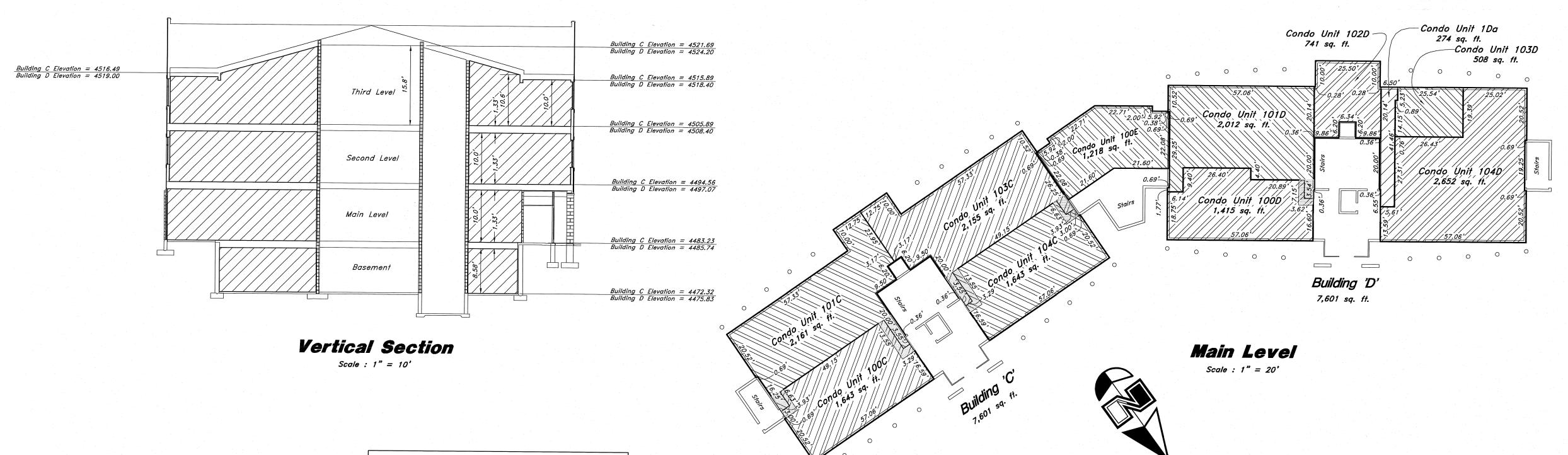
#### Creek Road Office Condominiums 5th Amended **NARRATIVE** This Survey was requested by Marcus Green of UAS-7410 South Creek Sandy, LLC, for the Converting Free Space Unit 302D into a Private Unit 302E This Survey retraces and honors the underlying 2003 Condominium Plat by Great Basin-South A Part of the Northeast and Southeast Quarters of Section 29, T2S, R1E, SLB&M, U.S. Survey 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 Bearinas to Sandy City, Salt Lake County, Utah place the Survey on State Plane Basis. 2652.383' S.L.CO. A.R.P. Site conditions shown are from the previous condo plat and may not reflect current condition This map is provided solely for the purpose of Northeast Quarter Corner of Section 29, T2\$, R1E, SLB&M (found monument) No Property Corners were placed with this Survey. Section 29, T2S, R1E, SLB&M assisting in locating the property and Cottonwood nothina found) OVERALL PROJECT BOUNDARY DESCRIPTION Title Insurance Agency, Inc. assumes no liability 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: for variation, if any, with any actual survey. 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 Scale: 1" = 40' 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 **a** \$ 71:13:30-15.00 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 Vicinity Map (Central Angle equals 95°14'23" and Long Chord bears North 50°00'09" West 73.87 feet); thence A = 4'33'01" R = 2030.48' L = 161.26'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: Northeasterly along the 24.22' 5 18'46'30" W LC = 161.21' N 21'53'35" E/ 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 Northeasterly 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" Fast 183.71 feet to a point on the Westerly Line of said Creek Road (as widened to 40.00 foot half-width); thence R = 534.75' L = 464.72' Southeasterly 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 302 D. 80 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. East Corner of Section 29, T2S, R1E, SLB&M - Center of Section 29, T2S, R1E, SLB&M 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 2651.29' meas. (2650.801' S.L.CO. A.R.P.) complies with the provisions of Section 57-8-13(1)(b) of the Utah Condominium Ownership West 698.00' 29 (697.93' record) 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 N 46'41'30" W L = 83.11' LC = 73.87° Ken B, Hawkes L = 11.60' 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 120.04' S 89°45'42" W S 89'45'42" W 316.40' N 01:13: 12. Dominion Energy Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that by: Marcus Green the plat contains public utility easements. Dominion Energy its: Owner Utah may require additional easements in order to serve this Notary Public - State of Utal development. This approval does not constitute abrogation or Katherine Tempfer Comm. #700721 waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not **ACKNOWLEDGMENT** Rocky Mountain Power June 5, 2022 constitute acceptance, approval or acknowledgement of any State of Utah terms contained in the plat, including those set forth in the County of salt lake owner Dedication or in the Notes, and does not constitute a Subject to the terms of this plat, shall have the right to install, maintain guarantee of particular terms or conditions of natural gas On the 3 day of November, 2021, personally appeared before me, the and operate their equipment and all other related facilities within the Public service. For further information please contact Dominion undersigned Notary Public, Marcus Green who being by me duly sworn did say that he is the Utility Easements identified on this plat map as may be necessary or Energy Utah's Right-of-Way Department at 1-800-366-8532. Questar Gas Company desirable in providing utility services within and without the lots identified Owner of UAS-7410 Creek Sandy, LLC., by authority of its members or its articles of herein, including the right of access to such facilities and the right to organization, and he acknowledged to me that said limited liability company executed the require removal of any obstructions including structures, trees and vegetation Southeast Corner of Section 29, T2S, R1E, SLB&M South Quarter Corner of that may be placed within the PUE. At no time may any permanent Section 29, T2S, R1E, SLB&M 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 Residing at: Sat lake Approved this 9 day of NOVEMBER By Title-15' S.L.CO. A.R.P.)\_ Commission Expires: June 5, 2022 (N 89°40'30" E S.L.CO. A.R.P.) hatheren Learph Commit 700721 Katherine Tempfer N 89°39'56" E meas. **LEGEND** Creek Road Office Condominiums 5th Amended Salt Lake County Health Salt Lake County Surveyor Comcast Cable CenturyLink General Common Elements Sandy City Mayor Presented to the Sandy City Mayor this 23th Department Converting Free Space Unit 302D into a Private Unit 302E MONUMENT LEGEND See Sheet 2 Approved this November Day of Approved this \_\_\_\_\_\_\_\_\_\_ Day of Day of NOVEMBER, A.D. 2021, at which time Approved this A Part of the Northeast and Southeast Quarters of Section 29, T2S, R1E, SLB&M, U.S. Survey A.D., 20\_\_. A.D., 2021. November ,A.D. 2011. Salt Lake County this subdivision was approved and accepted. Sandy City, Salt Lake County, Utah Wath Hick Survey Monument Paul Bierry Elaldry Sear-Brown Group Salt Lake County Recorder Area Reference Plat County Reviewer Comcast Cable Representative Centurylink Representative Director S.L. Co. Health Department Attest: City Recorder Sandy City Mayor Recorded # |3852533 Cottonwood Improvement Sandy City Engineer Parks and Recreation Sandy City Attorney State of Utah, County of Salt Lake, Recorded and Filed at the Request of Sandy City Public Utilities Planning Commission District Approved as to Form this 22 rd Day of November A.D. 20 21 Approved this 19th Date 12/21/2021 Time 3:08 PM Book Lary Falt Lake County Deputy Recorder Sheet Approved this 1021 ,A.D. 2021. MOVEMBER \_\_\_,A.D. 20<u>2</u>1. November Approved this 15 Day of November, A.D. 2021 Payers Kump ANDERSON WAHLEN & ASSOCIATES Daney Sloom Chairman, Sandy City Planning Commission 2010 North Redwood Road, Salt Lake City, Utah 84116 Sandy City Engineer Sandy City Farks And Recreation Director Sandy City Attorney Engineering Manager Fee \$ Sheet 1 of 2 72-29-42 22-29-432-037 \$10400 2021P-333

