

Arbor Park Commercial Subdivision

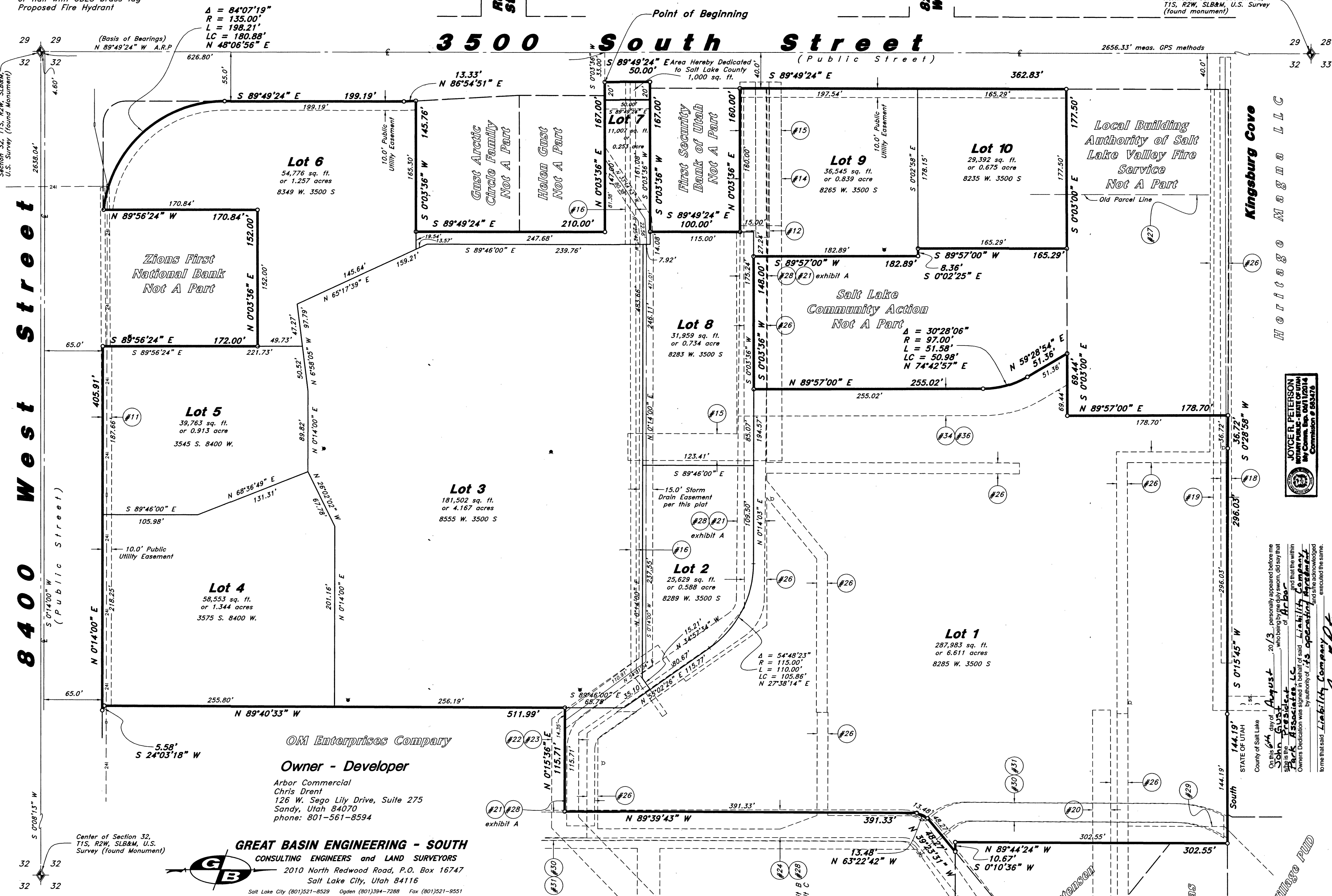
A part of the Northeast Quarter of Section 32, Township 1 South,
Range 2 West, Salt Lake Base & Meridian,
U.S. Survey, Salt Lake County, Utah

Scale: 1" = 60'



North East Corner Section 32,
T1S, R2W, S18M, U.S. Survey
(found monument)

- Legend**
- Section Corner
 - Centerline Monument
 - Property Line
 - Easement Line
 - Centerline
 - 24" Exist. Irrigation Line
 - Section Line
 - Street Address
 - Set rebar with GBES plastic cap or nail with GBES brass tag
 - Proposed Fire Hydrant



Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under 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 plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

Arbor Park Commercial Subdivision

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

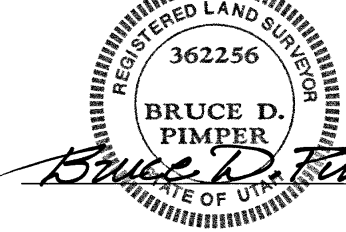
A Record of Survey has been filed as #S2006-09-0775, in the Salt Lake County Surveyor's Office.

