

# Creek Road Office Condominiums 5th Amended

## Converting Free Space Unit 302D into a Private Unit 302E

A Part of the Northeast and Southeast Quarters of Section 29, T2S, R1E, SLB&M, U.S. Survey

Sandy City, Salt Lake County, Utah

### NARRATIVE

This Survey was requested by Marcus Green of UAS-7410 South Creek Sandy, LLC, for the purpose of amending Creek Road Office Condominiums and converting Free Space into a Private Unit.

This Survey retraces and honors the underlying 2003 Condominium Plat by Great Basin-South.

A line between monuments found for the Center and the East Quarter Corner of Section 29 was assigned the Salt Lake County ARP bearing of North 89°46'05" East as the Basis of Bearings to place the Survey on State Plane Basis.

Site conditions shown are from the previous condo plat and may not reflect current condition

No Property Corners were placed with this Survey.

### OVERALL PROJECT BOUNDARY DESCRIPTION

A part of the East half of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the North Line of Curtis Subdivision No. 4 being 7.00 feet South 89°45'42" West from the Northeast corner of Lot 16 of said Curtis Subdivision; said point of beginning is 698.00 feet West; 184.15 feet South; and 208.33 feet South 89°45'42" West along the North Line of said subdivision from the East Quarter Corner of said Section 29; said point of beginning is also on the Westerly Line of Creek Road (as widened to 40.00 foot half-width); and running thence South 89°45'42" West 316.40 feet along said North Line of Curtis Subdivision; thence South 14°52'29" West 42.10 feet to the Southwesterly Line of Lot 14 in said Curtis Subdivision; thence North 61°16'43" West 81.72 feet along said Lot Line; thence North 46°41'30" West 172.91 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 11.60 feet (Central Angle equals 44°18'32" and Long Chord bears North 24°32'14" West 11.31 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 50.00 foot radius curve to the left a distance of 83.11 feet (Central Angle equals 95°14'23" and Long Chord bears North 50°00'09" West 73.87 feet); thence North 46°41'30" West 20.85 feet to the East Line of Union Park Avenue as it exists at 53.00 foot half-width; thence along said East Line the following two courses: Northeastly along the arc of a 1001.69 foot radius curve to the right a distance of 33.44 feet (Central Angle equals 1°54'45" and Long Chord bears North 18°39'42" East 33.44 feet) to a point of compound curvature; and Northeastly along the arc of a 2030.48 foot radius curve to the right a distance of 161.26 feet (Central Angle equals 4°33'01" and Long Chord bears North 21°53'35" East 161.21 feet); thence South 71°13'30" East 101.16 feet; thence South 18°46'30" West 24.22 feet; thence South 71°13'30" East 197.54 feet; thence North 19°38'32" East 183.71 feet to a point on the Westerly Line of said Creek Road (as widened to 40.00 foot half-width); thence Southwesterly along the arc of a 534.75 foot radius curve to the right a distance of 464.72 feet (Central Angle equals 49°47'31" and Long Chord bears South 25°27'54" East 450.23 feet) and South 16.67 feet along said Westerly Line of Creek Road to the Point of Beginning.

### CREEK ROAD OFFICE CONDOMINIUMS 5TH AMENDED DESCRIPTION

Unit 302D, in Building D, contained within the Amended and Restated Condominium Plat of CREEK ROAD OFFICE CONDOMINIUMS, together with Free Space 302D.

### SURVEYOR'S CERTIFICATE

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Condominium Plat, and this Condominium Plat complies with the provisions of Section 57-8-13(1)(b) of the Utah Condominium Ownership Act, Utah Annotated Section 57-8-1 Through 57-8-60 (2010 Replacement, Supp. 2019); and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; Creek Road Office Condominiums 5th Amended.



3 Nov, 2021  
Date

Ken B. Hawkes  
Utah PLS No. 8707113

### CONSENT TO RECORD

Know all Men By These Presents that we the undersigned owners of "Creek Road Office Condominiums 5th Amended" a Utah condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made and this condominium plat to be prepared and that said owners have consented to and do hereby consent to the recordation of these survey maps in accordance with the Utah Condominium Owners Ownership Act.

