

Location Map

Goldenwest Center

Amendment

South Jordan City

Bangerter Highway

South Jordan Parkway



Zoning Map

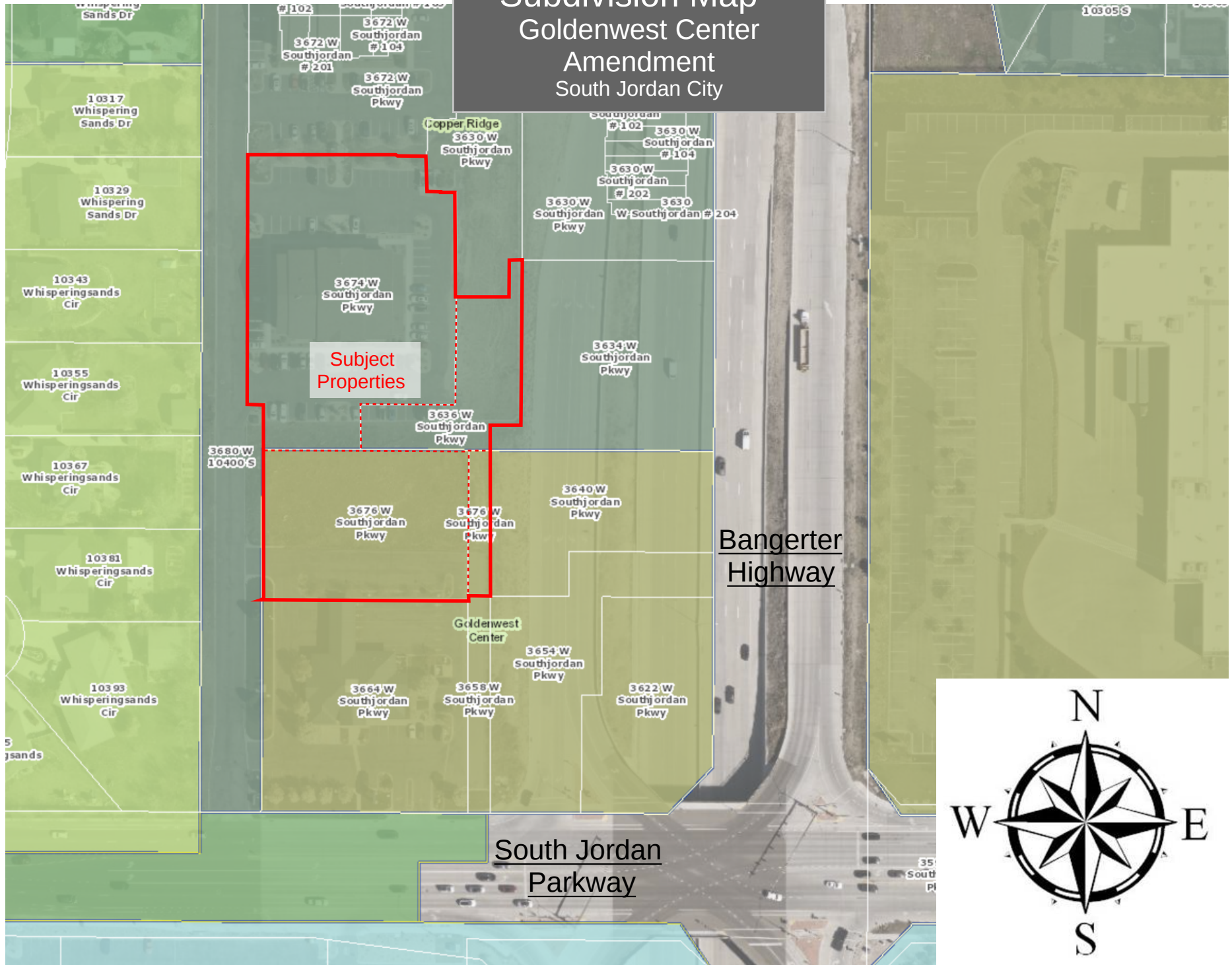
Goldenwest Center

Amendment

South Jordan City

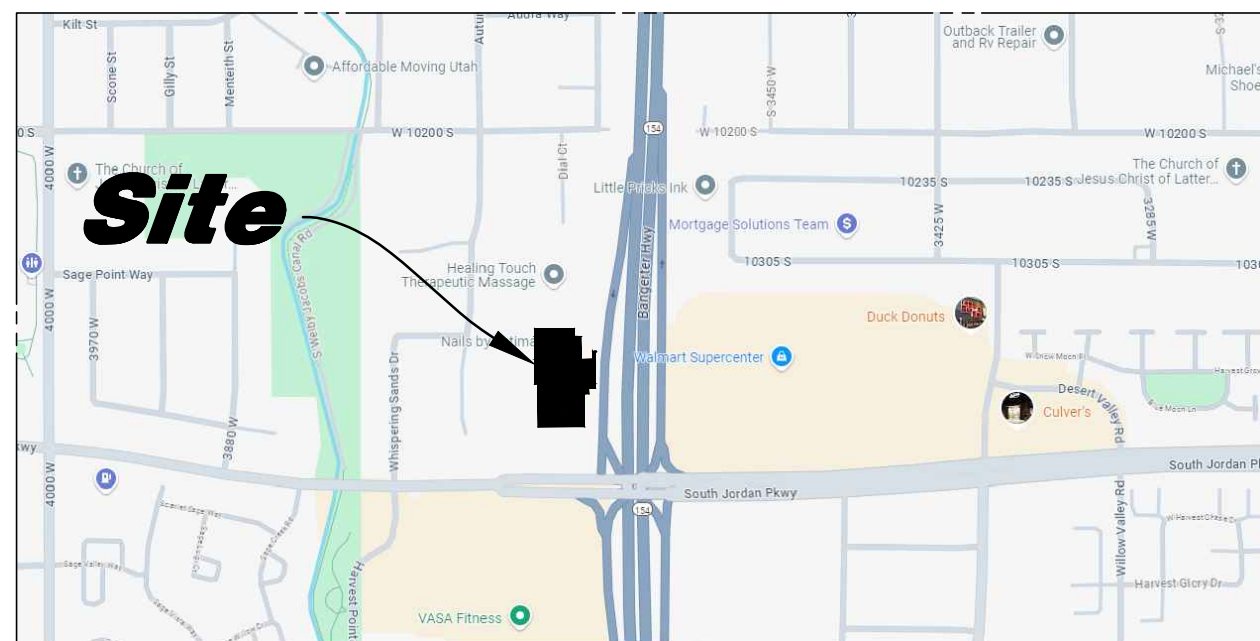
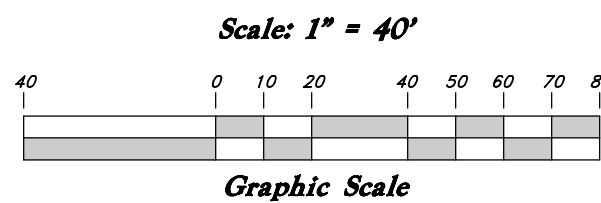
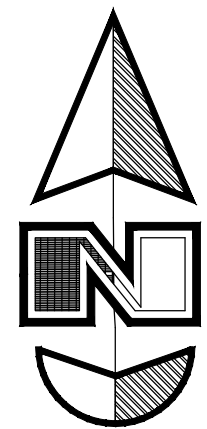


Subdivision Map Goldenwest Center Amendment South Jordan City



Goldenwest Center-Copper Ridge Amendment

Amending all of Lot 2 and a portion of lot 3 of Goldenwest Center together with a portion of Lots 2 & 3 & All of Lot 5 of the Copper Ridge Commercial Subdivision
Being a part of the North Half of Section 17, T3S, R1W, SLB&M, U.S. Survey
South Jordan City, Salt Lake County, Utah
April, 2025



Vicinity Map
(Not to Scale)

LEGEND

Found Section Monument	Boundary Line
P.U.E. (Rec.)	Set Back Lines
(Meas.)	Public Utility Easement
Record	Access Easement
Measured	Set 5/8"x 24" Long Rebar & Cap w/ Lathe
Centerline Road	Street Monument
Existing Parcel Line	Existing Post
Survey Monument Line	
Existing Fence Line	
Lot Line	

