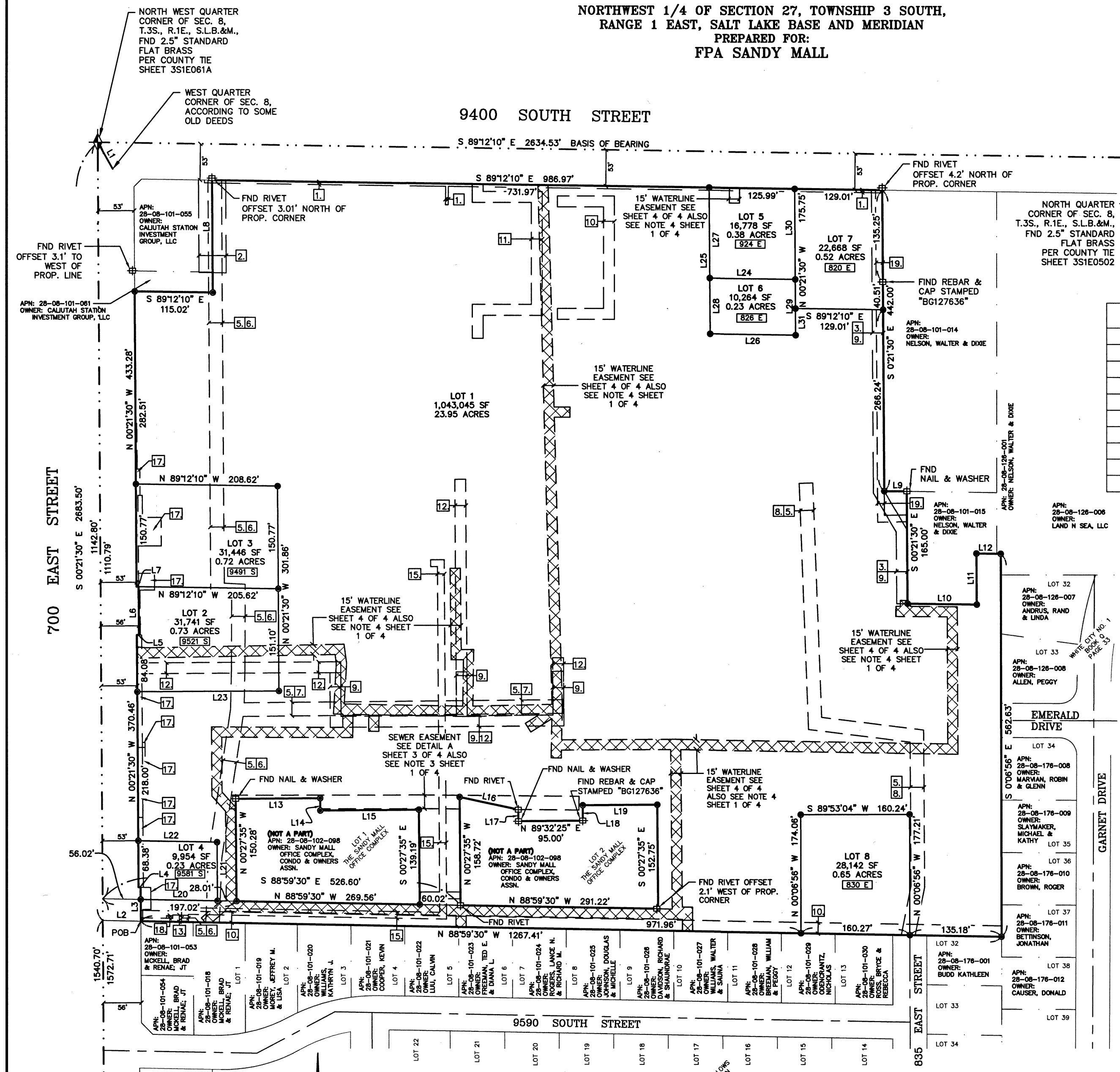


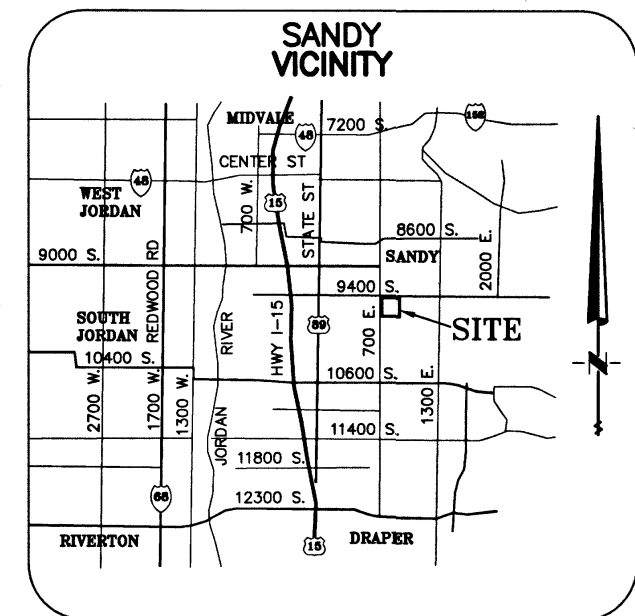
# SANDY MALL SUBDIVISION

LOCATED IN  
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
FPA SANDY MALL



Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S 29°33'10" E	44.81	L17	S 00°27'35" E	17.00
L2	S 88°59'30" E	56.02	L18	N 00°27'35" W	22.57
L3	N 00°21'30" W	50.00	L19	N 89°32'25" E	109.79
L4	N 88°59'30" W	3.00	L20	S 88°59'30" E	112.99
L5	S 89°12'10" E	3.00	L21	N 00°27'35" W	86.37
L6	N 00°21'30" W	71.22	L22	S 88°59'30" E	115.84
L7	N 89°12'10" W	3.00	L23	S 89°38'30" W	208.58
L8	N 00°21'30" W	165.03	L24	S 89°12'10" E	125.99
L9	S 89°12'10" E	33.00	L25	S 00°21'30" E	214.67
L10	S 89°12'10" E	102.00	L26	S 89°12'10" E	125.99
L11	N 00°21'30" W	75.00	L27	N 00°21'30" W	133.19
L12	S 89°12'10" E	35.70	L28	S 00°21'30" E	81.48
L13	N 89°32'25" E	124.47	L29	N 00°21'30" W	81.48
L14	S 00°27'35" E	18.00	L30	N 00°21'30" W	133.19
L15	N 89°32'25" E	145.00	L31	N 00°21'30" W	38.92
L16	S 78°02'53" E	88.40			

Acreage Table	
Lot	Acres
Overall	27.41
Lot 1	23.95
Lot 2	0.73
Lot 3	0.72
Lot 4	0.23
Lot 5	0.38
Lot 6	0.23
Lot 7	0.52
Lot 8	0.65



## SANDY CITY GENERAL NOTES

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
  - BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
  - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
  - NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM OF 44 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
  - NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
  - EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
  - ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
- THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-6-15-4433) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AGEN APPROVALS RELATING TO THE SUBJECT PROPERTY.

## BASIS OF BEARING

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, T.3S., R.1E., S.L.B.&M., BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS S89°12'10"E.

## LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- SECTION LINE
- CENTER LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE (SEE EXISTING EASEMENT NOTES)
- PROPOSED EASEMENT LINE (SEE DETAIL A, SHEET NOTE 4, SHEET 1 OF 4, AND SHEET 4 OF 4)
- APPROXIMATE LOCATION EXISTING WATERLINE (SEE NOTE 4 AND 5, SHEET 1 OF 4)
- EXISTING BUILDING

## EXISTING EASEMENT NOTES

- A RIGHT-OF-WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 9, 1978 AS ENTRY NO. 3063015, IN BOOK 4622, AT PAGE 1157, OFFICIAL RECORDS. (AS SHOWN)
- EASEMENTS EXECUTED BY AND BETWEEN SOUTH VILLAGE, INC. AND CHEVRON U.S.A., INC., RECORDED OCTOBER 10, 1979 AS ENTRY NO. 3348509, IN BOOK 4981, AT PAGE 537, OFFICIAL RECORDS; AND BY AND BETWEEN MAREMONT HOLDINGS, LLC AND CHEVRON U.S.A., INC., RECORDED APRIL 12, 1997 AS ENTRY NO. 6516190, IN BOOK 7640, AT PAGE 746, OFFICIAL RECORDS. (AS SHOWN)
- A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED MAY 4, 1988 AS ENTRY NO. 4821350, IN BOOK 6027, AT PAGE 1245, OFFICIAL RECORDS. (AS SHOWN)
- A 6 FOOT WIDE EASEMENT BEING 3 FEET ON EACH SIDE OF BURIED TELEPHONE FACILITIES AS SHOWN ON EASEMENT 4 OF SHEET 1 OF 4.
- A 152' EASEMENT IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, RECORDED JULY 15, 1988 AS ENTRY NO. 4650539, IN BOOK 6047, AT PAGE 1697, OFFICIAL RECORDS. (AS SHOWN)
- A 152' EASEMENT IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, RECORDED JULY 15, 1988 AS ENTRY NO. 4650541, IN BOOK 6047, AT PAGE 1701, OFFICIAL RECORDS. (AS SHOWN)
- A 152' EASEMENT IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, RECORDED JULY 15, 1988 AS ENTRY NO. 4650544, IN BOOK 6047, AT PAGE 1701, OFFICIAL RECORDS. (AS SHOWN)
- A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED MARCH 17, 1989 AND RECORDED MAY 4, 1989 AS ENTRY NO. 4766861, IN BOOK 6123, AT PAGE 1269, OFFICIAL RECORDS. (AS SHOWN)
- A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED SEPTEMBER 15, 1989 AS ENTRY NO. 4823386, IN BOOK 6159, AT PAGE 986, OFFICIAL RECORDS. (AS SHOWN)
- A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED SEPTEMBER 15, 1989 AS ENTRY NO. 4823387, IN BOOK 6159, AT PAGE 986, OFFICIAL RECORDS. (AS SHOWN)
- A RIGHT-OF-WAY EASEMENT IN FAVOR OF U S WEST COMMUNICATIONS, INC., RECORDED DECEMBER 3, 1991 AS ENTRY NO. 5163318, IN BOOK 6383, AT PAGE 671, OFFICIAL RECORDS. (AS SHOWN)
- RESTRICTIVE COVENANTS, EASEMENTS AND MAINTENANCE AGREEMENT, AND THE TERMS AND PROVISIONS CONTAINED THEREIN DATED FEBRUARY 24, 1998, AND RECORDED MARCH 18, 1998 AS ENTRY NO. 6895235, IN BOOK 7913, AT PAGE 635, OFFICIAL RECORDS. (AFFECTS PARCEL OVER COMMON AREAS, REFER TO DOCUMENT TERMS.)
- A EASEMENT IN FAVOR OF U S WEST COMMUNICATIONS, INC., RECORDED OCTOBER 13, 1998 AS ENTRY NO. 7117146, IN BOOK 8123, AT PAGE 516, OFFICIAL RECORDS. (AS SHOWN)
- A WATER LINES EASEMENT IN FAVOR OF SANDY CITY CORPORATION, RECORDED JUNE 6, 2000 AS ENTRY NO. 7853810, IN BOOK 8366, AT PAGE 2885, OFFICIAL RECORDS. (VACATED AND ABANDONED UPON RECORPTION OF THIS PLAT.)
- EASEMENTS AND PROVISIONS CONTAINED IN ORDER OF IMMEDIATE OCCUPANCY, CIVIL NO. 050915803 IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, RECORDED DECEMBER 16, 2005 AS ENTRY NO. 9585425, IN BOOK 9231, AT PAGE 3546, OFFICIAL RECORDS; AND IN FINAL ORDER OF CONDEMNATION, CIVIL NO. 050915803 IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, RECORDED FEBRUARY 15, 2007 AS ENTRY NO. 10004965, IN BOOK 9422, AT PAGE 7209, OFFICIAL RECORDS. (AS SHOWN)
- A EASEMENT IN FAVOR OF QUEST CORPORATION, RECORDED SEPTEMBER 20, 2007 AS ENTRY NO. 10227579, IN BOOK 9517, AT PAGE 2732, OFFICIAL RECORDS. (AS SHOWN)
- AN UNRECORDED LEASE, AND THE TERMS, EASEMENTS, CONDITIONS AND LIMITATIONS IN FAVOR OF VERIZON WIRELESS (VZW) LLC D/B/A VERIZON WIRELESS, RECORDED JULY 14, 2011 AS ENTRY NO. 11212165, IN BOOK 9936, AT PAGE 6694, OFFICIAL RECORDS. TOGETHER WITH EASEMENTS IN FAVOR OF VERIZON WIRELESS (VZW) LLC D/B/A VERIZON WIRELESS, RECORDED JULY 14, 2011 AS ENTRY NO. 11212164, IN BOOK 9936, AT PAGE 6688, OFFICIAL RECORDS; AND RECORDED AUGUST 15, 2011 AS ENTRY NO. 11227962, IN BOOK 9943, AT PAGE 2232, OFFICIAL RECORDS. (AS SHOWN)

