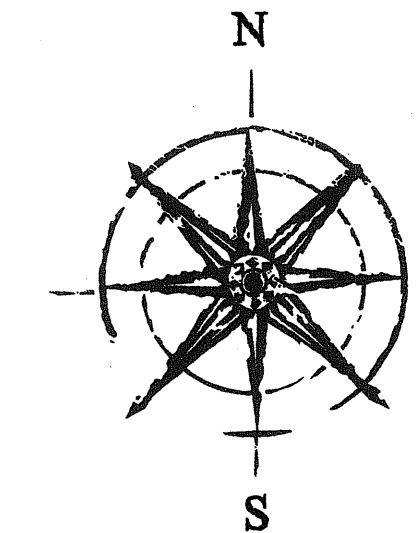


LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS SEE NOTE 1
- RIGHT-OF-WAY HEREBY DEDICATED TO HERRIMAN CITY
- STREET MONUMENT (FOUND)
- LOT CORNERS SEE NOTE 1

STUDIO BUSINESS PARK SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 25, T3S, R2W, HERRIMAN CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
 Evan J. Wood
 Professional Land Surveyor
 License No. 183395

01/18/24
 No. 183395
 01/18/2024
 Date

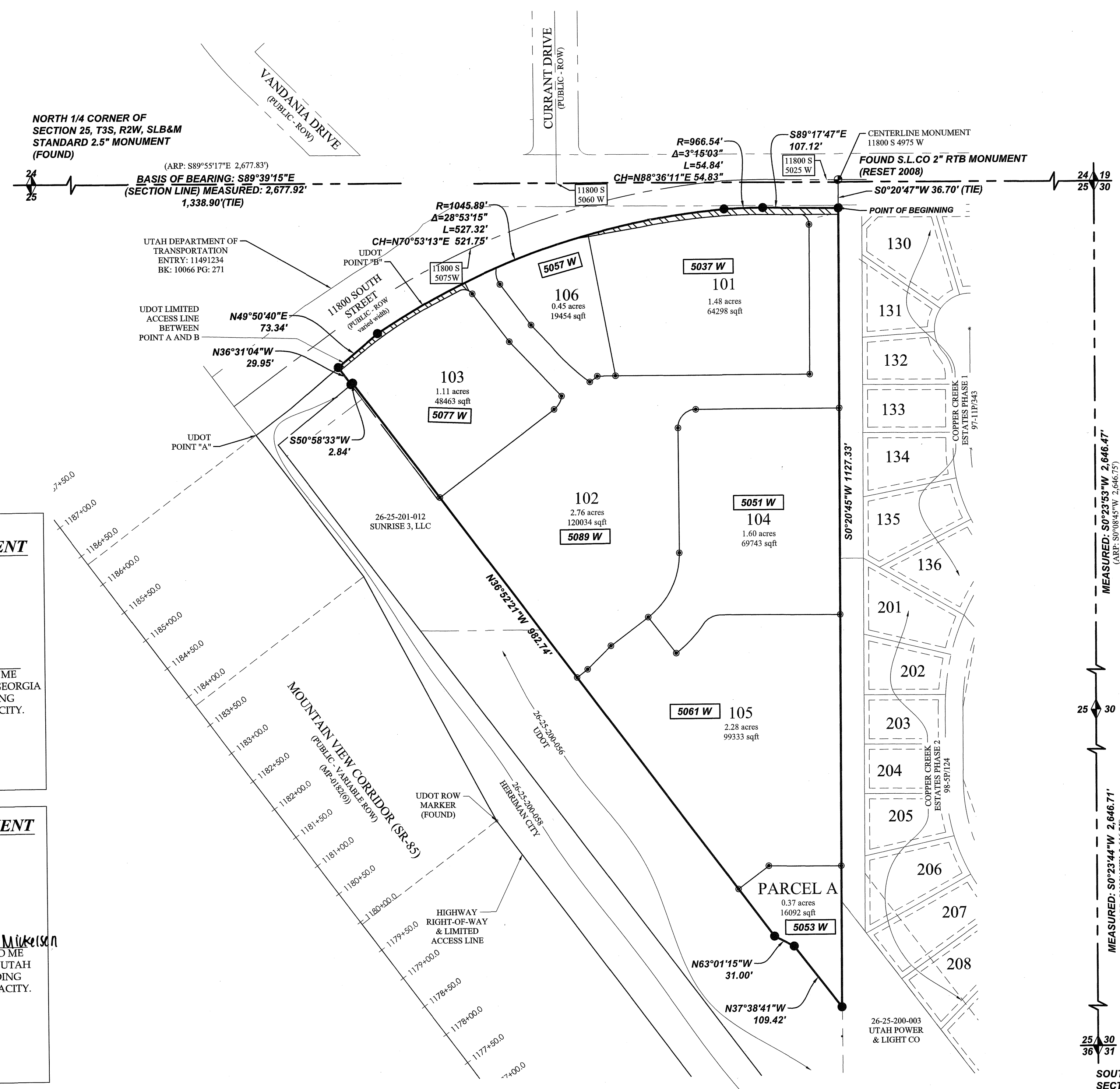
VICINITY MAP

NOTES

- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- SEE PAGE 3 FOR WATER AND SEWER EASEMENT DETAIL.
- SEE PAGE 3 FOR ADDITIONAL NOTES.

