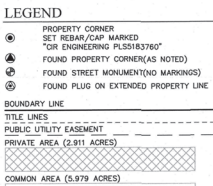
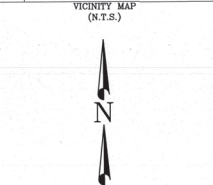


# I-215 PARKWAY COMMERCIAL CONDOMINIUM 2nd AMENDED

(PARCEL 3, NORTH REDWOOD INDUSTRIAL PARK PLAT "A" AMENDED)  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

FOUND DAVIS COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER, SECTION 10, T1N, R1W, S18&M (ELEVATION=4214.54) (SEE NOTE 4)

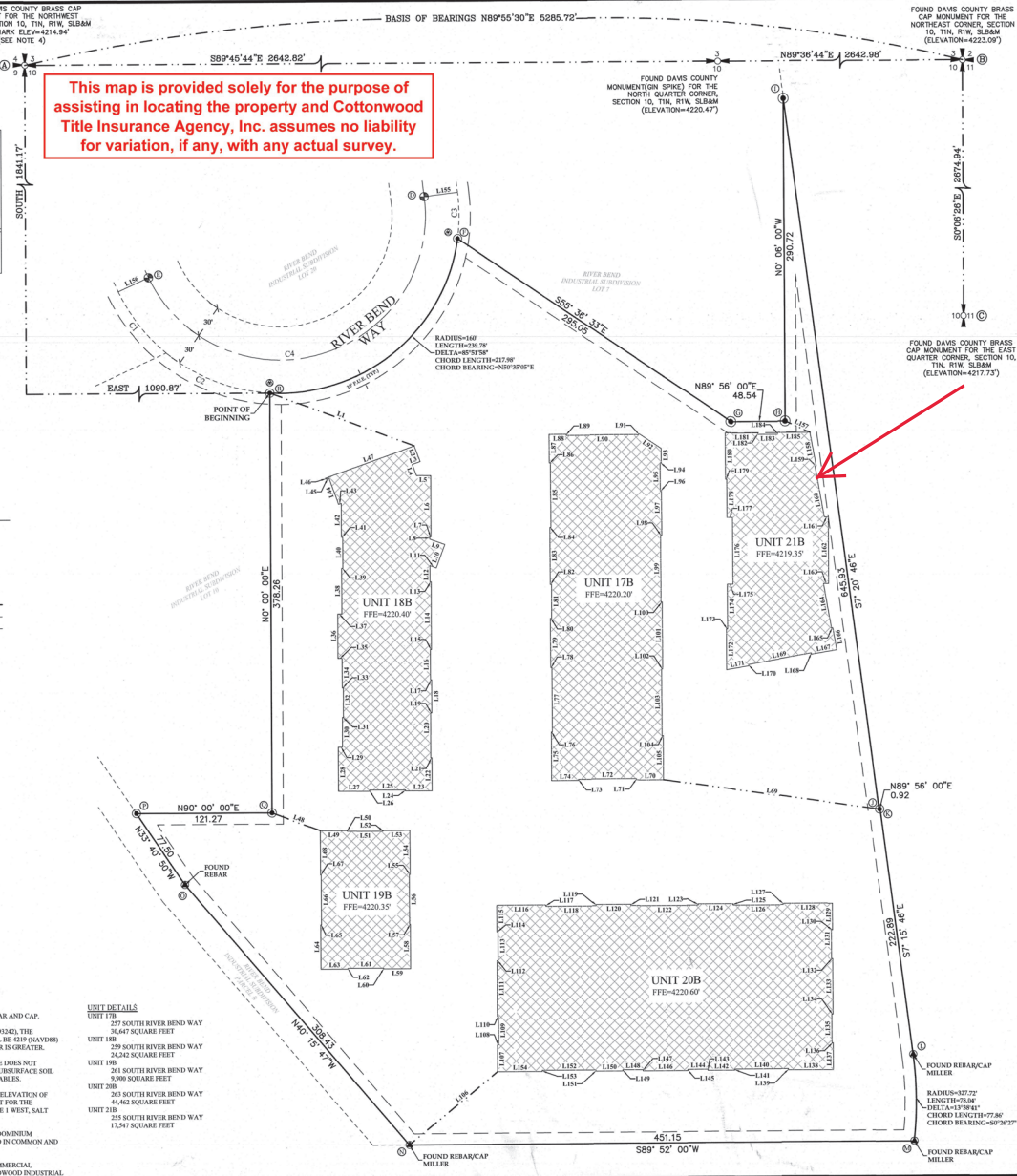
Line #	Length	Direction	Line #	Length	Direction
L1	137.70	S89°25'16"E	L34	1.00	S89°48'30"E
L2	15.20	S10°58'31"E	L35	23.37	S89°48'30"E
L3	7.61	S70°52'36"E	L36	1.00	S89°48'30"E
L4	10.80	S20°52'31"E	L37	40.89	S89°48'30"E
L5	12.47	S89°25'16"E	L38	1.00	S89°48'30"E
L6	15.87	S89°25'16"E	L39	40.89	S89°48'30"E
L7	1.00	S89°25'16"E	L40	1.00	S89°48'30"E
L8	1.00	S89°25'16"E	L41	40.89	S89°48'30"E
L9	1.00	S89°25'16"E	L42	40.89	S89°48'30"E
L10	1.00	S89°25'16"E	L43	1.00	S89°48'30"E
L11	1.00	S89°25'16"E	L44	1.00	S89°48'30"E
L12	1.00	S89°25'16"E	L45	1.00	S89°48'30"E
L13	1.00	S89°25'16"E	L46	1.00	S89°48'30"E
L14	1.00	S89°25'16"E	L47	1.00	S89°48'30"E
L15	1.00	S89°25'16"E	L48	1.00	S89°48'30"E
L16	1.00	S89°25'16"E	L49	1.00	S89°48'30"E
L17	1.00	S89°25'16"E	L50	1.00	S89°48'30"E
L18	1.00	S89°25'16"E	L51	1.00	S89°48'30"E
L19	1.00	S89°25'16"E	L52	1.00	S89°48'30"E
L20	1.00	S89°25'16"E	L53	1.00	S89°48'30"E
L21	1.00	S89°25'16"E	L54	1.00	S89°48'30"E
L22	1.00	S89°25'16"E	L55	1.00	S89°48'30"E
L23	1.00	S89°25'16"E	L56	1.00	S89°48'30"E
L24	1.00	S89°25'16"E	L57	1.00	S89°48'30"E
L25	1.00	S89°25'16"E	L58	1.00	S89°48'30"E
L26	1.00	S89°25'16"E	L59	1.00	S89°48'30"E
L27	1.00	S89°25'16"E	L60	1.00	S89°48'30"E
L28	1.00	S89°25'16"E	L61	1.00	S89°48'30"E
