

WEST QUARTER CORNER
SECTION 17
T.3S., R.1E.,
S.L.B.M.
COUNTY MONUMENT
FOUND

SILVER SAGE BUSINESS PARK

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

STATE OF UTAH)
COUNTY OF SALT LAKE)

The foregoing Owners Dedication was acknowledged before me this 1st day of June, 2000, by Stephen Ben Terry, Manager of Silver Pines Associates, L.L.C., a Utah limited liability company, which is the General Partner of Affordable Housing Partners IX, Ltd., a Utah limited partnership.

My Commission Expires: Oct. 12, 2002

NOTARY PUBLIC
Residing At: Salt Lake City, Utah

CORPORATE ACKNOWLEDGMENT

ON THE 24th DAY OF October A.D. 1998 PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR
THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, Joseph McDonald
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE
President OF McDonald Brothers CORPORATION IN
THE STATE OF UTAH, AND THAT HE SIGNED THE OWNERS DEDICATION
FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION
FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION
EXECUTED THE SAME.

MY COMMISSION EXPIRES June 24, 2000

Carol Ann Rea
NOTARY PUBLIC
RESIDING IN SALT
LAKE COUNTY

OWNERS DEDICATION

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

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND
SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS 24th DAY OF October A.D. 1998

Joseph McDonald
McDonald Brothers, Inc.
Corporation

Affordable Housing Partners IX, Ltd.
Larry K. Kline
Rep. General Partner
Steve Linn
MGR. Gen. Partner

- That any requirements deemed necessary by the City Engineer upon review of the drainage plan be strictly followed.
- That each lot be required to proceed through the site plan review process as outlined in the site plan review procedures with the City Development Code.
- That the subdivision name be approved by Salt Lake County.

SURVEYOR'S CERTIFICATE

I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED
CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE
NO. 144147 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH.
I FURTHER CERTIFY THAT BY THE 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

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE
GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS
MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE
APPLICABLE ZONING ORDINANCE.

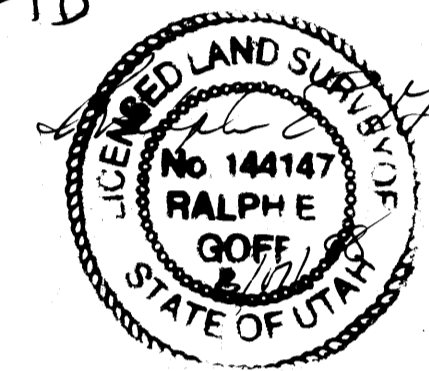
LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°59'23"E, 68.040 FEET ALONG THE SECTION
LINE AND N0°00'37"W, 33.00 FEET AND N54°04'46"W, 11.93 FEET FROM THE
SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN; AND RUNNING THENCE N54°04'46"W, 30.671 FEET;
THENCE N0°29'22"E, 1263.606 FEET; THENCE S89°59'35"E, 84.407 FEET; THENCE
S0°19'00"E, 668.583 FEET; THENCE 210.794 FEET ALONG THE ARC OF A 452.910 FOOT
RADIUS CURVE TO THE LEFT (CHORD BEARS S13°39'00"E, 208.896 FEET); THENCE
S26°59'00"E, 50.00 FEET; THENCE 214.374 FEET ALONG THE ARC OF A 238.500 FOOT
RADIUS CURVE TO THE LEFT (CHORD BEARS S52°44'00"E, 207.230 FEET); THENCE
S78°29'00"E, 800.000 FEET; THENCE 155.424 FEET ALONG THE ARC OF A 220.610
FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S58°18'02"E, 152.230 FEET);
THENCE S89°59'23"W, 1224.380 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.5600 ACRES - 5 LOTS

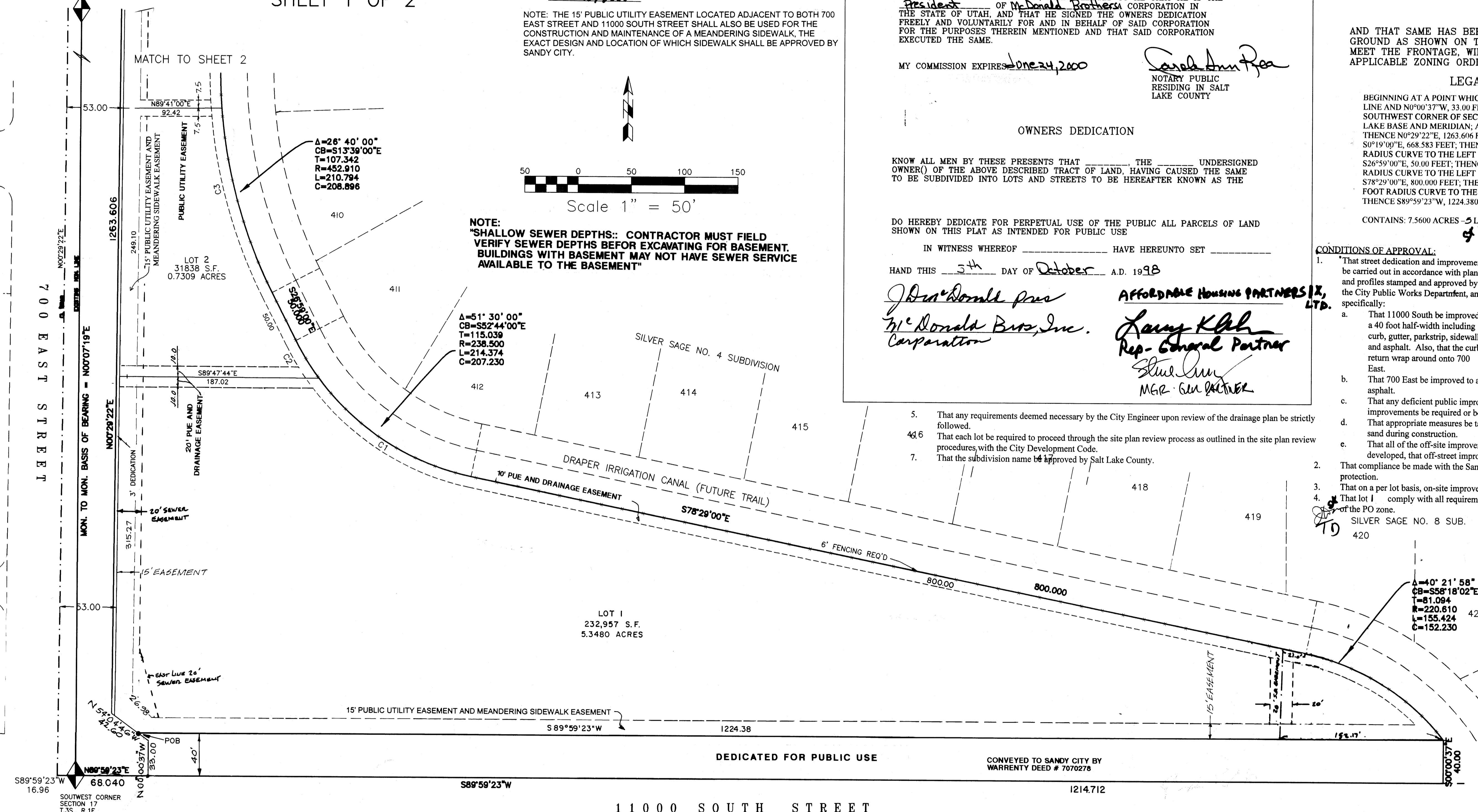
CONDITIONS OF APPROVAL:

