

LEGEND

- SUBDIVISION BOUNDARY — — — — — — EXISTING EASEMENT LINE

 - ADJOINING SUBDIVISION LINE/ RIGHT OF WAY LINE

FOUND SECTION CORNER PLOTTED EASEMENT NUMBER

SUBDIVISION CORNER (SEE GENERAL NOTE 2 SHEET 2 FOUND PROPERTY MARKER FOUND MONUMENT

NEW LOT CORNER

RVE TABLE							
IGTH	DELTA	BEARING	CHORD				
63.14'	90°26'19"	N44°51'42"W	56.78				

LINE TABLE

LENGTH	
35.18'	
27.16'	
	35.18'

NTRY #	BOOK	PAGE	RECORDING DATE		
3047934	4606	723	JANUARY 9, 1978		
3155124 4682 9		936	JUNE 1, 1978		
4729982 4519990		DECEMBER 20, 197			
4514194	5955	2932	AUGUST 27, 1987		
4646999	6045	520	JULY 7, 1988		
4661066	6054	1599	AUGUST 10, 1988		
4729983	6100	297	JANUARY 27, 1989		
4976796	6260	416	OCTOBER 12 1990		
4976797	6260	418	OCTOBER 12 1990		
5009176	6280	2867	JANUARY 07, 1991		
6211540	7268	2275	NOVEMBER 13, 1995		
6211547	7268	2304	NOVEMBER 13, 1995		
8976808	8945	621	FEBRUARY 12,2004		
11637467	10136	6999	MAY 9, 2013		

SURVEYOR'S CERTIFICATE

, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS. HEREAFTER TO BE KNOWN AS: CANYON CENTER SUBDIVISION (AMENDED)

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

A COMMERCIAL SUBDIVISION

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, CANYON CENTER SUBDIVISION, RECORDED IN BOOK 2017P, AT PAGE 267 OFF OFFICIAL RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANDY CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF HIGHLAND DRIVE, SAID POINT BEING NORTH 89°55'09" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 58.00 FEET, TO THE CENTERLINE OF SAID HIGHLAND DRIVE; THENCE NORTH 0°21'18" EAST. ALONG SAID CENTERLINE. A DISTANCE OF 415.86 FEET. AND SOUTH 89°38'32" EAST. PERPENDICULAR TO SAII CENTERLINE, A DISTANCE OF 63.50 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 03, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING THE WEST CORNER COMMON TO LOTS 1 & 2, SAII CANYON CENTER SUBDIVISION; THENCE NORTH 89°56'00" EAST, ALONG THE LOT LINE COMMON TO SAID LOTS 1 & 2, A DISTANCE O 133.73 FEET: THENCE NORTH 0°15'39" WEST. CONTINUING ALONG A COMMON LINE BETWEEN LOTS 1 & 2. A DISTANCE OF 291.5 FEET, TO A POINT 10.54 FEET S0°15'39"E, OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°56'00" EAST, ALONG TH JPK CANYON CENTER OWNER, LLC PARCEL, DESCRIBED IN ENTRY NO .: 12831716, OF OFFICIAL RECORDS, A DISTANCE OF 299.05 FEET, TO EAST LINE OF SAID LOT 2: THENCE SOUTH 0°08'55" EAST, A DISTANCE OF 653.83 FEET. TO THE NORTH LINE OF 9400 SOUTI STREET; THENCE SOUTH 89°55'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.10 FEET, TO A POINT OF CURVATURE THENCE NORTHWESTERLY ALONG THE ARC OF A 40.00 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°26'19", A DISTANCE OF 63.14 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 44°51'42" WEST, A DISTANCE OF 56.78 FEET TO A POINT OF TANGENCY ON AFORESAID EAST LINE OF HIGHLAND DRIVE: THENCE NORTH 0°21'28" EAST. ALONG SAID EAST LINE. A DISTANCE OF 322 06 FEFT. TO THE POINT OF BEGINNING

CONTAINS: 243,934 SQ. FT., OR 5.599 AC., IN TWO (2) COMMERCIAL LOTS.

DENNIS K. WITHERS, L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

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

A COMMERCIAL SUBDIVISION

) HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLI _____ HAVE HEREUNTO SET ______ USE. IN WITNESS WHEREBY __ HAND(S) THIS ____ DAY OF _____ A.D., 20____.

SMITHS FOOD & DRUG CENTERS, INC.

BY:			
ITS:			

CORPORATE ACKNOWLEDGMENT

TATE OF OHIO COUNTY OF HAMILTON

DATE)

RECORD NO.

FEE \$

ON THIS DAY OF ____, 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF HAMILTON IN SAID STATE OF OHIO_____ , WHO BEING BY ME DULY WORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE ____ CORPORATION, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION, FOR THE PURPOSE THEREIN MENTIONED, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING IN SALT LAKE CO., UTAH

CANYON CENTER SUBDIVISION (AMENDED)

A COMMERCIAL SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 3 SOUTH. RANGE 1 EAST, S.L.B.&M. 2081 & 2137 EAST 9400 SOUTH, SANDY, UTAH 84093

SALT LAKE COUNTY RECORDER

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

SHEET OF

8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070 TEL: (801) 255-7700 FAX: (801) 255-8071 E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com SALT LAKE COUNTY RECORDER

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