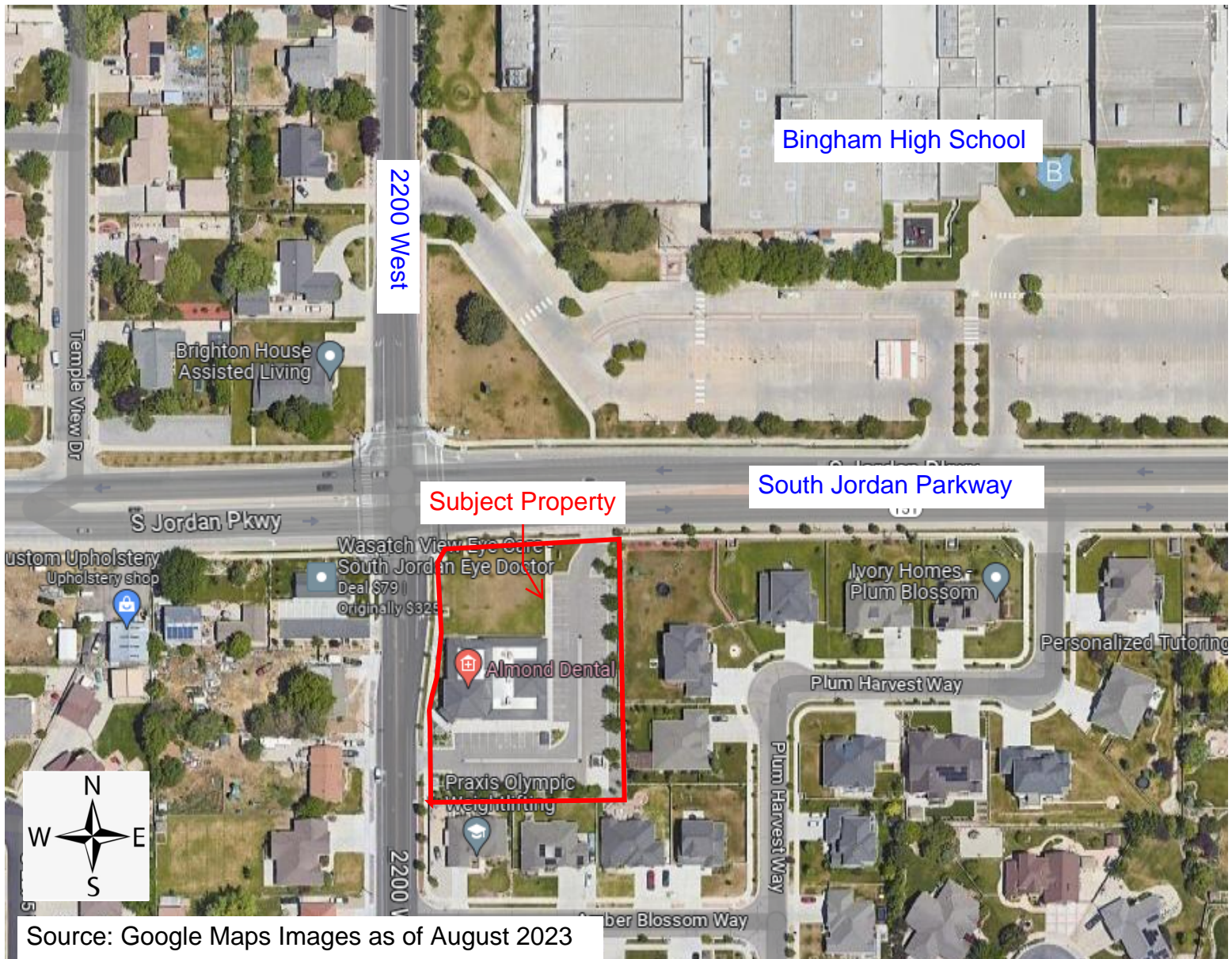