Boundary Description

A part of the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 3500 South Street being 626.80 feet South 89°49'24" East along the Section Line; and 33.00 feet South 0°03'36" West from the North Quarter Corner of said Section 32; and running thence South 89°49'24" East 50.00 feet along said South Line of 3500 South Street; thence South 0°03'36" West 167.00 feet; thence South 89°49'24" East 100.00 feet; thence North 0°03'36" East 160.00 feet to the South Line of 3500 Street as it exists at 40.00 foot half-width; thence South 89°49'24" East 362.83 feet along said South Line; thence South 0°03'00" East 177.50 feet; thence South 89°57'00" West 182.89 feet to a point of tangency; thence North 89°57'00" East 178.70 feet; thence South 0°28'58" West 36.72 feet; thence South 0°15'45" West 296.03 feet; thence South 144.19 feet; thence North 89°44'24" West 302.55 feet; thence South 0°10'36" West 10.67 feet; thence North 39°23'31" West 48.27 feet; thence North 63°22'42" West 13.48 feet; thence North 89°39'43" West 391.33 feet; thence North 0°15'36" East 115.71 feet; thence North 89°40'33" West 511.99 feet; thence South 24°03'18" West 5.58 feet to the East Line of 8400 West Street as it exists at 65.00 foot half-width; thence North 0°14'00" East 405.91 feet along said East Line; thence South 89°56'24" East 172.00 feet; thence North 0°03'36" East 152.00 feet; thence North 89°56'24" West 170.84 feet; thence Northeast along the arc of a 135.00 foot radius curve to the right a distance of 198.21 feet (Central Angle equals 84°07'19" and Long Chord bears North 48°06'56" East 180.88 feet) to a point of tangency on the South Line of 3500 South Street as it exists at 55.00 foot half-width; thence South 89°49'24" East 199.19 feet along said South Line; thence North 86°54'51" East 13.33 feet; thence South 0°03'36" West 145.76 feet; thence North 0°03'36" East 167.00 feet to the Point of Beginning.

Contains 758,116 sq. ft. or 17,404 acres 10 Lots



28 June, 2013
Date

Owner's Dedication

Know all men by these presents that the 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 Arbor Park Commercial Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

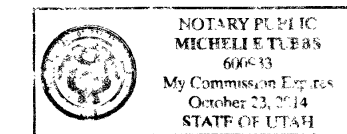
In witness whereof I have hereunto set Hand this 1 day of July AD, 2013

By: John Gust
John Gust, Owner
Arbor Park Associates, LLC
Arbor Park, President

Limited Liability Company Acknowledgments

On this 1st day of July, 2013, personally appeared before me, the undersigned Notary Public, County of Salt Lake, State of Utah, John Gust, who being by me duly sworn, did say that he is the Owner of Arbor Park Commercial Subdivision, by authority of its members its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Residing at: Salt Lake City
Commission Expires: Oct 23, 2014
Michelle Tubbs
Michelle Tubbs, Notary Public



Arbor Park Commercial Subdivision

A part of the Northeast Quarter of Section 32, Township 1 South,
Range 2 West, Salt Lake Base & Meridian,
U.S. Survey, Salt Lake County, Utah

Recorded #11706292

State of Utah, County of Salt Lake, Recorded and Filed at the Request of JOHN GUST
Date 08/16/2013 Time 11:45 AM Book 2013P Page 164
Fee \$70.00
Salt Lake County Recorder

Utilities, Street and Address Frontage Approved
7/11/13
Date
Signature

Unified Fire Authority Service Area
Approved this 1st Day of July A.D., 2013
Signature
Date

Checked for Zoning Compliance
Zone: C-2 Lot Area: N/A
Front Yard: 20 Feet
Side Yard: None
Rear Yard: None
7-8-13
Date
Signature