UAS-7410 South Creek Sandy, LLC

by: Marcus Green  
its: Owner

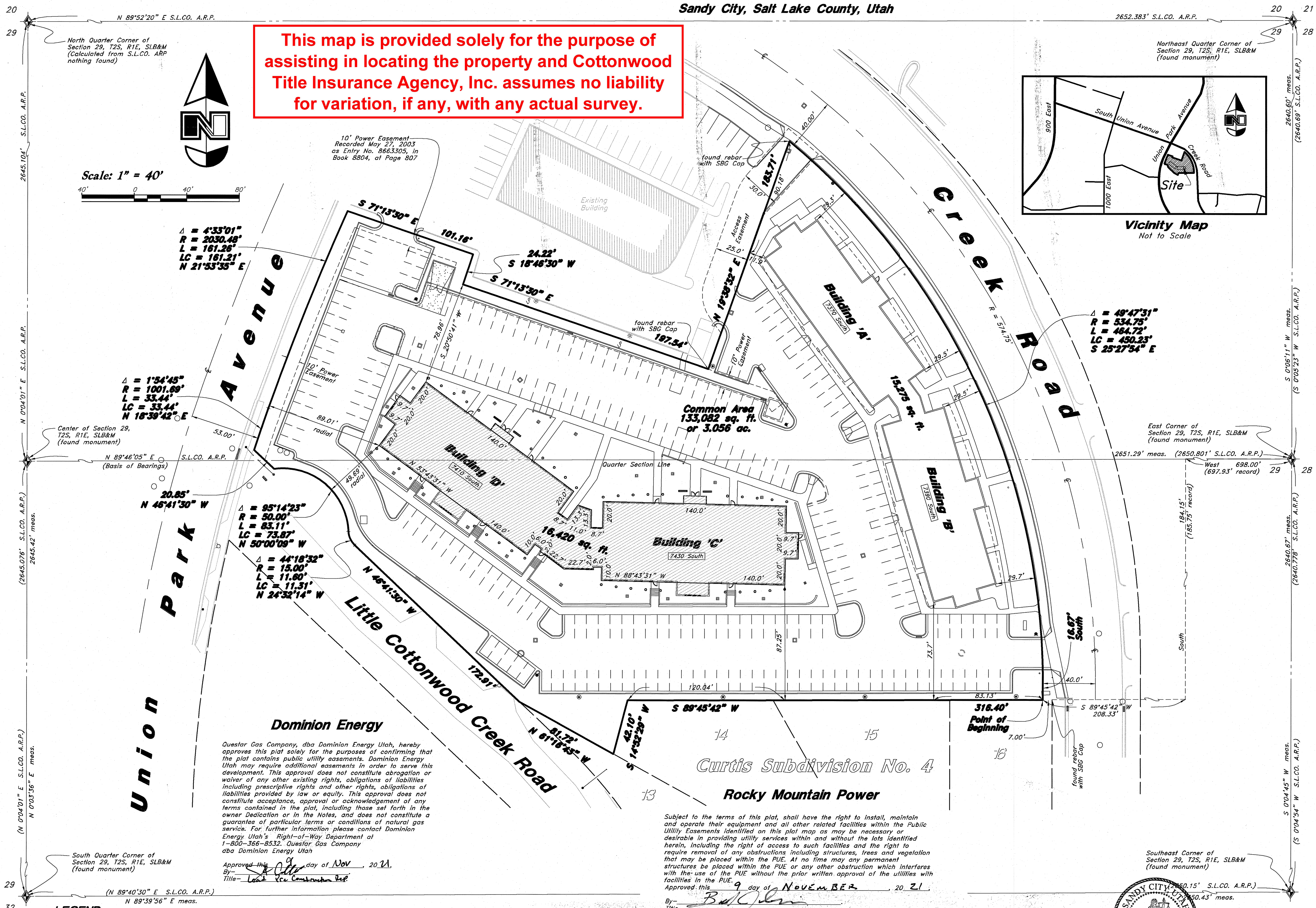
### ACKNOWLEDGMENT

State of Utah  
County of Salt Lake } ss  
On the 3 day of November, 2021, personally appeared before me, the undersigned Notary Public, Marcus Green who being by me duly sworn did say that he is the Owner of UAS-7410 Creek Sandy, LLC., by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Residing at: Salt Lake  
Commission Expires: June 5, 2022  
Katherine Tempfer  
Print Name  
Katherine Tempfer  
A Notary Public



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.