NOTES

- See Record of Survey for Boundary Retracement Details

CITY STANDARD PLAT NOTES

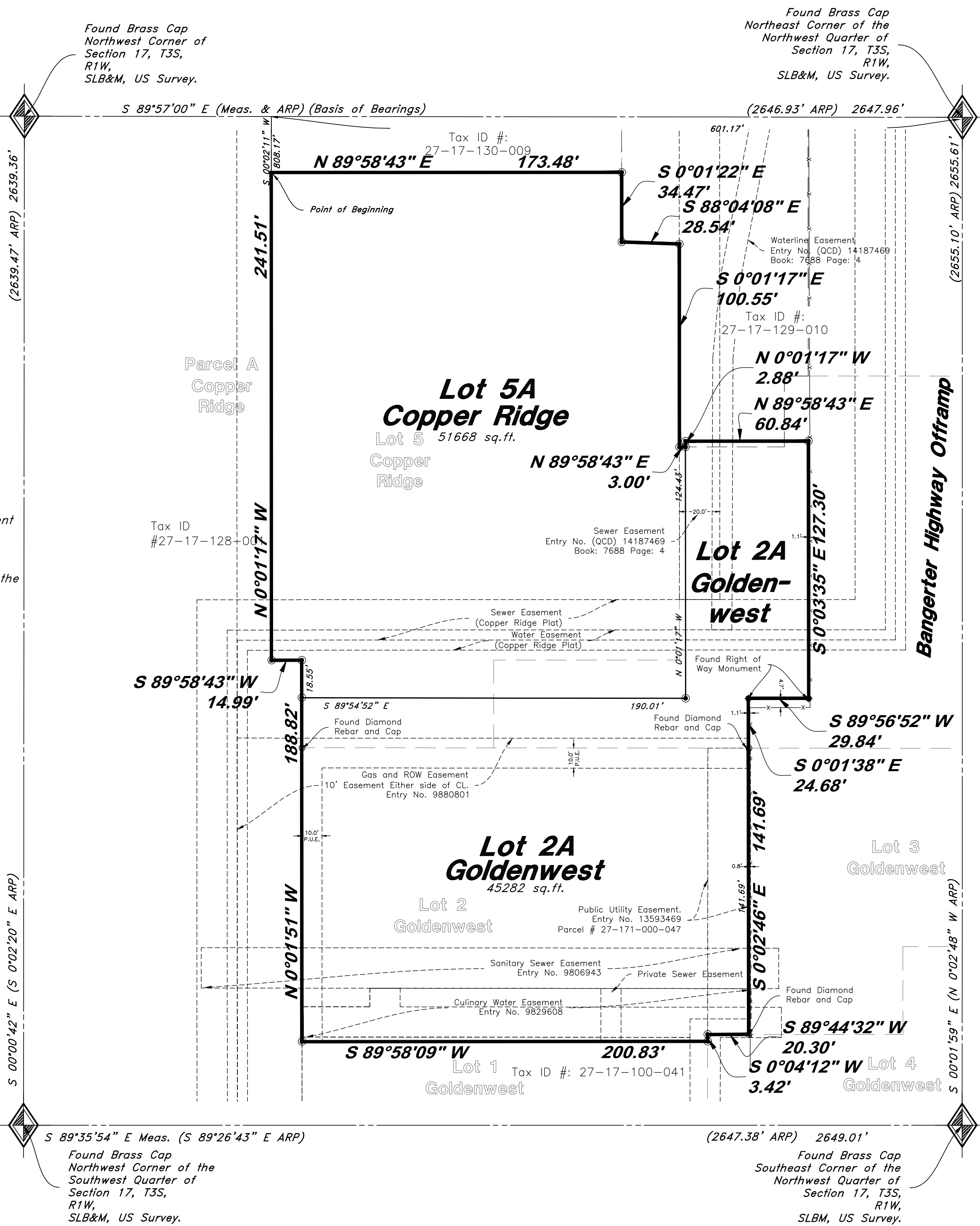
- Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes, lot information, easements, and other pertinent information contained with this plat and also with any conditions, covenants, and restrictions (CC&Rs) documents 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.
- 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.
- 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.

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements 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 Grant(s). Enbridge Gas 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 acknowledgement of any terms contained in the plat, including those set forth 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 Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this _____ day of _____, 2025.

By- _____
Title- _____



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Goldenwest Center-Copper Ridge Amendment in South Jordan City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, and have filed a Record of Survey map (ROS _____) of the existing property boundaries shown on this plat and verified the locations of the boundary in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this _____ day of _____, 2025.

6242920
License No.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said plat Goldenwest Center-Copper Ridge Amendment, and hereby dedicate grant and convey to South Jordan City, Salt Lake County, Utah (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands.

Signed this _____ day of _____, 2025.

104 Retail LLC

KSB Partners LLC

Owner of Record

Owner of Record

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by _____.

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

Amending all of Lot 2 and a portion of lot 3 of Goldenwest Center together with a portion of Lots 2 & 3 & All of Lot 5 of the Copper Ridge Commercial Subdivision. Being a part of the South Half of Section 17, Township 3 South, Range 1 West, SLB&M, U.S. Survey South Jordan City, Salt Lake County, Utah.