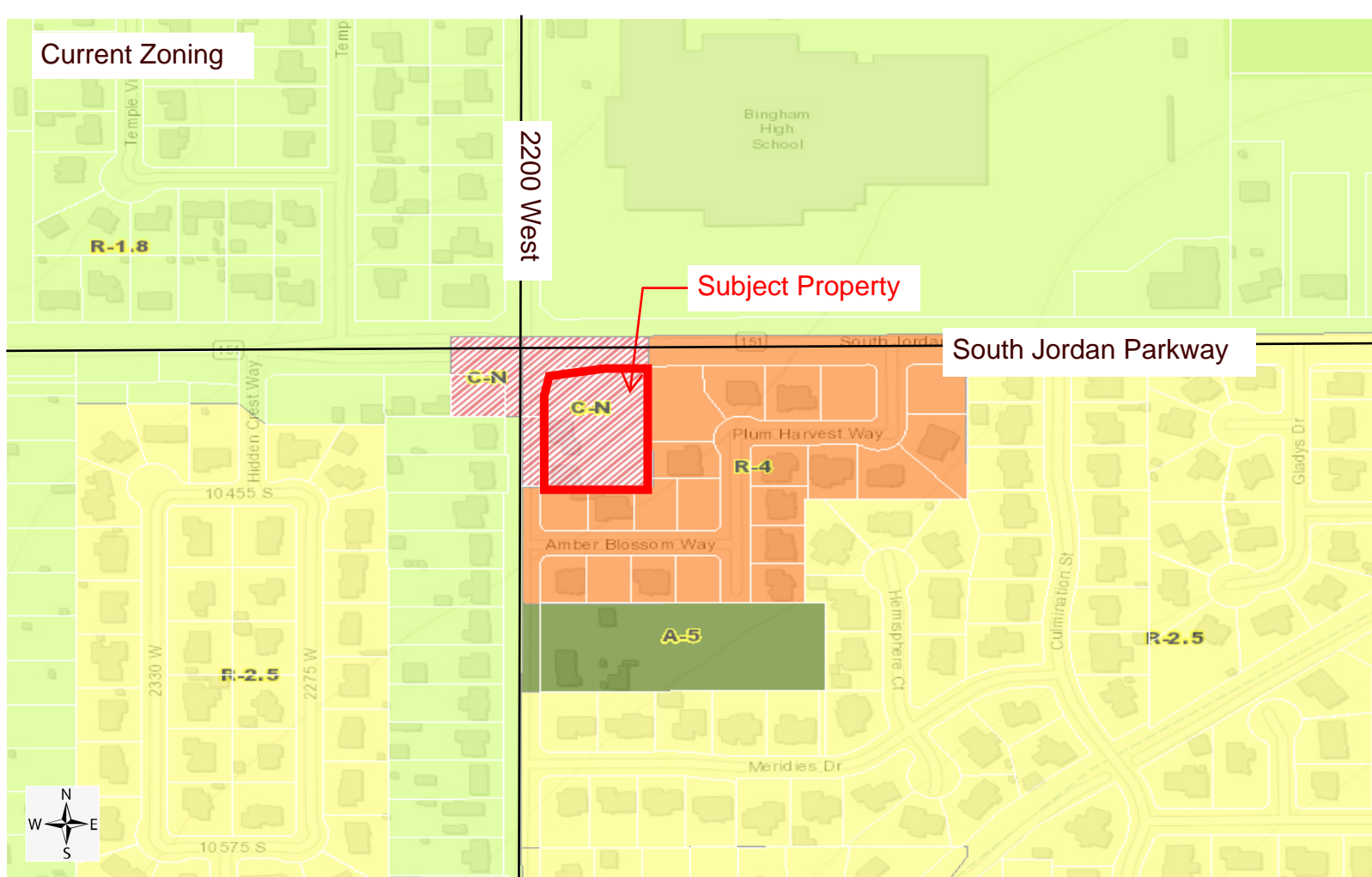


