

BASIS OF BEARING: S89°37'15"E  
APR = 2634.07 MES = 2634.66

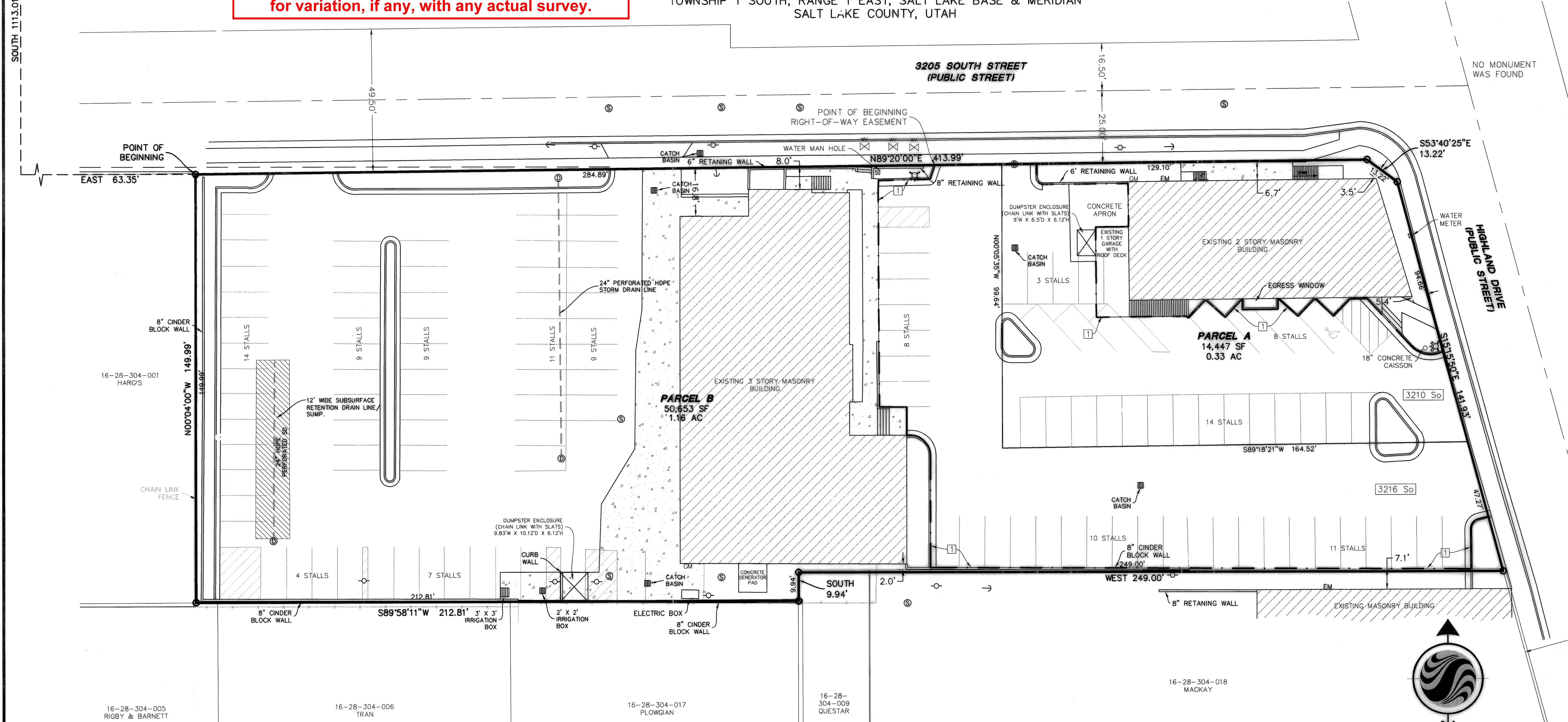
CENTER SECTION 28  
TOWNSHIP 1 SOUTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

WEST QUARTER CORNER SECTION 28  
TOWNSHIP 1 SOUTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

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.

# SHUPE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the 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, hereafter to be known as  
**SHUPE SUBDIVISION**  
and that same has been surveyed and staked on the ground as shown on this plat.  
RECORD OF SURVEY # S2008-06-0550

**COMPOSITE BOUNDARY DESCRIPTION**  
Beginning at a point South 1113.01 feet and East 63.35 feet from the West Quarter Corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point being also on the Southerly Right-of-Way Line of 3205 South Street; and running thence, along said Southerly Right-of-Way Line, N89°20'00"E 413.99 feet to the Westerly Right-of-Way Line of Highland Drive; thence, along said Westerly Right-of-Way Line the following two (2) courses: (1) S53°40'25"E 13.22 feet, (2) S15°15'50"E 141.93 feet; thence West 249.00 feet; thence South 9.94 feet to the face of a cinder block wall; thence, along said face of a cinder block wall, S89°58'11"W 212.81 feet; thence N00°04'00"W 149.99 feet to the Point of Beginning.  
Contains 65,101 SF or 1.49 acres and 2 lots.

