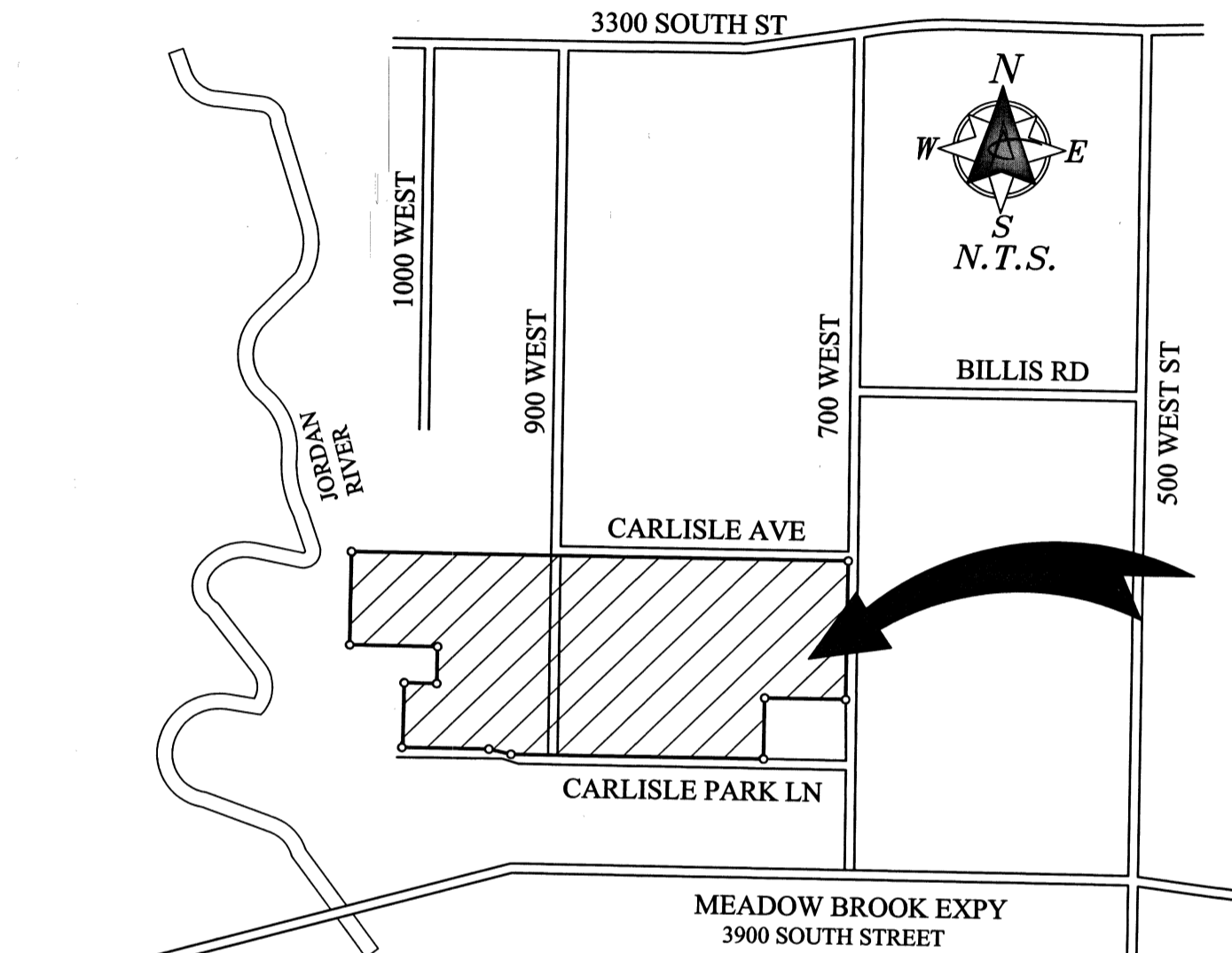


# RIVERFRONT MASTER PLANNED MIXED USE DISTRICT

LOCATED IN THE NORTHWEST, NORTHEAST, AND THE SOUTHEAST QUARTERS OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.  
 \*ALSO SITUATED IN BLKS 3&4 10AC PL B, BF SURVEY SALT LAKE CO. UT\*