purpose of amending Creek Road Office Condominiums and converting Free Space into a Private Unit.

# 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



## 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 the 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
- All roadways that are not private roads (if any) City as right of way (R.O.W.) for public use.
- This Amended Condominium is only converting free space within the existing Building 'D' and no site improvements will be made to the exterior of the buildings with this plat requiring changes to the storm drain system and no post construction storm water maintenance plan is required for this amended condominium plat per Sandy City Public

The requirements and conditions set forth in notes 1-8 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-07072021-006097) as such files exist as of the date of the recording of the plat, then Conditions 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 and approvals relating to the subject property.

#### Note:

The areas designated on this Plat as "Free Space" shall be deemed to be a portion of the designated Private Unit for the purpose of the ownership, use and enjoyment thereof, but the square footage of the Free Space shall not be used for calculating the total size of the Private Unit or determining voting interests for the

Creek Road-Taylor Reciprocal Easement Agreement recorded February 22, 2001 as Entry No. 7826336 in Book 8426 at Page 4821

Free Space 103D 154 sq. ft. Free Space 200D 727 sq. ft. Free Space 203D Free Space 100D Free Space 204D 589 sq. ft. 403 sq. ft. Free Space 101D 397 sq. ft. -Free Space 102D/ Free Space 201D 222 sq. ft. 307 sq. ft. Free Space 104D 823 sq. ft. Free Space 100E Free Space // 300D // S Office Unit 302E /470 sq. ft. // /23.36'/ 1,500 sq. ft. Free Space 101D 267 sq. ft. Building 'D' Free Space 201D 266 sq. ft. Storage Unit 302E 324 sq. ft. **Basement Level** Foot Print 16,420 sq. ft. Scale : 1" = 20'

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.

## **LEGEND**

General Common Elements

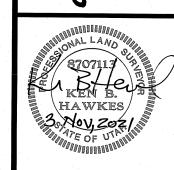
Converted Private Unit 302D

Access Area

#### Note:

Commercial area has been calculated to include exterior walls and half of interior walls.

Designed by: DH Drafted by: TC Client Name: Marcus Green 21-089 Condo Plat



4 May, 2021