Date: Dec 17, 2008  
Gregory A. Cates  
P.L.S. No. 161226  
PROFESSIONAL LAND SURVEYOR  
STATE OF UTAH

**OWNER'S DEDICATION**  
Know all men by these presents that WE, the 2 undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as  
**SHUPE SUBDIVISION**  
do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Public Use.  
In witness whereof WE have hereunto set our hands this 17th day of December A.D., 2008  
Gregory A. Cates Gen. Partner Shupe Investments L.P.  
Deanne E. Shupe Gen. Partner Shupe Investments L.P.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH COUNTY OF J.S.S.  
On the 17th day of December, A.D., 2008, personally appeared before me, the undersigned Notary Public, in and for said County of J.S.S. in the State of Utah,  
who after being duly sworn, acknowledged to me that J.S.S. a Corporation, that J.S.S. signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

**ACKNOWLEDGMENT**  
STATE OF UTAH COUNTY OF J.S.S.  
On the 17th day of December, A.D., 2008, personally appeared before me, the undersigned Notary Public, in and for said County of J.S.S. in the State of Utah,  
after being duly sworn, acknowledged to me that J.S.S. signed it freely and voluntarily for the purposes therein mentioned.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH COUNTY OF J.S.S.  
On the 17th day of December, A.D., 2008, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Robert Shupe and Deanne Shupe  
who after being duly sworn, acknowledged to me that J.S.S., a Limited Liability Company, that J.S.S. signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.  
MY COMMISSION EXPIRES 7-19-2011 Christina Malave  
NOTARY PUBLIC RESIDING IN Salt Lake COUNTY

**SHUPE SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH  
RECORDED # 10582389  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: SHUPE INVESTMENTS L.P.  
DATE: 12/21/08 TIME: 3:25pm BOOK: 2008-2 PAGE: 312  
FEE \$ 52.00 Kenneth P. East  
SALT LAKE COUNTY RECORDER

UTILITY'S STREET AND ADDRESS POSTAGE COORDINATES APPROVED  
12-18-08  
SPECIALIST

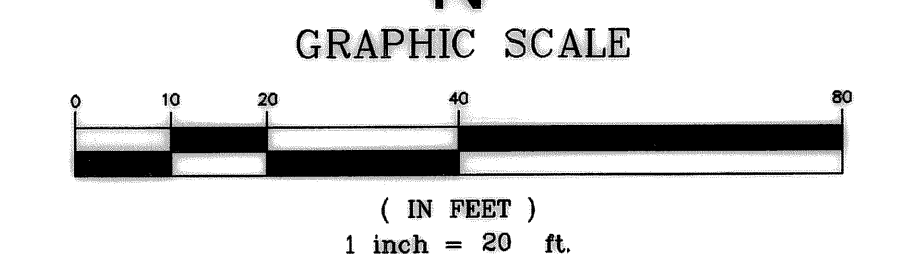
**LEGEND**

—	PROPERTY LINE	⊙	SEWER MANHOLE
- - -	MONUMENT LINE	⊕	STORM DRAIN INLET
- - - (ss)	EXISTING SANITARY SEWER	⊕	FIRE HYDRANT
- - - (w)	EXISTING WATER LINE	⊕	POWER POLE
- - - (g)	EXISTING GAS LINE	⊕	GUY-WIRES
- - - (oh)	EXISTING OVERHEAD POWER	⊕	LIGHT POLE
- - - *	EXISTING FENCE LINE	⊕	GAS METER
- - - *	EXISTING CURB AND GUTTER	⊕	ELECTRIC METER
- - - *	RIGHT-OF-WAY EASEMENT PER RECIPROCAL EASEMENT AGREEMENT	⊕	WATER VALVE
- - - *		⊕	PROPERTY CORNER SET WITH REBAR AND CAP
⬇		⬇	EXISTING SECTION MONUMENT

**NOTES**  
1- Basis of Bearings is between 2 existing Salt Lake County Section Corner Monuments. The bearing between the West Quarter Corner and the Center of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian is S89°37'15"E.  
2- Property subject to a Cross Access Easement for Driveways and Parking, to be recorded by separate document.