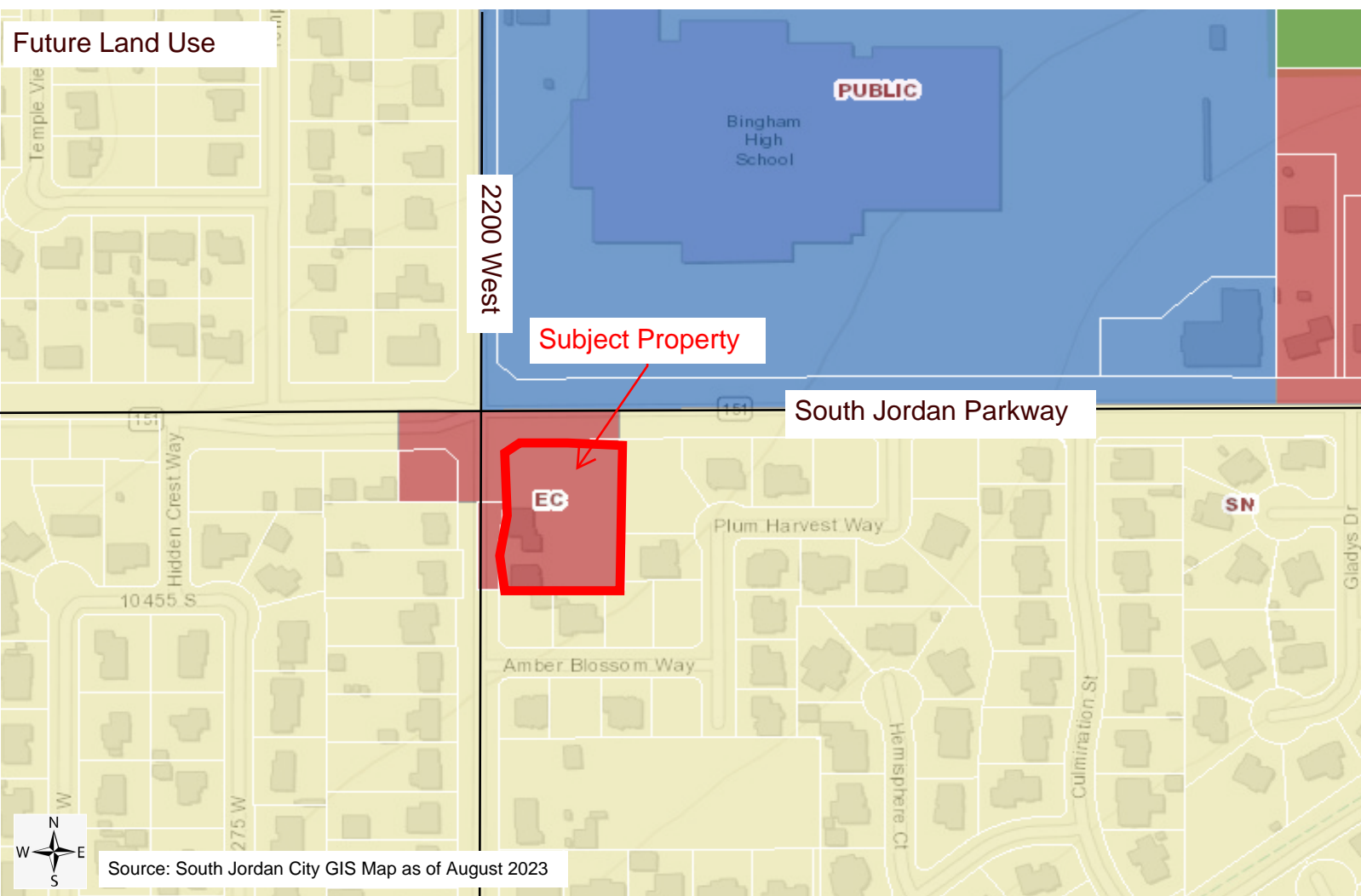
Location Map



Current Zoning



Future Land Use



	3/2/23	DATE	REMARKS	BY

DRAWN BY: LBP

SURVEY DATE: 2/1/2023



Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

DIAMOND
LAND SURVEYING

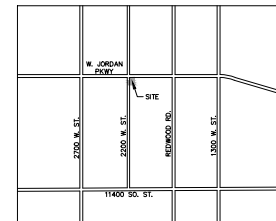
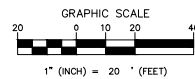
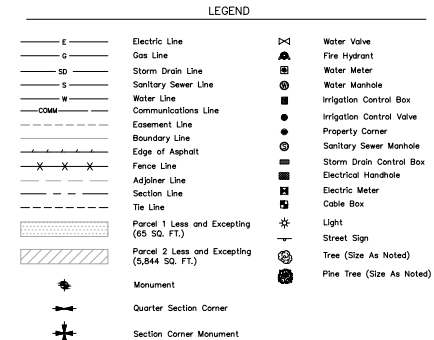
6801 South 700 West Ste. 150
Mesa, Utah 84047
Phone: (801) 266-5038 Fax: (801) 266-5032
E-mail: info@diamondlandsurveying.com
www.diamondlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY 10435N SOUTH 2200 WEST SOUTH JORDAN, UTAH 84095	JEFF ALMOND
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COPYRIGHT
ALL REPORTS, DESIGNS, FIELD DATA, FIELD
NOTES, DRAWINGS, SPECIFICATIONS,
CALCULATIONS, ESTIMATES OR ANY
REPRESENTATION CONTAINED HEREON ARE
THE SOLE PROPERTY OF DIAMOND DESIGN AND
LAND SURVEYING UNLESS PREVIOUSLY
ESTABLISHED BY PRECEDENCE OR WRITTEN
AGREEMENT.

DATE PLOTTED	3/2/23
JOB No.	23-018

2 of 2



VICINITY MAP
NO SCALE

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2023

GENERAL PLAT NOTE

1. AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77.
2. AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77 & COMMERCIAL SEWER CONNECTION AGREEMENT RECORDED JUNE 19, 2017 AS ENTRY NO. 12558473 IN BOOK 10569 AT PAGE 82.
3. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MAY 22, 2008 AS ENTRY NO. 10434267 IN BOOK 9609 AT PAGE 2657, (10.0' WIDE).
4. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION (D/B/A ROCKY MOUNTAIN POWER) BY INSTRUMENT RECORDED MARCH 12, 2014 AS ENTRY NO. 11816815 IN BOOK 10216 AT PAGE 6532.
5. 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 (CCAR) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, COAR'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, COAR'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
6. 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 OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE.
7. SHALLOW SEWER DEPTHS 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.

FINISHED FLOOR ELEVATION NOTE

THE FINISH FLOOR ELEVATION AT THE CENTER OF THE LOT SHALL NOT EXCEED FOUR FEET ABOVE THE THE AVERAGE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE FOR EACH LOT.

GROUNDWATER NOTE

MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR 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.

TITLE REPORT NOTE

SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED FEBRUARY 3, 2023 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-06X(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THE PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - B. THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
 - C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - D. ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER
DOMINION ENERGY
DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THAT PLAT, INCLUDING OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

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

DOMINION ENERGY DOMINION ENERGY CORP.
BY: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH UTAH CODE, 10-9A-603 OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREIN TO BE KNOWN AS MINERS COVE NORTH SUBDIVISION AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



