

# SANDY GARDNER OFFICE PARK AMENDED

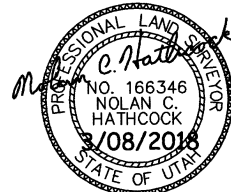
AMENDING LOTS 1, 2 AND 3, SANDY GARDNER OFFICE PARK  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, 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 plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

SANDY GARDNER OFFICE PARK AMENDED

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



## 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, being 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 488,110 square feet in area or 10.746 acres; Amending three (3) Lots.

## 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 6th APRIL, A.D., 2018

SANDY CITY CORPORATION

Kurt Bradburn  
KURT BRADBURN, MAYOR

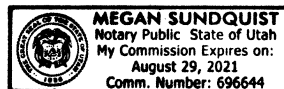
ATTEST: Molly Spira  
MOLLY SPIRA, SANDY CITY RECORDER

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss

On the 6th 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 did acknowledge to me that they signed it freely and voluntarily in behalf of said SANDY CITY for the uses and purposes therein mentioned.

Molly Spira  
NOTARY PUBLIC, Signature and Seal



## 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

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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 March 24, A.D., 2018

MOUNTAIN AMERICA FEDERAL CREDIT UNION

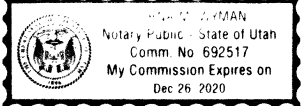
Sterling Nielsen  
BY: STERLING NIELSEN, PRESIDENT/CEO

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss

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 who is the 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



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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

