

SANDY GARDNER OFFICE PARK AMENDED

AMENDING LOTS 1, 2 AND 3, SANDY GARDNER OFFICE PARK

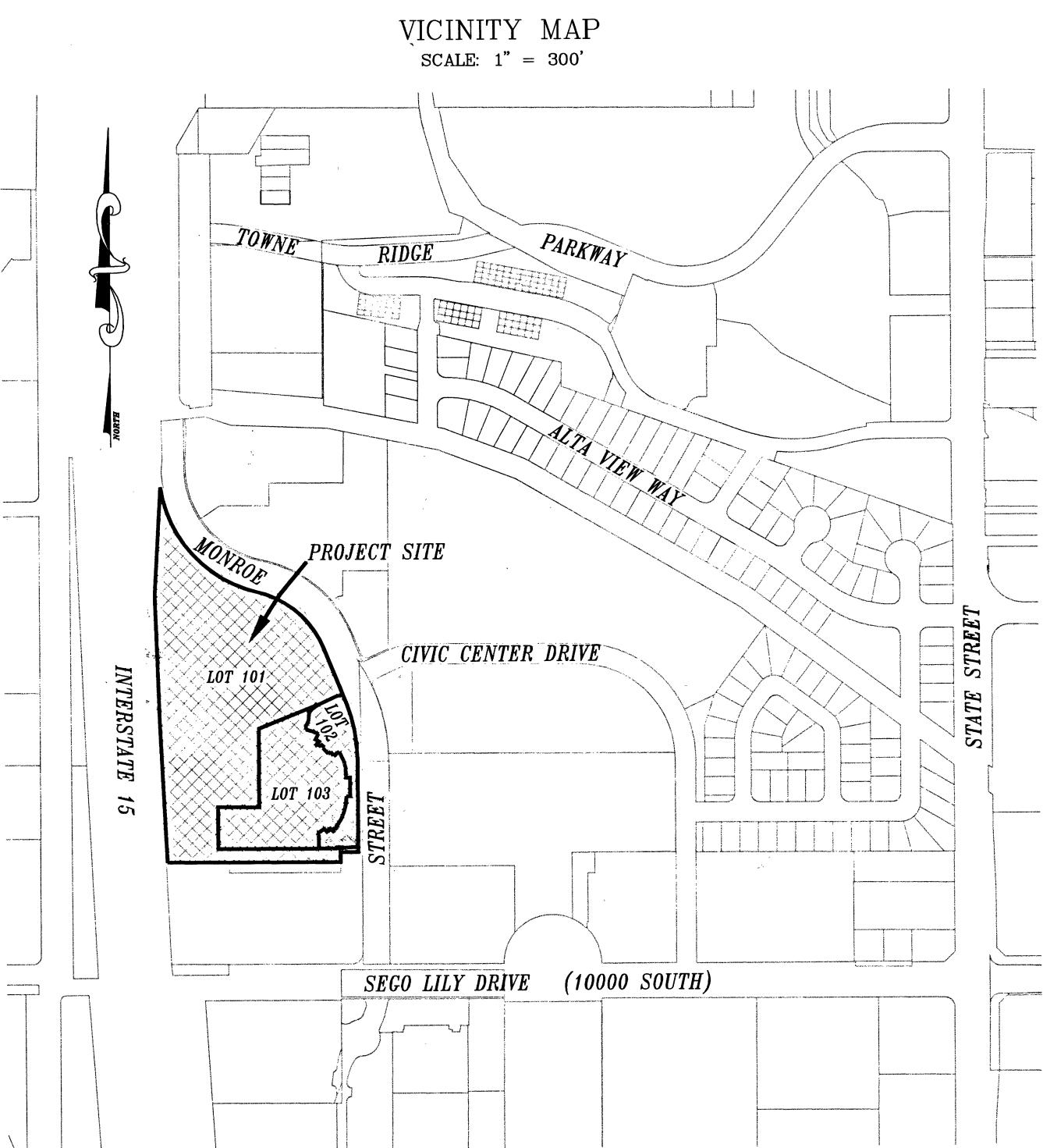
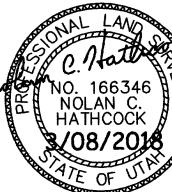
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Nolan C. Hethcock, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 166346, 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 plot and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

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



VICINITY MAP
SCALE: 1" = 300'

SANDY CITY GENERAL PLAT 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.
- Windbreaks 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 tree(s) shall be planted a minimum of 4 feet away from back of curb and edge of sidewalk.
- No driveways shall be constructed as to slope toward any structure without prior 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 (801-568-2960) for more information. Traffic plan, bonding and insurance will be required.
- All roadways that are not private roads (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.

ADDITIONAL NOTES:

- No permanent structures shall be allowed in the areas designated hereon as "NON-BUILDABLE EASEMENT". In areas where the NON-BUILDABLE EASEMENT is shown adjacent to an existing structure the easement shall extend 20 feet from the exterior face of the structure.
- Basis of Bearing for this plat is South 078'34" East along the monument line in State Street defined by Salt Lake County witness points located on the centerline of Seco Lily Drive (10000 South) as shown on the original plat of SANDY GARDNER OFFICE PARK, recorded July 13, 2015, Entry No. 12089960, Book 2015P at Page 160 in the office of the Salt Lake County Recorder.
- All of the lots shown herein are affected by a DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS, recorded November 17, 2016 as Entry No. 12415019 in Book 10501 at Pages 261-300 in the office of the Salt Lake County Recorder. Access to these lots is addressed by this document.