RECORD OF SURVEY # S2016-12-0982

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 07°13'38" WEST 1412.61 FEET ALONG THE SECTION LINE AND EAST 46.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°08'24" EAST 26.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 10400 SOUTH STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 88°01'38" EAST 68.22 FEET TO A POINT ON A CURVE AND
- (2) NORTHEASTERLY 102.77 FEET ALONG THE ARC OF A 9947.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 17°22'22" EAST, THROUGH A CENTRAL ANGLE OF 0°35'31" WITH A LONG CHORD OF NORTH 88°19'23" EAST 102.77 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 19°01'51" WEST;

THENCE EAST 7.76 FEET;

THENCE SOUTH 80.00 FEET;

THENCE WEST 208.21 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

- (1) NORTH 07°44'48" WEST 77.53 FEET;
- (2) NORTH 6°40'58" EAST 79.79 FEET;
- (3) SOUTH 89°58'22" EAST 2.16 FEET;
- (4) NORTH 07°09'35" WEST 18.06 FEET;
- (5) NORTH 6°40'57" EAST 9.85 FEET AND;
- (6) NORTH 07°31'10" WEST 61.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,540 SQ. FT. OR 1.206 ACRES

CONTAINS 2 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

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 INTO LOTS AND STREETS TO BE HEREINFTER KNOWN AS THE

MINERS COVE NORTH SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, AND DO FURTHERMORE HEREBY DEDICATE THE AREA HEREIN DESCRIBED AS A SHARED STORM DRAIN EASEMENT FOR THE PURPOSES OF MAINTAINING ABOVE GROUND IMPROVEMENTS AND UNDERGROUND UTILITY LINES BOTH TO THE NORTH OF THE EXISTING BUILDING AS WELL AS THE SHARED EASEMENT THROUGHOUT THIS SITE PERTAINING DIRECTLY FOR THE PURPOSE OF UNKEED, REPAIRS AND REPLACEMENTS AS NECESSARY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET, _____, THIS ____ DAY OF _____, A.D. 20____

MINERS COVE LLC

BY: _____

ITS: _____

STATE OF UTAH)

COUNTY OF SALT LAKE) SS

ON THIS ____ DAY OF _____, IN THE YEAR 20____, APPEARED BEFORE ME, _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF _____, MINERS COVE LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN HIS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE

MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2023

SURVEYOR: NATHAN WEBER, PLS



OWNER/DEVELOPER
JEFF ALMOND
10455 SOUTH 2200 WEST
SOUTH JORDAN, UTAH
(801) 647-2209
DRJALMOND@GMAIL.COM

6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone: (801) 266-0099 Fax: (801) 266-0032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