VICINITY MAP

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SAID PARCEL ALSO SITUATED IN BLOCKS 3 AND 4, TEN ACRE PLAT "B", BIG FIELD SURVEY, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CARLISLE PLACE PUD AS RECORDED IN BOOK 2013P AT PAGE 170 AND AS ENTRY NO. 11713447 OF THE SALT LAKE COUNTY RECORDS, SAID NORTHEAST CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 700 WEST STREET AND 330.00 FEET NORTH 00°02'50" WEST OF THE SOUTHEAST CORNER OF LOT 16 BLOCK 4, TEN ACRE PLAT "B", BIG FIELD SURVEY PER THAT BOUNDARY LINE AGREEMENT RECORDED IN BOOK 5967 AT PAGE 2488 AND AS ENTRY NO. 4532208 OF SAID RECORDS, SAID NORTHEAST CORNER OF CARLISLE PLACE PUD ALSO BEING NORTH 00°02'50" WEST 351.00 FEET ALONG THE MONUMENT LINE AND SOUTH 89°57'10" WEST 33.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF CARLISLE PARK LANE (3800 SOUTH STREET) AND 700 WEST STREET, FROM WHICH THE MONUMENT AT THE INTERSECTION OF BILLINIS ROAD (3560 SOUTH STREET) AND 700 WEST STREET BEARS NORTH 00°02'50" WEST 2050.96 FEET AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°02'50" WEST 675.48 FEET TO THE SOUTHEAST CORNER OF CARLISLE AVENUE AS RECORDED IN BOOK 5089 AT PAGE 846 AS ENTRY NO. 3423749 AND PER CORRECTION SPECIAL WARRANTY DEED RECORDED IN BOOK 5107 AT PAGE 573 AND AS ENTRY NO. 3439846 OF SAID RECORDS; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°02'50" WEST 146.34 FEET; THENCE PERPENDICULAR TO SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°57'10" WEST 7.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CARLISLE AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTHWESTERLY 62.94 FEET ALONG A 40.01 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°07'35" AND A LONG CHORD OF SOUTH 45°00'57" WEST 56.65 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ITS WESTERLY EXTENSION NORTH 89°55'15" WEST 1,536.90 FEET TO THE WEST LINE OF 900 WEST STREET; THENCE ALONG AN EXISTING CHAIN LINK FENCE AND ITS WESTERLY EXTENSION SOUTH 89°51'39" WEST 1,085.95 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE SOUTH 00°00'59" EAST 539.83 FEET TO THE NORTH LINE OF RIVER RUN CONDOMINIUMS PHASE 6 PARCEL 2 RECORDED IN BOOK 98-9P AT PAGE 245 AND AS ENTRY NO. 7082360 IN SAID RECORDS; THENCE ALONG SAID NORTH LINE NORTH 89°59'38" EAST 261.28 FEET (NORTH 89°57'10" EAST BY PLAT) TO AN EXISTING 6 FOOT CHAIN LINK FENCE AND THE BOUNDARY OF THE GRANGER-HUNTER IMPROVEMENT DISTRICT PARCEL AS RECORDED IN BOOK 7960 AT PAGE 600 AND AS ENTRY NO. 6637086 OF SAID RECORDS AND PER RECORD OF SURVEY MAP NO. S95-03-0128 SHEET 2 OF 3, FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE; THENCE ALONG SAID CHAIN LINK FENCE AND BOUNDARY THE FOLLOWING (4) COURSES: (1) NORTH 00°01'51" EAST 3.91 FEET (NORTH 00°02'23" EAST); (2) SOUTH 89°56'48" EAST 182.10 FEET (SOUTH 89°56'14" EAST 182.10 FEET); (3) SOUTH 00°01'30" WEST 199.74 FEET (SOUTH 00°02'02" WEST 199.74 FEET); AND (4) NORTH 89°49'05" WEST 158.53 FEET (NORTH 89°48'33" WEST 158.53 FEET); THENCE ALONG SAID BOUNDARY SOUTH 00°00'36" WEST 353.52 FEET (SOUTH 00°01'08" WEST 353.54 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF CARLISLE PARK LANE PER ROAD DEDICATION PLAT AS RECORDED IN BOOK 97-4P AT PAGE 98 AND AS ENTRY NO. 6607993 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES: (1) NORTH 89°56'38" EAST 470.44 FEET (NORTH 89°57'10" EAST); (2) EASTERLY 80.78 FEET ALONG A 375.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°19'33" AND A LONG CHORD OF SOUTH 83°53'35" EAST 80.62 FEET; (3) SOUTH 77°43'49" EAST 41.53 FEET (SOUTH 77°43'17" EAST 41.53 FEET); (4) EASTERLY 69.81 FEET ALONG A 324.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°19'33" AND A LONG CHORD OF SOUTH 83°53'35" EAST 69.67 FEET; (5) NORTH 89°56'38" EAST 69.98 FEET (NORTH 89°57'10" EAST); (6) SOUTH 00°00'32" EAST 1.00 FEET; AND (7) NORTH 89°56'38" EAST 1,219.97 FEET (NORTH 89°57'10" EAST) TO THE BOUNDARY OF SAID CARLISLE PLACE PUD; THENCE ALONG SAID BOUNDARY THE FOLLOWING (2) COURSES: (1) NORTH 00°02'50" WEST 331.07 FEET (NORTH 00°02'50" WEST 331.00 FEET); AND (2) NORTH 89°57'10" EAST 435.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,623,445 SQUARE FEET OR 60.226 ACRES.  
 7 LOTS

## OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREOF DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS TO BE HEREAFTER KNOWN AS:

## RIVERFRONT MASTER PLANNED MIXED USE DISTRICT

DOES HEREBY DEDICATE, EXCEPT IN ACCORDANCE WITH THE COMPLETE DEFEASANCE CONTAINED HEREIN BELOW, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

SUBJECT TO THE FOLLOWING REVERSIONARY INTEREST IN AND TO THE UTAH TRANSIT AUTHORITY:

AS A CONDITION OF THE PUBLIC DEDICATION OF THE ROADS FOR PUBLIC RIGHT OF WAY AND THE APPURTENANCES THERETO, IF ANY OF THE ROADS AND ANY OF THE APPURTENANCES THERETO DEDICATED TO THE CITY OF SOUTH SALT LAKE CITY BY UTAH TRANSIT AUTHORITY CEASE TO BE USED AND MAINTAINED BY THE CITY OF SOUTH SALT LAKE CITY AS PUBLIC RIGHT OF WAY, TITLE TO SUCH PROPERTY SHALL AUTOMATICALLY DEFEASE AND REVERT TO UTAH TRANSIT AUTHORITY OR ITS SUCCESSOR; PROVIDED, HOWEVER, THAT PUBLIC AND PRIVATE UTILITY SYSTEMS DO NOT CONSTITUTE APPURTENANCES; ALSO PROVIDED THAT THE CITY'S RECORDING OF A STREET VACATION PLAT SHALL CONSTITUTE EVIDENCE THAT A ROAD HAS CEASED TO BE USED AND MAINTAINED AS PUBLIC RIGHT OF WAY.

(A) SUBJECT TO THE AFFECTED PROPERTY OWNER'S PRIOR WRITTEN APPROVAL AS TO THE LOCATION OF PARTICULAR FACILITIES, THE UNDERSIGNED OWNER HEREBY CREATES A GENERAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER LOTS FOR INGRESS TO, EGRESS FROM, AND INSTALLATION, REPLACEMENT, REPAIR, AND MAINTENANCE OF, ALL UTILITY AND SERVICE LINES AND SYSTEMS, INCLUDING WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, AND CABLE COMMUNICATIONS THAT SERVICE ALL OR PART OF THE LOTS.