Planning Commission
Approved this 19th day of July A.D., 2013, at which time this subdivision was approved and accepted.
Paul A. Keas
Chair, Salt Lake Co. Planning Commission

Board of Health
Approved this 28th Day of June A.D., 2013
Signature
Salt Lake Valley Health Department

Plan Review
I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.
22 July 13
Date
Brent S. Beachell
Plan Review Section Manager

Approval as to Form
Approved as to Form this 15th Day of August A.D., 2013.
Signature
Salt Lake County District Attorney

Mayor
Presented to the Salt Lake County Mayor this 16th day of August A.D., 2013, at which time this subdivision was approved and accepted.
Signature
Mayor or Designee

28214
#26165

Sheet 1 of 2

Arbor Park Commercial Subdivision

A part of the Northeast Quarter of Section 32, Township 1 South,
Range 2 West, Salt Lake Base & Meridian,
U.S. Survey, Salt Lake County, Utah

Narrative

This Survey and Subdivision plat were requested by Arbor Commercial for purpose of platting 10 Commercial Lots.

Previous 1985 and 2005 surveys by Great Basin Engineering - South have been retraced and honored.

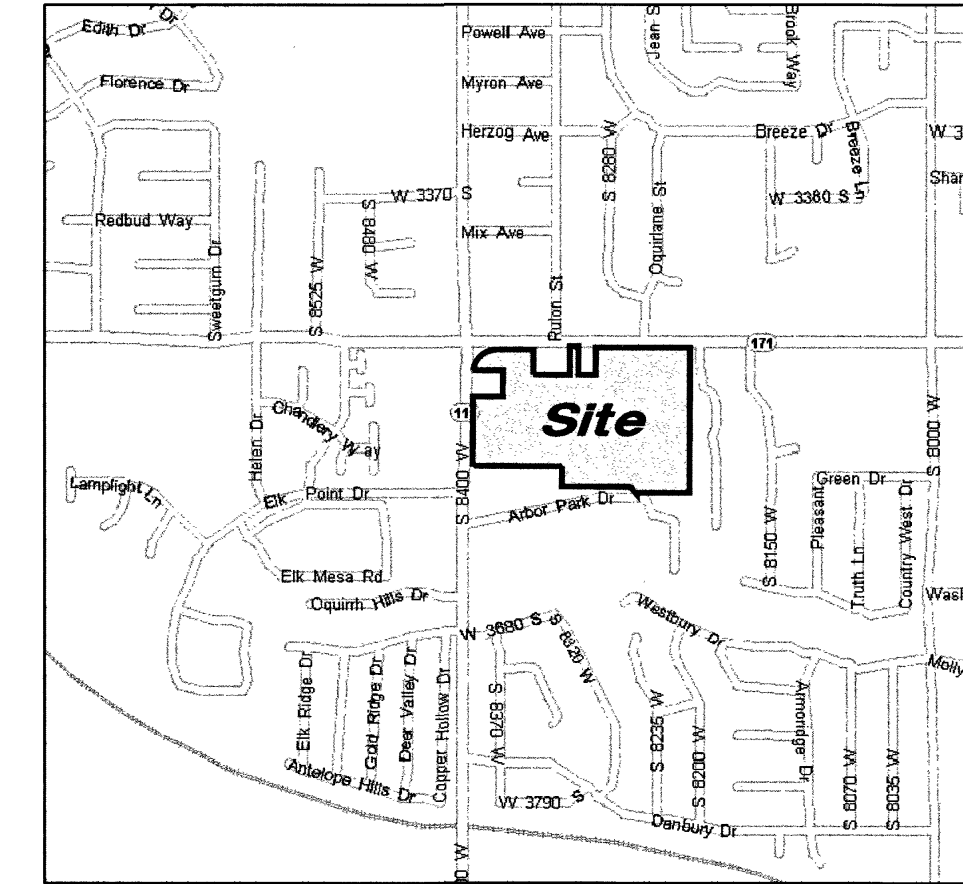
The North Line of Section 32 between monuments found for the Northeast Corner and the North Quarter Corner was assigned the Salt Lake County Area Reference Plat bearing of N 89°49'24" W which matches the bearing base of the honored surveys.

Easement Information

The following circled survey related items are plotted on the survey.