## NOTES

- ALL STRUCTURES TO REMAIN
- FOR ALL TITLE RELATED MATTERS, BUSH & GUDGELL, INC. RELIED UPON THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FOUNDERS TITLE COMPANY, ORDER NO. 0008298, EFFECTIVE DATE - DECEMBER 31, 2015. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- A SEWER EASEMENT DEDICATED IN FAVOR OF SANDY SUBURBAN DISTRICT. SEE DETAIL A SHEET 3 OF 4
- A WATERLINE EASEMENT DEDICATED IN FAVOR OF SANDY. SEE SHEET 4 OF 4, APPROXIMATE WATERLINE AS SHOWN ON SHEETS 2-4 WAS OBTAINED FROM PLANS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- EXISTING WATERLINE AND ONE (1) FIRE HYDRANT, AS SHOWN ON SHEET 2 OF 4 AND SHEET 4 OF 4, TO BE MAINTAINED BY LOT 1 PROPERTY OWNER.
- APPROXIMATE LOCATION EXISTING WATERLINE AS SHOWN ON SHEETS 2-4 WAS OBTAINED FROM PLANS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

## SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS SANDY MALL SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

4-12-2016

DATE: BUSH AND GUDGELL, INC.

DAVID T. MORTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 6436557

## BOUNDARY DESCRIPTION

ALL THAT PORTION OF THE PARCEL RECORDED IN SPECIAL WARRANTY DEED, ENTRY NO. 9643608, OFFICIAL RECORDS, IN THE CITY OF SANDY, SALT LAKE COUNTY, UTAH, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 700 EAST STREET AS SHOWN ON UDOT PROJECT NO. STP-0071(9)7, SAID POINT BEING 56.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE MONUMENT LINE OF 700 EAST STREET, SAID POINT BEING THE SOUTHEAST CORNER OF UDOT PARCEL NO. 0071-49, AS SHOWN ON ORDER OF IMMEDIATE OCCUPANCY, RECORDED DECEMBER 16, 2005, AS ENTRY NO. 9585425, IN BOOK 9231, AT PAGE 3546, OFFICIAL RECORDS; AND ALSO SAID PARCEL IN FINAL ORDER OF CONDEMNATION, RECORDED FEBRUARY 15, 2007, AS ENTRY NO. 10004965, IN BOOK 9422, AT PAGE 7209, OFFICIAL RECORDS; SAID POINT ALSO BEING 50021'30"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 1142.80 FEET AND S88°59'30"E 56.02 FEET, FROM A SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 9400 SOUTH STREET AND 700 EAST STREET, AND SAID MONUMENT IS THE NORTHWEST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID UDOT PROJECT NO. STP-0071(9)7 THE FOLLOWING SEVEN (7) COURSES: 1) N00°21'30"W 50.00 FEET; 2) N89°32'25"E 112.99 FEET TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE MONUMENT LINE OF 700 EAST STREET; SAID POINT BEING THE NORTHWEST CORNER OF SAID UDOT PARCEL NO. 0071-49 3) N00°21'30"W 370.46 FEET, TO THE SOUTHWEST CORNER OF UDOT PARCEL NO. 0071-58 AS SHOWN ON ABOVE MENTIONED UDOT PROJECT; 4) S89°12'10"E 3.00 FEET, TO A POINT BEING 56.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE MONUMENT LINE OF 700 EAST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID UDOT PARCEL NO. 0071-56; 5) N00°21'30"W 71.22 FEET, TO THE NORTHEAST CORNER OF SAID UDOT PARCEL NO. 0071-56; 6) S89°12'10"E 3.00 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE MONUMENT LINE OF 700 EAST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID UDOT PARCEL NO. 0071-56; 7) N00°21'30"W 433.28 FEET; THENCE S89°12'10"E 115.02 FEET; THENCE N00°21'30"W 165.03 FEET, TO THE SOUTH LINE OF 9400 SOUTH STREET; THENCE S89°12'10"E ALONG SAID SOUTH LINE 986.97 FEET; THENCE S00°27'35"E 442.00 FEET; THENCE S89°12'10"E 33.00 FEET; THENCE S00°21'30"E 165.00 FEET; THENCE S89°12'10"E 102.00 FEET; THENCE N00°21'30"W 75.00 