Beginning at the Northwest Corner of Lot 5 of Copper Ridge Commercial Subdivision, said point being 601.17 feet North 89°57'00" West and 808.17 feet South 0°02'11" West from the Northeast Corner of the Northwest Quarter of Section 17; and running thence along parcel 27-17-130-009 North 89°58'43" East 173.48 feet to parcel 27-17-129-010; thence along said parcel the following six (6) courses (1) South 0°01'22" East 34.47 feet; (2) South 88°04'08" East 28.54 feet; (3) South 0°01'17" East 100.55 feet; (4) North 89°58'43" East 3.00 feet; (5) North 0°01'17" West 2.88 feet; (6) North 89°58'43" East 60.84 feet to UDOT parcel 27-17-128-025; thence along said parcel two (2) courses; (1) South 0°03'35" East 127.30 feet; (2) South 89°56'52" West 29.84 feet to the Northwest Corner of UDOT parcel 27-17-100-048; thence along said parcel South 0°01'38" East 24.68 feet; thence S 0°02'46" E 141.69 feet to the Northeast Corner of UDOT parcel 27-17-100-045; thence along said parcel two (2) courses; (1) South 89°44'32" West 20.30 feet; (2) South 0°04'12" West 3.42 feet to the Northeast Corner of Parcel 27-17-100-041; thence along said parcel South 89°58'09" West 200.83 feet to parcel 27-17-128-001; thence along said parcel following three (3) courses; (1) North 0°01'51" West 188.82 feet; (2) South 89°58'43" West 14.99 feet; (3) North 0°01'17" West 241.51 feet to the point of beginning

Containing 96,945 square feet or 2.23 acres, more or less.

Lumen Approved this _____ day of _____, 2025. _____ Centurylink	COMCAST Approved this _____ day of _____, 2025. _____ Comcast	ROCKY MOUNTAIN POWER Approved this _____ day of _____, 2025. _____ Rocky Mountain Power	JORDAN BASIN IMPROVEMENT DISTRICT Approved by the Jordan Basin Improvement District this _____ day of _____, 2025. _____ General Manager	SALT LAKE COUNTY SURVEYOR'S OFFICE ROS # _____ Signed: _____ Date: _____
BOARD OF HEALTH Approved this _____ day of _____, 2025. _____ Salt Lake County Board of Health	SOUTH JORDAN PLANNING DEPARTMENT Approved by the South Jordan City Planning this _____ day of _____, 2025. _____ City Planner	SOUTH JORDAN 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 Date	OFFICE OF THE CITY ATTORNEY Approved by the South Jordan City Attorney this _____ day of _____, 2025. _____ Attorney for South Jordan City	SALT LAKE COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT _____ IN BOOK OF OFFICIAL _____ RECORDS, PAGE _____, RECORDED FOR _____ BY: _____ SALT LAKE COUNTY RECORDER DEPUTY
			SOUTH JORDAN CITY MAYOR Approved by the South Jordan City Mayor this _____ day of _____, 2025. _____ South Jordan City Mayor	
			Attest	

A Commercial Subdivision

April 2009



Board of Health
 Approved this 24 Day of April
2008 A.D., 2008
 W. A. Lee
 Lake Valley Health Department

South Jordan City Engineer

Approved as to Form this 5th day of MA A.D., 2007.

Planning Department
Approved this 24th Day of April, 2009 by the South Jordan
City Planner.
Steph R. Schell
City Planner

Approved as to form this 2nd day of May A.D., 2008.

Mayor

James M. Black City Clerk

Sealman, Sp. Referee Mayor

lateral. Buildings with a basement may not have sewer service available for basement.

Owner - Developer
 Amsource 104th & Bangor
 ATTN: Bill Gaskill
 358 South Rio Grande
 Suite 200
 Salt Lake City, Utah 84103
 phone: 801-741-4524

Owner - Developer
Goldenwest Federal Credit Union
ATTN: Kerry Wahlen
5025 South Adams Ave.
Ogden, Utah 84402
phone: 801-557-8322

Golden
A Community
being a Part of
Township 3 South, Range 1 West
South Jordan

Goldenwest Cent
A Commercial Subdivision
being a Part of the Northwest 1/4 of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah
South Jordan City, Salt Lake County, Utah

State of Utah - County of Salt Lake
 Recorded
 Date 11-11-2011 Time 11:00
 Page 100

Recorded # [redacted]
 State of Utah, County of Salt Lake, [redacted] Filed at [redacted]
 Date [redacted] Time of day [redacted] Book [redacted] Page [redacted]
 [redacted] See Lake County [redacted]
 [redacted]

Narrative

This Subdivision plat was requested by Mr. Kerry Wahlen of Golden for purpose of platting five (5) commercial lots.