The following un-circled survey related items could not be plotted.

- #11 10.0 ft. wide easement to State Road Commission for Irrigation facilities recorded June 17, 1964, Book 2202, Page 297, Entry No. 2007528 of Official Records.
- #12 15 foot wide Right-of-way and Easement to Mountain Fuel Supply Company recorded October 14, 1966, Book 2300, Page 621, Entry No. 2174913 of Official Records.
- #13 5.0 ft wide easement of undisclosed alignment to Mountain States Telephone and Telegraph Company recorded August 2, 1973, Book 3395, Page 316, Entry No. 2558950 of Official Records and Partial Termination and Relocation of Easements recorded June 25, 2013 as Entry No. 11670584 in Book 10152 at Page 7340 of Official Records.
- #14 A perpetual non-exclusive Right-of-way and Easement for Ingress and Egress to First Security Bank of Utah, N.A. by Instrument recorded March 29, 1979, Book 4836, Page 913, Entry No. 3257292 of Official Records.
- #15 Consent to Vacation of Easement recorded June 12, 1981, Book 5259, Page 347, Entry No. 3574290, and Entry No. 3574291, and Entry No. 3574292, and Entry No. 3574293, and Entry No. 3574294, and Entry No. 3574295, of Official Records.
- #16 6.0 ft. wide easement to Mountain States Telephone and Telegraph Company recorded June 7, 1982, Book 5380, Page 867, Entry No. 3681862 of Official Records and Partial Termination and Relocation of Easements recorded June 25, 2013 as Entry No. 11670584 in Book 10152 at Page 7340 of Official Records.
- #17 6.0 ft wide easement of undisclosed alignment to Mountain States Telephone and Telegraph Company recorded September 15, 1982, Book 5408, Page 1345, Entry No. 3711257 of Official Records and Partial Termination and Relocation of Easements recorded June 25, 2013 as Entry No. 11670584 in Book 10152 at Page 7340 of Official Records.
- #18 12 foot wide Easement to Mountain States Telephone and Telegraph Company recorded September 9, 1985, Book 5688, Page 2180, Entry No. 4134277 of Official Records.
- #19 16 foot wide Right-of-way and Easement to Mountain Fuel Supply Company recorded December 4, 1985, Book 5714, Page 2228, Entry No. 4171589 of Official Records.
- #20 20 foot wide Right-of-way and Easement to Mountain Fuel Supply Company recorded December 4, 1985, Book 5714, Page 2230, Entry No. 4171570 of Official Records.
- #21 31.00 foot wide Roadway Easement disclosed in Reciprocal Easement Agreement recorded February 7, 1986, Book 5734, Page 1380, Entry No. 4199262 and Amended and Restated Reciprocal Easement Agreement recorded November 3, 1986, Book 5835, Page 1268, Entry No. 4342468 and Assignment recorded June 10, 1987, Book 5928, Page 2383, Entry No. 4472576 of Official Records. (middle document description is shown on the survey, last document contains nothing to plot)
- #22 30 foot wide Easement for Storm Drainage Facilities recorded February 27, 1986, Book 5739, Page 2212, Entry No. 4207280 of Official Records.
- #23 30 foot wide Easement for Storm Drainage Facilities recorded March 17, 1986, Book 5745, Page 677, Entry No. 4215422 of Official Records.
- #24 31.0 ft. wide easement disclosed in Amended and Restated Easement recorded November 3, 1986, Book 5835, Page 1256, Entry No. 4342468, Re-recorded November 12, 1986, Book 5838, Page 2913, Entry No. 4347558 of Official Records.
- #26 Permanent Easement and Right-of-way to Magna Water Company recorded March 5, 1987, Book 5885, Page 958, Entry No. 4412272 of Official Records.
- #27 Encroachment Agreement recorded June 10, 1987, Book 5928, Page 2368, Entry No. 4472570 of Official Records includes building encroachments along the Southerly side of the building adjacent on the North side of the Smiths Supermarket (which has now been removed).
- #28 Reciprocal Easement Agreement includes 31.00 foot wide Roadways described with Exhibits A, B, C and Termination of Roadway described in Exhibit D recorded December 14, 1994, Book 7071, Page 183, Entry No. 5985382 of Official Records.
- #29 Easement of undisclosed width for Waterline Facilities to Magna Water Company recorded December 20, 1999, Book 8330, Page 6263, Entry No. 7536795 of Official Records.
- #30 Grant of Easement recorded June 9, 2000, Book 8367, Page 2801, Entry No. 7657072 of Official Records.
- #31 Easement for access recorded November 2, 2000, Book 8399, Page 995, Entry No. 7753387 of Official Records.
- #32 Reservations in a Special Warranty Deed recorded June 1, 2005, Book 9138, Page 3971, Entry No. 9391417 of Official Records blankets the old Smith's Food Center Parcel but contains nothing plottable.
- #33 Salt Lake County Ordinance No. 1649 Designating the Magna/Arbor Park Project Area Plan as the Official Urban Renewal Plan of the Magna/Arbor Park Area recorded July 9, 2009, Book 9743, Page 9284, Entry No. 10749559 of Official Records blankets this site along with more ground buy contains nothing plottable.
- #34 30 ft. wide Access Easement Agreement recorded September 1, 2009, Book 9759, Page 8958, Entry No. 10789350, and Modification of Access Easement Agreement recorded June 22, 2010, Book 9834, Page 5977, Entry No. 10975230 of Official Records.
- #35 Notice of Routine and Uncontested Lot Line Adjustment recorded March 17, 2010, Book 9811, Page 3310, Entry No. 10916644 and Affidavit recorded March 17, 2010, Book 9811, Page 3318, Entry No. 10916645 of Official Records pertains to an old underlying Lot Line Adjustment but contains nothing plottable.
- #36 30 ft. wide Easement to Salt Lake Community Action Program recorded June 23, 2010, Book 9838, Page 2172, Entry No. 10976572 of Official Records.



