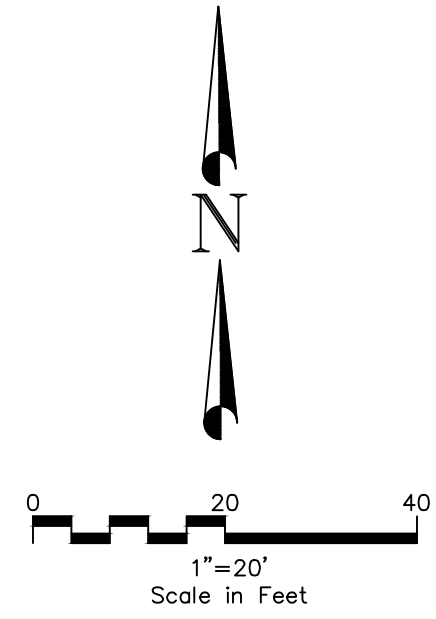


# SANDY JORDAN CREDIT UNION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH



## Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Adjacent Parcel
- Lot Line
- P.U.E. and Easements
- Road Centerline
- This area hereby dedicated to Sandy City as Right-of-Way for Public and Utility Uses.
- Set Rebar and Cap stamped "CIR"
- Found Street Monument

## ENBRIDGE GAS UTAH – NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH

Approved this \_\_\_\_ day of \_\_\_\_, 20\_\_

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

Title: \_\_\_\_\_

## Rocky Mountain Power

- 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.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i) 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
  - A recorded easement or right-of-way
  - The law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
  - Any other provision of law.

Rocky Mountain Power \_\_\_\_\_ Date \_\_\_\_\_

Found Street Monument  
9400 South 310 East  
Standard Flat Brass 2.5"

Found Street Monument  
9400 South 700 East  
Standard Flat Brass 2.5"

N. 80°33'10" E. 74.90'  
S. 89°27'05" E. 2568.05' (BASIS OF BEARING)  
Monument Line  
9400 SOUTH STREET  
(Public Right-of-Way)

PREPARED BY:

**CIR CIVIL ENGINEERING +SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: (435) 503-7641

SHEET

1

1

## OWNER / DEVELOPER:

Jordan Credit Union  
9260 South 300 East  
Sandy, Utah 84094

## PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Roadway hereby dedicated to Sandy City 1,508 Sq Ft, 0.035 Ac
- No driveway shall be constructed to convey storm water runoff toward any building.
- Properties are to be graded such that storm water runoff will drain away from structures and towards property boundaries. However, new development or redevelopment shall not increase the burden of storm water on neighboring and/or downstream properties. Storm water runoff shall be entirely controlled within the limits of project site. Perpetrating property owners may be liable for damages in civil courts due to damages caused to adjacent properties from runoff (including flows that existed before the new development or redevelopment occurred). Any concentrated flows leaving a site shall have an agreement/easement with the affected property owners.
- Subject to Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
- Subject to an Easement including its terms, covenants and provisions as disclosed by instrument; To: The Mountain States Telephone and Telegraph Company. Purpose: the right, privilege and authority to construct, operate and maintain its lines of Telephone and Telegraph, including the conduit, poles, cables, wires and fixtures upon, over and across the property. Recorded: August 15, 1940 as Entry No. 886933 in Book 256 at Page 98 of Public Records.
- Subject to an Easement including its terms, covenants and provisions as disclosed by instrument; To: The Mountain States Telephone and Telegraph Company. Purpose: the right, privilege and authority to construct, operate and maintain its lines of Telephone and Telegraph, including the conduit, poles, cables, wires and fixtures upon, over and across the property. Recorded: August 15, 1940 as Entry No. 886934 in Book 256 at Page 99 of Public Records.
- The City shall be given the first right of refusal to purchase water rights accompanying the property in this development.
- For Storm Drain Maintenance Agreement, refer to the recorded Post Construction Agreement.

## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.02	30.98	46°16'55"	S59° 48' 26"W	24.35
C2	18.11	30.98	33°29'23"	N66° 12' 31"E	17.85

## LINE TABLE

LINE #	LENGTH	BEARING
L1	13.14	N89° 54' 48"E

## SANDY CITY PARKS & RECREATION

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Director

## SANDY CITY PUBLIC UTILITIES

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Engineering Manager

## SALT LAKE COUNTY SURVEYOR

Record of Survey # \_\_\_\_\_

\_\_\_\_\_  
Plat Reviewer

## UTILITIES

Century Link: \_\_\_\_\_ Date: \_\_\_\_\_

Rocky Mountain Power: \_\_\_\_\_ Dates: \_\_\_\_\_

COMCAST: \_\_\_\_\_ Date: \_\_\_\_\_

Enbridge Gas: \_\_\_\_\_ Date: \_\_\_\_\_

## SANDY SUBURBAN IMPROVEMENT DISTRICT

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Representative

## S.L. COUNTY HEALTH DEPARTMENT

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Representative

## SANDY CITY ENGINEER

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Sandy City Engineer

## SANDY CITY PLANNING COMMISSION

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Chairman

## APPROVAL AS TO FORM

Approved this \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Sandy City Attorney

## SANDY CITY MAYOR

Presented to the Sandy City Mayor this \_\_\_\_ day of \_\_\_\_, A.D. 2025, at which time the subdivision was approved and accepted.