L29	1.00	S89°25'16"E	L62	1.00	S89°48'30"E
L30	1.00	S89°25'16"E	L63	1.00	S89°48'30"E
L31	1.00	S89°25'16"E	L64	1.00	S89°48'30"E
L32	1.00	S89°25'16"E	L65	1.00	S89°48'30"E
L33	1.00	S89°25'16"E	L66	1.00	S89°48'30"E
L34	1.00	S89°25'16"E	L67	1.00	S89°48'30"E
L35	1.00	S89°25'16"E	L68	1.00	S89°48'30"E
L36	1.00	S89°25'16"E	L69	1.00	S89°48'30"E
L37	1.00	S89°25'16"E	L70	1.00	S89°48'30"E
L38	1.00	S89°25'16"E	L71	1.00	S89°48'30"E
L39	1.00	S89°25'16"E	L72	1.00	S89°48'30"E
L40	1.00	S89°25'16"E	L73	1.00	S89°48'30"E
L41	1.00	S89°25'16"E	L74	1.00	S89°48'30"E
L42	1.00	S89°25'16"E	L75	1.00	S89°48'30"E
L43	1.00	S89°25'16"E	L76	1.00	S89°48'30"E
L44	1.00	S89°25'16"E	L77	1.00	S89°48'30"E
L45	1.00	S89°25'16"E	L78	1.00	S89°48'30"E
L46	1.00	S89°25'16"E	L79	1.00	S89°48'30"E
L47	1.00	S89°25'16"E	L80	1.00	S89°48'30"E
L48	1.00	S89°25'16"E	L81	1.00	S89°48'30"E
L49	1.00	S89°25'16"E	L82	1.00	S89°48'30"E
L50	1.00	S89°25'16"E	L83	1.00	S89°48'30"E
L51	1.00	S89°25'16"E	L84	1.00	S89°48'30"E
L52	1.00	S89°25'16"E	L85	1.00	S89°48'30"E
L53	1.00	S89°25'16"E	L86	1.00	S89°48'30"E
L54	1.00	S89°25'16"E	L87	1.00	S89°48'30"E
L55	1.00	S89°25'16"E	L88	1.00	S89°48'30"E
L56	1.00	S89°25'16"E	L89	1.00	S89°48'30"E
L57	1.00	S89°25'16"E	L90	1.00	S89°48'30"E
L58	1.00	S89°25'16"E	L91	1.00	S89°48'30"E
L59	1.00	S89°25'16"E	L92	1.00	S89°48'30"E
L60	1.00	S89°25'16"E	L93	1.00	S89°48'30"E
L61	1.00	S89°25'16"E	L94	1.00	S89°48'30"E
L62	1.00	S89°25'16"E	L95	1.00	S89°48'30"E
L63	1.00	S89°25'16"E	L96	1.00	S89°48'30"E
L64	1.00	S89°25'16"E	L97	1.00	S89°48'30"E
L65	1.00	S89°25'16"E	L98	1.00	S89°48'30"E
L66	1.00	S89°25'16"E	L99	1.00	S89°48'30"E
L67	1.00	S89°25'16"E	L100	1.00	S89°48'30"E



