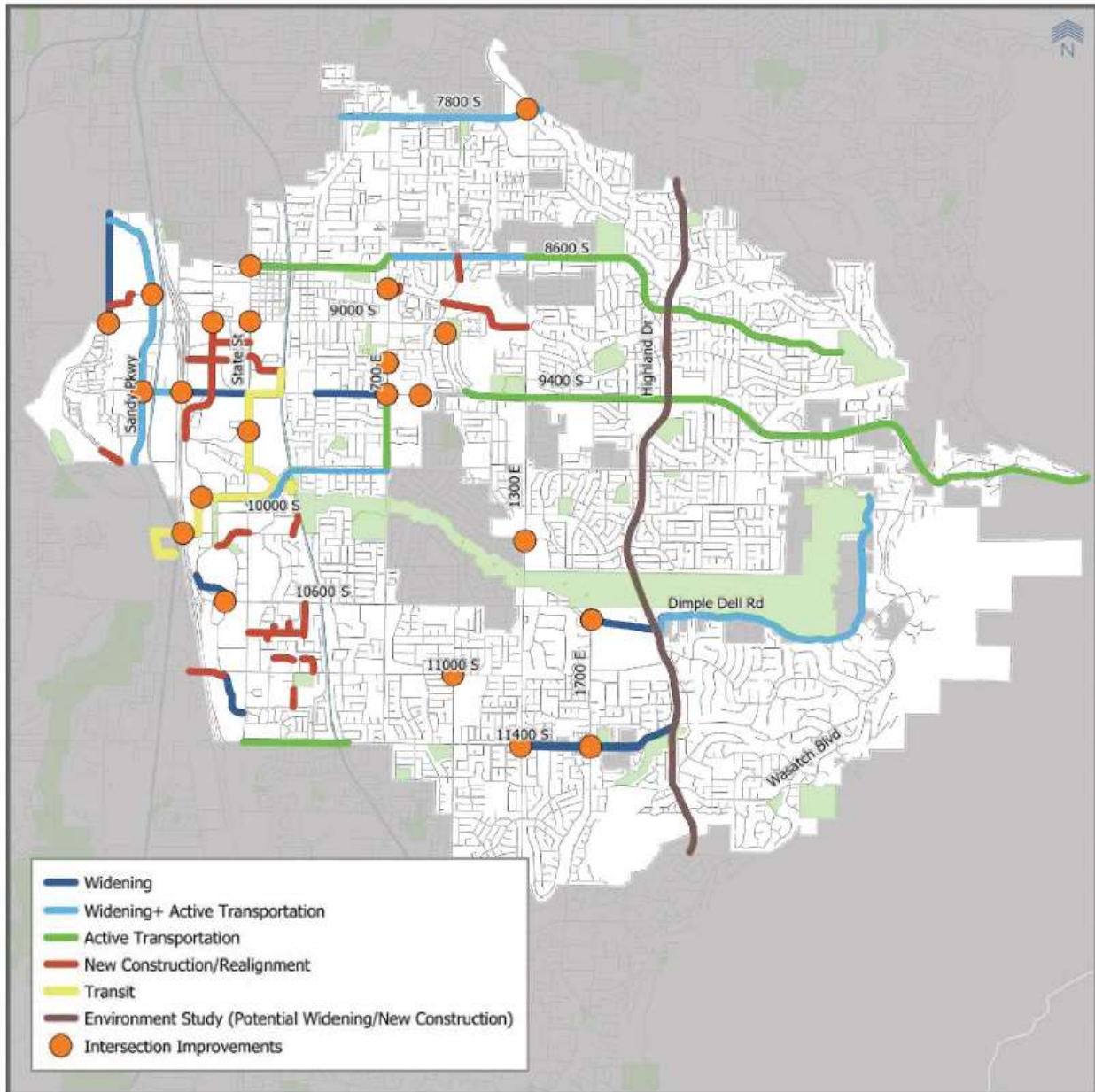




While project phasing is central to a capital Improvements plan, Sandy's mix of widening projects, new roads, intersection improvements, transit, and active transportation facilities contains many project types. To understand how these projects fit together, Figure 6-6 summarizes all projects by type providing a large-scale view of the planned transportation improvements within the City. This provides for an easy understanding of what transportation improvements are expected.

Figure 6-6: Projects by Type



-----Original Message-----

From: Mike Wilcox
Sent: Friday, March 3, 2023 5:06 PM
To: Boal, Jason <jboal@swlaw.com>
Subject: RE: [EXTERNAL] South Towne Mall Amended Plat

Jason,

Unfortunately, until this issue has been addressed, we are not able to process the subdivision plat review. I've marked the submittal as incomplete.

Mike Wilcox
Planning Director
10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7261 | f: 801.568.7278
mwilcox@sandy.utah.gov

sandy.utah.gov

-----Original Message-----

From: Boal, Jason <jboal@swlaw.com>
Sent: Friday, March 3, 2023 4:51 PM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
Subject: Re: [EXTERNAL] South Towne Mall Amended Plat

Mike, my understanding is that Bruce Baird has been in contact with Lynn Pace and Darien.

That is what I know....

Jason Boal, AICP & CFM
Urban Planner

office: 801.257.1917<<tel:+18012571917>>

jboal@swlaw.com

Snell & Wilmer
swlaw.com

Jason,

I noticed you have not addressed an item from your corrections report. Just wanted to get some further details on this. Based on the review comment, this may hold up routing this for review unless it's been addressed. Can you fill me in on this some more from your side?

Coordinate with Darien Alcorn, Sandy City Senior Attorney (801-568-7194) regarding language required for Monroe Street Phase 3.

Attorneys are coordinating

Must be completed prior to resubmittal of proposed plat.



sandy.utah.gov

Mike Wilcox
Planning Director

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7261 | f: 801.568.7278
mwilcox@sandy.utah.gov



From: Boal, Jason <jboal@swlaw.com>
Sent: Thursday, March 2, 2023 10:03 AM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
Subject: RE: [EXTERNAL] South Towne Mall Amended Plat

Mike, there is a plat note referencing them, but I can send you the original agreement as well.

We recognize they will need to be amended when the plat is approved to reflect the approval.

Jason Boal, AICP & CFM
Urban Planner

office: 801.257.1917 | mobile: 208.313.9493
jboal@swlaw.com

Snell & Wilmer
swlaw.com | [disclaimer](#)

From: Mike Wilcox <mwilcox@sandy.utah.gov>
Sent: Thursday, March 2, 2023 10:01 AM
To: Boal, Jason <jboal@swlaw.com>
Subject: RE: [EXTERNAL] South Towne Mall Amended Plat

[EXTERNAL] mwilcox@sandy.utah.gov

Jason,

Thanks for letting me know. Did your submittal include the shared parking agreement? You mentioned it was covered by the CCR's. If that's the case, can you submit a copy of those for review? Thanks!

I'll review the submittal today to ensure we have everything we need.



Mike Wilcox
Planning Director

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7261 | f: 801.568.7278
mwilcox@sandy.utah.gov

sandy.utah.gov



From: Boal, Jason <jboal@swlaw.com>
Sent: Thursday, March 2, 2023 9:57 AM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
Cc: Lennie Chanthaphuang <lennie@sandy.utah.gov>; Craig Evans <cevens@sandy.utah.gov>; Jim McClintic <jmclintic@sandy.utah.gov>; Dave Poulsen <dpoulsen@sandy.utah.gov>; rdekorver@sandy.utah.gov; Dan Medina <dmedina@sandy.utah.gov>
Subject: [EXTERNAL] South Towne Mall Amended Plat

Mike, the revised South Towne Mall plat, response to comments, title report and post-construction maintenance agreement have been uploaded into the portal.

We look forward to this item being scheduled for the Planning Commission as soon as it is feasible.

Thank you!

Jason Boal, AICP & CFM
Urban Planner

office: 801.257.1917 | mobile: 208.313.9493
email: jboal@swlaw.com

Snell & Wilmer

Gateway Tower West | 15 West South Temple | Suite 1200 | Salt Lake City, UT 84101-1547



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Community Development
10000 Centennial Parkway
Sandy, Utah 84070
Telephone # (801) 568-7250
Facsimile # (801) 568-7278

Board of Adjustment Application

Revised March 2020

For staff use only

File/Case Number: _____ Date Filed: _____
Fee: _____ Receipt# _____ Assigned Planner: _____

Type of Request (mark all that apply)

Use Account Code #1-51-314515 unless otherwise noted.

<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>	Alleged Error
--------------------------	----------	-------------------------------------	---------------

Provide a brief summary of the action requested: We are requesting a review of the Planning Director's decision to not process the South Town Mall plat amendment. (please see attached letter.)

Project Information

Name of Proposed Project: South Towne Center Mall Subdivision Amended
Address of Proposed Project _____
Parcel Tax I.D. Number(s) (if available): 27132270220000, 27132270194001, 27132270210000, 27132270194002
Current Condition (i.e. undeveloped, current zone, etc) Existing South Towne Mall Development
Proposed Development/Action (i.e., subdivision, retail bldg, new zone) Subdivision Amendment

Applicant Information

Name: Bruce R. Baird Company: Bruce R. Baird, PLLC
Address: 2150 S. 1300 E., Suite 500 City, State, Zip: Salt Lake City, UT 84106
Phone #: Office: 801.647.1400
Email: bbaird@difficultdirt.com Signature: Bruce Baird Date: 3/30/2023
DocuSigned by: 1FBB06B3D726491...

Property Owner Information (if different than applicant)

Name: Michael Jorgenson South Town Owner PR LLC
Address: 10450 South State Street, Suite 2320 City, State, Zip: Sandy, UT 84070
Phone #: Office: 801 571 1931 Home/Cel: _____
Email: mjorgenson@pacificretail.com Signature: Mike Jorgenson Date: 3/30/2023
DocuSigned by: 08012469364B452...

Note: The Board of Adjustment normally meets on the second Thursday of the month. Applicants will be notified of changes in meetings and meeting times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed. The Board of Adjustment will not review any submittal made less than fourteen (14) days prior to the scheduled meeting.
Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

BRUCE R. BAIRD PLLC

ATTORNEY AND COUNSELOR

2150 SOUTH 1300 EAST, FIFTH FLOOR

SALT LAKE CITY, UTAH 84106

TELEPHONE (801) 328-1400

BBAIRD@DIFFICULTDIRT.COM

March 9, 2023

VIA US MAIL AND EMAIL TO JSORENSEN@SANDY.UTAH.GOV

James Sorensen
Community Development Director
Sandy City
10000 S Centennial Pkwy
Sandy, Utah 84060

**Re: The Shops at South Town
Refusal to Process Amended Plat - Application SUB10122021-006180
Notice of Appeal Pursuant to Utah Code § 10-9a-703(1) and Sandy
City Land Development Code § 21-35-1**

Dear Mr. Sorensen:

Along with Wade Budge and other lawyers/planners at Snell & Wilmer, I represent South Town Owner PR, LLC (“**South Town Owner**”) which owns The Shops at South Town (“**The Shops**”) and other adjacent, undeveloped property surrounding the Shops, located in Sandy City, Utah. South Town Owner previously filed a subdivision review application on 10/12/2021 (application # SUB10122021-006180) (the “**Application**”). Thereafter, South Town Owner and Sandy City (the “**City**”) worked together for several months to address various comments on the Application, including the City’s unconstitutional demand that South Town Owner locate, dedicate, and construct a new Monroe Street (“**Road Dedication**”) through The Shops in connection with the subdivision. I have sent multiple letters to the City’s attorney outlining the obvious reasons for why the Road Dedication is an unconstitutional exaction. After believing that the Road Dedication issue had been resolved because it is so blatantly unconstitutional, on March 2, 2023, South Town Owner supplemented its Application with an amended plat (“**Amended Plat**”) and additional supporting documents.