A line between monuments found for the Northwest Corner and the Section 17 was assigned the Sall Lake County Area Reference Plat bearing to the Basis of Bearings.

Surveyor's Certificate

Boundary Description

A part of the Northwest Quarter of Section 17, Township 3 South, Range 10 West and Meridian, U.S. Survey in South Dakota, 35th Edition

Owner's Dedication

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of tract of land, having caused the same to be subdivided into lots

Goldenwest Center - A Commercial

do hereby dedicate for perpetual use of the public all parcels of as intended for public use.

In witness whereof WE have hereunto set our hands this 11th day of June 1964.

April AD. 2009.

By: Nerry Wahlen Executive Vice President
Goldenwest Federal Credit Union

Amersource South & Bergeron, LLC,
a Utah Limited Liability Company, by its Manager,
Amersource Development, Inc., its Utah Corporation

By: William J. Fordell

Acknowledgment

State of _____ } ss
County of _____ }
On the 21 day of April, 2008, personally appeared before me, undersigned Notary Public, Kevin Wahlen, who being by me duly sworn as Executive Vice President of Goldenwest Federal Credit Union, and that said Kevin Wahlen is duly qualified to perform the duties of Notary Public, signed in behalf of said Credit Union by a resolution of its Board of Directors, that said Kevin Wahlen is duly qualified to perform the duties of Notary Public, and acknowledged to me that said Credit Union executed the same.

Residing at: Ogden
Commission Expires: 9-18-09

Shewna Muirbrook.
Print Name

Acknowledgment

State of
County of

On the 22 day of April, 2024, personally appeared before me, the undersigned Notary Public, Paul J. Bickel, who being by me duly sworn, depose and say that Paul J. Bickel of Airsource 104th & Birch is the Legal Representative of Airsource Development, LLC, a limited liability company. By its manager, Airsource Development, LLC, that said instrument was signed in behalf of said LLC by a resolution of its Board of Directors and acknowledged to me that said LLC executed the same.

Residing at: 1455 W. Canterbury Ave.
Commission Expires: July 9, 2012.

Kaylyn Southern
Print Name

Goldenwest Cent
A Commercial Subdivision
being a Part of the Northwest 1/4 of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah
South Jordan City, Salt Lake County, Utah

Recorded # 2
State of Utah, County of Salt Lake ss. I, James H. Hinkle, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

Date 5-11-1906 Time of day 10:00 AM
Filed at 11:00 AM
Witness my hand and the seal of said County at Salt Lake City Utah, this 11th day of May 1906.

3500

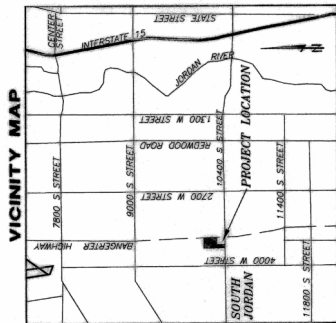
SURVEYOR'S CERTIFICATE

I, RANDY D. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF IOWA, AS EVIDENCED BY MY SURVEYOR'S LICENSE NO. 51952708, AND THAT I HAVE BEEN AUTHORIZED BY THE IOWA BOARD OF SURVEYING AND PLATTING TO ISSUE THIS CERTIFICATE OF SURVEY FOR THE PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO SEVERAL LOTS, HEREAFTER TO BE KNOWN AS THE

COPPER RIDGE SUBD.

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ACCORDING TO THE PLAT, AND AS SHOWN ON THIS PLAT.

0' 10' 20' 40' 80' SCALE: 1" = 40'



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

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE NORTH ARROW LOCATED BETWEEN THE NORTHWEST CORNER, AND THE NORTH EAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, RANGE 10 EAST, T17S, R10E, MERIDIAN AS SHOWN ON THIS SURVEY PLAN.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORDS TAKEN FROM DEED DESCRIPTIONS OF OTHER LANDS, AND ARE NOT BEING RECORDED. ALL OTHER COURSES ARE THE RESULT OF MEASUREMENTS.
3. ALL ROADWAYS AND OPEN SPACES ARE PUBLIC UTILITIES.

COPPER RIDGE SUBD

A COMMERCIAL DEVELOPMENT LOCATED IN THE NORTH
OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE
SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN
COUNTY, UTAH

COUNTY RECORDED NO. 2

COUNT RECORDER NO. 2

COUNTY OF SALT LAKE, RECORDED AND FILED

ith Jordan

TIME 9:08 AM FEE

100

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

14

James Cunningham

ACCOUNT RECORDED

[illegible]