ZONE C-2 TYPICAL BUILDING SETBACK

FRONT	SIDE	REAR
20'	None, when located adjacent to another commercial use Side yard adjacent to Agricultural or Residential Zone boundary: 15' plus 1' for every 1' of building height above 15'	None, except as follows: Corner lots which rear upon side yard of lot in Agricultural or Residential Zone: Building height 35' or less: 20' Building height more than 35': 30'



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF SALT LAKE)

ON THIS 20th DAY OF March, IN THE YEAR 2024 BEFORE ME, *Katelyn Mickelsen*, PERSONALLY APPEARED *Nathan Shipp*, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A *Manager* OF *Sunrise 3, LLC*, A GEORGIA LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Katelyn Mickelsen
 KATELYN MICKELSEN
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION# 723973
 COMM. EXP. 04-06-2026

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF TEXAS)
 COUNTY OF)

ON THIS 31st DAY OF Jan, IN THE YEAR 2024 BEFORE ME, *Joanna Huynh*, PERSONALLY APPEARED *Janitor Vandergriff* WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A *Officer* OF *Wiggy Wash, LLC*, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Joanna Huynh
 JOANNA HUYNH
 Notary Public, State of Texas
 Comm. Expires 11-21-2026
 Notary ID 134074428

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF)

ON THIS 20th DAY OF March, IN THE YEAR 2024 BEFORE ME, *Katelyn Mickelsen*, PERSONALLY APPEARED *Nathan Shipp*, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A *Manager* OF *Sunrise 3, LLC*, A GEORGIA LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Katelyn Mickelsen
 KATELYN MICKELSEN
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION# 723973
 COMM. EXP. 04-06-2026

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF SALT LAKE)

ON THIS 20th DAY OF March, IN THE YEAR 2024 BEFORE ME, *Katelyn Mickelsen*, PERSONALLY APPEARED *Nathan Shipp*, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A *Manager* OF *Sunrise 3, LLC*, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Katelyn Mickelsen
 KATELYN MICKELSEN
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION# 723973
 COMM. EXP. 04-06-2026

RECORD OF SURVEY

R.O.S. No: S2018-12-088
Cheryl Lister 5-9-2024
 COUNTY SURVEYOR REVIEWER DATE

PAGE: 1 OF 3

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusnh.com

OWNER/DEVELOPER
 SUNRISE 3, LLC
 14034 S 145 E, SUITE 204
 DRAPER, UTAH 84020
 (801) 495-3414
 CONTACT: CHRIS COZENS

HEALTH DEPARTMENT
 APPROVED THIS 26th DAY OF March A.D. 2024 BY HEALTH DEPARTMENT
Walter
 DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING
 ZONE: C-2 DATE: 4/10/24
 AREA: n/a WIDTH: n/a
 NAME: *Walter*
 52021-057

COMCAST
 APPROVED THIS 15 DAY OF February A.D. 2024 BY COMCAST
Walter
 COMCAST

PLANNING COMMISSION
 APPROVED THIS 17 DAY OF April A.D. 2024 BY HERRIMAN PLANNING COMMISSION
Walter
 CHAIRMAN, HERRIMAN PLANNING COMMISSION

CENTURY LINK COMMUNICATIONS
 APPROVED THIS 7 DAY OF FEB A.D. 2024 BY CENTURY LINK COMMUNICATIONS
Paul Bieging
 CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER
 APPROVED THIS 25 DAY OF April A.D. 2024 BY HERRIMAN CITY MUNICIPAL WATER
John Edwards
 HERRIMAN CITY

ROCKY MOUNTAIN POWER
 APPROVED THIS 7 DAY OF February A.D. 2024 BY ROCKY MOUNTAIN POWER
John
 ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
 4/10/2024
John
 HERRIMAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT
 APPROVED THIS 25 DAY OF March A.D. 2024 BY S.V.S.D.
John
 S.V.S.D.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 3 DAY OF March A.D. 2024
John
 HERRIMAN CITY ATTORNEY

TABULATIONS:

1. TOTAL PLAT ACREAGE:	10.14
2. TOTAL LOT ACREAGE:	9.67
3. TOTAL PARCEL ACREAGE:	0.37
3. TOTAL ACREAGE IN STREETS:	0.1 ACRES OR 4249 SQFT
4. TOTAL ACREAGE IN OPEN SPACE:	0
5. AVERAGE LOT SIZE:	1.73 ACRES OR 75,151 SQFT
6. NUMBER OF LOTS:	6

DOMINION ENERGY
 APPROVED THIS 15 DAY OF February A.D. 2024 BY DOMINION ENERGY
Kanye Powell
 DOMINION ENERGY

HERRIMAN CITY
 APPROVED THIS 6th DAY OF May A.D. 2024 BY HERRIMAN CITY.
Angela Hansen
 ATTEST: RECORDER
Miranda Nelson
 PLANNING DIRECTOR