On March 3, 2023, the Sandy City Planning Director, Mike Wilcox, notified South Town Owner that the City refuses to process the Application unless it includes the unconstitutional Road Dedication. Pursuant to Utah Code § 10-9a-703(1) and Sandy City Land Development Code § 21-35-1, South Town Owner hereby submits this Notice of Appeal of the planning director’s decision which has effectively denied the Application.

Mr. James Sorenson

March 9, 2023

Page 2

By way of background, the Amended Plat subdivides portions of South Town Owner's property to create separate pad sites on the periphery of the "Main Mall" property. A copy of the Amended Plat is attached as Exhibit A for your convenience. All of those proposed pad site subdivisions, except one, are currently developed with business operating thereon. All of those proposed subdivision pad sites comply with all applicable codes of the City including, but not limited to, required setbacks.

The City appears to be trying to leverage South Town Owner's non-impactful filing of the Amended Plat to shift the costs of a potential, long-in-the-future, total and very expensive realignment of Monroe Street through The Shops. In connection with the theoretical realignment, the City is requiring the Road Dedication which would require South Town Owner to dedicate (and agree to pay for a portion of the construction of) the entire 91' width of the new Monroe Street, as supposedly required by Sandy City Code § 21-30-12. While Sandy City Code § 21-30-12 might survive a constitutional challenge in some instances, the Road Dedication is an unconstitutional, unlawful, and unfair exaction as applied to the Amended Plat.

An exaction is a "condition[] imposed by governmental entities on developers" in connection with land use approvals. *B.A.M. Dev., L.L.C. v. Salt Lake Cty.*, 2006 UT 2, ¶ 34, 128 P.3d 1161 ("B.A.M. I"). "One common type of development exaction is a mandatory dedication of land for roads. Such a mandatory dedication implicates the Takings Clause of the U.S. Constitution . . ." *B.A.M. Dev., L.L.C. v. Salt Lake Cty.*, 2012 UT 26, ¶ 16, 282 P.3d 41 ("B.A.M. III"). Exactions run afoul of the Takings Clause of the Constitutions of both Utah and the United States of America unless the exaction has "an 'essential nexus' and 'rough proportionality' to the public burdens that the development will impose on government." *Alpine Homes, Inc. v. City of West Jordan*, 2017 UT 45, ¶ 20, 424 P.3d 96; *B.A.M. Dev., L.L.C. v. Salt Lake Cty.*, 2008 UT 74, ¶ 13, 196 P.3d 601 ("B.A.M. II"); see also Utah Code § 10-9a-508(1) (codifying the essential nexus and rough proportionality test).

An exaction is roughly proportionate in nature if it resolves a problem created by the development. See *Nollan v. California Coastal Comm'n*, 483 U.S. 825, 837 (1987); *B.A.M. II*, 2008 UT 74, ¶ 10. An exaction is roughly proportionate in extent if the exaction cost is roughly equal to the public cost in addressing the impact. See *Dolan v. City of Tigard*, 512 U.S. 374, 386 (1994); *B.A.M. II*, 2008 UT 74, ¶ 11. A municipality bears the burden "to quantify [their] findings that a[n] [exaction] will directly offset the impacts of development." *B.A.M. III*, 2012 UT 26, ¶ 19 (quoting *Dolan*, 512 U.S. at 395–96) (alteration in original) (internal quotation marks omitted).

The Road Dedication utterly and obviously fails both prongs of the *Nollan/Dolan/B.A.M.* test. Under the first prong, the Road Dedication does not solve any problems created by the Amended Plat because the Amended Plat does not create any traffic problems. Specifically, the new lots created by the Amended Plat are really happening only on paper. They have very little, if any, on-the-ground impact as nearly every pad created by the Amended Plat is already developed and in use. In other words, there are no on-ground problems created by the Amended Plat—let alone any problem that

Mr. James Sorenson

March 9, 2023

Page 3

would necessitate a massive road realignment and dedication. The Road Dedication thus fails the first prong.

The Road Dedication also fails the second prong as it is grossly disproportionate to any development impact. The Road Dedication's direct and indirect costs to South Town Owner are exorbitant. The direct costs include the value of the approximately 91' wide strip of property through the middle of The Shops and partially through one building. That width is far greater than anything remotely conceivable at this time as being related to The Shops. That width has been mandated by the City solely to support potential future development on other properties.

The indirect costs are equally as burdensome as the Road Dedication reduces on-site parking, impairs access, severs valuable, leasable space from the main development, and restricts future development potential. Conversely, any public cost impact of the Amended Plat is *de minimis* because, as noted above, the Amended Plat does not create any new development that would increase traffic in any meaningful way. The Road Dedication's cost to South Town Owner is excessively disproportionate to any cost incurred by the City in connection with the Amended Plat. For this reason, the City's requested exaction fails the second prong. The City, to my knowledge, has never even attempted to do any analysis of the proportionality of these costs.

While the City may be tempted to conflate the public costs associated with the future redevelopment of The Shops with the public costs associated with the Amended Plat, that conflation would be a mistake. The applicable land use action at issue is the Amended Plat. If, later, all or part of The Shops or the lots created by the Amended Plat are redeveloped, and such redevelopment necessitates the new Monroe Street, then South Town Owner (or the owners of the subdivided pads) will pay its/their constitutionally required roughly proportionate share. Until such time, South Town Owner is not required to dedicate land for, nor pay for the construction of, a massive system improvement without just compensation.

The City's Planning Director, acting as the land use authority, unlawfully refused to process the Application because it did not accommodate the unconstitutional Road Dedication. South Town Owner is entitled to have its Application approved without the Road Dedication.

South Town Owner hereby submits this Notice of Appeal to the Community Development Director of Sandy City, pursuant to Sandy City Code § 21-35-1, in anticipation of a hearing before the Sandy City Board of Adjustments in its capacity as the appeal authority for land use decisions of the Planning Director.

As always, thank you for your professionalism and attention to this matter.

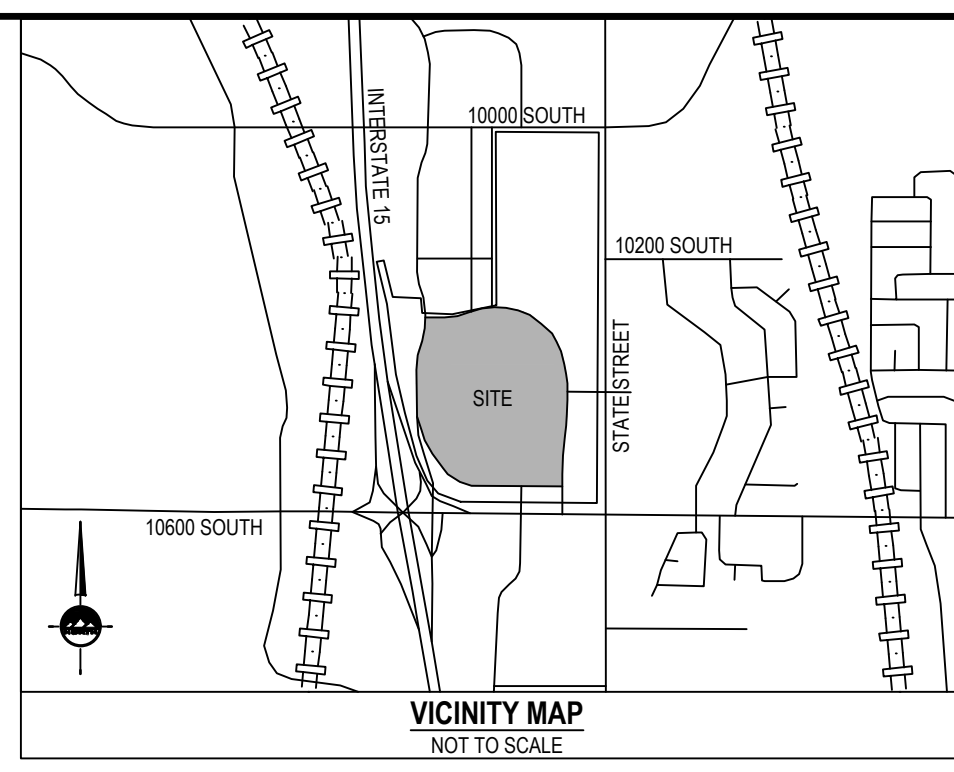
Mr. James Sorenson
March 9, 2023
Page 4

Sincerely,

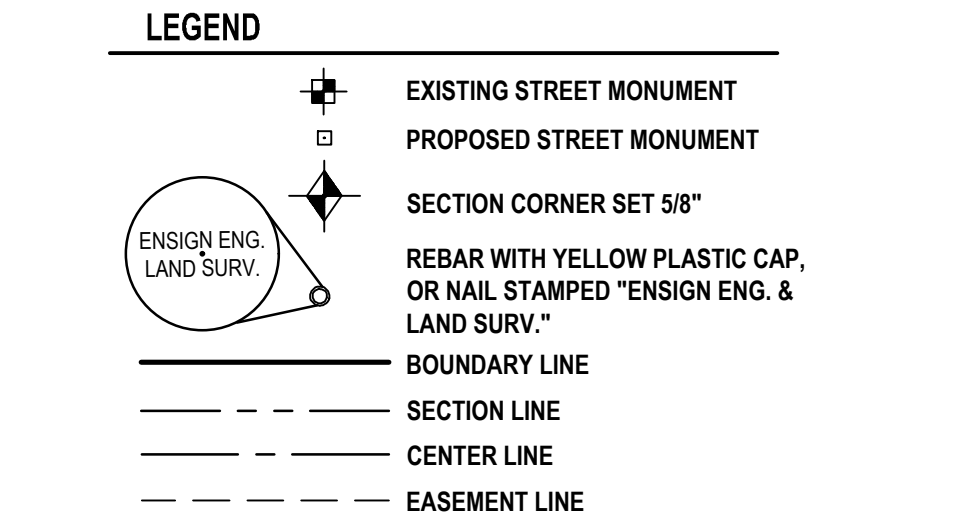
A handwritten signature in blue ink, appearing to read 'BR', with a long horizontal flourish extending to the right.