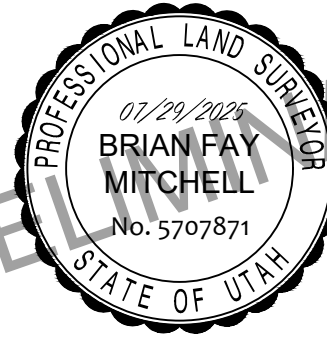
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Attest: City Recorder

## SURVEYOR'S CERTIFICATE

I, BRIAN FAY MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that, by authority of the owners, I have made a survey of the property described on this plat in accordance with Section 17-23-17, and have combined two parcels into one lot, together with easements, hereafter to be known as **SANDY JORDAN CREDIT UNION SUBDIVISION**. I further certify that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this \_\_\_\_ day of \_\_\_\_, 20\_\_



## BOUNDARY DESCRIPTION

A parcel of land being part of Lot 12, Block 5, Lot 12 Sandy 5 Acre Plat recorded May 19, 1892 as Entry No. 54216 in Book C, at Page 153 in the Office of the Salt Lake County Recorder. Said parcel is located in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 1116.45 feet N. 0°03'37" W. along the Section Line and 43.50 feet S. 89°56'23" W. from the South Quarter Corner of said Section 6, said Corner being 74.90 feet S. 80°33'10" W. and 68.27 feet S. 13°50'07" E. from a Salt Lake County Standard Flat Brass 2.5" (Mon # 28064002) at approximately 9400 South / 310 East; thence S. 00°03'37" W. 130.00 feet; thence S. 89°56'23" W. 6.79 feet to a point of non-tangency with a 30.98 - foot radius curve to the right, concave northwesterly (Radius point bears N. 53°20'02" W.); thence Southwesterly 25.02 feet along the arc of said curve, through a central angle of 46°16'55" (Chord bears S. 59°48'26" W. 24.35 feet); thence S. 79°43'08" W. 136.85 feet; thence N. 89°34'19" W. 108.28 feet; thence N. 00°03'37" E. 165.59 feet; thence N. 89°56'23" E. 270.73 feet to the **Point of Beginning**.

The above-described land contains 42,548 sq. ft. in area or 0.976 acre, more or less.

## OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) of the above-described tract of land, and do hereby cause the same to be divided into Lots, Parcel and Streets, together with easements, as set forth, to be hereafter known as

## SANDY JORDAN CREDIT UNION SUBDIVISION

And they do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public and utility uses. The undersigned owners do also hereby convey to any and all public utility companies a perpetual, non-exclusive Public Utility Easement ("PUE" or "P.U.E.") as shown on this plat, the same to be used for the installation, maintenance and operation of public utility lines and facilities. The undersigned owners do also hereby convey to Sandy City a Waterline ("WL" or "W.L.") Easement and a Street Light Easement for the installation, maintenance and operation of Public Water Line and Street Light Facilities. The undersigned owners do also hereby convey all other easement, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated by those easements, as shown herein.

In witness whereof I/we have hereunto set my/our hand(s) this \_\_\_\_ day of \_\_\_\_, A.D. 2025.

Signed: \_\_\_\_\_

For: \_\_\_\_\_ Jordan Credit Union

## NOTARY ACKNOWLEDGMENT

State of Utah )  
                              ) ss  
County of Salt Lake )

On the \_\_\_\_ day of \_\_\_\_, 2025, personally appeared before me, the undersigned notary public, \_\_\_\_\_ who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Jordan Credit Union, a non-profit corporation, and that the foregoing owner's dedication was signed for, and in behalf of, said non-profit corporation, and he/she acknowledged to me that said non-profit corporation executed the same.

Notary Public's Signature \_\_\_\_\_

Notary Public's Commission Number \_\_\_\_\_

Print Name - Notary Public Commissioned in Utah \_\_\_\_\_

Commission Expiration Date \_\_\_\_\_

## SANDY JORDAN CREDIT UNION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

## 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