Point	Northing	Easting
A	102479.33	97339.39
B	102486.24	102448.88
C	100011.25	102468.12
D	100114.48	102589.80
E	100044.18	102422.30
F	100775.55	102618.66
G	100089.89	102862.11
H	100089.96	99104.67
I	101110.68	99104.17
J	100460.65	99192.76
K	100460.65	99193.67
L	100238.94	99121.84
M	100161.89	99222.43
N	100161.89	99217.30
O	100375.48	99271.96
P	100489.89	102422.30
Q	100489.89	102426.36
R	100688.55	10426.26

- SUBDIVISION NOTES**
1. LOT CORNERS WILL BE MARKED ON THE GROUND WITH A REBAR AND CAP.
  2. PER THE RIVER BEND INDUSTRIAL SUBDIVISION INSTRUMENT NO. 209242, THE MINIMUM FINISHED FLOOR ELEVATION OF ANY BUILDING SHALL BE 4210 (PAVED) OR 1 FOOT ABOVE THE NEAREST TOP BACK OF CURB, WHICHEVER IS GREATER.
  3. APPROVAL OF THIS DEVELOPMENT PLAN BY NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION WITH REGARD TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
  4. THE BENCHMARK FOR THIS PLAN WAS ESTABLISHED WITH AN ELEVATION OF 4140 (DADA) AT THE DAVIS COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.
  5. THE BUILDING BEINGS ARE PLATTED AS COMMERCIAL CONDOMINIUM BUILDINGS BUT THE PARKING AND LANDSCAPING WILL BE HELD IN COMMON AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
  6. THIS CONDOMINIUM PLAN COMBINES THE I-215 PARKWAY COMMERCIAL CONDOMINIUM SUBDIVISION WITH PARCEL 1 OF THE NORTH REDWOOD INDUSTRIAL PARK PLAT "A" AMENDED.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



DEVELOPER	PLANNING COMMISSION	NORTH SALT LAKE CITY ENGINEER	CITY ATTORNEY	CITY COUNCIL APPROVAL
STS PROPERTIES, LLC 360 NORTH 700 WEST, SUITE J NORTH SALT LAKE, UT, 84054	RECOMMENDED FOR APPROVAL THIS 10th DAY OF June, A.D. 2020 BY THE NORTH SALT LAKE CITY PLANNING COMMISSION 2020	RECOMMENDED FOR APPROVAL THIS 10th DAY OF June, A.D. 2020 Paul Peterson CITY ENGINEER	RECOMMENDED FOR APPROVAL AS TO FORM THIS 16th DAY OF June, A.D. 2020 Darius Church CITY ATTORNEY	PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS 16th DAY OF June, A.D. 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. Chris DeLoecker MAYOR, OR DESIGNEE CITY RECORDER

**SURVEYOR'S CERTIFICATE:**  
 I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 118780 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS THE I-215 PARKWAY COMMERCIAL CONDOMINIUM 2nd AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.