FEET; THENCE S89°12'10"E 35.70 FEET, TO THE EXTENSION OF THE WEST LINE OF WHITE CITY NO. 1 SUBDIVISION, RECORDED MARCH 12, 1956 AS ENTRY NO. 1473597, IN BOOK Q, AT PAGE 33, OFFICIAL RECORDS; THENCE S00°06'56"E ALONG SAID EXTENSION AND WEST LINE 562.53 FEET, TO THE NORTHEAST CORNER OF LOT 32 OF GREEN WILLOWS SUBDIVISION, RECORDED MARCH 31, 1972, AS ENTRY NO. 2446720, IN BOOK 66, AT PAGE 10, OFFICIAL RECORDS; THENCE N88°59'30"W ALONG THE NORTH LINE OF SAID GREEN WILLOWS SUBDIVISION, AND EXTENSION THEREOF 1267.41 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE DESCRIPTION ALL OF LOTS 1 & 2 OF THE SANDY MALL OFFICE COMPLEX AN OFFICE CONDOMINIUM PROJECT, RECORDED AUGUST 3, 1998, AS ENTRY NO. 7044618, IN BOOK 98-89, AT PAGE 207, OFFICIAL RECORDS.

CONTAINS 27.41 ACRES, MORE OR LESS. 8 LOTS

TOGETHER WITH THE EASEMENT AND PARKING RIGHTS AS CONTAINED IN THE CERTAIN RESTRICTIVE COVENANTS, EASEMENTS AND MAINTENANCE AGREEMENT, RECORDED MARCH 18, 1998, AS ENTRY NO. 6895235, IN BOOK 7913, AT PAGE 635, OFFICIAL RECORDS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS SANDY MALL SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF I HAVE/HAS HERETO SET MY HAND AND SEAL THIS 18 DAY OF APRIL A.D., 2016

*Michael B. Earl*

BY: MICHAEL B. EARL, MANAGER

FPA SANDY MALL ASSOCIATES, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: OF SANDY MALL, LLC A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

## CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.  
COUNTY OF ORANGE

ON APRIL 12, 2016 BEFORE ME, N. MAURIELLO, NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL B. EARL, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: *Michael B. Earl*

N. MAURIELLO  
Commission # 2076653  
Notary Public - California  
Orange County  
My Comm. Expires Aug 29, 2018

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 8 LOT COMMERCIAL SUBDIVISION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

THE SANDY MALL OFFICE COMPLEX RECORDED AUGUST 3, 1998 AS ENTRY NO. 7044618, IN BOOK 98-89, AT PAGE 207, OFFICIAL RECORDS; AND UDOT PROJECT NO. STP-0071(9)7, PROJECT NO. STP-0071(9)7, SHEET RW-6 AND RW-7.

## SANDY MALL SUBDIVISION

LOCATED IN  
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
FPA SANDY MALL  
SHEET 1 OF 4

RECORDED# 12284382

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF FPA SANDY MALL LLC

DATE 5/23/2016 TIME 12:43pm BOOK 2016 PAGE 113

\$ 128.00  
Pamela Rollins, Deputy  
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

**SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL**

APPROVED THIS 26 DAY OF April BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

*Quinn Jones*

SALT LAKE COUNTY HEALTH DEPARTMENT

**QUESTAR GAS CO.**

APPROVED THIS 21 DAY OF April A.D. 2016

*Joan*

COMPANY OFFICER:

**CENTURY LINK**

APPROVED THIS 21 DAY OF April A.D. 2016

*Mernie Chase*

COMPANY OFFICER:

**COMCAST CABLE**

APPROVED THIS 21 DAY OF April A.D. 2016

*E. Valdez*

COMPANY OFFICER:

**ROCKY MOUNTAIN POWER**

APPROVED THIS 20th DAY OF April A.D. 2016

*R. Big Wolf*

COMPANY OFFICER:

**SANDY SUBURBAN IMPROVEMENT DISTRICT**

APPROVED THIS 9th DAY OF May A.D. 2016

*Mark L. H.*

COMPANY OFFICER:

**BUSH & GUDGELL, INC**  
ENGINEERS - PLANNERS - SURVEYORS  
655 East 4500 South, Ste 100  
Salt Lake City, Utah 84107  
Phone (801) 685-6194  
Fax (801) 685-6195  
www.bushandgudgell.com