Vicinity Map
Not to Scale

Consent to Record

Zions First National Bank, the holder of a legal or equitable interest in the property described herein, hereby consents to the recordation of this Subdivision Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to Salt Lake County.

Zions First National Bank

by: *Jeffrey A. Holt*
Jeffrey A. Holt
Senior Vice President

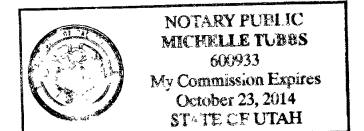
Acknowledgment

State of Utah }
County of Salt Lake }

On the 1 day of July, 2013, personally appeared before me, the undersigned Notary Public, Jeffrey A. Holt, who being by me duly sworn did say that he/she/they is/are the Senior Vice President of Zions First National Bank, by authority of its members or its articles of organization, and he/she acknowledged to me that said executed the same.

Residing at: Salt Lake City
Commission Expires: Oct 23, 2014
Michelle Tubbs
Print Name

Michelle Tubbs
A Notary Public



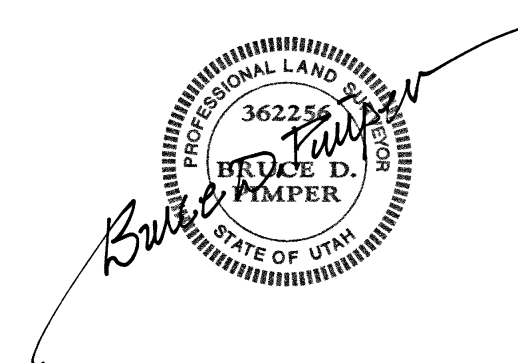
Notes:

All proposed development must comply with the requirements of PUD application #26765, including Master Development Agreement.

Prior to the issuance of any building permits within this project, Master Developer shall prepare for review by the County a master declaration of covenants, conditions and restrictions (the "Protective Covenants") that provides cross parking, ingress and egress and pedestrian and vehicular access and maintenance of common areas within the Project (which maintenance may be accomplished either through a common management agreement or ownership association, or by the owner of each parcel of land within the Project).

A blanket easement in favor of Magna Water District is recorded hereon over the entire plat for access, installation, operation, maintenance, repair and replacement of all culinary water, secondary water and sanitary sewer mains and appurtenances.

28214
#26765



Sheet 2 of 2

Arbor Park Commercial Subdivision
A part of the Northeast Quarter of Section 32, Township 1 South,
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U.S. Survey, Salt Lake County, Utah

Recorded #11706292

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

JOHN GUST

Date 08/16/2013 Time 11:45 AM Book 2013P Page 16A

Fee \$

Fee \$ Kenneth R. Probst, Deputy Salt Lake County Recorder