BOUNDARY DESCRIPTION

A TRACT OF LAND, BEING ALL OF PARCELS IDENTIFIED BY SALT LAKE COUNTY AS TAX ID. NUMBERS 26-25-200-057, 26-25-201-011, 26-25-201-017, 26-25-201-008, 26-25-201-009, AND A PART OF PARCEL 26-25-201-012, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT AT A POINT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 11800 SOUTH STREET AND THE WESTERLY LINE OF COPPER CREEK ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 5, 1997 AS ENTRY NO. 6783129 IN BOOK 97-11P AT PAGE 343 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID CORNER IS S89°39'15"E 1,338.90 FEET ALONG THE SECTION LINE AND S00°20'47"W 36.70 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; RUNNING THENCE ALONG SAID COPPER CREEK ESTATES PHASE 1 TO AND ALONG THE WESTERLY LINE OF COPPER CREEK ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 28, 1998 AS ENTRY NO. 6975737 IN BOOK 98-5P AT PAGE 124 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER S00°20'45"W 1,127.33 FEET TO THE SOUTHWESTERLY DEED LINE OF THAT WARRANTY DEED RECORDED OCTOBER 10, 2023 AS ENTRY NO. 14161594 IN BOOK 11449 AT PAGE 7083 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID DEED THE FOLLOWING THREE (3) COURSES: (1) N37°38'41"W 109.42 FEET; THENCE (2) N63°01'15"W 31.00 FEET; THENCE N36°52'21"W 982.74 FEET TO AND ALONG THAT QUARTER CORNER DEED RECORDED OCTOBER 10, 2023 AS ENTRY NO. 14161673, IN BOOK 11449 AT PAGE 7412 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID DEED S50°58'33"W 2.84 FEET TO A SOUTHWESTERLY DEED LINE OF THAT SPECIAL WARRANTY DEED RECORDED AUGUST 15, 2023 AS ENTRY NO. 14140941 IN BOOK 11438 AT PAGE 5270 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID DEED N36°31'04"W 29.95 FEET TO SAID AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF 11800 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N49°50'40"E 73.34 FEET; THENCE (2) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,045.89 FEET (RADIUS BEARS: S33°33'24"E) A DISTANCE OF 527.32 FEET THROUGH A CENTRAL ANGLE OF 28°53'15" CHORD: N70°53'13"E 521.75 FEET; THENCE (3) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 966.54 FEET (RADIUS BEARS: S03°01'20"E) A DISTANCE OF 54.84 FEET THROUGH A CENTRAL ANGLE OF 03°15'03" CHORD: N88°36'11"E 54.83 FEET; THENCE (4) S89°17'47"E 107.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10.14 ACRES +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

STUDIO BUSINESS PARK SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 20th DAY OF March A.D. 2024

By: *Nathan Shipp*
 SUNRISE 3, LLC
 By: *Nathan Shipp*
 SUNRISE 118 CONVENIENCE, LLC
 By: *Janitor Vandergriff*
 WIGGY WASH, LLC
 By: *Janitor Vandergriff*
 118TH STUDIO BUSINESS PARK, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF SALT LAKE)

ON THIS 20th DAY OF March, IN THE YEAR 2024 BEFORE ME, *Katelyn Mickelsen*, PERSONALLY APPEARED *Nathan Shipp*, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A *Manager* OF *Sunrise 3, LLC*, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Katelyn Mickelsen
 KATELYN MICKELSEN
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION# 723973
 COMM. EXP. 04-06-2026

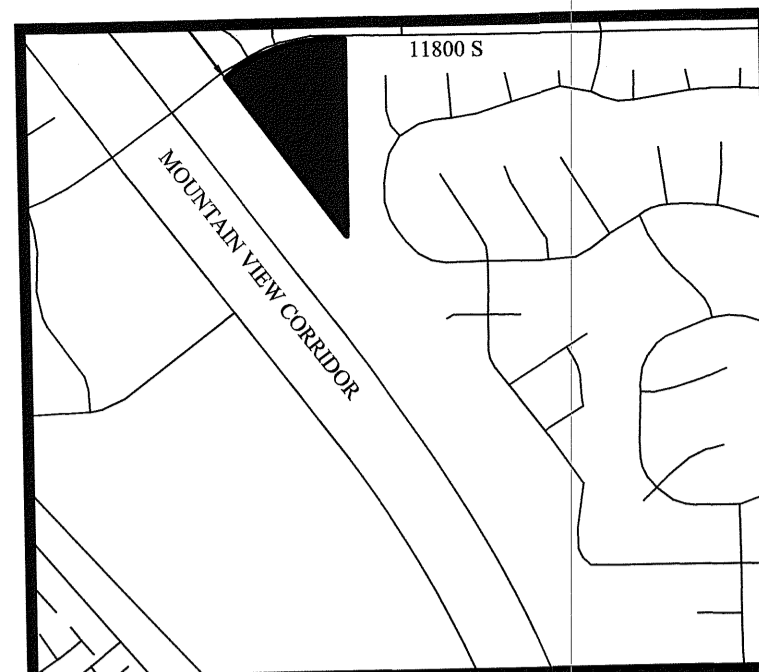
STUDIO BUSINESS PARK SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 25, T3S, R2W, SALT LAKE BASE & MERIDIAN HERRIMAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # 14238770
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
 HERRIMAN CITY