DATE: 04-12-16  
FILE: 132070 FINAL

**PLANNING COMMISSION**

APPROVED THIS 5th DAY OF MAY A.D. 2016

*Scott DeLaney*

PLANNING COMMISSIONER

**SANDY PARKS & REC.**

APPROVED THIS 2nd DAY OF May A.D. 2016

*Donna Melin*

ASSISTANT DIRECTOR

**PUBLIC UTILITIES DEPARTMENT**

APPROVED THIS 29th DAY OF April A.D. 2016

*D. B. P.*

ENGINEERING MANAGER

**CITY ENGINEER**

APPROVED THIS 2nd DAY OF May A.D. 2016

*Michelle Caldwell*

SANDY CITY ENGINEER

**APPROVAL AT THIS FORM**

APPROVED THIS 13 DAY OF May A.D. 2016

*Paul H.*

SANDY CITY ATTORNEY

**SANDY CITY MAYOR**

PRESENTED TO THE SANDY CITY MAYOR THIS 13th DAY OF May A.D. 2016, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Jon S. DeLaney*  
SANDY CITY MAYOR

*Mark L. H.*  
ATTEST: CITY RECORDER

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.

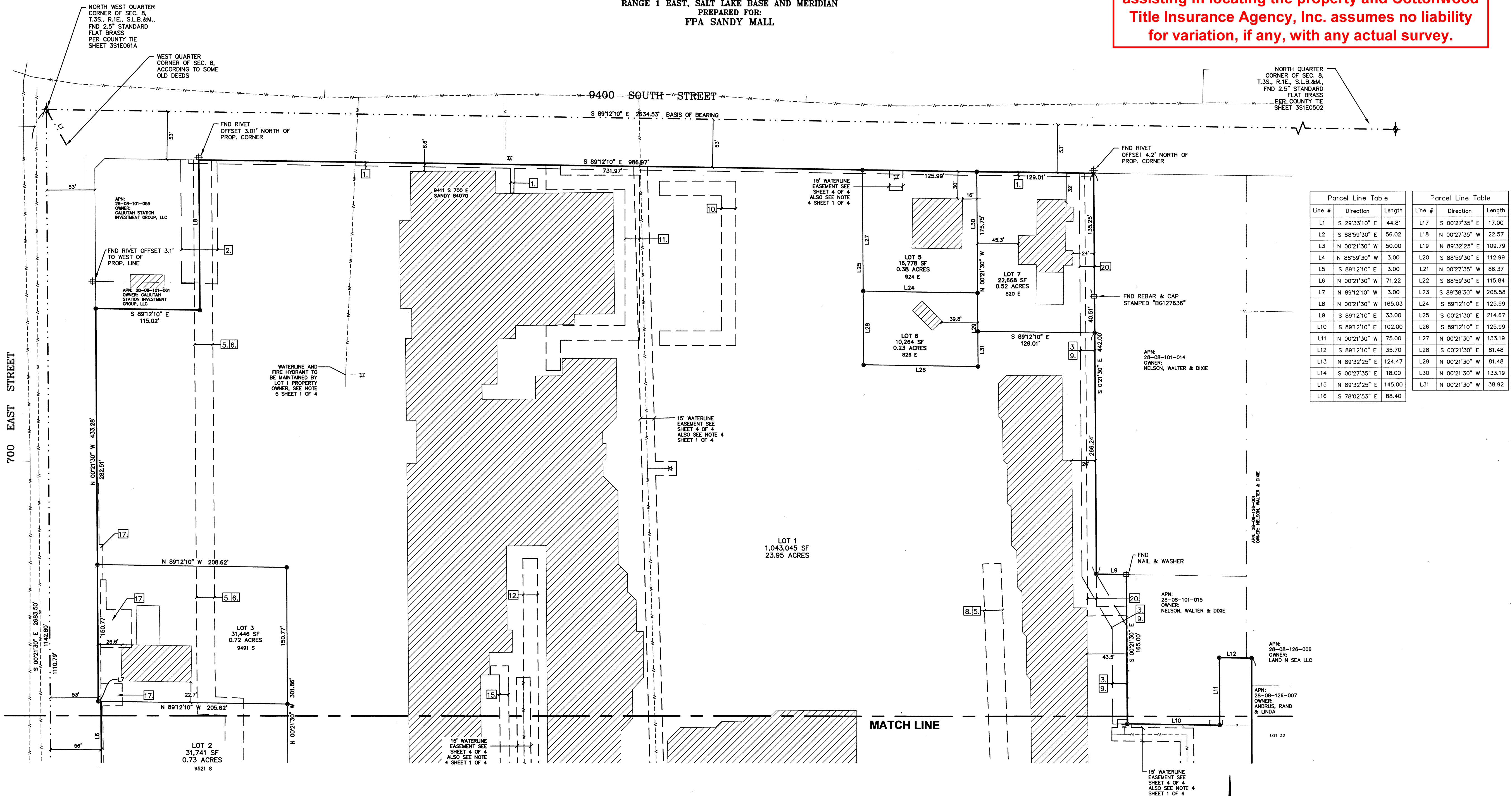
28-08-101-057 - 060 - 067

28-08-11 28-08-12 \$ 128.00

# SANDY MALL SUBDIVISION

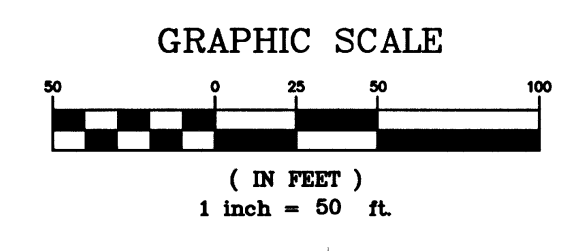
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PREPARED FOR:  
FPA SANDY MALL

