

HOBBY CAVES CONDOMINIUMS AMENDING LOT 2 OF THE SADDLEBACK POINTE SUBDIVISION

LOCATED IN THE SE QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN,
BLUFFDALE, UTAH



SURVEYOR'S CERTIFICATE
I, RANDY D. SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 5152708 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

**HOBBY CAVES CONDOMINIUMS
AMENDING LOT 2 OF THE SADDLEBACK POINTE SUBDIVISION**
AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

LOT 2 OF THE SADDLEBACK POINTE SUBDIVISION, RECORDED IN THE 54 COUNTY RECORDERS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN;

- THENCE SOUTH 00°20'00" WEST 282.98 FEET;
 - THENCE SOUTH 89°40'00" EAST 671.22 FEET TO THE POINT OF BEGINNING;
 - THENCE CONTINUING SOUTH 89°40'00" EAST 475.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 588.01 FEET, A CENTRAL ANGLE OF 14°09'16" AND A CHORD THAT BEARS SOUTH 11°43'31" WEST 144.90 FEET, SAID POINT BEING THE WESTERN LINE OF FITZGERALD MEADOWS SUBDIVISION, RECORDED AS ENTRY NO. 8774241, IN THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF THE UTAH & SALT LAKE CANAL;
 - THENCE ALONG SAID CURVE SOUTHERLY AN ARC DISTANCE OF 145.26 FEET, ALONG SAID CANAL;
 - THENCE SOUTH 04°38'50" WEST 141.34 FEET;
 - THENCE NORTH 89°40'00" WEST 434.72 FEET;
 - THENCE NORTH 00°22'21" WEST 282.99 FEET TO THE POINT OF BEGINNING.
- Contains 127,138 square feet or 2.92 acres, more or less.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S00°20'00"W BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 4, T4S, R1W, S1M.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS
THIS 31st DAY OF February AD 2019
[Signature]
MANAGING MEMBER,
JFRG Bluffdale, LLC

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF Salt Lake)
ON THE 31st DAY OF February AD 2019, PERSONALLY
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY
ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES August 31, 2019
[Signature]
NOTARY PUBLIC



**HOBBY CAVES CONDOMINIUMS
AMENDING LOT 2 OF THE SADDLEBACK POINTE SUBDIVISION**

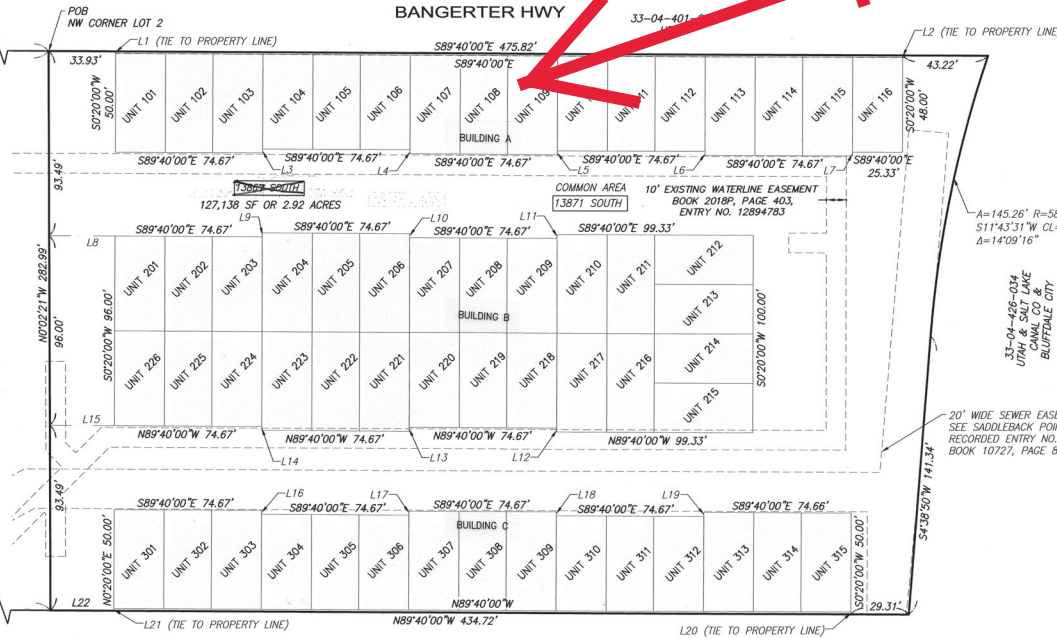
LOCATED IN THE SE QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN,
BLUFFDALE, UTAH