DATE: 5/9/2024 TIME: 2:45pm BOOK: 2024P PAGE: 123
 \$ 1164.00
 \$ 164.00
 26-25-201-007, 008, 011, 018, 017, 020, 015, 001, 019 26-25-201-022

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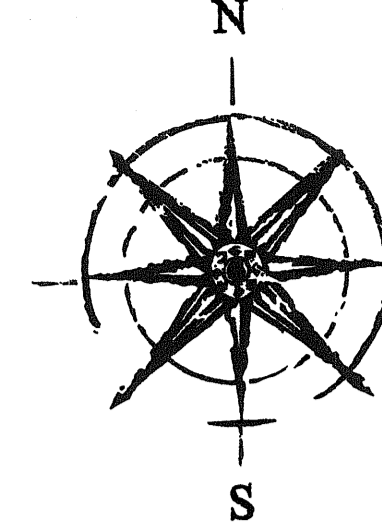


LEGEND

- BOUNDARY
- SECTION LINE
- - - EASEMENT
- - - CENTER LINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- ◆ SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS SEE NOTE 1
- ▨ RIGHT-OF-WAY HEREBY DEDICATED TO HERRIMAN CITY
- ⊙ STREET MONUMENT (FOUND)

STUDIO BUSINESS PARK

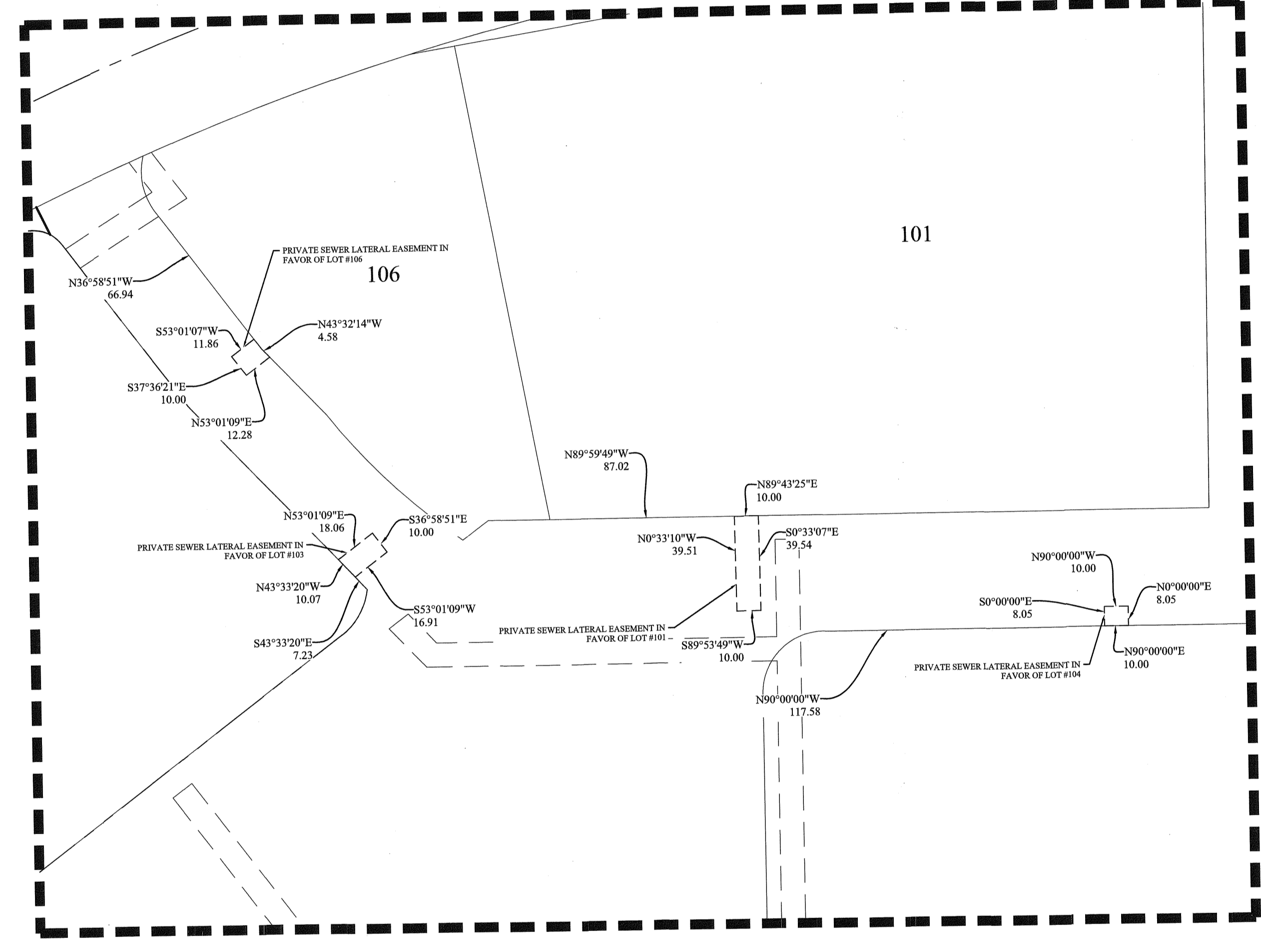
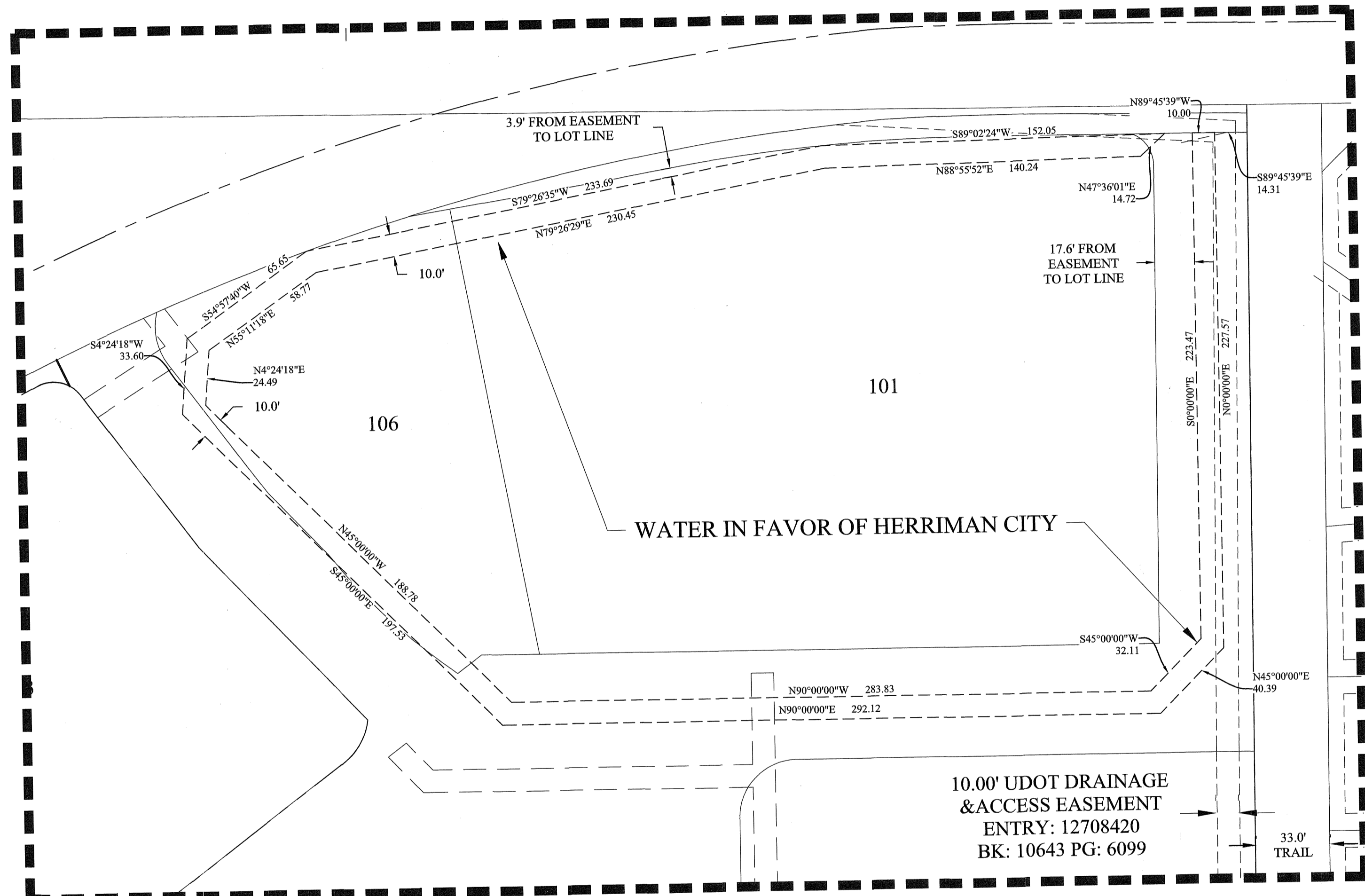
SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 25, T3S, R2W,
 SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH



WATER EASEMENT DETAIL SCALE 1:40

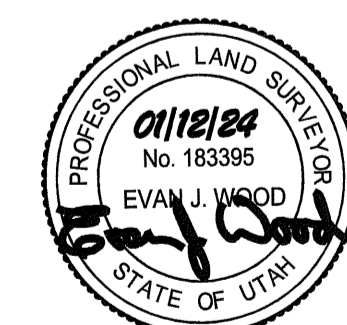
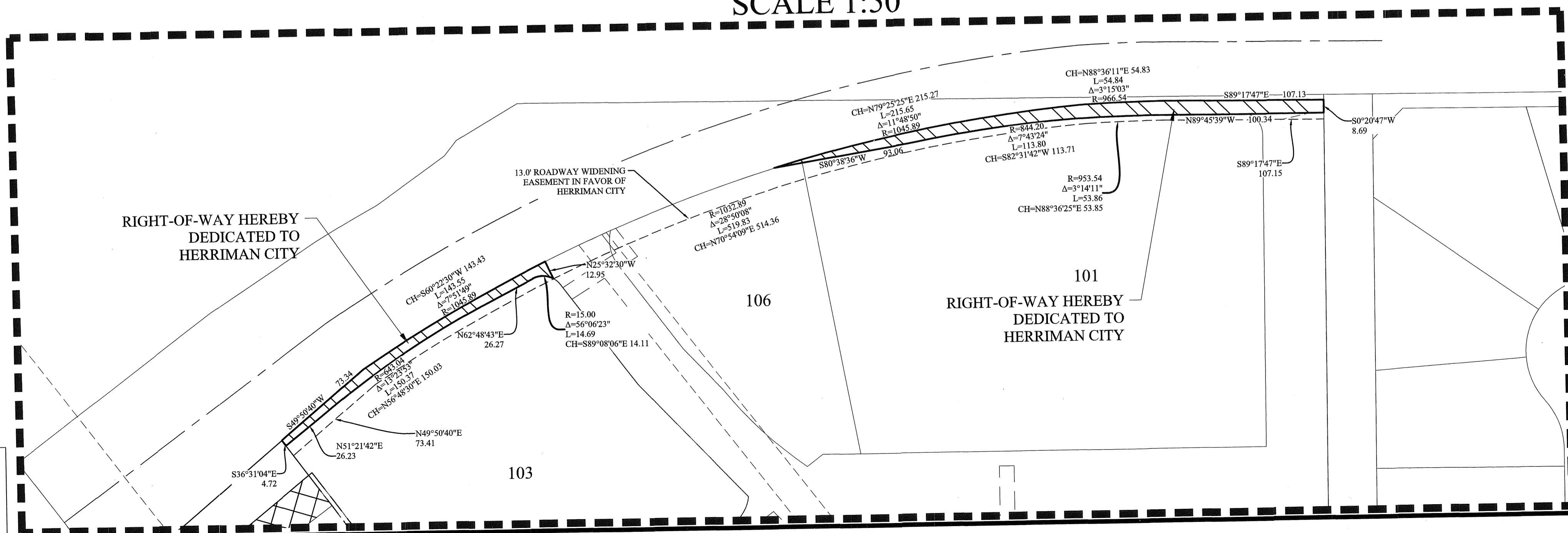
SEWER EASEMENT DETAIL SCALE 1:40

- NOTES**
- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - PARCELS TO BE CONVEYED TO SUNRISE 3, LLC
 - SEE PAGE 3 FOR WATER AND SEWER EASEMENT DETAIL.



- SOUTH VALLEY SEWER DISTRICT NOTES:**
- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 - THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES AND FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH DISTRICT'S RULES AND REGULATIONS.
 - OWNER/BUILDER OF LOT 105 WILL BE REQUIRED TO CONNECT TO SEWER MAIN. CURRENTLY NO LATERAL HAS BEEN LEFT TO THIS LOT.

RIGHT-OF-WAY DEDICATION DETAIL SCALE 1:50



PAGE: 3 OF 3

PREPARED BY

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-2075
 www.focusutah.com

OWNER/DEVELOPER
 SUNRISE 3, LLC
 14034 S 145 E, SUITE 204
 DRAPER, UTAH 84020
 (801) 495-3414
 CONTACT: CHRIS COZENS

STUDIO BUSINESS PARK
 SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 25, T3S, R2W,
 SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

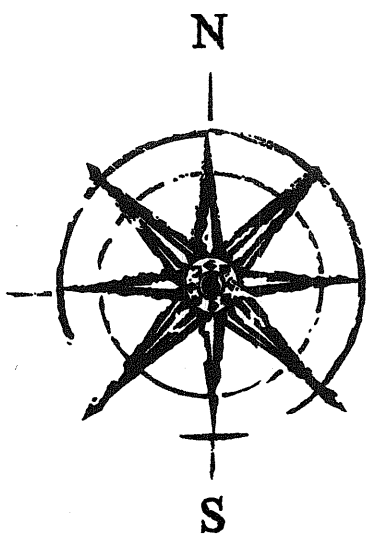
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 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Herriman City

DATE: 5/9/2024 TIME: 2:45pm BOOK: 2024P PAGE: 123
 \$ 1164.00
 DEPUTY SALT LAKE COUNTY RECORDER

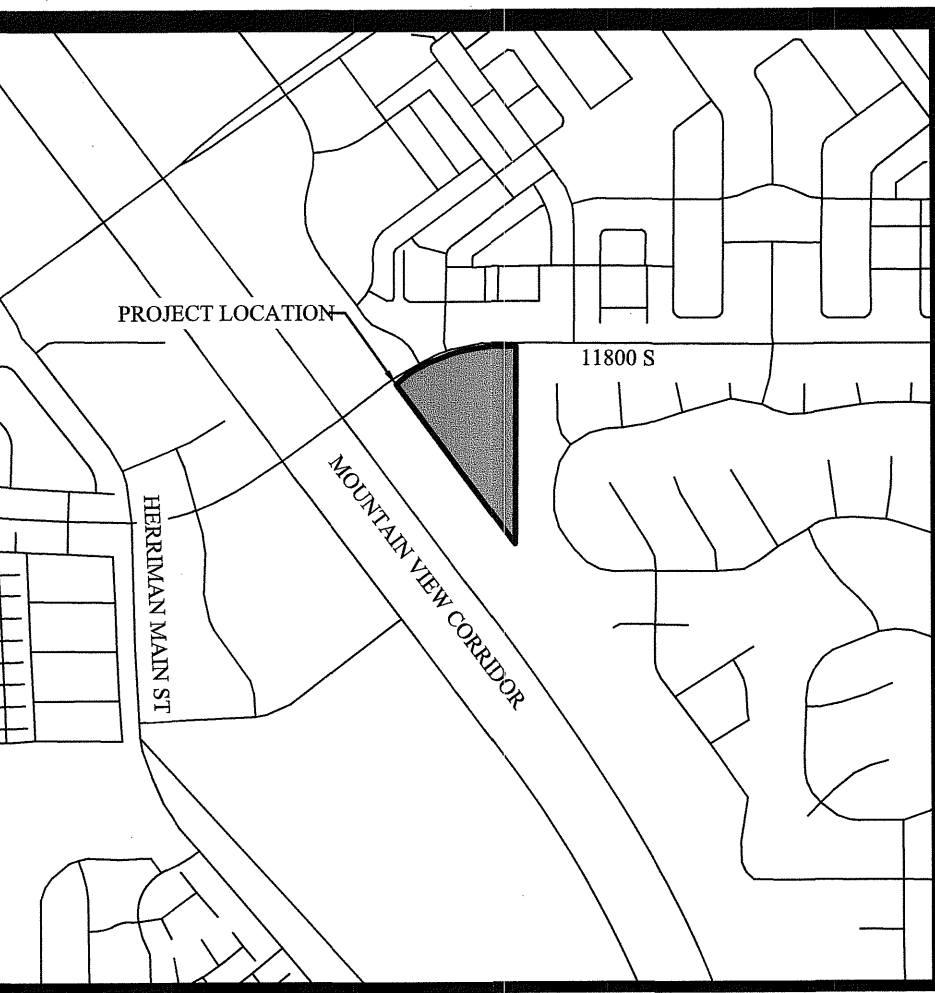
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STUDIO BUSINESS PARK SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 25, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

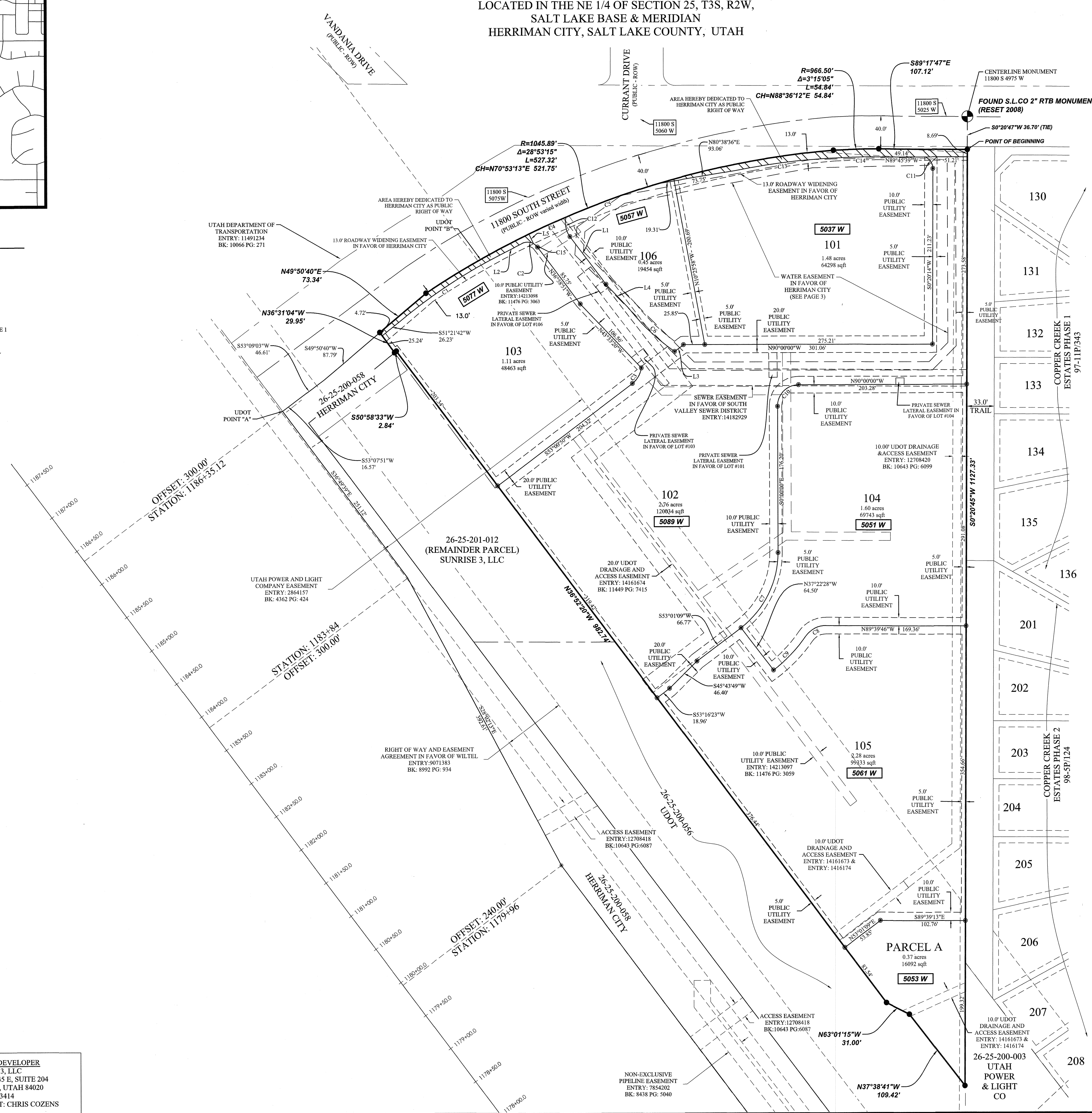


GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



VICINITY MAP

- LEGEND**
- BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT
 - - - CENTER LINE
 - - - RIGHT-OF-WAY LINE
 - - - BUILDING SETBACK
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 - ⊙ STREET MONUMENT (FOUND)
 - LOT CORNERS SEE NOTE 1



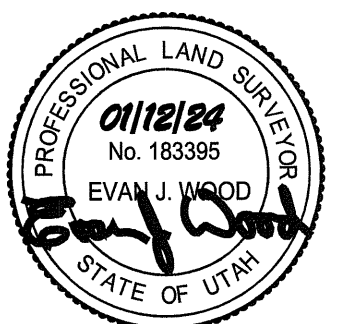
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 - PARCEL A TO BE CONVEYED TO SUNRISE 3, LLC.
 - SEE PAGE 3 FOR WATER AND SEWER EASEMENT DETAIL.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	643.00	13°23'56"	150.37	S56°48'30"W	150.03
C2	15.00	89°12'26"	21.00	N77°05'04"W	19.33
C3	27.50	46°14'20"	22.19	N30°01'55"E	21.60
C4	1045.89	2°42'03"	49.30	S65°39'27"W	49.30
C5	1045.89	6°30'32"	118.82	S70°15'44"W	118.75
C6	271.25	16°16'21"	77.04	S46°33'33"E	76.78
C7	113.00	53°01'09"	104.57	N26°30'35"E	100.87
C8	29.50	55°48'18"	28.73	S62°26'05"W	27.61
C9	175.00	18°35'29"	56.78	N43°42'15"E	56.54
C10	25.75	90°00'00"	40.45	S44°26'37"W	36.42
C11	15.00	69°03'30"	18.08	N34°11'31"W	17.00
C12	27.50	51°27'22"	24.70	S11°15'10"E	23.88
C13	844.19	7°43'24"	113.80	S82°31'42"W	113.71
C14	1001.62	3°55'30"	68.61	S88°52'45"W	68.60
C15	15.00	24°06'03"	6.31	N49°01'52"W	6.26

Line Table

LINE	DIRECTION	LENGTH
L1	N36°58'51"W	72.39
L2	S62°48'43"W	26.27
L3	S53°01'33"W	13.33
L4	N43°32'14"W	38.78
L5	S25°32'30"E	12.95



**STUDIO BUSINESS PARK
SUBDIVISION**
LOCATED IN THE NE 1/4 OF SECTION 25, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
SALT LAKE COUNTY RECORDER

RECORDED # **14238770**
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Herriman City

DATE: **5/9/2024** TIME: **2:45pm** BOOK: **2024P** PAGE: **123**
FEE: **\$ 164.00**

Amy D. DeW
DEPUTY SALT LAKE COUNTY RECORDER

PAGE: 2 OF 3

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
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CONTACT: CHRIS COZENS

2024/05/09 10:42 AM Commercial\design_21-0042_MVC Commercial\design_21-0042\Draw Sheets\C2.1 PRELIM PLAT.dwg