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L16	S 78°02'53" E	88.40			

- LEGEND**
- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
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  - PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE (SEE EXISTING EASEMENT NOTES)
  - PROPOSED EASEMENT LINE (SEE DETAIL A, SHEET NOTE 4, SHEET 1 OF 4, AND SHEET 4 OF 4)
  - APPROXIMATE LOCATION EXISTING WATERLINE (SEE NOTE 4 AND 5, SHEET 1 OF 4)
  - ▨ EXISTING BUILDING



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www.bushandgudgell.com

DATE: 04-12-16  
FILE: 132070 FINAL

SHEET 2 OF 4

RECORDED# 12284382

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF FPA Sandy Mall LLC

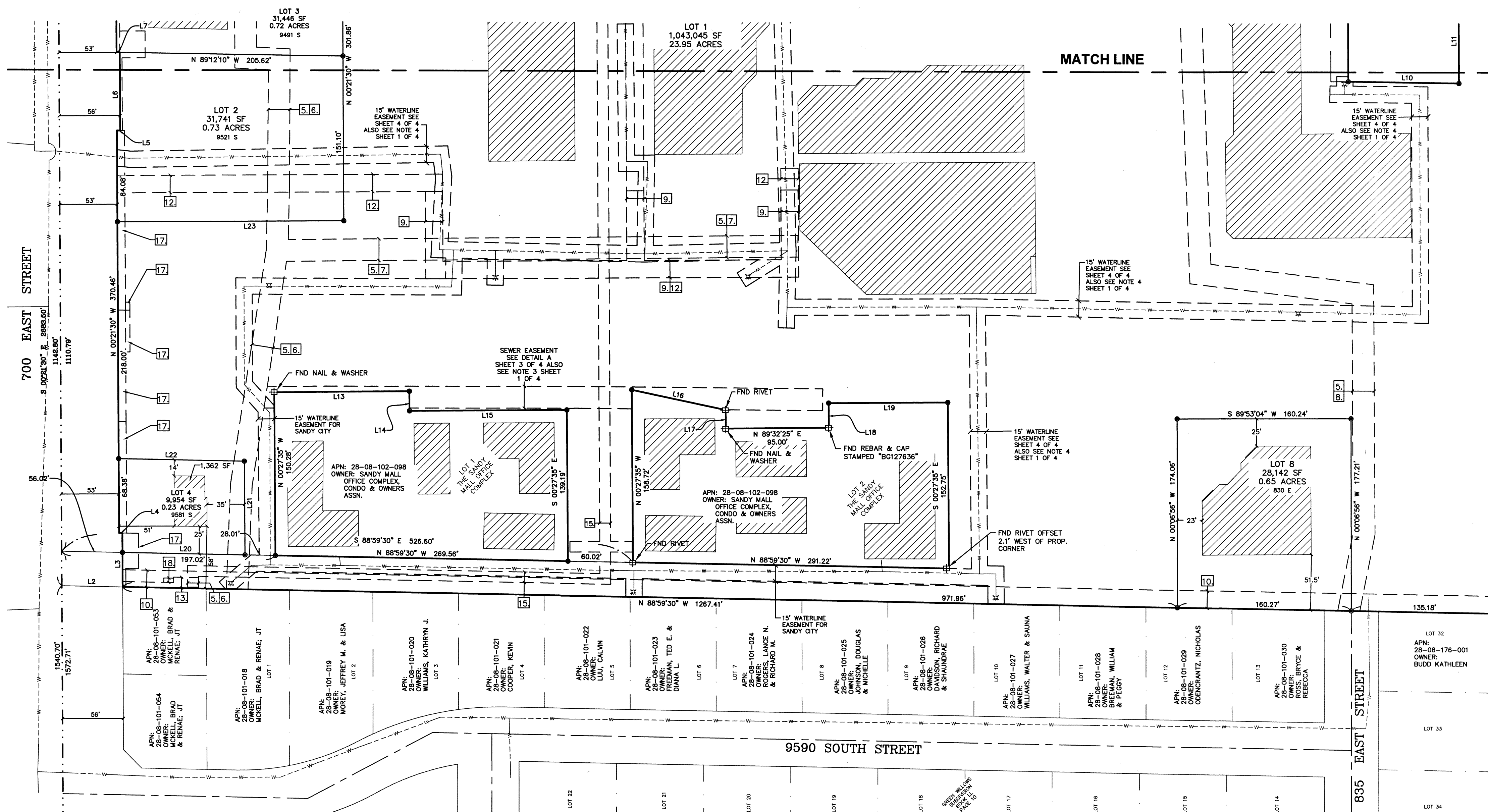
DATE: 5/23/2016 TIME: 12:43pm BOOK: 201019 PAGE: 113

\$128.00  
Parrin Rollins, Deputy  
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

# SANDY MALL SUBDIVISION

LOCATED IN  
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
FPA SANDY MALL

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.



Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S 29°33'10" E	44.81	L17	S 00°27'35" E	17.00
L2	S 88°59'30" E	56.02	L18	N 00°27'35" W	22.57
L3	N 00°21'30" W	50.00	L19	N 89°32'25" E	109.79
L4	N 88°59'30" W	3.00	L20	S 88°59'30" E	112.99
L5	S 89°12'10" E	3.00	L21	N 00°27'35" W	86.37
L6	N 00°21'30" W	71.22	L22	S 88°59'30" E	115.84
L7	N 89°12'10" W	3.00	L23	S 89°38'30" W	208.58
L8	N 00°21'30" W	165.03	L24	S 89°12'10" E	125.99
L9	S 89°12'10" E	33.00	L25	S 00°21'30" E	214.67
L10	S 89°12'10" E	102.00	L26	S 89°12'10" E	125.99
L11	N 00°21'30" W	75.00	L27	N 00°21'30" W	133.19
L12	S 89°12'10" E	35.70	L28	S 00°21'30" E	81.48
L13	N 89°32'25" E	124.47	L29	N 00°21'30" W	81.48
L14	S 00°27'35" E	18.00	L30	N 00°21'30" W	133.19
L15	N 89°32'25" E	145.00	L31	N 00°21'30" W	38.92
L16	S 78°02'53" E	88.40			

APN: 28-08-126-007  
OWNER: ANDRUS, RAND & LINDA  
LOT 32

APN: 28-08-126-008  
OWNER: ALLEN, PEGGY  
LOT 33

APN: 28-08-176-008  
OWNER: ROBIN & GLENN  
LOT 34

APN: 28-08-176-009  
OWNER: MICHAEL & KATHY  
LOT 35

APN: 28-08-176-010  
OWNER: ROGER  
LOT 36

APN: 28-08-176-011  
OWNER: JONATHAN  
LOT 37

APN: 28-08-176-012  
OWNER: BETTINSON, JONATHAN  
LOT 38

APN: 28-08-176-013  
OWNER: CAUSER, DONALD  
LOT 39

APN: 28-08-176-001  
OWNER: BUDD KATHLEEN  
LOT 32

APN: 28-08-101-003  
OWNER: MCKELL, BRAD & RENAE, JT  
LOT 1

APN: 28-08-101-018  
OWNER: MCKELL, BRAD & RENAE, JT  
LOT 2

APN: 28-08-101-019  
OWNER: MOREY, JEFFREY M. & LISA  
LOT 2

APN: 28-08-101-020  
OWNER: WILLIAMS, KATHRYN J.  
LOT 3

APN: 28-08-101-021  
OWNER: COOPER, KEVIN  
LOT 4

APN: 28-08-101-022  
OWNER: LUI, CALVIN  
LOT 5

APN: 28-08-101-023  
OWNER: FREDMAN, TED E. & DIANA L.  
LOT 6

APN: 28-08-101-024  
OWNER: ROGERS, LANCE N. & RICHARD M.  
LOT 7

APN: 28-08-101-025  
OWNER: DANSSON, DOUGLAS & MICHELLE  
LOT 8

APN: 28-08-101-026  
OWNER: DAVIDSON, RICHARD & SHANDRAE  
LOT 9

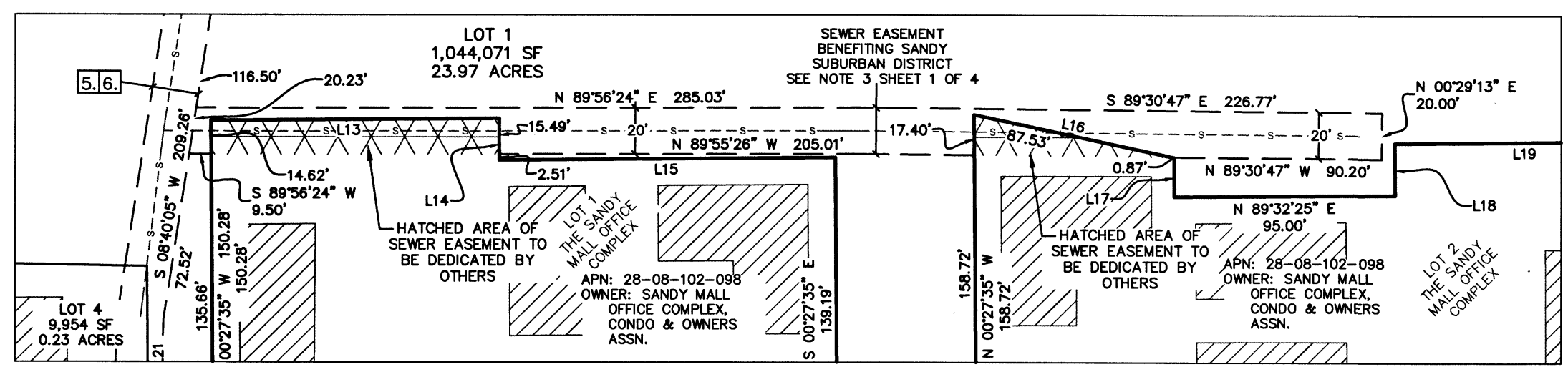
APN: 28-08-101-027  
OWNER: WILLIAMS, WALTER & SAUNA  
LOT 10

APN: 28-08-101-028  
OWNER: BRESEMAN, WILLIAM & PEGGY  
LOT 11

APN: 28-08-101-029  
OWNER: COENGRANTZ, NICHOLAS  
LOT 12

APN: 28-08-101-030  
OWNER: BRYCE & REBECCA  
LOT 13

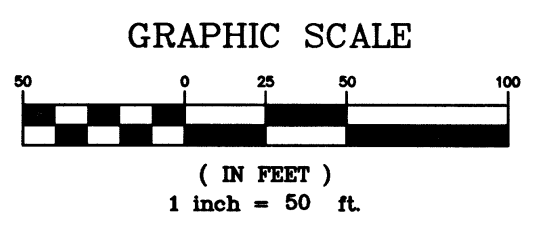
WEST QUARTER CORNER OF SEC. 9, T.3S., R.1E., S.L.B.&M., FND 2.5" STANDARD FLAT BRASS PER COUNTY TIE SHEET 351E0806