RECORDED # 129554781
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF GARAGE CONCEPTS, LLC
DATE: 3/25/2019 TIME: 1:10 PM BOOK 209 PAGE 100
\$148-
COUNTY RECORDER

2700 WEST ST
ENTRY NO. 6612337
BOOK 7837 PAGE 118

2086.84'

FIND 2.5" SLCO BRASS CAP
IN HAND HOLE SOUTH 1/4
COR SECTION 4 TOWNSHIP 4
SOUTH, RANGE 1 WEST, SALT
LAKE MERIDIAN,
NAD83 US FOOT, ELEVATION
4510.07'



LEGEND

Privately Owned Spaces
Common Space

ADDRESS TABLE - 13865 SOUTH 2700 WEST

BUILDING A	BUILDING B	BUILDING B	BUILDING C
UNIT 101	UNIT 201	UNIT 215	UNIT 301
UNIT 102	UNIT 202	UNIT 216	UNIT 302
UNIT 103	UNIT 203	UNIT 217	UNIT 303
UNIT 104	UNIT 204	UNIT 218	UNIT 304
UNIT 105	UNIT 205	UNIT 219	UNIT 305
UNIT 106	UNIT 206	UNIT 220	UNIT 306
UNIT 107	UNIT 207	UNIT 221	UNIT 307
UNIT 108	UNIT 208	UNIT 222	UNIT 308
UNIT 109	UNIT 209	UNIT 223	UNIT 309
UNIT 110	UNIT 210	UNIT 224	UNIT 310
UNIT 111	UNIT 211	UNIT 225	UNIT 311
UNIT 112	UNIT 212	UNIT 226	UNIT 312
UNIT 113	UNIT 213	UNIT 228	UNIT 313
UNIT 114	UNIT 214	UNIT 314	UNIT 314
UNIT 115		UNIT 315	UNIT 315
UNIT 116			

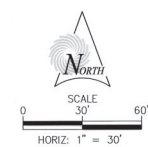
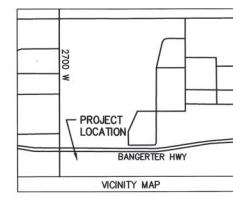
Line Table

Line #	Direction	Length
L1	S0°20'00"W	1.08
L2	N0°20'00"E	1.08
L3	N0°20'00"E	2.00
L4	N0°20'00"E	2.00
L5	N0°20'00"E	2.00
L6	N0°20'00"E	2.00
L7	N0°20'00"E	2.00
L8	S89°40'00"E	33.32
L9	N0°20'00"E	2.00
L10	S0°20'00"W	2.00
L11	N0°20'00"E	2.00
L12	N0°20'00"E	2.00
L13	S0°20'00"W	2.00
L14	N0°20'00"E	2.00

Line Table

Line #	Direction	Length
L15	S89°40'00"E	32.70
L16	S0°20'00"W	2.00
L17	S0°20'00"W	2.00
L18	S0°20'00"W	2.00
L19	N0°20'00"E	2.00
L20	N0°20'00"E	1.08
L21	S0°20'00"W	1.08
L22	N89°40'00"W	32.09

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.



RECORD OF SURVEY S2016-01-0014
SADDLEBACK POINTE SUBDIVISION RECORDED
ENTRY NO. 12894783, BOOK 2018P, PAGE 403,
IN THE SALT LAKE COUNTY RECORDS OFFICE.

Buildings on this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry # 12869273

Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the Association.

OWNER/DEVELOPER
GARAGE CONCEPTS LLC
9450 S REDWOOD RD
SOUTH JORDAN, UT 84095

PLAT PREPARED BY
SUNRISE ENGINEERING
6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 27 DAY OF February AD 2019
[Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 26 DAY OF February AD 2019
[Signature]
GENERAL MANAGER

BLUFFDALE 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.
[Signature]
BLUFFDALE CITY ENGINEER
5 MAR 2019 DATE

PLANNING COMMISSION
APPROVED THIS 7 DAY OF March AD 2019 BY THE BLUFFDALE COMMUNITY DEVELOPMENT DEPT.
[Signature]
CHAIR, PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS 21 DAY OF March AD 2019
[Signature]
ATTORNEY FOR BLUFFDALE CITY

BLUFFDALE CITY COUNCIL
PRESENTED TO BLUFFDALE CITY COUNCIL THIS 19 DAY OF March AD 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED BY RESOLUTION
[Signature]
CITY CLERK

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF GARAGE CONCEPTS, LLC
DATE: 3/25/2019 TIME: 1:10 PM BOOK 209 PAGE 100
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