SALT LAKE COUNTY RECORDER

RECORDED # _____

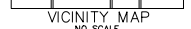
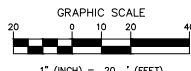
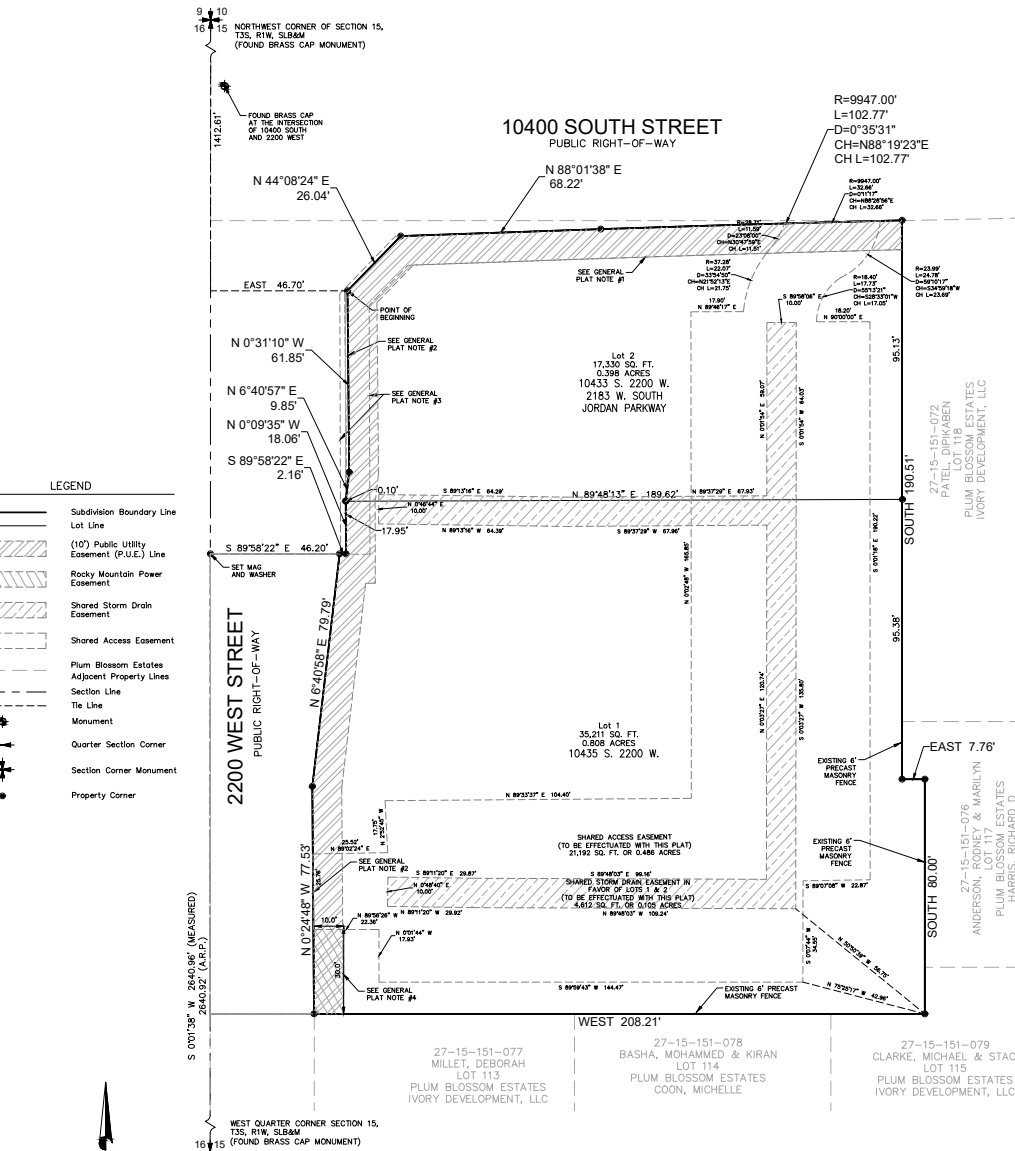
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER

SHEET 1 OF 1

SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE COUNTY HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
APPROVED THIS ____ DAY OF _____, A.D. 20____, BY SVS.D.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY COMCAST.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY HEALTH DEPARTMENT.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY CENTURY LINK COMMUNICATIONS.
SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE CO. HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	APPROVAL AS TO FORM	SOUTH JORDAN CITY
APPROVED THIS ____ DAY OF _____, 20____, BY SOUTH JORDAN CITY CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO THIS PLAT, DAY OF _____, A.D. 20____.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY SOUTH JORDAN CITY.
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY	ATTEST: CITY RECORDER CITY MAYOR



Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

December 1, 2023

Dear Recipient:

Jeffrey Almond has filed a preliminary subdivision application (File #**PLPP202300048**) at **10435 S. 2200 W.** The applicant is requesting that the South Jordan City Planning Commission review, and approve the changes made to the preliminary subdivision plat approved by the Planning Commission on September 12, 2023.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on December 12th, 2023** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City.

Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12:00 p.m. on December 12th, 2023**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments.** Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,
Andrew McDonald, AICP Candidate
City of South Jordan Planning Department

Location of Subject Property



Source: Google Maps Images as of August 2023