**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE NORTHWEST CORNER OF THE I-215 PARKWAY COMMERCIAL CONDOMINIUM AMENDED SUBDIVISION, SAID POINT BEING SOUTH 184.17 FEET AND EAST 1094.07 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
 THENCE 238.78 FEET ALONG A 1600.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 89°51'58" NORTH 89°50'00" EAST 48.54 FEET; THENCE 197.08 FEET EAST 28.02 FEET; THENCE 197.08 FEET NORTH 89°50'00" EAST 48.54 FEET; THENCE NORTH 0°00'00" WEST 28.02 FEET; THENCE SOUTH 7°04'00" EAST 64.93 FEET; THENCE NORTH 89°49'00" EAST 102 FEET; THENCE SOUTH 7°04'00" EAST 22 FEET; THENCE 78.84 FEET ALONG THE ARC OF A 127.72 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 17°18"41" CHORD BEARS SOUTH 0°20'27" WEST 77.86 FEET; THENCE SOUTH 89°20'00" WEST 45.13 FEET; THENCE NORTH 89°47'00" WEST 38.43 FEET; THENCE NORTH 17°00'00" WEST 75.00 FEET; THENCE EAST 121.27 FEET; THENCE NORTH 378.24 FEET TO THE POINT OF BEGINNING.

**CONTAINS:**  
 8,890 ACRES  
 387,239 SQUARE FEET, MORE OR LESS

**BASIS OF BEARINGS:**  
 BASIS OF BEARINGS ESTABLISHED AS NORTH 89°57'00" EAST BETWEEN NORTHWEST AND NORTHEAST CORNERS OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

**OWNERS DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE I-215 PARKWAY COMMERCIAL CONDOMINIUM 2nd AMENDED  
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 6th DAY OF MAY, 2020.

BY: \_\_\_\_\_  
 NAME: TOM SMOKE  
 TITLE: MANAGER, COTM SERVICES REBAR, LLC  
 5208 BUREAU ROAD, WEST VALLEY, UTAH 84119  
 I-215 PARKWAY OWNER ASSOCIATION, INC.

**ACKNOWLEDGEMENT**  
 I, \_\_\_\_\_, County Recorder for Davis County, Utah, do hereby certify that the foregoing instrument was duly acknowledged to me that they did freely and voluntarily execute the same for the purposes therein mentioned.

NOTARY PUBLIC: \_\_\_\_\_  
 My Commission Expires: April 3, 2021

ON THE 16th DAY OF June, A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO TRULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES: 4/3/21  
 NOTARY PUBLIC: \_\_\_\_\_  
 My Commission Expires: April 3, 2021

**I-215 PARKWAY COMMERCIAL CONDOMINIUM 2nd AMENDED**  
 (PARCEL 3, NORTH REDWOOD INDUSTRIAL PARK PLAT "A" AMENDED)  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

PREPARED BY:  
**CIR ENGINEERING, L.L.C.**  
 3032 SOUTH 1030 WEST, SUITE 202  
 SLC, Utah 84119 - 801-949-6296

<b>DAVIS COUNTY RECORDER</b> STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILE AT THE REQUEST OF: <i>STS Properties, LLC</i>	REVISION: NONE DATE: 4/19/19 SCALE: 1"=50' PAGE: 1 OF 2 PROJECT: S19-011
DATE: 8-6-2020, TIME: 10:17 AM, BOOK: 1569, PAGE: 320 FEE: \$112.00 CIR ENGINEERING, L.L.C. Cory B. Neerings DAVIS COUNTY RECORDER	

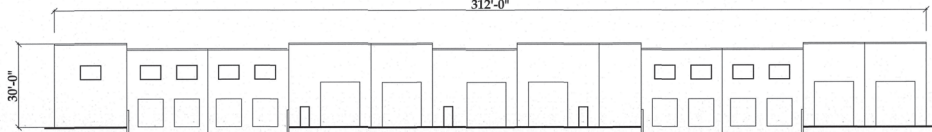
UNIT 17B  
ELEVATIONS

312'-0"



