

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 04/23/2023**

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**Issue:** Harvest Crossing Villas 2  
**PRELIMINARY SUBDIVISION AMENDMENT**  
**Address:** 3244 W Harvest Chase Dr  
**File No:** PLPLA202300010  
**Applicant:** Jeff Seaman

**Submitted by: Miguel Aguilera, Planner I**  
**Jared Francis, Senior Engineer**

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Harvest Crossing Villas 2 Subdivision Amendment, File No. PLPLA202300010.

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<b>ACREAGE:</b>	Approximately 0.26 Acres
<b>CURRENT ZONE:</b>	Residential (R-M-7) Multi-Family
<b>CURRENT USE:</b>	Multi-Family Residential
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-2.5 / Single-family residential South – R-2.5 / Single-family residential West – R-2.5 / Single-family residential; P-O (PD) / Office (Planned Development) East – C-C / Commercial Community; P-O / Office

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## **STANDARD OF APPROVAL:**

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision amendment for the Harvest Crossing Villas 2 subdivision generally located at 3244 W Harvest Chase Dr. The proposed amendment will correct the dimensions of four lots of a four-plex building that had the unit types swapped during construction. The subdivision amendment will allow the recorded lot dimensions to match the constructed units.

The units constructed on lots 209 and 210 require a lot depth of 60.08 feet while the recorded plat shows a lot depth of 68.50 feet. The units constructed on lots 211 and 212 require a lot depth of 68.85 feet while the recorded plat shows 60.17 feet.

**STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

**Findings:**

- The subject property is located in the R-M-7 Zone, and its future land use is SN (Stable Neighborhood). It complies with City Code § 16.14, other requirements of the South Jordan City Municipal Code, and sanitary sewer and culinary water requirements.
- This property is part of the Harvest Crossing Villas 2 recorded subdivision
- The correction to the plat will fix the swapped dimensions of the four lots

**Conclusion:**

- Based on the Findings above, there is good cause for amending the subdivision.

**Recommendation:**


- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**

- Location Map
- Current Zoning Map
- Future Land Use Map
- Recorded Plat
- Proposed Subdivision Amendment Plat