Bruce R. Baird

cc: Client
Snell & Wilmer
Lynn Pace, Sandy City Attorney



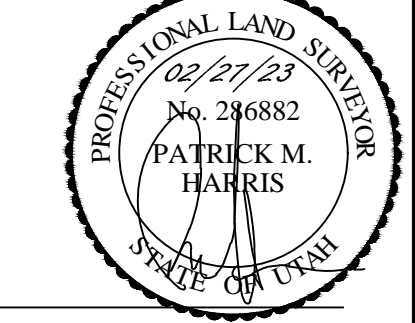
SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that the boundary survey of the project described on this subdivision plat, hereby known as **SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED**, in accordance with Subsection 2-2-17 and 2-2-18 have worked as measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and have subdivided said property into lots, streets, and easements; and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.



- PLAT NOTES**
- SHALL SEWER DEPT/HS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION FOR PROPER ADEQUATE FAN-TO SEWER LATERAL, BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 - STORM DRAINAGE DETENTION BASINS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - SUBDIVISION PROPERTY IS SUBJECT TO A COVENANTS RESTRICTIONS & CONDITIONED RECORDATION CONCURRENTLY WITH THE SUBDIVISION PLAT.
 - FOR LOT ADDRESSING SEE SHEET 2 OF PLAT
 - 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 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 INSTRUMENT FOR MORE INFORMATION.
 - NO BUILDING WITHIN 10 FEET OF PROPERTY LINE OR GRASSING ROAD.
 - ALL WATERLINE EASEMENTS SHOWN ON THE RECORDED 2005 PLAT SHALL BE VACATED WITH THIS PLAT WHEN IT IS RECORDED. PROPERTY OWNER SHALL MAINTAIN ALL EXISTING WATERLINES AND FIRE LINES, AND FIRE HYDRANTS IN GOOD WORKING CONDITIONS. SANDY CITY WILL MAINTAIN THE WATER METER AND SERVICE LATERAL FROM THE WATER METER TO THE MAIN, AND THE CITY WILL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
 - 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 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.
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 - FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED INSTRUMENT FOR MORE INFORMATION.

02/21/23

Date: _____
PATRICK M. HARRIS
P.L.S. 286882



OWNER'S DEDICATION
Know all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have heretofore set our hand (s) this _____ day of _____, A.D. 20____.

By: _____
By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Salt Lake)
On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signor of the foregoing instrument, who duly acknowledged to me that he/she is a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Salt Lake)
On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signor of the foregoing instrument, who duly acknowledged to me that he/she is a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

AMENDING LOTS 1 & 3 OF AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, & IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

LOT DESCRIPTIONS

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 0°54'36" West 649.82 feet along the East Section line and East 52.34 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along the Westerly Right-of-Way of said State Street the following forty-three (43) courses: (1) South 00°50'41" East 3.70 feet; (2) North 61°30'58" West 14.80 feet; (3) South 01°01'50" East 53.29 feet; (4) Southwesterly 26.03 feet along the arc of a 23.50 foot radius curve to the right (center bears South 63°22'25" West and the chord bears South 21°28" West with a central angle of 62°38'07"); (5) North 89°55'02" West 11.00 feet; (6) South 00°44'58" West 6.40 feet; (7) South 89°59'51" East 25.50 feet; (8) South 00°01'50" East 20.39 feet; (9) South 05°26'50" East 7.86 feet; (10) North 00°01'50" East 0.50 feet; (11) North 89°58'10" East 0.50 feet; (12) South 00°10'50" East 538.43 feet; (13) South 44°31'19" West 54.21 feet; (14) South 01°01'50" East 10.35 feet; (15) South 89°59'00" East 5.58 feet; (16) Northwesterly 32.20 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°01'22" East and the chord bears North 53°17'27" East 30.02 feet along the arc of a 383.47 foot radius curve to the left (center bears North 00°15'53" East 18.90 feet; (17) Northwesterly 32.34 feet along the arc of a 25.00 foot radius curve to the left (center bears North 73°54'42" West and the chord bears North 02°25'05" West 30.05 feet with a central angle of 73°53'24"); (18) North 89°59'00" West 0.00 feet; (20) South 00°01'50" East 7.34 feet; (21) South 04°50'25" East 33.96 feet; (22) South 00°01'50" East 202.48 feet; (23) South 02°40'57" West 46.00 feet; (24) South 89°58'10" West 6.81 feet; (25) South 89°58'10" West 0.00 feet; (26) South 14°57'53" East 60.57 feet; (27) South 02°40'57" West 45.45 feet; (28) South 29°05'50" West 11.42 feet; (29) South 88°47'00" East 5.78 feet; (30) South 00°01'50" East 69.41 feet; (31) South 64°21'15" West 3.79 feet; (32) South 04°00'20" West 37.41 feet; (33) North 89°58'10" East 6.07 feet; (34) South 00°01'50" East 0.02 feet; (35) East 1.50 feet; (36) South 00°01'22" West 59.25 feet; (37) Northwesterly 25.50 feet along the arc of a 31.00 foot radius curve to the left (center bears North 47°51'53" West and the chord bears North 65°04'01" West 2.15 feet with a central angle of 47°51'47"); (38) West 11.00 feet; (39) South 5.00 feet; (40) South 84°58'38" East 12.26 feet; (41) Southwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (42) North 89°58'10" East 1.05 feet; (43) South 00°01'50" East 39.80 feet; (44) North 89°58'10" West 53.36 feet; (45) North 89°58'10" West 0.00 feet; (46) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (47) North 89°58'10" East 1.05 feet; (48) South 00°01'50" East 39.80 feet; (49) North 89°58'10" West 53.36 feet; (50) North 89°58'10" West 0.00 feet; (51) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (52) North 89°58'10" East 1.05 feet; (53) South 00°01'50" East 39.80 feet; (54) North 89°58'10" West 53.36 feet; (55) North 89°58'10" West 0.00 feet; (56) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (57) North 89°58'10" East 1.05 feet; (58) South 00°01'50" East 39.80 feet; (59) North 89°58'10" West 53.36 feet; (60) North 89°58'10" West 0.00 feet; (61) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (62) North 89°58'10" East 1.05 feet; (63) South 00°01'50" East 39.80 feet; (64) North 89°58'10" West 53.36 feet; (65) North 89°58'10" West 0.00 feet; (66) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (67) North 89°58'10" East 1.05 feet; (68) South 00°01'50" East 39.80 feet; (69) North 89°58'10" West 53.36 feet; (70) North 89°58'10" West 0.00 feet; (71) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (72) North 89°58'10" East 1.05 feet; (73) South 00°01'50" East 39.80 feet; (74) North 89°58'10" West 53.36 feet; (75) North 89°58'10" West 0.00 feet; (76) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (77) North 89°58'10" East 1.05 feet; (78) South 00°01'50" East 39.80 feet; (79) North 89°58'10" West 53.36 feet; (80) North 89°58'10" West 0.00 feet; (81) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (82) North 89°58'10" East 1.05 feet; (83) South 00°01'50" East 39.80 feet; (84) North 89°58'10" West 53.36 feet; (85) North 89°58'10" West 0.00 feet; (86) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (87) North 89°58'10" East 1.05 feet; (88) South 00°01'50" East 39.80 feet; (89) North 89°58'10" West 53.36 feet; (90) North 89°58'10" West 0.00 feet; (91) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (92) North 89°58'10" East 1.05 feet; (93) South 00°01'50" East 39.80 feet; (94) North 89°58'10" West 53.36 feet; (95) North 89°58'10" West 0.00 feet; (96) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (97) North 89°58'10" East 1.05 feet; (98) South 00°01'50" East 39.80 feet; (99) North 89°58'10" West 53.36 feet; (100) North 89°58'10" West 0.00 feet; (101) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (102) North 89°58'10" East 1.05 feet; (103) South 00°01'50" East 39.80 feet; (104) North 89°58'10" West 53.36 feet; (105) North 89°58'10" West 0.00 feet; (106) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (107) North 89°58'10" East 1.05 feet; (108) South 00°01'50" East 39.80 feet; (109) North 89°58'10" West 53.36 feet; (110) North 89°58'10" West 0.00 feet; (111) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (112) North 89°58'10" East 1.05 feet; (113) South 00°01'50" East 39.80 feet; (114) North 89°58'10" West 53.36 feet; (115) North 89°58'10" West 0.00 feet; (116) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (117) North 89°58'10" East 1.05 feet; (118) South 00°01'50" East 39.80 feet; (119) North 89°58'10" West 53.36 feet; (120) North 89°58'10" West 0.00 feet; (121) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (122) North 89°58'10" East 1.05 feet; (123) South 00°01'50" East 39.80 feet; (124) North 89°58'10" West 53.36 feet; (125) North 89°58'10" West 0.00 feet; (126) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (127) North 89°58'10" East 1.05 feet; (128) South 00°01'50" East 39.80 feet; (129) North 89°58'10" West 53.36 feet; (130) North 89°58'10" West 0.00 feet; (131) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (132) North 89°58'10" East 1.05 feet; (133) South 00°01'50" East 39.80 feet; (134) North 89°58'10" West 53.36 feet; (135) North 89°58'10" West 0.00 feet; (136) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (137) North 89°58'10" East 1.05 feet; (138) South 00°01'50" East 39.80 feet; (139) North 89°58'10" West 53.36 feet; (140) North 89°58'10" West 0.00 feet; (141) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (142) North 89°58'10" East 1.05 feet; (143) South 00°01'50" East 39.80 feet; (144) North 89°58'10" West 53.36 feet; (145) North 89°58'10" West 0.00 feet; (146) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (147) North 89°58'10" East 1.05 feet; (148) South 00°01'50" East 39.80 feet; (149) North 89°58'10" West 53.36 feet; (150) North 89°58'10" West 0.00 feet; (151) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (152) North 89°58'10" East 1.05 feet; (153) South 00°01'50" East 39.80 feet; (154) North 89°58'10" West 53.36 feet; (155) North 89°58'10" West 0.00 feet; (156) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (157) North 89°58'10" East 1.05 feet; (158) South 00°01'50" East 39.80 feet; (159) North 89°58'10" West 53.36 feet; (160) North 89°58'10" West 0.00 feet; (161) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (162) North 89°58'10" East 1.05 feet; (163) South 00°01'50" East 39.80 feet; (164) North 89°58'10" West 53.36 feet; (165) North 89°58'10" West 0.00 feet; (166) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (167) North 89°58'10" East 1.05 feet; (168) South 00°01'50" East 39.80 feet; (169) North 89°58'10" West 53.36 feet; (170) North 89°58'10" West 0.00 feet; (171) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (172) North 89°58'10" East 1.05 feet; (173) South 00°01'50" East 39.80 feet; (174) North 89°58'10" West 53.36 feet; (175) North 89°58'10" West 0.00 feet; (176) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (177) North 89°58'10" East 1.05 feet; (178) South 00°01'50" East 39.80 feet; (179) North 89°58'10" West 53.36 feet; (180) North 89°58'10" West 0.00 feet; (181) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (182) North 89°58'10" East 1.05 feet; (183) South 00°01'50" East 39.80 feet; (184) North 89°58'10" West 53.36 feet; (185) North 89°58'10" West 0.00 feet; (186) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (187) North 89°58'10" East 1.05 feet; (188) South 00°01'50" East 39.80 feet; (189) North 89°58'10" West 53.36 feet; (190) North 89°58'10" West 0.00 feet; (191) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (192) North 89°58'10" East 1.05 feet; (193) South 00°01'50" East 39.80 feet; (194) North 89°58'10" West 53.36 feet; (195) North 89°58'10" West 0.00 feet; (196) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (197) North 89°58'10" East 1.05 feet; (198) South 00°01'50" East 39.80 feet; (199) North 89°58'10" West 53.36 feet; (200) North 89°58'10" West 0.00 feet; (201) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (202) North 89°58'10" East 1.05 feet; (203) South 00°01'50" East 39.80 feet; (204) North 89°58'10" West 53.36 feet; (205) North 89°58'10" West 0.00 feet; (206) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (207) North 89°58'10" East 1.05 feet; (208) South 00°01'50" East 39.80 feet; (209) North 89°58'10" West 53.36 feet; (210) North 89°58'10" West 0.00 feet; (211) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (212) North 89°58'10" East 1.05 feet; (213) South 00°01'50" East 39.80 feet; (214) North 89°58'10" West 53.36 feet; (215) North 89°58'10" West 0.00 feet; (216) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (217) North 89°58'10" East 1.05 feet; (218) South 00°01'50" East 39.80 feet; (219) North 89°58'10" West 53.36 feet; (220) North 89°58'10" West 0.00 feet; (221) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (222) North 89°58'10" East 1.05 feet; (223) South 00°01'50" East 39.80 feet; (224) North 89°58'10" West 53.36 feet; (225) North 89°58'10" West 0.00 feet; (226) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (227) North 89°58'10" East 1.05 feet; (228) South 00°01'50" East 39.80 feet; (229) North 89°58'10" West 53.36 feet; (230) North 89°58'10" West 0.00 feet; (231) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); 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(247) North 89°58'10" East 1.05 feet; (248) South 00°01'50" East 39.80 feet; (249) North 89°58'10" West 53.36 feet; (250) North 89°58'10" West 0.00 feet; (251) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (252) North 89°58'10" East 1.05 feet; (253) South 00°01'50" East 39.80 feet; (254) North 89°58'10" West 53.36 feet; (255) North 89°58'10" West 0.00 feet; (256) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (257) North 89°58'10" East 1.05 feet; (258) South 00°01'50" East 39.80 feet; (259) North 89°58'10" West 53.36 feet; (260) North 89°58'10" West 0.00 feet; (261) Northwesterly 27.20 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" West 25.69 feet with a central angle of 89°54'04"); (262) North 89°58'10" East 1.05 feet; (263) South 00°01'50" East 39.80 feet; (264)