- That street dedication and improvements be carried out in accordance with plan and profiles stamped and approved by the City Public Works Department, and specifically:
 - That 11000 South be improved to a 40 foot half-width including curb, gutter, parkstrip, sidewalk and asphalt. Also, that the curb return wrap around onto 700 East.
 - That 700 East be improved to a 53 foot half-width including curb, gutter, parkstrip, sidewalk and asphalt.
 - That any deficient public improvements be upgraded to current City standards. Also that any damaged improvements be required or bonded for prior to occupancy.
 - That appropriate measures be taken by the developer to insure minimal problems with blowing soil or sand during construction.
 - That all of the off-site improvements along 11000 South be constructed at one time. When lots 2-5 are developed, that off-street improvements along 700 East be done at the same time.
 - That compliance be made with the Sandy City Water Policy, i.e., water rights, extensions, connections and fire protection.
 - That on a per lot basis, on-site improvements be bonded for at site plan review.
 - That lot 1 comply with all requirements of the PUD(9.3) zone. That lots 2-5 comply with all requirements of the PO zone.
- SILVER SAGE NO. 8 SUB.
420



EASEMENT APPROVAL	
U.S. WEST COMMUNICATIONS	9-18-98
UTAH POWER & LIGHT CO.	9-17-98
QUESTAR GAS	9-17-98
UTAH WATER & LIGHT CO.	9-17-98
TOI TABLE CO.	9-17-98

NUMBER	C=	T=	R=	L=	C=
C1	41'34'46"	90.55	238.50	173.08	169.31
C2	09'55'14"	20.70	238.50	41.30	41.24
C3	26'40'00"	107.34	452.91	210.79	208.90
C4	04'05'19"	16.17	452.91	32.32	32.31



DEDICATED FOR PUBLIC USE

CONVEYED TO SANDY CITY BY
WARRENTY DEED # 7070278

11000 SOUTH STREET

RALPH GOFF AND ASSOCIATES
CONSULTING ENGINEERS
118 EAST VINE STREET - MURRAY, UTAH 84107
(801) 282-8733

SALT LAKE COUNTY SEWER IMPROVEMENT
DISTRICT NO. 1

APPROVED THIS 11th DAY OF May A.D. 2000
GENERAL MANAGER, SLCO SEWER IMPROVEMENT DISTRICT NO. 1

SHEET 1 OF 2

RECORDED # 7663872

PLANNING COMMISSION APPROVED THIS <u>1st</u> DAY OF <u>Oct</u> A.D. 19 <u>98</u> BY THE SANDY CITY PLANNING COMMISSION <u>Donald E. McNeil</u> CHAIRMAN, SANDY CITY PLANNING COMM.	BOARD OF HEALTH APPROVED THIS <u>1st</u> DAY OF <u>Oct</u> A.D. 19 <u>98</u> <u>Robert A. Smith</u> DIRECTOR, S. L. CO. BOARD OF HEALTH	CITY DRAINAGE ENGINEER APPROVED THIS <u>2</u> DAY OF <u>June</u> A.D. <u>2000</u> <u>Randy Wahl</u> CITY DRAINAGE ENGINEER	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE <u>6-5-00</u> <u>Jon Olson</u> DATE SANDY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>15th</u> DAY OF <u>June</u> A.D. <u>2000</u> <u>Scott W. Johnson</u> SANDY CITY ATTORNEY	MAYOR'S CABINET PRESENTED TO THE SANDY CITY MAYOR'S CABINET ON THIS <u>15th</u> DAY OF <u>June</u> A.D. <u>2000</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>Debbie Schumacher</u> <u>Jon Olson</u> ATTEST: SANDY CITY CLERK MAYOR, SANDY CITY	RECORDED # 7663872 RECEIVED 10-29-98 SALT LAKE COUNTY RECORDER
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