ROCKY MOUNTAIN POWER NOTE:
Utilities shall have the right to install, maintain and operate their equipment above and below ground within the lots and easements within the property lines (P.U.E.) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including trees, shrubs, fence and other structures located within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owners expense, or the utility may remove such structures at the lot owners expense at any time and may require the lot owner to pay the utility for the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.

Dominion Energy Note:
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or restrictions imposed by law or by other documents. This does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes do not constitute a waiver of particular terms of service for service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.

DOMINION ENERGY	COMCAST CABLE SERVICES	ROCKY MOUNTAIN POWER	CENTURYLINK	SANDY SUBURBAN IMPROVEMENT DISTRICT	SANDY CITY PLANNING COMMISSION
APPROVED THIS 8 th DAY OF MARCH, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.
<i>Jason Sorenson</i> DOMINION ENERGY UTAH	<i>Elvira</i> COMCAST CABLE SERVICES	<i>Cherry Brancaccino</i> ROCKY MOUNTAIN POWER	<i>Merrie Chase</i> CENTURYLINK	<i>Jeff Kell</i> MANAGER, SANDY SUBURBAN IMPROVEMENT DISTRICT	<i>Jeff Kell</i> CHAIR, SANDY CITY PLANNING COMMISSION
SANDY CITY PARKS DEPT.	SALT LAKE CO. HEALTH DEPT.	SANDY CITY ENGINEER	APPROVAL AS TO FORM	SANDY CITY PUBLIC UTILITIES	SANDY CITY MAYOR
APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 3 rd DAY OF April, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.	APPROVED THIS 8 th DAY OF March, A.D. 2018.
<i>Dee Moller</i> SANDY CITY PARKS DEPT.	<i>Rich Sedletta</i> SALT LAKE CO. HEALTH DEPT.	<i>Ken M. C. Cull, PE</i> SANDY CITY ENGINEER	<i>O. H. F.</i> SANDY CITY ATTORNEY	<i>Jeff Kell</i> SANDY CITY MAYOR	<i>Molly Spira</i> CITY RECORDER

OWNER'S DEDICATION

Know all men by these presents that the undersigned Owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as

SANDY GARDNER OFFICE PARK AMENDED

do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof they have hereunto set their hands this day of 10th APRIL A.D. 2018

SANDY CITY CORPORATION

Jeff Kell
KURT BRADBURN, MAYOR

ATTEST: *Molly Spira*
MOLLY SPIRA, SANDY CITY RECORDER

BOUNDARY DESCRIPTION

All of Lots 1, 2 and 3, SANDY GARDNER OFFICE PARK, according to the official plat thereof, recorded July 13, 2015 as Entry No. 12089960 in Book 2015P of plats at Page 160 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, State of Utah. The above described tract of land contains approximately 468,110 square feet in area or 10.74 acres; Amending three (3) Lots.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 10th day of April, A.D. 2018,
personally appeared before me, the undersigned Notary Public,
in and for the County of Salt Lake, in the State of Utah, Kurt
Bradburn and Molly Spira, signers of the within Owner's
Dedication, who, being by me duly sworn, did say that they
are the Mayor and City Recorder, respectively, of SANDY CITY,
a municipal corporation of the State of Utah, and the said
Kurt Bradburn and Molly Spira, by their respective oaths, did say
that they do it freely and voluntarily in behalf of said SANDY
CITY for the uses and purposes therein mentioned.

Megan Sundquist
MEGAN SUNDQUIST, Signature and Seal
NOTARY PUBLIC, Signature and Seal
My Commission Expires on:
August 29, 2021
Comm. Number: 99644

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MOUNTAIN AMERICA FEDERAL CREDIT UNION

Jeff Kell
STERLING NIELSEN, PRESIDENT/CEO

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 26 day of March, A.D. 2018,
personally appeared before me, the undersigned Notary Public,
in and for the County of Salt Lake, in the State of Utah,
Sterling Nielsen, President/CEO of Mountain
America Federal Credit Union, a Utah corporation, who, being
by me duly sworn, did say that the within and foregoing
instrument was signed in behalf of said corporation by
authority of a resolution of its Board of Directors and said
Sterling Nielsen duly acknowledged to me that said corporation
executed the same.

Sterling Nielsen
NOTARY PUBLIC, Signature and Seal
My Commission Expires on:
Dec 26 2020
Comm. No. 85744

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SANDY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 2	
RECORDED # 12753394	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Sandy City Recorder</u> , DATE: 4-16-18 TIME: 10:48AM BOOK 2018P PAGE 160 FEE \$63.00
27-12-402-033, -034, -035	SALT LAKE COUNTY (DEPUTY) RECORDER 2018P-166

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GRAPHIC SCALE
40 0 40 80 160
1 INCH = 40 FEET