  
Miguel Aguilera  
Planner I, Planning Department



South Jordan Parkway

Willow Valley Rd

3200 W

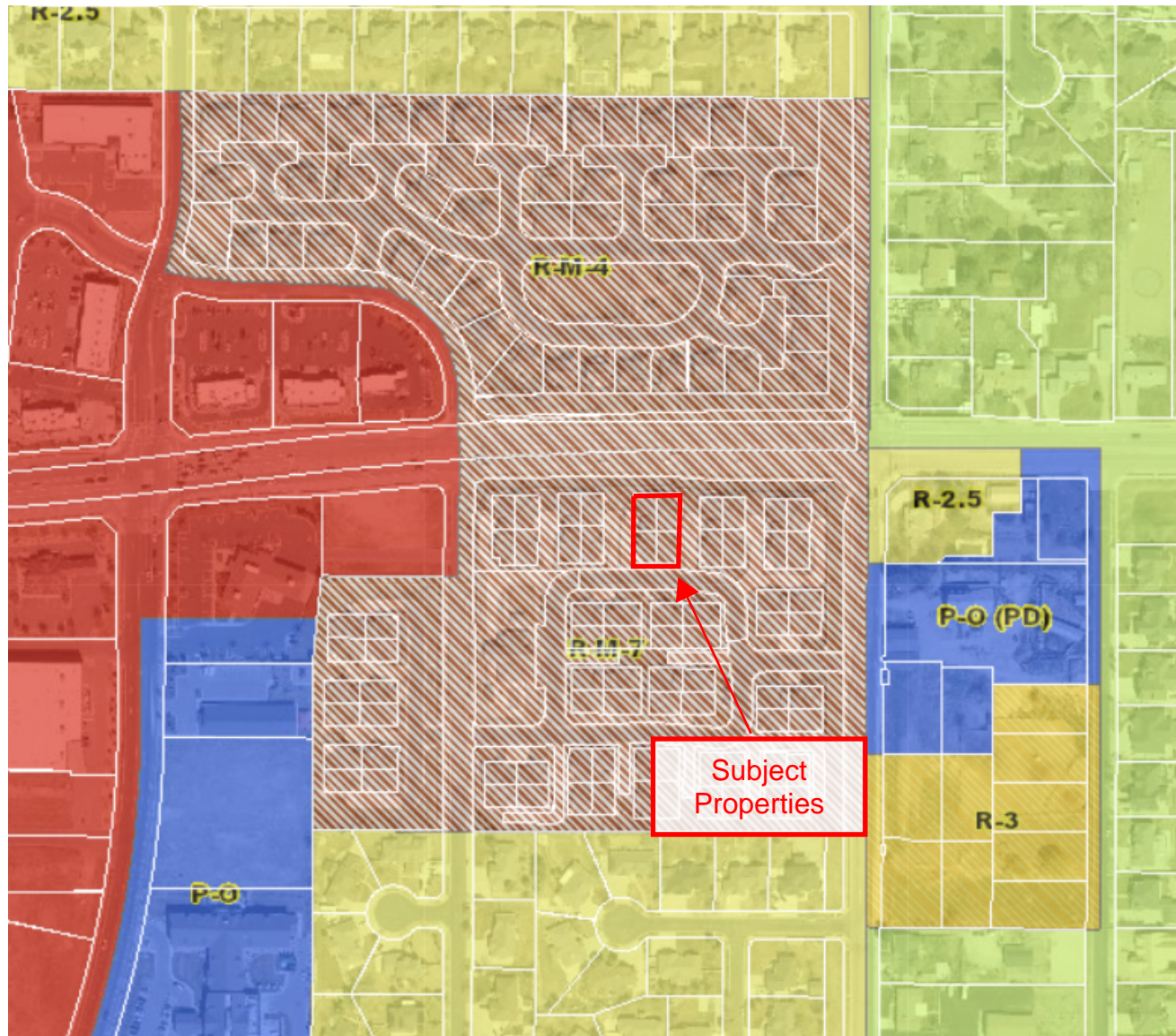
Subject Property

**Location Map**  
*City of South Jordan*  
**Harvest Crossing Villas 2**



# Harvest Crossing Villas 2 Zoning Map

## *City of South Jordan*



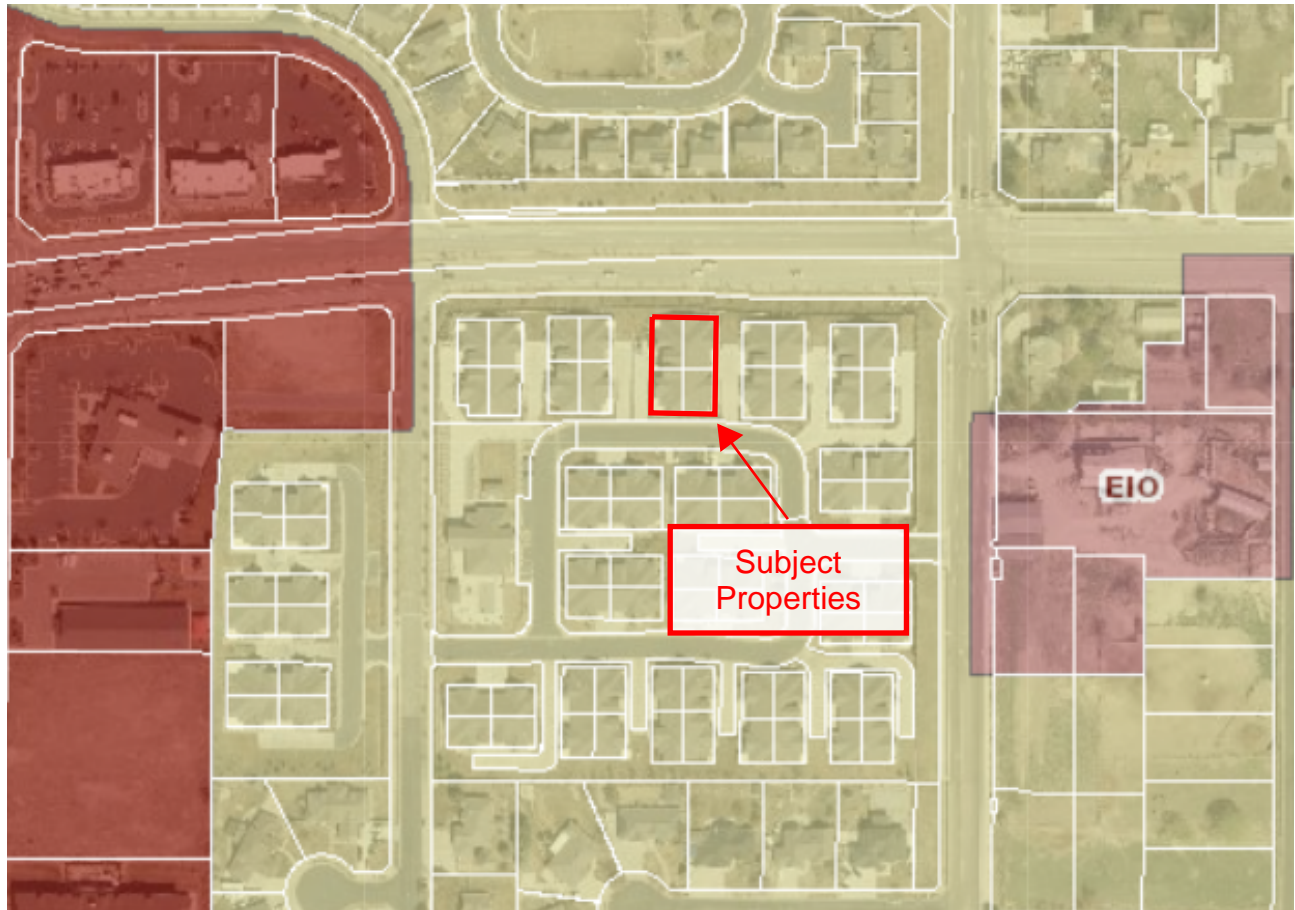
### Legend

Community-Commercial  
Professional Office  
Single-Family Residential (R-1.8)  
Single-Family Residential (R-2.5)  
Single-Family Residential (R-3)  
Multi-Family Residential (R-M-4/R-M-7)



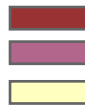
# Harvest Crossing Villas 2 Land Use Map

*City of South Jordan*



## Legend

Economic Center (EC)  
Economic Infil Opportunity (EIO)  
Stable Neighborhood (SN)





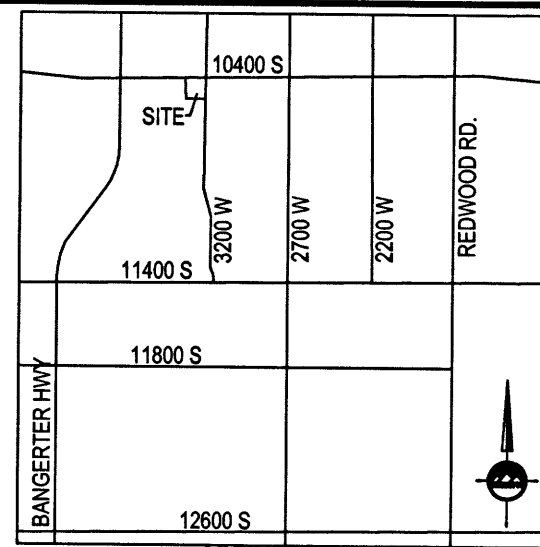
# HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

NOTE: THERE ARE 15 ENCROACHMENT AGREEMENTS  
RECORDED THAT ALLOW FOR ROADWAY  
IMPROVEMENTS AND UTILITIES TO BE CONSTRUCTED  
WITHIN THE JORDAN VALLEY WATER CONSERVANCY  
DISTRICT EASEMENT AS DESCRIBED WITHIN THE  
PIPELINE AGREEMENTS LISTED BELOW.

SOUTH JORDAN PARKWAY  
(PUBLIC STREET)

NORTHEAST CORNER  
SECTION 17  
T3S, R1W  
SLB&M  
(FOUND BRASS CAP)



## SURVEYOR'S CERTIFICATE

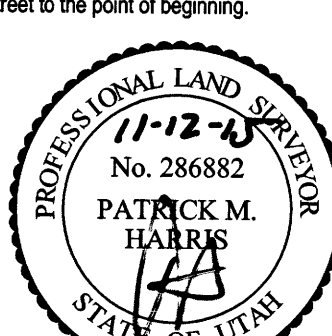
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. 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 west line of 3200 West Street, said point also being the Northeast Corner of Harvest Crossing Villas Phase 1 Subdivision, said point also being North 00°01'15" East 915.04 feet along the section line and West 36.23 feet from the East Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running

thence West 151.34 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence North 80°32'16" West 6.08 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence North 87°53'00" West 11.51 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence Northwesterly 26.84 feet along the arc of a 24.00 foot radius curve to the right (center bears North 20°15'53" East and the chord bears North 37°41'50" West 25.46 feet with a central angle of 64°04'34") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence South 84°20'27" West 38.00 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence Southeasterly 14.97 feet along the arc of a 518.00 foot radius curve to the left (center bears North 84°20'27" East and the chord bears South 06°29'14" East 14.97 feet with a central angle of 01°39'21") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence North 64.64 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence Northeasterly 36.20 feet along the arc of a 24.00 foot radius curve to the right (center bears East and the chord bears North 43°12'30" East 32.86 feet with a central angle of 86°25'00") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence North 58.05 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence Southeasterly 21.61 feet along the arc of a 59.48 foot radius curve to the left (center bears South 01°02'03" West and the chord bears South 80°37'36" West 21.49 feet with a central angle of 20°48'54") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;  
thence West 170.58 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision to the Easterly Line of Willow Valley Road (3280 West);  
thence North 147.08 feet along said Easterly Line of Willow Valley Road;  
thence Northeasterly 29.82 feet along the arc of a 19.50 foot radius curve to the right (center bears East and the chord bears North 43°48'54" East 27.00 feet with a central angle of 01°39'21") along said Easterly Line of Willow Valley Road to the Southerly Line of 10400 South Street;  
thence Northeasterly 307.55 feet along the arc of a 7.447.00 foot radius curve to the right (center bears South 02°22'13" East and the chord bears North 88°48'47" East 307.53 feet with a central angle of 02°21'59") along said Southerly Line of 10400 South Street;  
thence North 89°59'46" East 28.64 feet along said Southerly Line of 10400 South Street;  
thence South 86°01'00" East 93.48 feet along said Southerly Line of 10400 South Street;  
thence North 89°59'46" East 213.26 feet along said Southerly Line of 10400 South Street to the Westerly Line of 3200 West Street;  
thence South 44°27'50" East 36.88 feet along said Westerly Line of 3200 West Street;  
thence South 00°01'15" West 286.28 feet along said Westerly Line of 3200 West Street to the point of beginning.

Contains 189,059 Square Feet or 4.340 Acres and 32 Lots



## OWNER'S DEDICATION

Known 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, hereinafter known as the

## HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Also, the owner(s) hereby dedicate a non-exclusive public utility easement within the common area, limited common area, private roads and private drives shown hereon for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision. 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.

In witness whereof I/we have hereunto set our hand(s) this 20th day of November, A.D., 20 15.

GA Villas, LLC

By: Barrett Peterson  
Its: Manager

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake  
I, S.S.,  
On the 20th day of November, A.D., 20 15, personally appeared before me  
Barrett Peterson, the signer of this foregoing instrument, who duly acknowledged to me that he/she is a GA Villas, LLC, a limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 11/29/15  
Victor Barnes  
NOTARY PUBLIC

**VICTOR BARNES**  
Notary Public, State of Utah  
My Commission Expires on:  
November 29, 2015  
Commission Number: 649857

## HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # 12185688

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

REQUEST OF: Brandon Peterson

DATE: 12-10-15 TIME: 9:34 a.m. BOOK: 2015 P PAGE: 219

#63.00

FEES

Wendy Parkes deputy  
DEPUTY SALT LAKE COUNTY RECORDER

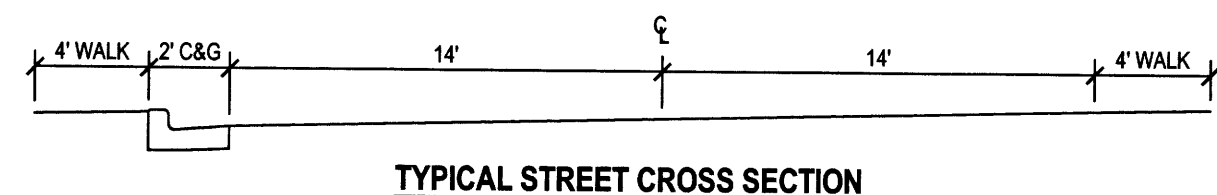
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	24.00'	26.84'	64°04'34"	N37°41'50"W	25.46'
C2	518.00'	14.97'	1°39'21"	S6°29'14"E	14.97'
C3	24.00'	36.20'	86°25'00"	N43°12'30"E	32.86'
C4	59.48'	21.61'	20°48'54"	S80°37'36"W	21.49'
C5	500.00'	59.90'	6°51'51"	S2°13'37"E	59.87'
C6	42.00'	62.85'	85°44'17"	N41°39'50"W	57.15'
C7	497.50'	47.47'	5°28'01"	N87°15'59"W	47.45'
C8	480.00'	57.51'	6°51'51"	S2°13'37"E	57.47'
C9	62.00'	28.14'	26°00'18"	S11°47'51"E	27.90'
C10	62.00'	20.68'	19°06'41"	N34°21'20"W	20.58'
C11	62.00'	43.96'	40°37'18"	N64°13'20"W	43.04'
C12	517.50'	3.90'	0°25'56"	N84°44'57"W	3.90'
C13	517.50'	45.47'	5°02'05"	N87°28'58"W	45.46'
C14	20.00'	20.65'	59°09'22"	S60°25'19"E	19.74'
C15	5.00'	2.69'	30°48'29"	S15°24'15"E	2.66'
C16	23.04'	12.38'	30°46'36"	S15°29'11"E	12.23'
C17	10.00'	7.54'	43°13'23"	S21°36'41"E	7.37'
C18	15.00'	6.69'	25°32'47"	N12°52'30"W	6.63'
C19	15.00'	6.71'	25°38'53"	S12°49'27"E	6.66'
C20	20.00'	16.68'	47°46'14"	N23°53'07"E	16.20'
C21	10.00'	15.74'	90°12'38"	S44°53'39"W	14.17'
C22	30.00'	47.12'	90°00'01"	N44°59'58"E	42.43'
C23	518.00'	77.03'	8°31'12"	S3°03'16"E	76.96'
C24	24.00'	35.91'	85°44'17"	N41°39'50"W	32.66'
C25	479.50'	45.75'	5°28'01"	N87°15'59"W	45.73'
C26	24.00'	37.70'	90°00'00"	S45°00'00"W	33.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°50'38"E	23.34'
L2	N30°48'29"W	23.93'
L3	S25°38'53"E	9.64'
L4	S0°13'32"E	3.06'
L5	N47°46'14"E	21.89'
L6	S0°00'00"E	14.00'
L7	N60°00'00"W	12.00'