(B) ANY UTILITY OR SERVICE COMPANY USING THIS GENERAL EASEMENT WILL USE ITS BEST EFFORTS TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS LINES AND SYSTEMS WITHOUT DISTURBING THE USES OF OWNERS AND OCCUPANTS OF THE LOTS AND OTHER UTILITY AND SERVICE COMPANIES.

(C) IF THE AFFECTED OWNER OR ANY UTILITY OR SERVICE COMPANY FURNISHING UTILITIES OR SERVICES TO THE LOTS UNDER THE FOREGOING PROVISION REQUESTS A SPECIFIC EASEMENT BY SEPARATE RECORDABLE DOCUMENT, THE OWNER OF THE SAID LOT MAY, IN ITS DISCRETION, GRANT THE EASEMENT PURSUANT TO A SEPARATE WRITTEN INSTRUMENT THAT SPECIFIES THE LOCATION THEREOF.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

*[Signature]*  
 UTAH TRANSIT AUTHORITY *DEREK SORONSEN* FOR UTAH TRANSIT AUTHORITY  
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH

*[Signature]*  
 UTAH TRANSIT AUTHORITY *W. STEVE MEYER*  
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH

SALT LAKE COUNTY

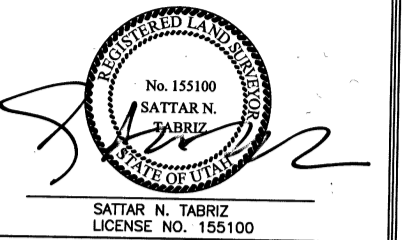
## SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREETS, TO BE HEREAFTER KNOWN AS:

## RIVERFRONT MASTER PLANNED MIXED USE DISTRICT

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

FEBRUARY 18, 2015  
 DATE:



## OWNERS ACKNOWLEDGEMENT

UTAH TRANSIT AUTHORITY  
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH  
 BY: *[Signature]* APPROVED BY: *[Signature]*  
 NAME: *DEREK SORONSEN* NAME: *W. STEVE MEYER*  
 TITLE: *MANAGER* TITLE: *CHIEF DEVELOPMENT OFFICER*  
 STATE OF UTAH } s.s.  
 COUNTY OF SALT LAKE } s.s.  
 ON THIS 23 DAY OF Feb., 2015, PERSONALLY APPEARED BEFORE ME  
*Derrek Soronsen* AND *W. Steve Meyer* WHO *Mgrs. Acquisitions Dispositions*  
*Chief Development Officer*, RESPECTIVELY, OF THE UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID UTAH TRANSIT AUTHORITY BY AUTHORITY, AND THEY ACKNOWLEDGE TO ME THAT SAID UTAH TRANSIT AUTHORITY EXECUTED THE SAME.

MY COMMISSION EXPIRES: January 31, 2016

NOTARY PUBLIC *[Signature]*  
 RESIDING IN Salt Lake City, Utah

## CONSENT TO DEDICATE AND SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENT, THAT ROCKY MOUNTAIN POWER, THE UNDERSIGNED OWNER OF PERPETUAL EASEMENTS FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION FACILITIES, WHICH EASEMENTS TRAVERSE THE PROPERTY HEREIN SUBDIVIDED, HEREBY DEDICATES AND SUBORDINATES ITS EASEMENTS TO ROADS, RIGHT-OF-WAY OR OTHER PUBLIC USES DESCRIBED IN THE SUBDIVISION PLAT, PROVIDED THAT IF IT BECOMES NECESSARY TO RELOCATE THE INCURRED THEREBY WILL BE BORNE BY THE ENTITY REQUESTING THE SAME. IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT ROCKY MOUNTAIN POWER WILL COMPLY WITH REASONABLE REQUIREMENTS OF THE CITY REGARDING CUTTING, TRENCHING AND OTHER WORK TO BE PERFORMED WITHIN THE PUBLIC STREETS AND DOES NOT SUBORDINATE ITS INTERESTS IN SAID EASEMENTS TO THE SUB-DIVIDER OR TO PURCHASERS OF LOTS FROM THE SUB-DIVIDER OR TO ANY OTHER PERSONS OR ENTITY.

IN WITNESS WHEREOF, ROCKY MOUNTAIN POWER HAS CAUSED ITS NAME TO BE HEREUNTO AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 23 DAY OF February, 2015.

ROCK MOUNTAIN POWER, A D/B/A OF PACIFICORP, AN OREGON CORPORATION

BY: *[Signature]*  
 ITS: *Estimator*

STATE OF UTAH } s.s.  
 COUNTY OF SALT LAKE } s.s.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN INSTRUMENT ON BEHALF OF ROCKY MOUNTAIN POWER, A D/B/A OF PACIFICORP, AN OREGON CORPORATION, AND THAT THE WITHIN AND FORGOING AGREEMENT WAS SIGNED ON BEHALF OF ROCKY MOUNTAIN POWER BY ACTUAL AUTHORITY.

## GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°02'50" WEST, ALONG THE MONUMENT LINE, FROM THE FOUND MONUMENT AT THE INTERSECTION OF WEST CARLISLE PARK LANE (3800 SOUTH STREET) AND 700 WEST STREET.
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. THIS MAP WAS PREPARED AT THE REQUEST OF THE THACKERAY GARN COMPANY FOR THE PURPOSE OF SUBDIVIDING THE HEREOF DESCRIBED PARCEL OF LAND INTO LOTS, STREETS.
4. THE MAP WAS PREPARED BASED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 14-1011 AB AMENDMENT NO. 2, WITH AN AFFECTIVE DATE OF APRIL 1, 2014, AT 7:30 A.M. ONLY EASEMENT REFERENCED IN THE ABOVE COMMITMENT ARE ADDRESSED BY THIS MAP.
5. THE SUBJECT PROPERTY IN THE LAND DESCRIBED IN THE COMMITMENT IS FEE SIMPLE IN THE NAME OF UTAH TRANSIT AUTHORITY.
6. NO BUILDING PERMIT SHALL BE ISSUED WITH RESPECT TO LOT 1B UNTIL A MAINTENANCE AGREEMENT HAS BEEN RECORDED FOR SUCH LOT. THE MAINTENANCE AGREEMENT SHALL IDENTIFY THE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO LANDSCAPING WITHIN PARKSTRIP AREAS, AS APPLICABLE) THAT THE OWNER OF SUCH LOT SHALL BE OBLIGATED TO MAINTAIN. THE FORM OF THE MAINTENANCE AGREEMENT SHALL BE ACCEPTABLE TO BOTH THE CITY AND THE OWNER OF THE LOT.
7. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WITH RESPECT TO ANY BUILDING ON LOT 1A, LOT 2, LOT 3A OR LOT 3B UNTIL AN OWNERS ASSOCIATION HAS BEEN ESTABLISHED TO MAINTAIN, IN COMPLIANCE WITH ALL CITY LAWS, THE IMPROVEMENTS (WHICH MAY INCLUDE, WITHOUT LIMITATION, PLANTER STRIPS, GRASS, TREES, SHRUBS, VEGETATION, SIDEWALKS, FENCING AND BUS BENCHES OR OTHER STREET FURNITURE) LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ALL OF SUCH LOTS

**Ward Engineering Group**  
 Planning \* Engineering \* Surveying  
 231 WEST 800 SOUTH  
 Salt Lake City, Utah 84101  
 Phone: (801)487-8040 Fax: (801)487-8668

No.	DATE	BY	REVISION
1	10/15/14	BR	UPDATED NOTES, COUNTY REDLINES
2	12/09/14	BR	UPDATED EASEMENTS
3	2/17/15	BR	UPDATED GENERAL NOTES
4	2/18/15	BR	UPDATED ADDRESSES

**HEALTH DEPARTMENT**  
 APPROVED THIS 24 DAY OF February, 2015, BY SALT LAKE VALLEY HEALTH DEPARTMENT.

*[Signature]*  
 SALT LAKE VALLEY HEALTH DEPARTMENT DIRECTOR

**JORDAN VALLEY WATER**  
 APPROVED THIS 24 DAY OF February, 2015, BY JORDAN VALLEY WATER CONSERVANCY DISTRICT.

*[Signature]*  
 JORDAN VALLEY CONSERVANCY DISTRICT DIRECTOR

**QUESTAR**  
 APPROVED THIS 23 DAY OF February, 2015, BY QUESTAR.

*[Signature]*  
 QUESTAR DIRECTOR

**CENTURY LINK**  
 APPROVED THIS 23 DAY OF February, 2015, BY CENTURY LINK.

*[Signature]*  
 CENTURY LINK DIRECTOR

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS 23 DAY OF February, 2015, BY ROCKY MOUNTAIN POWER.

*[Signature]*  
 ROCKY MOUNTAIN POWER DIRECTOR

**TRIPLE PLAY TELECOMMUNICATIONS**  
 APPROVED THIS 23 DAY OF Feb, 2015, BY COMCAST.

*[Signature]*  
 TRIPLE PLAY TELECOMMUNICATIONS DIRECTOR

**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
 APPROVED THIS 24 DAY OF February, 2015, BY THE SOUTH SALT LAKE CITY COMMUNITY DEVELOPMENT DEPARTMENT.

*[Signature]*  
 COMMUNITY DEVELOPMENT DIRECTOR

**PUBLIC WORKS**  
 APPROVED THIS 25 DAY OF February, 2015, BY THE SOUTH SALT LAKE CITY PUBLIC WORKS DEPARTMENT.

*[Signature]*  
 PUBLIC WORKS DIRECTOR

**SOUTH SALT LAKE CITY ATTORNEY**  
 APPROVED THIS 24 DAY OF February, 2015, BY THE SOUTH SALT LAKE CITY ATTORNEY.

*[Signature]*  
 SOUTH SALT LAKE CITY ATTORNEY

**FIRE MARSHAL**  
 APPROVED THIS 25 DAY OF Feb, 2015, BY THE SOUTH SALT LAKE CITY FIRE MARSHAL.

*[Signature]*  
 FIRE MARSHAL

**CITY COUNCIL**  
 PRESENTED TO SOUTH SALT LAKE CITY THIS 25 DAY OF February, 2015, AT WHICH TIME THIS SUBDIVISION PLAT WAS APPROVED AND ACCEPTED.

*[Signature]*  
 CITY RECORDER



**MOUNT OLYMPUS**  
 APPROVED THIS 24 DAY OF February, 2015, BY MOUNT OLYMPUS IMPROVEMENT DISTRICT.

*[Signature]*  
 MOUNT OLYMPUS DIRECTOR

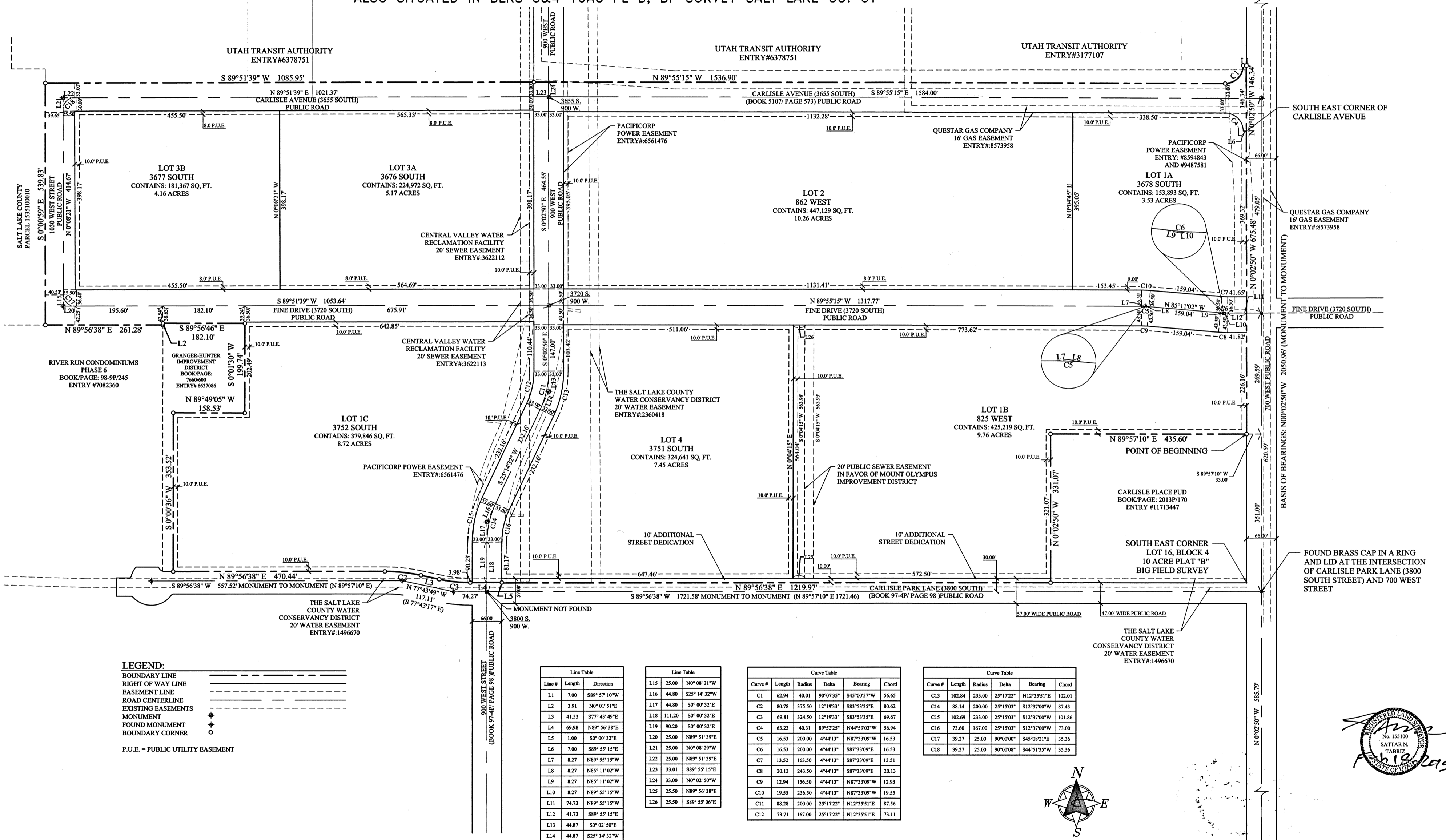
**COUNTY RECORDER**  
 RECORDED NO.: 120595  
 THE REQUEST OF: National Title Agency of Utah Inc  
 DATE: 2/18/2015 TIME: 12:21 BOOK: 1015 PAGE: 56  
 FEES: \$67.00  
*[Signature]*  
 SALT LAKE COUNTY RECORDER

**SHEET**  
 1 OF 2

15-35-12, 21, 22, 41 & 42  
 15-35-120-006, 008, 009, 036, 040 \$107.00  
 400-124 & 125

# RIVERFRONT MASTER PLANNED MIXED USE DISTRICT

LOCATED IN THE NORTHWEST, NORTHEAST, AND THE SOUTHEAST QUARTERS OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.  
 \*ALSO SITUATED IN BLKS 3&4 10AC PL B, BF SURVEY SALT LAKE CO. UT\*



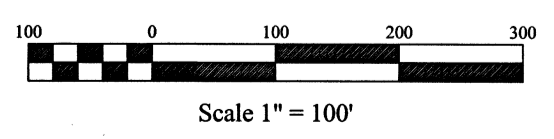
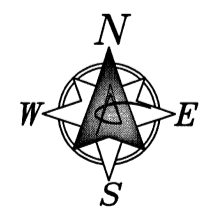
**LEGEND:**  
 BOUNDARY LINE: ---  
 RIGHT OF WAY LINE: - - - -  
 EASEMENT LINE: - · - · -  
 ROAD CENTERLINE: ———  
 EXISTING EASEMENTS: - · - · -  
 MONUMENT: ⊕  
 FOUND MONUMENT: ⊙  
 BOUNDARY CORNER: ⊙  
 P.U.E. = PUBLIC UTILITY EASEMENT

Line #	Length	Direction
L1	7.00	S89° 57' 10" W
L2	3.91	N0° 01' 51" E
L3	41.53	S77° 43' 49" E
L4	69.98	N89° 56' 38" E
L5	1.00	S0° 00' 32" E
L6	7.00	S89° 55' 15" E
L7	8.27	N89° 55' 15" W
L8	8.27	N85° 11' 02" W
L9	8.27	N85° 11' 02" W
L10	8.27	N89° 55' 15" W
L11	74.73	N89° 55' 15" W
L12	41.73	S89° 55' 15" E
L13	44.87	S0° 02' 50" E
L14	44.87	S25° 14' 32" W

Line #	Length	Direction
L15	25.00	N0° 08' 21" W
L16	44.80	S25° 14' 32" W
L17	44.80	S0° 00' 32" E
L18	111.20	S0° 00' 32" E
L19	90.20	S0° 00' 32" E
L20	25.00	N89° 51' 39" E
L21	25.00	N0° 08' 29" W
L22	25.00	N89° 51' 39" E
L23	33.01	S89° 55' 15" E
L24	33.00	N0° 02' 50" W
L25	25.50	N89° 56' 38" E
L26	25.50	S89° 55' 06" E

Curve #	Length	Radius	Delta	Bearing	Chord
C1	62.94	40.01	90°07'35"	S45°00'57" W	56.65
C2	80.78	375.50	12°19'33"	S83°53'35" E	80.62
C3	69.81	324.50	12°19'33"	S83°53'35" E	69.67
C4	63.23	40.31	89°52'25"	N44°59'03" W	56.94
C5	16.53	200.00	4°44'13"	N87°33'09" W	16.53
C6	16.53	200.00	4°44'13"	S87°33'09" E	16.53
C7	13.52	163.50	4°44'13"	S87°33'09" E	13.51
C8	20.13	243.50	4°44'13"	S87°33'09" E	20.13
C9	12.94	156.50	4°44'13"	N87°33'09" W	12.93
C10	19.55	236.50	4°44'13"	N87°33'09" W	19.55
C11	88.28	200.00	25°17'22"	N12°35'51" E	87.56
C12	73.71	167.00	25°17'22"	N12°35'51" E	73.11

Curve #	Length	Radius	Delta	Bearing	Chord
C13	102.84	233.00	25°17'22"	N12°35'51" E	102.01
C14	88.14	200.00	25°15'03"	S12°37'00" W	87.43
C15	102.69	233.00	25°15'03"	S12°37'00" W	101.86
C16	73.60	167.00	25°15'03"	S12°37'00" W	73.00
C17	39.27	25.00	90°00'00"	S45°08'21" E	35.36
C18	39.27	25.00	90°00'00"	S44°51'35" W	35.36



DRAWN BY: BR  
 FIELD CREW: BJM  
 CHECKED BY: SNT  
 DATE: 2/18/15

CLIENT: THACKERY GARN COMPANY  
 DWG: Plat Phase 1  
 JOB No: 2420-CT1001-13  
 DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

RIVERFRONT MASTER PLANNED MIXED USE DISTRICT  
 LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

COUNTY RECORDER  
 12-00-55-975  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF National Title Agency of Utah, Inc.  
 DATE 2/19/2015 TIME 12:40:00 PM PAGE 50  
 Loretta Ordway  
 SALT LAKE COUNTY RECORDER

Salt Lake City Office: Tel (801) 487-8600  
 231 WEST 800 SOUTH Fax (801) 487-8668  
 Salt Lake City, Utah 84101  
**Ward Engineering Group**  
 Planning • Engineering • Surveying