SHEET 1 OF 2

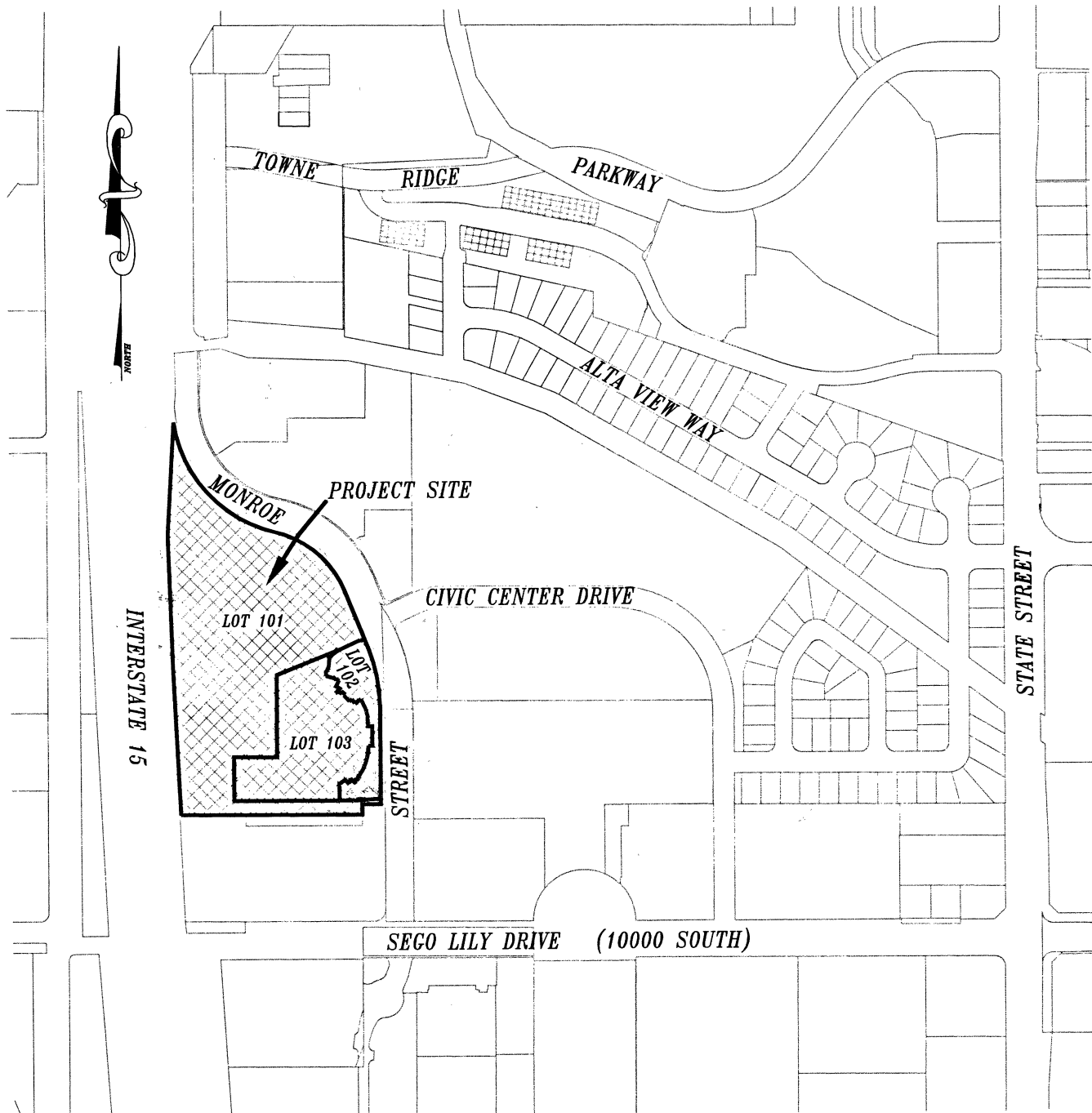
RECORDED # 12753394

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND  
FILED AT THE REQUEST OF Sandy City Recorder  
DATE: 4-16-18 TIME: 10:49 AM BOOK: 2018P PAGE: 166  
FEE: \$63.00  
Sandy City Recorder  
SALT LAKE COUNTY (DEPUTY) RECORDER

\$63.00

2018P-166

VICINITY MAP  
SCALE: 1" = 300'



### ROCKY MOUNTAIN POWER NOTE:

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utility easements (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 structures, trees and vegetation that may be placed 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 no time may any permanent structures be placed within 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 derogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.

## 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.
- 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 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 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 (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 0°08'34" East along the monument line in State Street defined by Salt Lake County witness monuments located on the centerline of State Street at 9800 South and 10200 South as shown on the recorded 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 hereon 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.

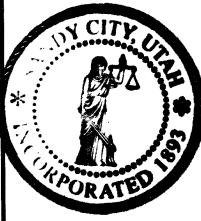
PREPARED BY:  
NOLAN C. HATHCOCK  
SANDY CITY SURVEYOR  
UTAH LICENSE NO. 166346  
8775 S. 700 W.  
SANDY, UTAH 84070  
PHONE: 801-568-2965

### DEVELOPER/OWNER

SANDY CITY  
10000 CENTENNIAL PARKWAY  
SANDY, UTAH 84070

MOUNTAIN AMERICA FEDERAL  
CREDIT UNION  
7181 S. CAMPUS VIEW DR.  
WEST JORDAN, UTAH 84094

DOMINION ENERGY	COMCAST CABLE SERVICES	ROCKY MOUNTAIN POWER	CENTURYLINK	SANDY SUBURBAN IMPROVEMENT DISTRICT	SANDY CITY PLANNING COMMISSION
APPROVED THIS <u>8th</u> DAY OF <u>MARCH</u> , A.D. 20 <u>18</u> . <u>Nolan C. Hathcock</u> DOMINION ENERGY UTAH	APPROVED THIS <u>8</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Elaine</u> COMCAST CABLE SERVICES	APPROVED THIS <u>8th</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Sandy Benavente</u> ROCKY MOUNTAIN POWER	APPROVED THIS <u>8th</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Maria Chavez</u> CENTURY LINK	APPROVED THIS <u>8th</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Just Kilt</u> MANAGER, SANDY SUBURBAN IMPROVEMENT DISTRICT	APPROVED THIS <u>8th</u> DAY OF <u>MARCH</u> , A.D. 20 <u>18</u> . <u>Sandy City</u> 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 <u>8th</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Debra Melin</u> SANDY CITY PARKS DEPARTMENT	APPROVED THIS <u>8</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Rick Sedberry</u> SALT LAKE CO. HEALTH DEPT.	APPROVED THIS <u>8th</u> DAY OF <u>March</u> , A.D. 20 <u>18</u> . <u>Mike McDaniel, P.E.</u> SANDY CITY ENGINEER	APPROVED THIS <u>3rd</u> DAY OF <u>April</u> , A.D. 20 <u>18</u> . <u>Daniel Allen</u> SANDY CITY ATTORNEY	APPROVED THIS <u>8th</u> DAY OF <u>MARCH</u> , A.D. 20 <u>18</u> . <u>D. B. B.</u> ENGINEERING MANAGER	PRESENTED TO THE SANDY CITY MAYOR THIS <u>3rd</u> DAY OF <u>APRIL</u> , A.D. 20 <u>18</u> , AT WHICH TIME THIS SUBDIVISION WAS APPROVED. <u>Kurt Bradburn</u> SANDY CITY MAYOR <u>Molly Spira</u> CITY RECORDER



27-12-21, -11

27-12-162-033, -034, -035

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