15' Wide Water Line Easement  
Beginning at a point being North 00°01'15" East 936.44 feet along the section line and West 223.00 feet from the East Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 84°20'27" West 15.07 feet; thence North 11°02'23" West 5.97 feet; thence South 78°35'37" West 23.00 feet; thence North 78°50'23" West 7.50 feet; thence North 78°39'37" East 23.00 feet; thence North 00°05'23" West 51.64 feet; thence North 22°35'23" West 26.97 feet; thence North 67°35'23" West 22.62 feet; thence North 78°50'23" West 30.62 feet; thence South 11°09'37" East 25.50 feet; thence North 78°50'23" West 5.00 feet; thence North 11°09'37" East 25.50 feet; thence North 78°50'23" West 28.60 feet; thence West 32.02 feet; thence North 25.50 feet; thence West 7.50 feet; thence North 25.50 feet; thence West 14.44 feet; thence North 15.00 feet; thence East 17.59 feet; thence North 5.00 feet; thence East 7.50 feet; thence South 5.00 feet; thence East 9.24 feet; thence North 5.00 feet; thence East 7.50 feet; thence South 5.00 feet; thence East 27.02 feet; thence North 5.00 feet; thence East 7.50 feet; thence South 5.00 feet; thence East 32.01 feet; thence South 78°50'23" East 31.74 feet; thence North 11°09'37" East 7.00 feet; thence South 78°50'23" East 16.00 feet; thence North 11°09'37" West 7.00 feet; thence South 78°50'23" East 17.42 feet; thence South 67°35'23" East 7.55 feet; thence North 78°50'23" East 9.00 feet; thence South 57°09'08" East 19.32 feet; thence South 22°24'37" West 5.50 feet; thence North 67°35'23" East 3.37 feet; thence South 22°35'23" East 36.17 feet; thence South 00°05'23" East 4.61 feet; thence North 88°54'37" East 13.76 feet; thence South 00°05'23" East 17.50 feet; thence South 89°54'37" West 13.76 feet; thence South 00°05'23" East 31.04 feet; thence South 11°02'23" East 16.48 feet to the point of beginning.  
Contains 7.344 Square Feet or 0.169 Acres

## NOTES

- OWNERS AND 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 COVENANTS AND OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNERS. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, COVENANTS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- 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.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED 11/29/15, WHICH WAS PREPARED BY MERIDIAN TITLE COMPANY, WAS PROVIDED TO THE OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- EASEMENTS: QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8552.
- ALL INTERIOR STREET LIGHTING IS PRIVATE AND WILL BE MAINTAINED BY THE HOA AND WILL BE METERED SEPARATELY. ALL INTERIOR STREET LIGHTING POWER COSTS WILL BE PAID FOR BY THE HOA.
- THE PARK STRIPS ON 3200 WEST, WILLOW VALLEY ROAD AND SOUTH JORDAN PARKWAY ALONG THE FRONTAGE OF THE HARVEST CROSSING VILLAS WILL BE MAINTAINED BY THE HOA.
- THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED DECEMBER 22, 2011, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND WHITMARK LLC, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JANUARY 6, 2012 AS ENTRY NO. 11309489, IN BOOK 9981, AT PAGE 861-921 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.
- PLEASE TAKE NOTICE THAT THE JORDAN VALLEY WATER CONSERVANCY DISTRICT, FORMERLY KNOWN AS SALT LAKE COUNTY WATER CONSERVANCY DISTRICT, THE OWNER OF AN EASEMENT AND/OR RIGHT OF WAY RECORDED APRIL 14, 1997 AS ENTRY NO. 6618726, IN BOOK 7642, AT PAGES 0923 TO 0933 AND AN EASEMENT AND/OR RIGHT OF WAY RECORDED APRIL 1, 1998, AS ENTRY NO. 6910882, IN BOOK 7629, AT PAGES 1660 TO 1667, IN THE SALT LAKE COUNTY RECORDERS OFFICE, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINE(S), FACILITIES, WATER WORKS, AND OTHER APPURTENANCES OVER, UNDER ACROSS, AND THROUGH PORTIONS OF THE PROPERTY DEDICATED FOR PUBLIC USE HEREIN, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH BELOW AND SUBJECT TO THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS A STREET THOSE PORTIONS OF THE SURFACE AREA OF THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY LOCATED WITHIN THE AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. HOWEVER THE DISTRICT RESERVES UNTO ITSELF THE RIGHT TO REQUIRE ANY ENTITY, PUBLIC OR PRIVATE, REQUESTING THE RELOCATION OF THE DISTRICT PIPELINE(S), FACILITIES, WATER WORKS, OR APPURTENANCES WITHIN ITS EASEMENT AND/OR RIGHT OF WAY TO PAY ALL COSTS OF SUCH RELOCATION. THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY IS EXCLUSIVE AND, THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT OF WAY WITHOUT THE DISTRICT'S PRIOR WRITTEN CONSENT. THE DISTRICT DOES NOT HEREBY DEDICATE OR OTHERWISE GRANT TO THE OWNER, SUBDIVIDER, PURCHASER(S) OF LOTS, OR ANY PARTY, ANY SPECIFIC RIGHT IN THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY OTHER THAN THAT WHICH IS HEREBY GIVEN TO THE PUBLIC GENERALLY.
- 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 EASEMENT.
- THE DWELLING UNITS DEPICTED ON THIS PLAT ARE SERVED BY A COMMON SANITARY SEWER LATERAL THAT SERVES MULTIPLE UNITS WITHIN A COMMON STRUCTURE OR BUILDING. ALL SUCH SANITARY SEWER LATERALS LIE WITHIN THE "COMMON AREA" SHOWN ON THIS PLAT AND SHALL BE OWNED, OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION FOR THE PROJECT. SOUTH VALLEY SEWER DISTRICT SHALL HAVE NO DUTY TO OPERATE OR MAINTAIN ANY SANITARY SEWER LATERAL SHOWN ON THE PLAT, INCLUDING THOSE PORTIONS OF A LATERAL THAT MAY LIE IN A PUBLIC RIGHT OF WAY.



TYPICAL STREET CROSS SECTION

## SHEET 1 OF 1

PROJECT NUMBER: 5305  
MANAGER: BDM  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 11/12/15



**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOELE**  
Phone: 435.943.3590  
**CEDAR CITY**  
Phone: 435.865.1453

## SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 19 DAY OF November, 20 15  
BY THE SOUTH VALLEY SEWER DISTRICT

Richard P. Bay  
SOUTH VALLEY SEWER DISTRICT, MANAGER

## OFFICE OF CITY ATTORNEY

APPROVED AS TO FORM THIS 4th DAY OF DECEMBER, 20 15  
THIS OFFICE AND IS HEREBY APPROVED.

ATTORNEY FOR SOUTH JORDAN CITY

## 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.

Paul Kluwar  
SOUTH JORDAN CITY ENGINEER

## CITY PLANNER

APPROVED THIS 3rd DAY OF December, 20 15  
BY THE SOUTH JORDAN PLANNING DEPARTMENT.

Shirley S. Schindler  
CITY PLANNER

## JORDAN VALLEY WATER CONSERVANCY DISTRICT

APPROVED THIS 20th DAY OF November, 20 15  
BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

Richard P. Bay  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

## BOARD OF HEALTH APPROVAL

APPROVED THIS 20 DAY OF November, 20 15  
BY THE BOARD OF HEALTH

Richard P. Bay  
SALT LAKE COUNTY HEALTH DEPARTMENT

## SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS 1 DAY OF Dec, 20 15

Richard P. Bay  
MAYOR

Richard P. Bay  
SOUTH JORDAN CITY MAYOR

Richard P. Bay  
SOUTH JORDAN CITY MAYOR

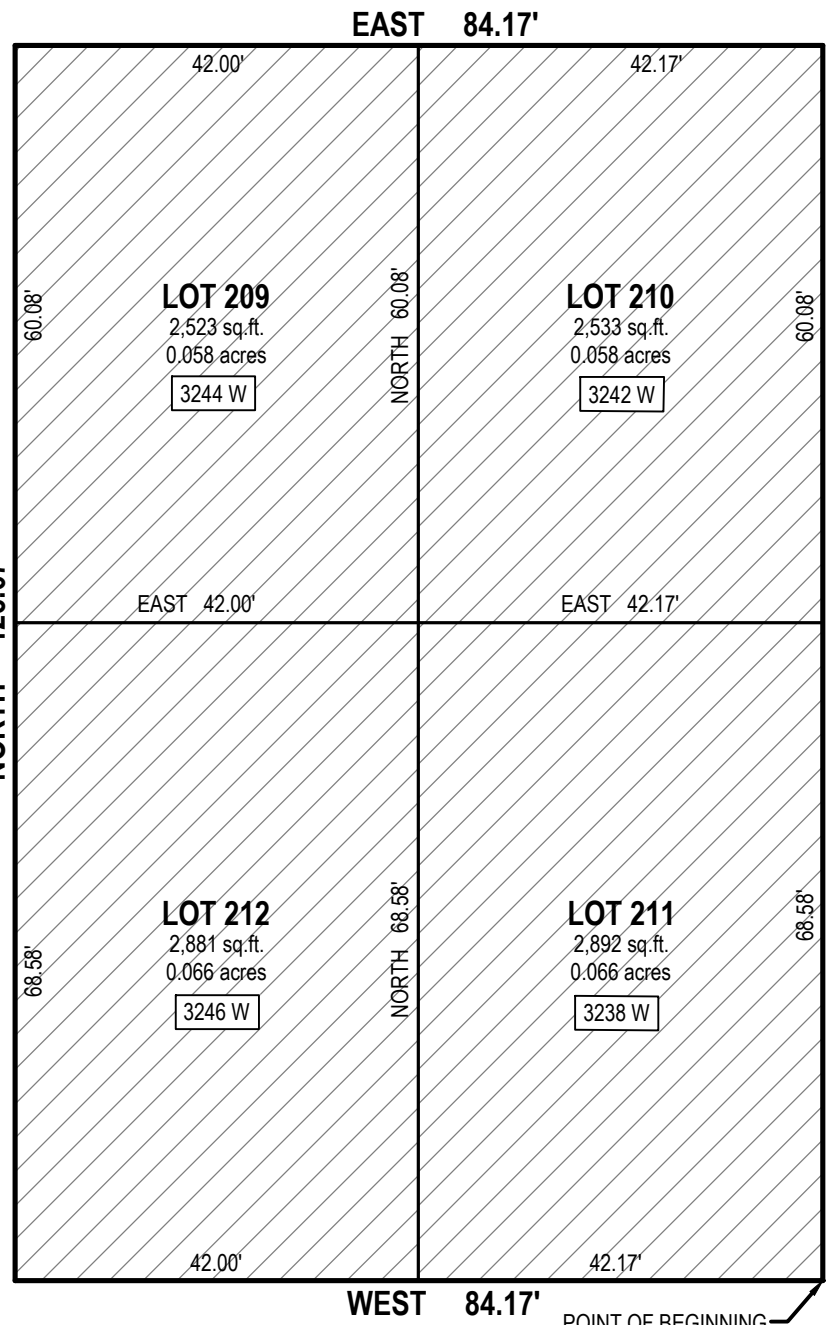


# HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION AMENDED

AMENDING ALL OF LOTS 209, 210, 211 AND 212 OF HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

**SOUTH JORDAN PARKWAY**  
(PRIVATE STREET)

HARVEST CROSSING VILLAS  
OWNERS ASSOCIATION, INC  
27-17-279-073  
HARVEST CROSSING PHASE 2  
BK. 2015P PG. 279  
PARCEL F



**HARVEST CHASE DRIVE**  
(PRIVATE STREET)

HARVEST CROSSING PHASE 2  
BK. 2015P PG. 279  
PARCEL D

ROCKY MOUNTAIN POWER NOTES:  
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 DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.  
NOTE: 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.

Dominion Energy Utah - Note:  
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

#### SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE: SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

#### BOARD OF HEALTH APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE: BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPARTMENT

#### CITY PLANNER

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY PLANNER

#### CITY ENGINEER

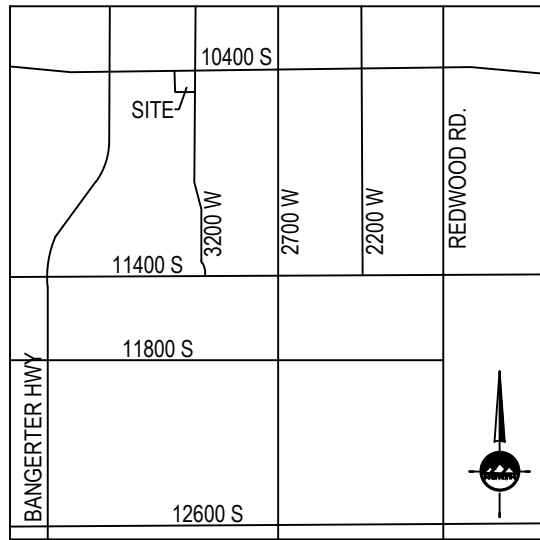
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.

SOUTH JORDAN CITY ENGINEER

#### OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ATTORNEY FOR SOUTH JORDAN CITY



#### LEGEND

- SECTION CORNER  
SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN 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
- ADJACENT RIGHT-OF-WAY
- PRIVATE OWNERSHIP

#### NOTES

- OWNERS AND 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.
- 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.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED NOVEMBER 4, 2015, WHICH WAS PREPARED BY MERIDIAN TITLE COMPANY, WAS PROVIDED TO THE OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- EASEMENTS, QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
- ALL INTERIOR STREET LIGHTING IS PRIVATE AND WILL BE MAINTAINED BY THE HOA AND WILL BE METERED SEPARATELY. ALL INTERIOR STREET LIGHTING POWER COSTS WILL BE PAID FOR BY THE HOA.
- THE PARK STRIPS ON 3200 WEST, WILLOW VALLEY ROAD AND SOUTH JORDAN PARKWAY ALONG THE FRONTAGE OF THE HARVEST CROSSING VILLAS WILL BE MAINTAINED BY THE HOA.
- THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED DECEMBER 22, 2011, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND WHITMARK LLC, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JANUARY 6, 2012 AS ENTRY NO. 11309489, IN BOOK 9981, AT PAGE 861-921 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.
- PLEASE TAKE NOTICE THAT THE JORDAN VALLEY WATER CONSERVANCY DISTRICT, FORMERLY KNOWN AS SALT LAKE COUNTY WATER CONSERVANCY DISTRICT, THE OWNER OF AN EASEMENT AND/OR RIGHT OF WAY RECORDED APRIL 14, 1997 AS ENTRY NO. 8618726, IN BOOK 7642, AT PAGES 0923 TO 0933 AND AN EASEMENT AND/OR RIGHT OF WAY RECORDED APRIL 1, 1998, AS ENTRY NO. 8910882 IN BOOK 7929, AT PAGES 1680 TO 1687, IN THE SALT LAKE COUNTY RECORDERS OFFICE, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINE(S), FACILITIES, WATER WORKS, AND OTHER APPURTENANCES OVER, UNDER ON, ACROSS, AND THROUGH PORTIONS OF THE PROPERTY DEDICATED FOR PUBLIC USE HEREIN, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH BELOW AND SUBJECT TO THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS A STREET THOSE PORTIONS OF THE SURFACE AREA OF THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY LOCATED WITHIN THE AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. HOWEVER THE DISTRICT RESERVES UNTO ITSELF THE RIGHT TO REQUIRE ANY ENTITY, PUBLIC OR PRIVATE, REQUESTING THE RELOCATION OF THE DISTRICT PIPELINE(S), FACILITIES, WATER WORKS, OR APPURTENANCES WITHIN ITS EASEMENT AND/OR RIGHT OF WAY TO PAY ALL COSTS OF SUCH RELOCATION. THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY IS EXCLUSIVE AND, THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT OF WAY WITHOUT THE DISTRICT'S PRIOR WRITTEN CONSENT. THE DISTRICT DOES NOT HEREBY DEDICATE OR OTHERWISE GRANT TO THE OWNER, SUBDIVIDER, PURCHASER(S) OF LOTS, OR ANY PARTY, ANY SPECIFIC RIGHT IN THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY OTHER THAN THAT WHICH IS HEREBY GIVEN TO THE PUBLIC GENERALLY.
- 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.
- THE DWELLING UNITS DEPICTED ON THIS PLAT ARE SERVED BY A COMMON SANITARY SEWER LATERAL THAT SERVES MULTIPLE UNITS WITHIN A COMMON STRUCTURE OR BUILDING. ALL SUCH SANITARY SEWER LATERALS LIE WITHIN THE "COMMON AREA" SHOWN ON THIS PLAT AND SHALL BE OWNED, OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION FOR THE PROJECT. SOUTH VALLEY SEWER DISTRICT SHALL HAVE NO DUTY TO OPERATE OR MAINTAIN ANY SANITARY SEWER LATERAL SHOWN ON THE PLAT, INCLUDING THOSE PORTIONS OF A LATERAL THAT MAY LIE IN A PUBLIC RIGHT OF WAY.

#### 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 Certificate 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 recorder's office. I further certify that all lots meet footage width and area requirements of the applicable zoning ordinances.

#### BOUNDARY DESCRIPTION

All of Lots 209, 210, 211 and 212 of Harvest Crossing Villas Phase 2 P.U.D. Subdivision recorded December 10, 2015 as Entry No. 12185688 in Book 2015P, at Page 279 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast Quarter of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point being North 00°01'15" East 1073.07 feet along the section line and North 89°58'45" West 345.10 feet from the East Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence West 84.17 feet;  
thence North 128.67 feet;  
thence East 84.17 feet;  
thence South 128.67 feet to the point of beginning.

Contains 10,829 Square Feet or 0.249 Acres.



*Patrick M. Harris*  
PATRICK M. HARRIS  
P.L.S. 286882

04/04/23  
DATE

#### 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

## HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION AMENDED

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.

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

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

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

#### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss. \_\_\_\_\_, A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

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

RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

#### SHEET 1 OF 1

PROJECT NUMBER : 5305F  
MANAGER : ROE  
DRAWN BY : SJL  
CHECKED BY : PMH  
DATE : 4/4/23

## HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION AMENDED

AMENDING ALL OF LOTS 209, 210, 211 AND 212 OF HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, 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: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEES

DEPUTY SALT LAKE COUNTY RECORDER