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

AMENDING LOTS 1 & 3 OF AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
& IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
PL1	S0°50'41"E	3.70'	PL63	N30°00'00"E	23.44'	L124	S0°01'50"E	538.43'
PL2	N61°30'58"W	14.80'	PL64	S63°20'16"E	36.94'	L130	N0°14'30"W	194.40'
PL3	S0°01'50"E	53.29'	PL65	S53°19'05"E	68.09'	L135	S89°55'50"W	182.76'
PL4	N89°55'02"W	11.00'	PL66	S55°51'08"E	51.92'	L136	S0°01'00"W	193.68'
PL5	S0°04'58"W	6.40'	PL67	S54°37'35"E	36.59'	L138	S89°50'39"W	181.88'
PL6	S89°58'51"E	25.50'	PL68	S62°25'53"E	44.51'	L139	S45°00'25"E	17.30'
PL7	S0°01'50"E	20.39'	PL69	S75°03'27"E	42.70'	L140	S45°00'25"E	16.66'
PL8	S55°26'50"E	7.88'	PL70	S84°18'58"E	53.81'	L141	S2°40'57"W	8.88'
PL9	N0°01'50"W	0.51'	PL71	S87°26'41"E	103.98'	L142	N89°52'54"W	195.38'
PL10	N89°58'10"E	0.50'	PL72	N88°52'31"E	26.90'	L143	N0°02'40"E	222.88'
PL11	S44°31'19"W	34.21'	PL73	N83°38'40"E	40.99'	L144	S89°57'07"E	183.73'
PL12	S0°01'50"E	10.35'	PL74	S84°05'25"E	56.86'	L146	S0°01'56"W	157.48'
PL13	S89°59'00"E	5.98'	PL75	N89°55'55"E	99.46'	L147	S89°58'04"E	139.42'
PL14	N89°59'00"W	6.00'	PL76	N76°58'16"E	45.34'	L149	S0°05'00"E	228.19'
PL15	S0°01'50"E	7.34'	PL77	N58°10'14"E	20.20'	L150	N0°03'50"W	134.89'
PL16	S45°00'25"E	33.96'	PL78	N35°57'05"E	26.35'	L152	S89°49'53"E	9.59'
PL17	S2°40'57"W	48.06'	PL79	N3°38'46"W	1.76'	L153	N89°46'18"E	136.29'
PL18	S89°58'10"W	6.81'	PL80	S61°30'58"E	27.59'	L154	S0°02'07"W	133.10'
PL19	S89°04'28"W	6.00'	PL81	S0°00'00"E	68.52'	L155	S89°01'10"W	136.07'
PL20	S14°57'53"E	40.57'	PL82	S89°45'25"W	93.46'	L156	S0°05'00"E	30.46'
PL21	S2°40'57"W	45.45'	PL83	N0°14'35"W	13.00'	L157	S0°00'34"W	180.75'
PL22	S29°05'50"W	11.42'	PL84	N0°14'35"W	9.89'	L158	S89°58'10"W	360.55'
PL23	S58°47'02"E	5.78'	PL85	N1°12'41"W	18.88'	L171	S89°49'53"E	232.88'
PL24	S0°01'50"E	69.41'	PL86	N0°57'40"W	46.56'	L172	S89°49'53"E	10.19'
PL25	S64°21'57"W	3.79'	PL87	S0°10'07"W	5.00'	L173	N0°12'15"E	250.09'
PL26	S4°02'07"W	37.41'	PL88	S70°55'18"E	28.51'	L174	S89°45'30"W	234.82'
PL27	N89°58'10"E	6.07'	PL89	S0°14'35"E	55.43'	L175	S0°14'30"E	248.42'
PL28	S0°01'50"E	5.02'	PL90	S89°49'48"E	13.00'	L178	S0°01'50"E	18.39'
PL29	N90°00'00"E	6.50'	PL91	S0°14'35"E	54.26'	L179	S0°01'50"E	51.01'
PL30	S0°01'27"E	65.20'	PL92	S13°16'03"W	246.56'	L180	S2°40'57"W	39.19'
PL31	N90°00'00"W	11.00'	PL93	S0°00'00"E	40.99'	L181	N89°52'54"W	145.83'
PL32	S0°00'00"E	6.90'	PL94	S84°49'43"W	42.87'	L182	N89°52'54"W	49.55'
PL33	S84°46'58"E	12.95'	PL95	S75°00'00"E	39.93'	L183	S0°42'21"W	22.25'
PL34	N89°58'10"E	1.05'	PL96	S15°00'00"W	113.39'	L184	S44°58'25"E	147.00'
PL35	S0°01'50"E	39.80'	PL97	S83°05'00"E	19.20'	L185	N45°01'35"E	29.75'
PL36	S89°30'10"W	83.03'	PL98	N0°01'35"E	10.30'	L186	N44°58'25"W	324.58'
PL37	S70°00'10"W	35.00'	PL99	S89°58'25"E	103.56'	L187	N90°00'00"E	60.25'
PL38	S89°05'10"W	204.08'	PL100	N37°12'38"E	32.85'	L188	S0°00'00"E	355.31'
PL39	S0°01'50"E	63.87'	PL101	N15°00'00"E	56.14'	L189	S45°00'05"W	421.59'
PL40	N89°01'10"E	319.62'	PL102	S0°00'00"E	122.40'	L190	N90°00'00"E	260.90'
PL41	S2°14'55"W	23.26'	PL103	N90°00'00"E	5.10'	L191	N77°55'01"W	20.39'
PL42	S18°19'01"W	18.35'	PL104	S0°00'00"E	72.10'	L192	S11°44'11"W	33.13'
PL43	S67°40'20"E	5.63'	PL105	N90°00'00"W	5.10'			
PL44	S71°14'13"W	2.63'	PL106	S0°00'00"E	24.22'			
PL45	S18°33'01"E	7.84'	PL107	N90°00'00"E	23.10'			
PL46	S0°07'55"E	18.66'	PL108	S44°54'24"E	33.61'			
PL47	S15°29'11"W	8.18'	PL109	S0°00'00"E	74.08'			
PL48	S65°12'28"E	2.41'	PL110	N90°00'00"W	169.00'			
PL49	S0°05'10"E	104.20'	PL111	S0°00'00"E	5.10'			
PL50	S71°03'18"W	3.38'	PL112	N90°00'00"W	72.00'			
PL51	S0°01'50"E	7.62'	PL113	N0°00'00"E	5.10'			
PL52	S45°11'14"W	26.79'	PL114	N90°00'00"W	122.43'			
PL53	N89°34'02"W	7.46'	PL115	N0°00'00"E	122.30'			
PL54	S10°35'08"W	6.19'	PL116	N90°00'00"W	5.10'			
PL55	N63°29'28"E	68.89'	PL117	N0°00'00"E	72.00'			
PL56	N21°13'42"W	113.34'	PL118	N90°00'00"E	5.10'			
PL57	N0°26'04"E	72.27'	PL119	N0°00'00"E	122.30'			
PL58	N0°00'00"E	177.93'	PL120	N90°00'00"E	316.60'			
PL59	N13°16'03"E	246.56'	PL121	S0°01'35"W	184.00'			
PL60	N89°45'25"E	93.63'	PL122	S89°59'52"W	263.49'			
PL61	S0°42'21"W	0.18'	PL123	N0°01'35"E	128.85'			
PL62	N0°00'00"E	44.00'						