**RIGHT-OF-WAY EASEMENT PER RECIPROCAL EASEMENT AGREEMENT**

An easement has been established affecting the real estate which is the subject of this Subdivision, pursuant to that certain Reciprocal Easement Agreement, dated Dec. 19, 2008 and recorded on Dec. 19, 2008 in the Office of the Salt Lake County Recorder's Office as  
Entry no. 10582915 in Book 9666 at page 7145-7151  
Beginning at a point South 1109.97 feet and East 324.60' from the West Corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence N89°20'00"E 35.75 feet; thence S00°17'49"W 4.67 feet; thence southeasterly 3.70 feet along the arc of a 2.57 foot radius curve to the left, chord bears S41°55'38"E 3.39 feet; thence N89°28'14"E 30.19 feet; thence S00°40'25"E 15.09 feet; thence S89°28'14"W 11.61 feet; thence S00°31'46"E 31.46 feet; thence N89°23'47"E 31.74 feet; thence S46°09'19"E 1.04 feet; thence N43°11'12"E 8.37 feet; thence N88°20'54"E 0.74 feet; thence S47°24'56"E 8.76 feet; thence N42°59'21"E 8.96 feet; thence S00°40'25"E 3.74 feet; thence N89°19'35"E 12.59 feet; thence N00°40'25"W 3.74 feet; thence S48°15'51"E 9.47 feet; thence N43°53'30"E 8.22 feet; thence N89°10'56"E 0.71 feet; thence S46°46'56"E 8.55 feet; thence N44°03'13"E 8.44 feet; thence N89°08'26"E 5.99 feet; thence S42°57'38"E 22.66 feet; thence easterly 10.76 feet along the arc of a 9.50 foot radius curve to the left, chord bears S75°24'13"E 10.19 feet; thence N72°09'13"E 1.82 feet; thence S15°15'50"E 60.66 feet; thence S75°42'04"W 3.79 feet; thence southwesterly 4.64 feet along the arc of a 3.50 foot radius curve to the left, chord bears S37°41'02"W 4.31 feet; thence S00°20'01"E 13.96 feet; thence S89°45'40"E 190.97 feet; thence N00°02'24"E 39.35 feet; thence northwesterly 12.58 feet along the arc of a 7.34 foot radius curve to the left, chord bears N49°07'41"W 11.09 feet; thence N00°00'08"W 10.02 feet; thence N89°36'35"W 9.67 feet; thence N00°18'15"W 76.27 feet; thence N01°23'30"E 3.03 feet; thence N88°40'39"E 17.99 feet; thence northeasterly 0.61 feet along the arc of a 0.50 foot radius curve to the left, chord bears N53°48'47"E 0.57 feet; thence N18°56'56"E 4.90 feet; to the Point of Beginning.  
Contains 21,453 SF or 0.492 ACRES.



**UNIFIED FIRE AUTHORITY**  
APPROVED THIS 17th DAY OF December, A.D., 2008 BY UNIFIED FIRE AUTHORITY.  
UNIFIED FIRE AUTHORITY

**CHECKED FOR ZONING COMPLIANCE**  
Zone: C-3 Lot Area: N/A  
Lot Width: N/A Front Yard: 0  
Side Yard: 0 Rear Yard: 0  
Date: 19 Dec 2008  
SALT LAKE COUNTY PLANNING

**QWEST COMMUNICATIONS**  
APPROVED THIS 17th DAY OF December, A.D., 2008 BY QWEST.  
Deanne Shupe  
QWEST

**QUESTAR**  
APPROVED THIS 17th DAY OF December, A.D., 2008 BY QUESTAR.  
Deanne Shupe  
QUESTAR

**UTILITY EASEMENTS**  
APPROVED THIS 17th DAY OF December, A.D., 2008 BY ROCKY MOUNTAIN POWER.  
Deanne Shupe  
ROCKY MOUNTAIN POWER

**PLANNING COMMISSION**  
APPROVED THIS 19th DAY OF December, A.D., 2008 BY THE SALT LAKE COUNTY PLANNING AND ZONING COMMISSION.  
Deanne Shupe  
SALT LAKE COUNTY PLANNING

**BOARD OF HEALTH**  
APPROVED THIS 19th DAY OF December, A.D., 2008.  
Deanne Shupe  
DIRECTOR S.L.CO. BOARD OF HEALTH

**COUNTY PLANNING & DEVELOPMENT SERVICES DIVISION**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
APPROVED THIS 12/22/2008 DATE  
Deanne Shupe  
DIRECTOR OF DESIGN

**COUNTY ATTORNEY**  
APPROVED AS TO FORM THIS 24th DAY OF December, A.D., 2008.  
Deanne Shupe  
SALT LAKE COUNTY ATTORNEY

**SALT LAKE COUNTY APPROVAL**  
PRESENTED TO SALT LAKE COUNTY THIS DAY OF December, 2008, AND IS HEREBY APPROVED AND ACCEPTED.  
Deanne Shupe  
SALT LAKE COUNTY MAYOR

Project Number: 186804104 PM GAC  
Filename: 04104-1b  
Designed By: JWW Drawn By: JWW  
Checked By: GAC Date: 06/13/08

No.	Revisions	By	Date

Stantec Consulting Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2540  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

APPROVED THIS 12-19-08 DATE  
Deanne Shupe  
CHAIR, SALT LAKE CO. PLANNING COMMISSION

APPROVED THIS 12-19-08 DATE  
Deanne Shupe  
DIRECTOR S.L.CO. BOARD OF HEALTH

APPROVED THIS 12-22-2008 DATE  
Deanne Shupe  
DIRECTOR OF DESIGN

APPROVED AS TO FORM THIS 24th DAY OF December, A.D., 2008.  
Deanne Shupe  
SALT LAKE COUNTY ATTORNEY

PRESENTED TO SALT LAKE COUNTY THIS DAY OF December, 2008, AND IS HEREBY APPROVED AND ACCEPTED.  
Deanne Shupe  
SALT LAKE COUNTY MAYOR

Project Number: 186804104 PM GAC  
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24058 16-28-304-002-007-004 16-28-304-010-011 # 3200