EAST ELEVATION

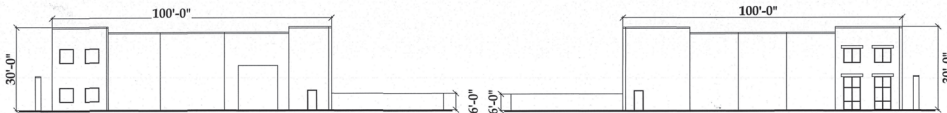
312'-0"



WEST ELEVATION

100'-0"

100'-0"

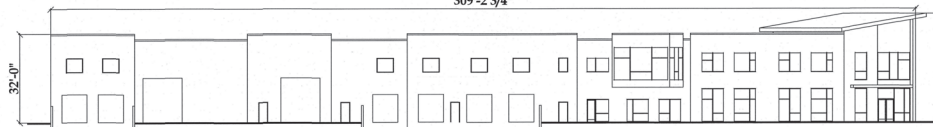


NORTH ELEVATION

SOUTH ELEVATION

UNIT 18B  
ELEVATIONS

309'-2 3/4"



EAST ELEVATION

309'-2 3/4"



WEST ELEVATION

9'-1 3/4"

83'-8"



NORTH ELEVATION

SOUTH ELEVATION

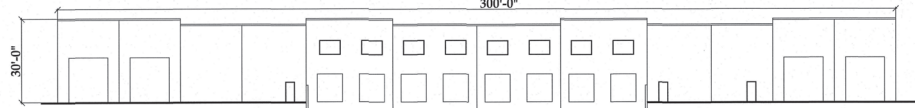
UNIT 20B  
ELEVATIONS

300'-0"



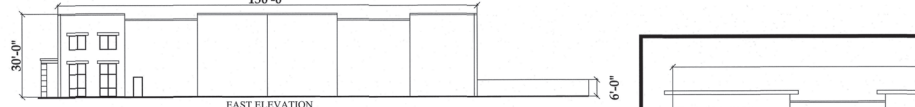
NORTH ELEVATION

300'-0"



SOUTH ELEVATION

150'-0"



EAST ELEVATION

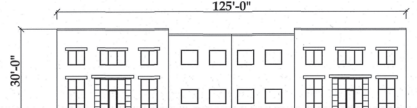
150'-0"



WEST ELEVATION

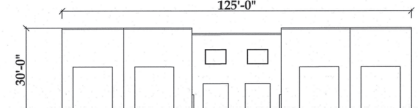
UNIT 19B  
ELEVATIONS

125'-0"



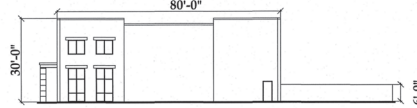
EAST ELEVATION

125'-0"

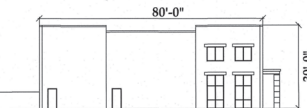


WEST ELEVATION

80'-0"



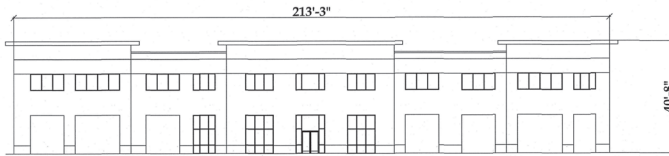
NORTH ELEVATION



SOUTH ELEVATION

UNIT 21B  
ELEVATIONS

99'-11 3/4"

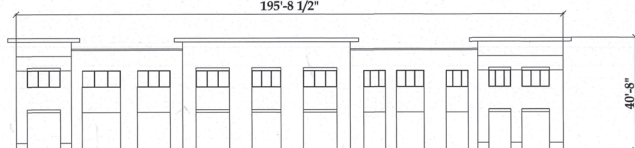


WEST ELEVATION



SOUTH ELEVATION

195'-8 1/2"



EAST ELEVATION



NORTH ELEVATION

DATE: 4/19/19  
SCALE: NONE  
PAGE: 2 OF 2  
PROJECT: S19-011

DAVIS COUNTY RECORDER  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILE  
AT THE REQUEST OF *W.S.A. Co.*  
DATE: *8-6-2020* TIME: *10:17 am* BOOK: *7569* PAGE: *380*  
FEE: *\$112.00*  
*Richard Mangham*  
CLERK DEPUTY  
DAVIS COUNTY RECORDER