DETAIL A  
SCALE 1" = 50'  
(SEE NOTE 3 SHEET 1 OF 4)

### LEGEND

- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
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DATE: 04-12-16  
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RECORDED# 12284382

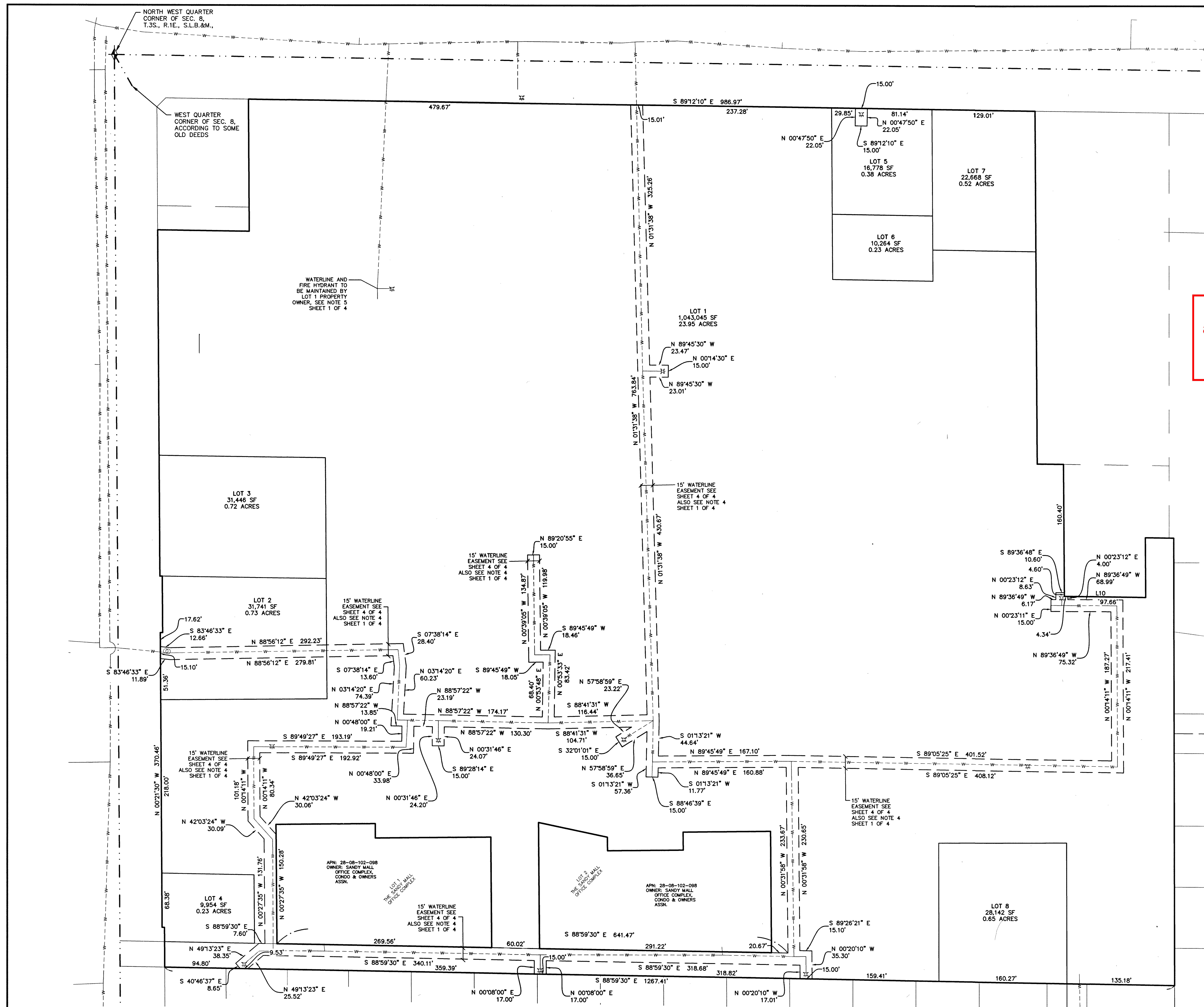
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF **FPA SANDY MALL, LLC**

DATE 5/23/2016 TIME 12:43pm BOOK 2016 PAGE 113

\$128.00 **Priscilla Rollins, Deputy**  
FEE \$ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

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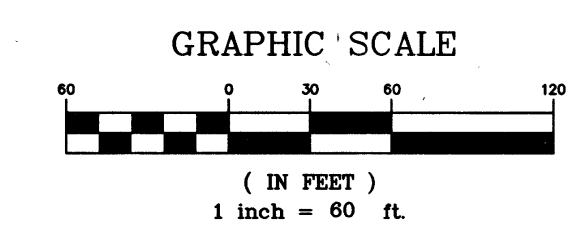
SHEET 4 OF 4

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DATE: 04-12-16  
 FILE: 132070 PRELIM

**SANDY MALL SUBDIVISION**

LOCATED IN  
 NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH,  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 PREPARED FOR:  
 FPA SANDY MALL



RECORDED# 122 84382

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF **FPA sandy mall, llc**

DATES 12/21/2016 TIME 12:42pm BOOK 20162 PAGE 113

\$128.00 **Barbara Rollins, Deputy**  
 FEE \$ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER