

- NOTES:
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
 - THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
 - FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, 54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANNOTATED, 17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY P.U.E. OR PUE ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: A. A RECORDED EASEMENT OR RIGHT-OF-WAY, B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR D. ANY OTHER PROVISIONS OF LAW.

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- EXIST. FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

ENBRIDGE ENERGY

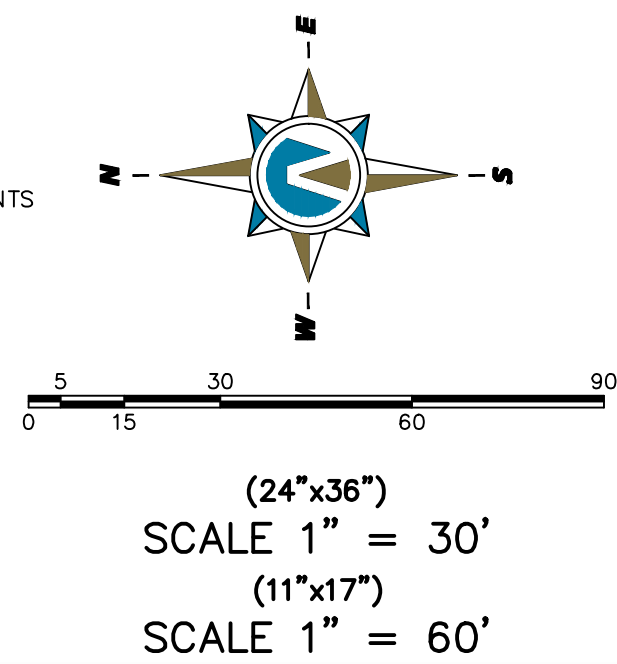
ENBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. ENBRIDGE ENERGY 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 RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT ENBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS ____ DAY OF _____, 20____

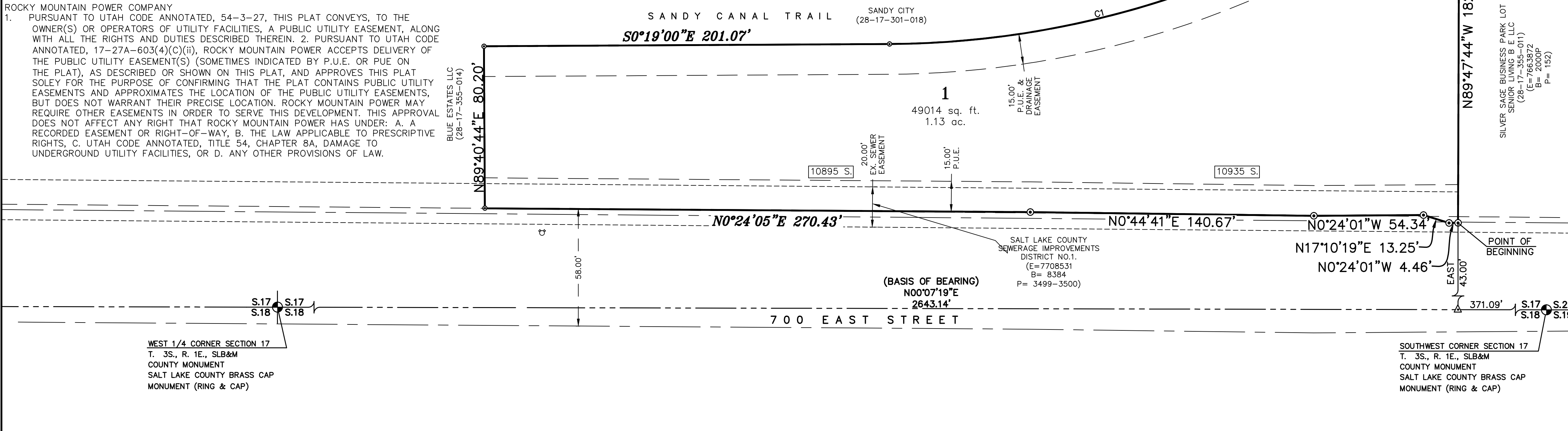
ENBRIDGE ENERGY COMPANY

BY- _____

TITLE- _____

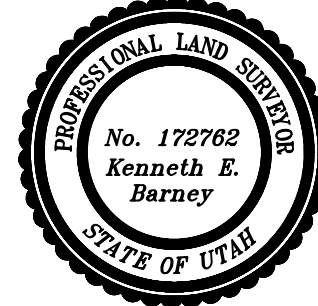


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.7'	452.91'	208.91'	S17°39'02"E	28°40'00"
C2	41.30'	238.50'	41.24'	S31°56'23"E	9°55'14"



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT TOGETHER WITH EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

AN ENTIRE TRACT OF LAND, BEING A PORTION OF LOT 2 & 3 OF SILVER SAGE BUSINESS PARK RECORDED AS ENTRY NO. 7863972 IN BOOK 2000P AT PAGE 152 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT OF WAY LINE OF 700 EAST STREET WHICH IS N.00°07'19"E 371.09 FEET ALONG THE SECTION LINE AND EAST 43.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING

THENCE ALONG 700 EAST STREET RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES 1) N.00°24'01"W. A DISTANCE OF 4.46 FEET; 2) THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET; 3) THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; 4) THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; 5) THENCE N.00°24'06"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET; THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 49014 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS NAME OF SUBDIVISION/PLAT AND DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL ACCESS EASEMENTS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNERS DO 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS DO ALSO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET MY/OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____
MANAGING MEMBER

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, THE SIGNER OF THIS DOCUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ [NAME OF OFFICE] OF _____ A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS ____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SANDY CITY MAYOR

ATTEST: SANDY CITY RECORDER

SEAL

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SANDY _____ SALT LAKE COUNTY, UTAH
SCALE: 1" = 20 FEET

SALT LAKE COUNTY RECORDER

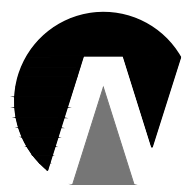
RECORDED NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER.

RECORDED RECORD OF SURVEY
S2025-08-0605



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SALT LAKE COUNTY HEALTH DEPT.

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

REPRESENTATIVE

S.L. COUNTY SURVEYOR

DATE

SIGNED

SANDY CITY PARKS AND RECREATION

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

DIRECTOR

COMCAST

DATE

REPRESENTATIVE

CENTURY LINK

DATE

REPRESENTATIVE

COTTONWOOD IMPROVEMENT DISTRICT

DATE

REPRESENTATIVE

CITY ENGINEER

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

CITY ENGINEER

APPROVED AS TO FORM

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

SANDY CITY ATTORNEY

SANDY CITY PUBLIC UTILITIES

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

ENGINEERING MANAGER