**Dominion Energy**  
Questar Gas Company, dba Dominion Energy Utah, hereby approve this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532. Questar Gas Company dba Dominion Energy Utah

Subject to the terms of this plat, shall have the right to install, maintain and operate their equipment and all other related facilities within the Public Utility Easements 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 PUE. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

**LEGEND**

General Common Elements [Symbol]

See Sheet 2 [Symbol]

**MONUMENT LEGEND**

Salt Lake County Survey Monument [Symbol]

SBG A.R.P. [Symbol]

Sear-Brown Group Area Reference Plat [Symbol]

<p><b>Salt Lake County Surveyor</b></p> <p>Approved this _____ Day of _____ A.D., 20__</p> <p>County Reviewer _____ Date _____</p>	<p><b>Comcast Cable</b></p> <p>Approved this <u>9</u> Day of <u>November</u> A.D., 20<u>21</u>.</p> <p>Comcast Cable Representative _____</p>	<p><b>CenturyLink</b></p> <p>Approved this <u>9<sup>th</sup></u> Day of <u>NOV</u> A.D. 20<u>21</u></p> <p>Centurylink Representative _____</p>	<p><b>Salt Lake County Health Department</b></p> <p>Approved this <u>15<sup>th</sup></u> Day of <u>November</u> A.D. 20<u>21</u>.</p> <p>Director S.L. Co. Health Department _____</p>	<p><b>Sandy City Mayor</b></p> <p>Presented to the Sandy City Mayor this <u>23<sup>rd</sup></u> Day of <u>NOVEMBER</u> A.D. 20<u>21</u> at which time this subdivision was approved and accepted.</p> <p>Wendy D. [Signature] Attest: City Recorder Sandy City Mayor</p>
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<p><b>Cottonwood Improvement District</b></p> <p>Approved this <u>15<sup>th</sup></u> Day of <u>November</u> A.D. 20<u>21</u>.</p> <p>District Representative _____</p>	<p><b>Sandy City Engineer</b></p> <p>Approved this <u>17</u> Day of <u>November</u> A.D. 20<u>21</u>.</p> <p>Sandy City Engineer _____</p>	<p><b>Parks and Recreation</b></p> <p>Approved this <u>17<sup>th</sup></u> Day of <u>November</u> A.D. 20<u>21</u>.</p> <p>Sandy City Parks And Recreation Director _____</p>	<p><b>Sandy City Attorney</b></p> <p>Approved as to Form this <u>20<sup>th</sup></u> Day of <u>November</u> A.D. 20<u>21</u></p> <p>Sandy City Attorney _____</p>	<p><b>Planning Commission</b></p> <p>Approved this <u>19<sup>th</sup></u> Day of <u>November</u> A.D. 20<u>21</u>.</p> <p>Chairman, Sandy City Planning Commission _____</p>	<p><b>Sandy City Public Utilities</b></p> <p>Approved this <u>17<sup>th</sup></u> Day of <u>November</u> A.D. 20<u>21</u>.</p> <p>Engineering Manager _____</p>
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Sandy City, Salt Lake County, Utah

**Salt Lake County Recorder**  
Recorded # 13852533  
State of Utah, County of Salt Lake, Recorded and Filed at the Request of  
MARCUS GREEN  
Date 12/1/2021 Time 3:08 PM Book 2021P Page 333  
Fee \$ 104.00  
Salt Lake County Deputy Recorder \_\_\_\_\_  
Sheet 1 of 2