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C30	7610.00'	326.54'	2°27'31"	S88°16'12"E	326.51'
C31	24.00'	14.20'	33°53'46"	S15°10'12"E	13.99'
C32	326.50'	28.19'	4°56'50"	N19°11'33"W	28.18'
C33	326.50'	179.81'	31°33'12"	N0°56'33"W	177.54'
C34	758.00'	8.32'	0°37'43"	S52°16'40"W	8.32'
PC1	326.50'	208.00'	36°30'02"	N3°24'58"W	204.50'
PC2	540.50'	105.29'	11°09'39"	N8°50'05"E	105.12'
PC3	474.50'	111.89'	13°30'38"	N6°30'44"E	111.63'
PC4	545.50'	115.37'	12°07'06"	N7°12'30"E	115.16'
PC5	35.00'	54.12'	88°36'08"	N45°27'11"E	48.89'
PC6	23.50'	26.03'	63°28'06"	S58°21'38"W	24.72'
PC7	25.00'	32.20'	73°47'50"	N53°07'27"E	30.02'
PC8	25.00'	32.24'	73°53'34"	N53°02'05"W	30.05'
PC9	31.00'	25.90'	47°51'47"	N66°04'01"W	25.15'
PC10	23.00'	27.26'	67°54'04"	S51°19'27"E	25.69'
PC11	944.00'	86.10'	5°13'33"	N87°38'39"E	86.07'
PC12	944.00'	229.83'	13°56'57"	N77°34'40"E	229.26'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC13	714.00'	252.80'	20°17'10"	N80°46'02"E	251.48'
PC14	900.00'	269.48'	17°09'19"	N81°10'46"E	268.47'
PC15	22.00'	34.55'	89°59'24"	N45°14'35"W	31.11'
PC16	558.50'	24.00'	2°27'44"	N87°49'12"E	24.00'
PC17	461.50'	53.00'	6°34'48"	S3°31'59"E	52.97'
PC18	474.50'	111.89'	13°30'38"	S6°30'38"W	111.63'
PC19	545.50'	128.63'	13°30'37"	S6°30'44"W	128.33'
PC20	504.00'	179.59'	20°24'57"	S10°12'29"W	178.64'
PC21	363.00'	270.62'	42°42'52"	S0°56'29"E	264.40'
PC22	367.00'	91.37'	14°15'53"	S1°57'39"W	91.13'
PC23	315.48'	6.61'	1°12'02"	S14°22'38"W	6.61'
PC24	147.50'	17.74'	6°53'25"	S3°28'18"W	17.73'
PC25	49.50'	35.99'	41°39'23"	N20°51'16"E	35.20'
PC26	50.50'	36.72'	41°39'23"	N20°51'16"E	35.91'
PC27	14.50'	22.78'	90°00'00"	N45°01'35"E	20.51'
PC28	75.50'	69.60'	52°48'57"	N63°37'06"E	67.16'

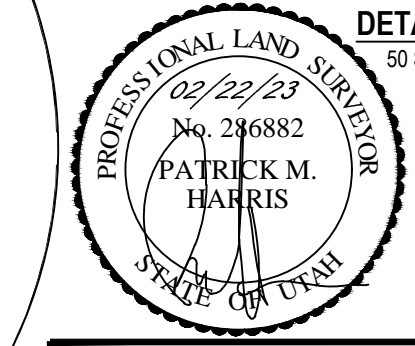
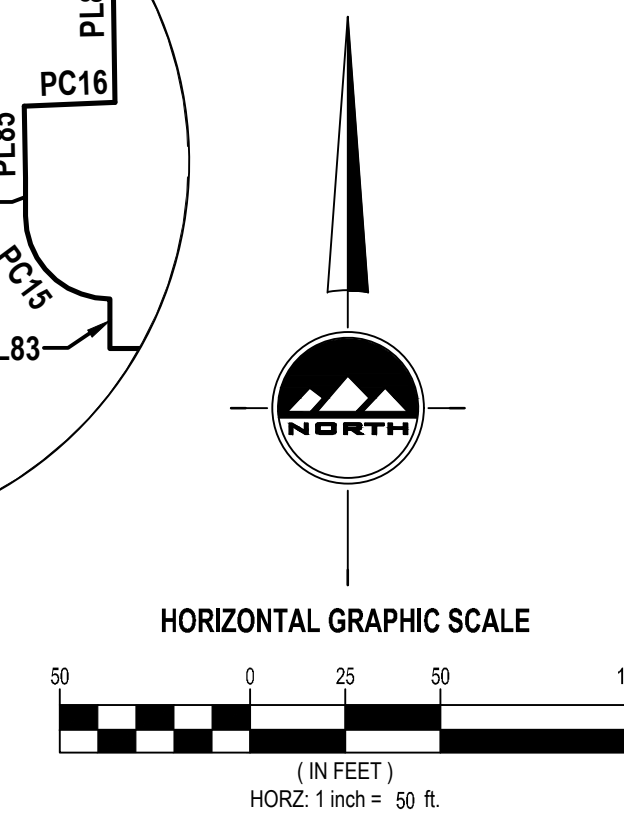
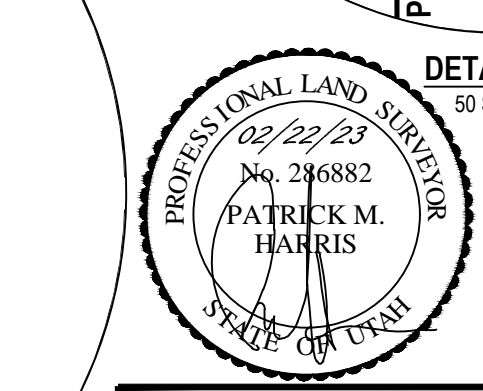
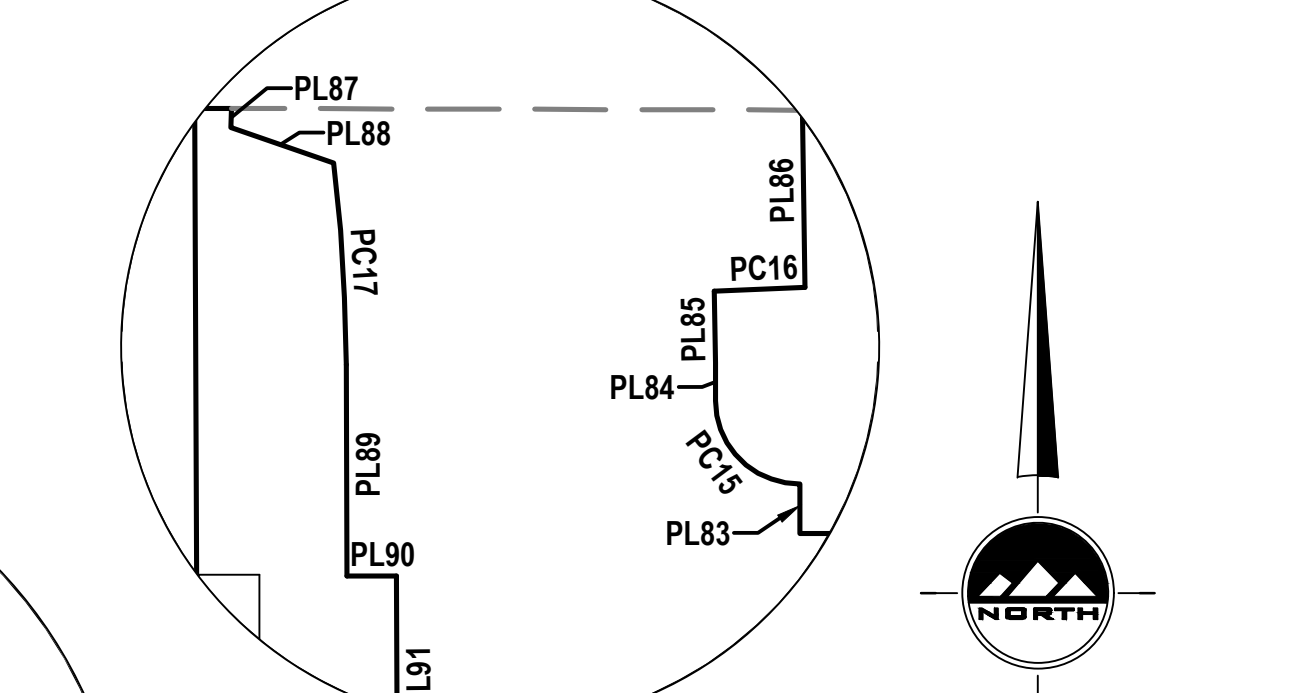
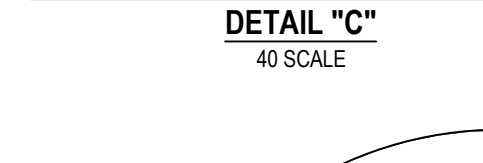
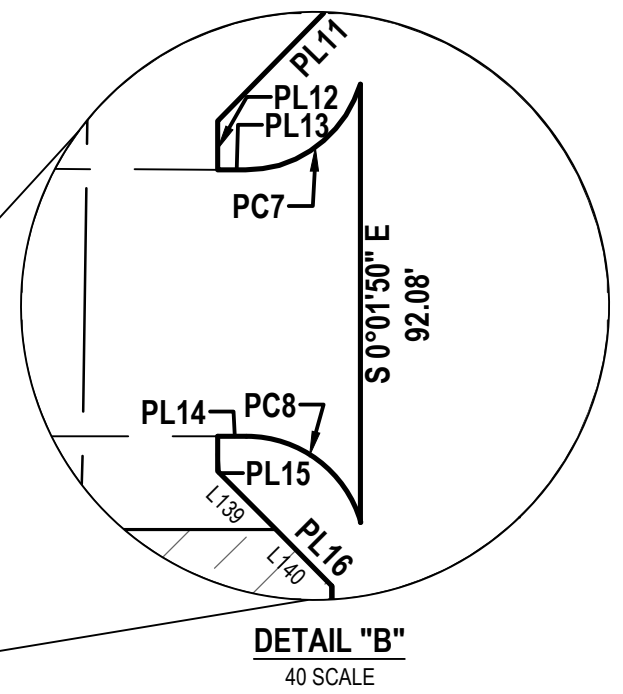
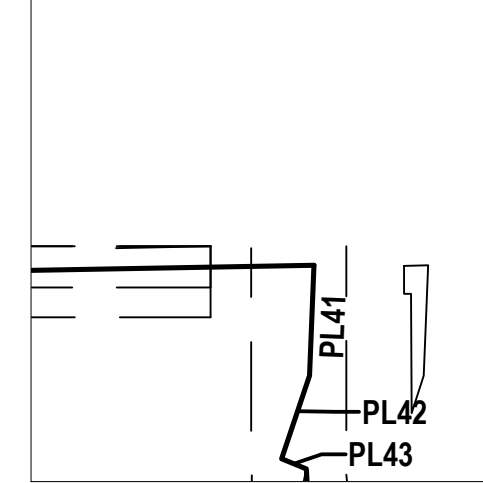
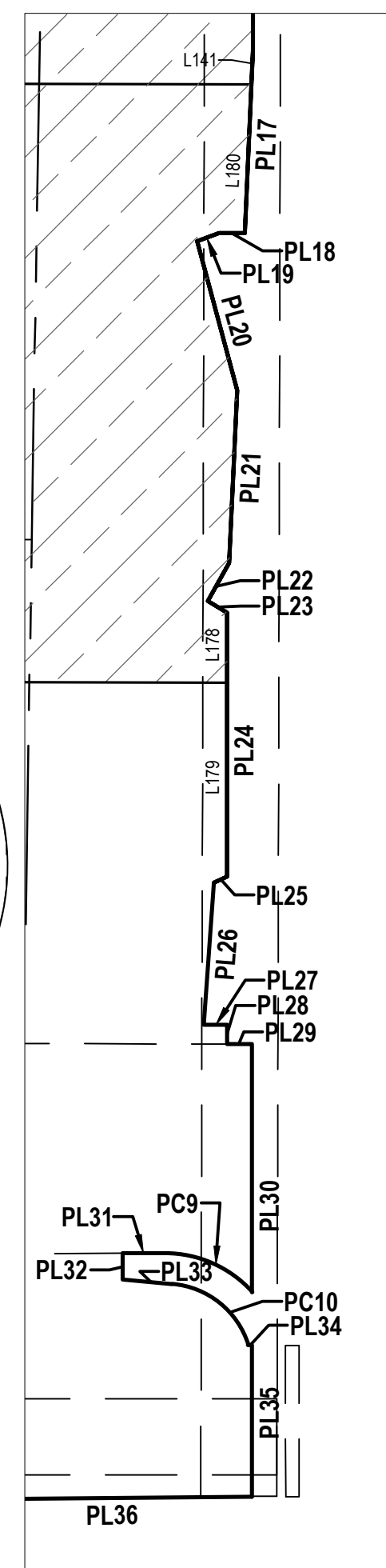
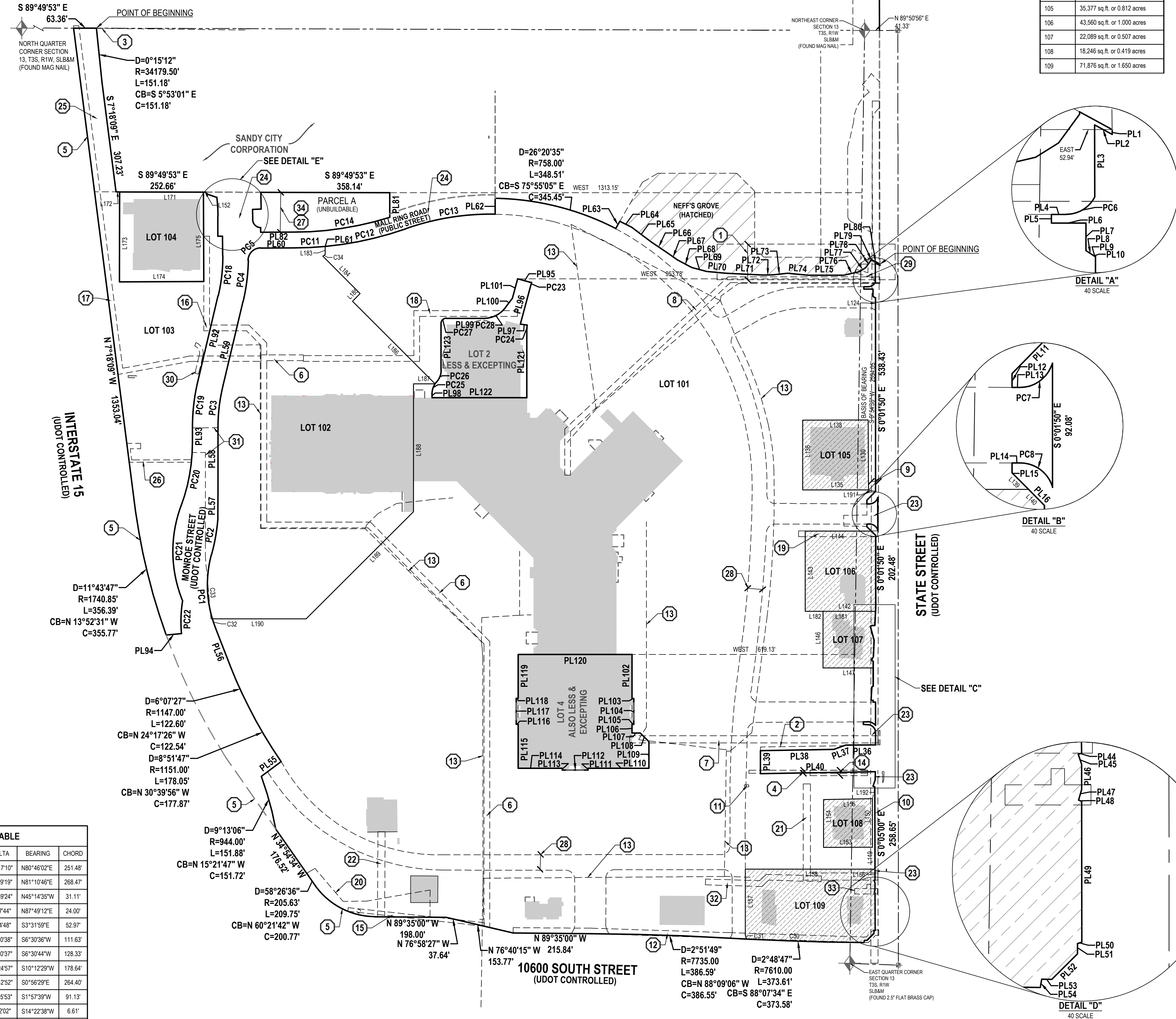
LOT #	AREA
101	2,519,715 sq. ft. or 57.845 acres
102	456,453 sq. ft. or 10.479 acres
103	217,560 sq. ft. or 4.994 acres
104	58,286 sq. ft. or 1.338 acres
105	35,377 sq. ft. or 0.812 acres
106	43,560 sq. ft. or 1.000 acres
107	22,089 sq. ft. or 0.507 acres
108	18,246 sq. ft. or 0.419 acres
109	71,876 sq. ft. or 1.650 acres

LOT NUMBER	ADDRESS
2	10470 SOUTH STATE STREET
4	10430 SOUTH STATE STREET
101	10450 SOUTH STATE STREET
102	10440 SOUTH STATE STREET
103	210 WEST 10600 SOUTH
104	215 WEST 10600 SOUTH
105	10390 SOUTH STATE STREET
106	10430 SOUTH STATE STREET
107	10470 SOUTH STATE STREET
108	10540 SOUTH STATE STREET
109	48WEST 10600 SOUTH
PARCEL A	250 WEST 10600 SOUTH

LOT NUMBER	PARKING STALLS	ADA PARKING STALLS	TOTAL STALLS
101	3,772	80	3,852
102	640	10	650
103	239	4	243
104	3	0	3
105	6	4	10
106	70	4	74
107	5	0	5
108	0	0	0
109	64	4	68

LOT NUMBER	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
105	25	10	20
106	25	10	20
107	25	10	20
108	25	10	20
109	25	10	20
110	25	10	20
111	25	10	20
112	25	10	20

- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER SET 5/8"
 - REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - OUT PARCEL LOTS



SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED
 AMENDING LOTS 1 & 3 OF AMENDED LOT 1 SOUTH TOWNE CENTER MALL SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
 & IN THE NORTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSGNENG.COM

DEVELOPER
 ST MALL OWNERS LLC
 10450 SOUTH STATE STREET, SUITE 2320
 SANDY, UTAH 84070

SHEET 2 OF 2

PROJECT NUMBER: 6426L
 MANAGER: P. HARRIS
 DRAWN BY: S. LEWIS
 CHECKED BY: P. HARRIS
 DATE: 2/22/2023

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

City of Sandy

10000 S. Centennial Pkwy. | Sandy, UT 84070



Final Report - Corrections Required
Application No. SUB10122021-006180

Description :
Address :
Record Type :
Document Filename : ST Mall with improvements.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Lennie Chanthaphuang	lennie@sandy.utah.gov	801-568-7293
Craig Evans	cevans@sandy.utah.gov	801-568-7267
Jim McClintic	jmcclintic@sandy.utah.gov	801-568-7266
Dave Poulsen	dpoulsen@sandy.utah.gov	801-568-6058
Robert DeKorver	rdekorver@sandy.utah.gov	801-568-2945
Dan Medina	dmedina@sandy.utah.gov	801-568-2911

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
13	Jim McClintic : Building	Open	Plans incomplete Supporting documents incomplete	Post Construction Maintenance Agreement and Title report submitted.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	PLAT with improvements-PLAT (2)	Callout	Dan Medina : Parks	Open	Consider dedicating this parcel to the city as open space and eliminate the city agreement on the parcel	Thank you for the suggestions

EXHIBIT F.2

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
15	PLAT with improvements-PLAT (1)	Callout	Craig Evans : Planning	Open	This will be required prior to going to PC	Post Construction Maintenance Agreement included
1	PLAT with improvements-PLAT (2)	Free text	Craig Evans : Planning	Open	Add addresses to parcels	Added Address Table
2	PLAT with improvements-PLAT (2)	Callout	Craig Evans : Planning	Open	Need master plan or site plan to create pads. This is unallowable as is.	Lot removed
3	PLAT with improvements-PLAT (2)	Callout	Craig Evans : Planning	Open	Remove parcel number - label it as parcel A (unbuildable).	Labeled as unbuildable
4	PLAT with improvements-PLAT (2)	Free text	Craig Evans : Planning	Open	Show building footprints and setbacks to property lines (both new and existing)	No new buildings proposed. Existing footprints included
5	PLAT with improvements-PLAT (2)	Free text	Craig Evans : Planning	Open	May need 'no-build' easements Can show on map, or may be done via a note (i.e. No building within 10 feet of property line or Mall Ring Rd)	Not included, as no new development is proposed
6	PLAT with improvements-PLAT (2)	Free text	Craig Evans : Planning	Open	Show Mall Ring Rd throughout the development.	Included
7	PLAT with improvements-PLAT (2)	Free text	Craig Evans : Planning	Open	Offsite and shared parking agreements will be necessary as part of this review prior to going to PC.	Offsite and shared parking agreement is in place see Blanket Easement #3. Will be updated with approval of plat
8	PLAT with improvements-PLAT (2)	Free text	Craig Evans : Planning	Open	Ensure project is in compliance w/ parking requirements. (Parking stall count, etc...Include parking stall count information with next submittal	Parking stall count included
9	PLAT with improvements-PLAT (1)	Free text	Lennie Chanthaphuang : Public Utilities	Open	Add the following notes: 1. No driveway shall be constructed to convey storm water runoff toward any building. 2. 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	Notes Added

EXHIBIT F.3

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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.</p> <p>3. The City shall be given the first right of refusal to purchase water rights accompanying the property in this development.</p> <p>4. For Storm Drain Maintenance Agreement, refers to the recorded Post Construcion Agreement.</p>	
11	PLAT with improvements-PLAT (1)	Free text	Lennie Chanthaphuang : Public Utilities	Open	Need a Post Construction Agreement	Post Construction Maintenance included
12	PLAT with improvements-PLAT (2)	Free text	Lennie Chanthaphuang : Public Utilities	Open	Call out Water Main to be maintained by Property Owner. City will maintain water meter, meter box, and water service. Need water line easement for items maintain by the City.	Agreement included and notes added
14	PLAT with improvements-PLAT (1)	Callout	Dave Poulsen : Public Works	Open	<p>Coordinate with Darien Alcorn, Sandy City Senior Attorney (801-568-7194) regarding language required for Monroe Street Phase 3.</p> <p>Must be completed prior to resubmittal of proposed plat.</p>	Attorneys are coordianting

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

AMENDING LOTS 1 & 3 SOUTH TOWNE CENTER MALL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
& IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 00°54'36" West 649.82 feet along the East Section line and East 52.94 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence along the Westerly Right-of-Way of said State Street the following (43)forty-three courses: 1)South 00°57'41" East 3.70 feet; 2)North 61°30'58" West 14.80 feet; 3)South 00°01'50" East 53.29 feet; 4)Southwesterly 26.03 feet along the arc of a 23.50 foot radius curve to the right (center bears North 63°22'25" West and the chord bears South 52°12'38" West 24.72 feet with a central angle of 63°20'01"); 5)North 89°58'02" West 11.00 feet; 6)South 00°04'58" West 6.40 feet; 7)South 89°58'51" East 25.50 feet; 8)South 00°01'50" East 20.39 feet; 9)South 56°26'50" East 7.86 feet; 10)North 00°01'50" West 0.51 feet; 11)North 89°58'10" East 0.50 feet; 12)South 00°01'50" East 538.43 feet; 13)South 44°21'19" West 34.21 feet; 14)South 00°01'50" East 10.35 feet; 15)South 89°59'00" East 5.98 feet; 16)Northwesterly 32.20 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°01'22" East and the chord bears North 53°07'27" East 30.02 feet with a central angle of 73°47'00"); 17)South 00°01'50" East 92.08 feet; 18)Northwesterly 32.24 feet along the arc of a 25.00 foot radius curve to the left (center bears South 73°54'42" West and the chord bears North 53°02'05" West 30.05 feet with a central angle of 73°53'34"); 19)North 89°58'00" West 6.00 feet; 20)South 00°01'50" East 7.34 feet; 21)South 45°02'29" East 33.98 feet; 22)South 00°01'50" East 202.48 feet; 23)South 02°40'57" West 48.06 feet; 24)South 89°58'10" West 6.81 feet; 25)South 69°04'28" West 6.00 feet; 26)South 14°57'53" East 40.57 feet; 27)South 02°40'57" West 45.45 feet; 28)South 29°55'55" West 11.42 feet; 29)South 58°47'02" East 5.78 feet; 30)South 00°01'50" East 62.41 feet; 31)South 84°15'17" West 3.78 feet; 32)South 04°02'07" West 37.41 feet; 33)North 89°58'10" East 6.07 feet; 34)South 00°01'50" East 5.02 feet; 35)East 6.50 feet; 36)South 00°01'27" East 65.20 feet; 37)Northwesterly 25.90 feet along the arc of a 31.00 foot radius curve to the left (center bears South 47°51'53" West and the chord bears North 86°04'01" West 25.15 feet with a central angle of 47°51'47"); 38)West 11.00 feet; 39)South 63.90 feet; 40)South 84°48'48" East 12.86 feet; 41)Southwesterly 27.25 feet along the arc of a 23.00 foot radius curve to the right (center bears South 04°43'31" West and the chord bears South 51°19'27" East 25.69 feet with a central angle of 67°54'04"); 42)North 89°58'10" East 1.05 feet; 43)South 00°01'50" East 39.80 feet; thence South 89°58'10" West 63.03 feet; thence South 89°58'10" West 35.00 feet; thence South 89°05'10" West 204.08 feet; thence South 00°01'50" East 63.67 feet; thence North 89°05'10" East 319.62 feet to a point on the Westerly Right-of-Way of said State Street; thence along the Westerly Right-of-Way of said State Street the following (15)fifteen courses: 1)South 02°14'55" West 23.26 feet; 2)South 18°19'01" West 18.35 feet; 3)South 67°40'20" East 5.63 feet; 4)South 00°05'00" East 258.65 feet; 5)South 71°14'13" West 2.63 feet; 6)South 18°33'01" East 7.84 feet; 7)South 00°07'58" East 18.66 feet; 8)South 15°29'11" West 6.18 feet; 9)South 62°12'28" East 2.41 feet; 10)South 02°14'55" West 104.20 feet; 11)South 71°03'18" West 3.38 feet; 12)South 00°01'50" East 7.62 feet; 13)South 45°11'14" West 26.79 feet; 14)North 89°34'02" West 7.46 feet; 15)South 10°35'08" West 6.19 feet to a point on the Northerly Right-of-Way of 10600 South Street;

with a central angle of 06°34'48"); 4)South 00°14'35" East 55.43 feet; 5)South 89°49'48" East 13.00 feet; 6)South 00°14'35" East 54.26 feet; 7)Southerly 111.89 feet along the arc of a 474.50 foot radius curve to the right (center bears South 89°45'17" West and the chord bears South 08°30'38" West 111.63 feet with a central angle of 13°30'38"); 8)South 13°10'03" West 246.65 feet; 9)Southerly 128.63 feet along the arc of a 545.50 foot radius curve to the left (center bears South 76°43'58" East and the chord bears South 06°30'44" West 128.33 feet with a central angle of 13°30'37"); 10)South 40.99 feet; 11)Southerly 179.59 feet along the arc of a 504.00 foot radius curve to the right (center bears West and the chord bears South 00°12'29" West 178.64 feet with a central angle of 20°24'57"); 12)Southerly 270.62 feet along the arc of a 363.00 foot radius curve to the left (center bears South 89°59'03" East and the chord bears South 00°56'29" East 264.40 feet with a central angle of 42°42'52"); 13)Southerly 91.37 feet along the arc of a 367.00 foot radius curve to the left (center bears South 89°54'24" East and the chord bears South 01°57'59" West 91.13 feet with a central angle of 14°15'53"); 14)South 84°49'43" West 42.87 feet to a point at the intersection of the Westerly Right-of-Way of Monroe Street and the Easterly Right-of-Way of Interstate 15; thence Northerly 356.39 feet along the arc of a 1,740.85 foot radius curve to the right (center bears North 70°15'36" East and the chord bears North 13°52'31" West 355.77 feet with a central angle of 11°43'47") along the Easterly Right-of-Way of said Interstate 15; thence North 07°18'09" West 1,353.04 feet along the Easterly Right-of-Way of said Interstate 15 to a point on the North Section line of said Section 13; thence South 89°49'53" East 63.36 feet along the North Section line of said Section 13 to the point of beginning;

And Beginning at a point on the Westerly Right-of-Way of the North bound Centennial Parkway, said point being South 00°54'36" West 45.13 feet and West 1,313.15 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 68.52 feet along the said Westerly Right-of-Way of said Centennial Parkway to the intersection of said Westerly Right-of-Way and the Northerly Right-of-Way of Mall Ring Road; thence Westerly 269.48 feet along the arc of a 300.00 foot radius curve to the right (center bears North 17°23'54" West and the chord bears North 81°10'46" West 268.47 feet with a central angle of 17°09'19") along the Northerly Right-of-Way of Mall Ring Road; thence South 89°45'25" West 56.46 feet along the Northerly Right-of-Way of Mall Ring Road to the intersection of said Northerly Right-of-Way and the Easterly Right-of-Way of Monroe Street; thence along the Easterly Right-of-Way of said Monroe Street the following (6)six courses: 1)North 00°11'43'5" West 13.00 feet; 2)Northwesterly 34.53 feet along the arc of a 22.00 foot radius curve to the right (center bears North 00°14'17" West and the chord bears North 45°14'35" West 31.11 feet with a central angle of 89°59'24"); 3)North 00°14'35" West 9.89 feet; 4)North 01°12'41" West 18.88 feet; 5)Easterly 24.00 feet along the arc of a 558.50 foot radius curve to the left (center bears North 00°58'56" West and the chord bears North 87°49'12" East 24.00 feet with a central angle of 02°27'44"); 6)South 89°49'53" East 358.14 feet to the point of beginning;

Less and Excepting

All of Lot 2, SOUTH TOWNE CENTER MALL SUBDIVISION, being more particularly described as follows: Commencing South 00°54'36" West 690.69 feet along the East Section line and West 953.78 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 75°00'00" East 39.93 feet; thence Southerly 6.61 feet along the arc of a 315.48 foot radius curve to the right (center bears North 76°13'27" West and the chord bears South 14°22'38" West 6.61 feet with a central angle of 01°12'02"); thence South 15°00'00" West 113.39 feet; thence South 83°05'00" East 19.20 feet; thence Southerly 17.74 feet along the arc of a 147.50 foot radius curve to the left (center bears South 83°05'00" East and the chord bears South 02°38'18" West 17.73 feet with a central angle of 06°52'52"); thence South 00°01'50" West 184.00 feet; thence South 89°59'52" West 263.49 feet; thence North 00°01'35" East 10.30 feet; thence Northerly 35.89 feet along the arc of a 49.50 foot radius curve to the right (center bears North 89°58'25" East and the chord bears North 20°51'16" East 35.20 feet with a central angle of 41°39'23"); thence Northerly 36.72 feet along the arc of a 50.50 foot radius curve to the left (center bears North 48°19'02" West and the chord bears North 20°51'16" East 35.91 feet with a central angle of 41°39'23"); thence North 00°01'35" East 128.85 feet; thence Northwesterly 22.78 feet along the arc of a 14.50 foot radius curve to the right (center bears South 89°58'25" East and the chord bears North 45°01'35" East 20.50 feet with a central angle of 90°00'00"); thence South 89°58'25" East 103.36 feet; thence Northwesterly 69.60 feet along the arc of a 75.50 foot radius curve to the left (center bears North 00°01'35" East and the chord bears North 83°37'07" East 67.16 feet with a central angle of 52°48'57"); thence North 37°12'38" East 32.85 feet; thence North 15°00'00" East 56.14 feet to the point of beginning;

Also Less and Excepting

All of Lot 4, SOUTH TOWNE CENTER MALL SUBDIVISION, being more particularly described as follows: Commencing South 00°54'36" West 1,735.01 feet along the East Section line and West 619.13 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 122.40 feet; thence East 5.10 feet; thence South 72.10 feet; thence West 5.10 feet; thence East 24.22 feet; thence East 23.10 feet; thence South 44°54'24" East 33.61 feet; thence South 74.08 feet; thence West 169.00 feet; thence East 5.10 feet; thence West 72.00 feet; thence North 5.10 feet; thence West 122.43 feet; thence North 122.30 feet; thence East 5.10 feet; thence East 5.10 feet; thence West 122.30 feet; thence East 316.60 feet to the point of beginning;

Contains 3,480.48 square feet, 79.891 acres, or 10 Lots.

Lot 103

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°54'36" West 1,086.12 feet along the East Section line and West 1,904.41 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 87.84 feet; thence North 91.08 feet; thence East 91.08 feet to the point of beginning;

Contains 8,000 square feet or 0.184 acres.

Lot 105

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°54'36" West 469.48 feet along the East section line and West 1,840.47 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°14'30" East 195.22 feet; thence North 89°45'07" West 25.13 feet; thence South 00°14'30" East 3.69 feet; thence North 89°45'30" West 22.79 feet; thence North 00°14'30" West 3.78 feet; thence North 89°45'07" West 35.64 feet; thence South 00°14'30" West 7.83 feet; thence North 77°58'02" West 37.72 feet; thence North 89°45'07" West 25.55 feet; thence South 00°14'30" East 1.43 feet; thence North 00°01'50" West 126.00 feet; thence North 00°14'30" West 46.62 feet; thence North 89°45'30" East 2.36 feet; thence North 00°08'38" East 108.28 feet; thence South 89°45'30" West 29.67 feet; thence North 00°12'15" East 32.09 feet; thence North 89°45'30" East 29.64 feet; thence North 00°08'38" East 29.70 feet; thence South 89°50'13" East 193.40 feet to the point of beginning;

Contains 14,685 square feet or 0.337 acres.

Lot 112

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 00°54'36" West 2,331.96 feet along the East section line and North 89°58'10" East 65.92 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence along the Westerly Right-of-Way of said State Street the following (12)twelve courses: 1) South 00°05'00" East 30.46 feet; 2) South 11°41'13" West 2.63 feet; 3) South 18°33'01" East 7.84 feet; 4) South 00°07'58" East 18.66 feet; 5) South 15°29'11" West 6.18 feet; 6) South 62°12'28" East 2.41 feet; 7) South 00°05'00" East 104.20 feet; 8) South 71°03'18" West 3.38 feet; 9) South 00°01'50" East 7.62 feet; 10) South 45°11'14" West 26.79 feet; 11) North 89°34'02" West 7.46 feet; 12) South 10°35'08" West 6.19 feet to a point on the Northerly Right-of-Way of 11400 South Street;

thence Westerly 326.54 feet along the arc of a 7,610.00 foot radius curve to the right (center bears North 00°28'02" East and the chord bears North 88°18'12" West 326.51 feet with a central angle of 02°27'31") along the Northerly Right-of-Way of said Street; thence Northerly 14.20 feet along the arc of a 24.00 foot radius curve to the right (center bears North 57°52'54" East and the chord bears North 15°10'12" West 13.99 feet with a central angle of 33°53'46"); thence North 00°03'04" East 180.75 feet; thence North 89°58'10" East 360.55 feet to the point of beginning;

Contains 17,876 square feet or 1.650 acres.

Lot 114

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°54'36" West 2,406.96 feet along the East Section line and West 466.68 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°10'20" West 80.55 feet; thence North 89°40'50" West 131.25 feet; thence North 00°01'44" East 79.89 feet; thence South 89°58'06" East 21.42 feet; thence North 00°10'20" East 30.00 feet; thence South 89°58'06" East 14.00 feet; thence South 00°10'20" West 30.00 feet; thence North 89°58'06" East 36.30 feet to the point of beginning;

Contains 12,778 Square Feet or 0.293 Acres.

Lot 109

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the East section line of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point being South 00°54'36" West 1,392.14 feet along the East Section line and South 89°57'00" East 40.90 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 5.10 feet; thence North 72.00 feet; thence East 5.10 feet; thence North 122.43 feet; thence North 122.30 feet; thence East 5.10 feet; thence North 122.30 feet; thence East 316.60 feet to the point of beginning;

Contains 43,560 square feet or 1.000 acres.

Lot 110

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°54'36" West 1,625.43 feet along the East section line and South 89°58'04" East 38.21 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°01'50" West 147.14 feet; thence North 89°58'04" West 102.95 feet; thence North 00°01'50" East 147.14 feet; thence South 89°58'04" East 102.95 feet to the point of beginning;

Contains 15,148 Square Feet or 0.348 Acres.

Lot 111

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°54'36" West 2,137.11 feet along the East section line and North 89°01'00" East 41.47 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°01'50" East 135.00 feet; thence South 89°58'10" West 10.00 feet; thence North 74°53'13" West 31.06 feet; thence South 89°58'10" West 75.00 feet; thence North 00°01'50" West 126.00 feet; thence North 89°01'10" East 115.00 feet to the point of beginning;

Contains 14,685 square feet or 0.337 acres.

Lot 112

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, and in the Northwest Quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of State Street, said point being South 00°54'36" West 2,331.96 feet along the East section line and North 89°58'10" East 65.92 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence along the Westerly Right-of-Way of said State Street the following (12)twelve courses: 1) South 00°05'00" East 30.46 feet; 2) South 11°41'13" West 2.63 feet; 3) South 18°33'01" East 7.84 feet; 4) South 00°07'58" East 18.66 feet; 5) South 15°29'11" West 6.18 feet; 6) South 62°12'28" East 2.41 feet; 7) South 00°05'00" East 104.20 feet; 8) South 71°03'18" West 3.38 feet; 9) South 00°01'50" East 7.62 feet; 10) South 45°11'14" West 26.79 feet; 11) North 89°34'02" West 7.46 feet; 12) South 10°35'08" West 6.19 feet to a point on the Northerly Right-of-Way of 11400 South Street;

thence Westerly 326.54 feet along the arc of a 7,610.00 foot radius curve to the right (center bears North 00°28'02" East and the chord bears North 88°18'12" West 326.51 feet with a central angle of 02°27'31") along the Northerly Right-of-Way of said Street; thence Northerly 14.20 feet along the arc of a 24.00 foot radius curve to the right (center bears North 57°52'54" East and the chord bears North 15°10'12" West 13.99 feet with a central angle of 33°53'46"); thence North 00°03'04" East 180.75 feet; thence North 89°58'10" East 360.55 feet to the point of beginning;

Contains 17,876 square feet or 1.650 acres.

Lot 114

A parcel of land situate in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°54'36" West 2,406.96 feet along the East Section line and West 466.68 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

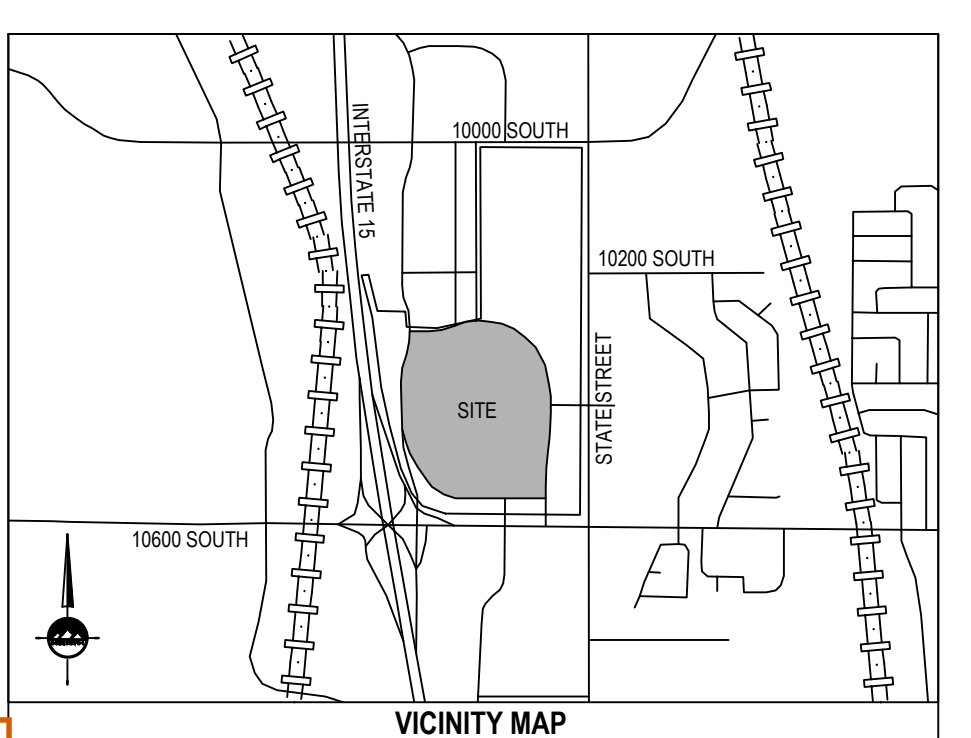
thence South 00°10'20" West 80.55 feet; thence North 89°40'50" West 131.25 feet; thence North 00°01'44" East 79.89 feet; thence South 89°58'06" East 21.42 feet; thence North 00°10'20" East 30.00 feet; thence South 89°58'06" East 14.00 feet; thence South 00°10'20" West 30.00 feet; thence North 89°58'06" East 36.30 feet to the point of beginning;

Contains 12,778 Square Feet or 0.293 Acres.

Sandy City Fire Department
These documents have been reviewed and our comments are as marked, or as indicated in the review letter.
Possible errors or omissions in this review SHALL NOT authorize any code violations.
Signed: Robert Dekorver
Date: 10-25-2021

Add the following notes:
1. No driveway shall be constructed to convey storm water runoff toward any building.
2. 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.
3. The City shall be given the first right of refusal to purchase water rights accompanying the property in this development.
4. For Storm Drain Maintenance Agreement, refers to the recorded Post Construction Agreement.

Need a Post Construction Agreement
This will be required prior to going to PC



SANDY CITY GENERAL PLAT NOTES
1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. 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 INFORMATION.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC AND UTILITY USE.
THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DEEMED TO BE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-2-17-5198) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY 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 RELATED TO THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 268882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Commission, I have completed a survey of the property described on the subdivision plat, hereby known as SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED, in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and have subdivided said property into lots, streets, and easements; and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

OWNER'S DEDICATION
Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the **SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
In witness whereof I/we have hereunto set our hand (s) this 8/18/21 day of August, A.D. 20____.
By: PATRICK M. HARRIS, P.L.S. 268882

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH County of Salt Lake, ss. S. J.S.
On the 8/18/21 day of August, A.D. 20____, the undersigned, personally appeared before me, the undersigned, a Notary Public in and for the State of Utah, who is duly qualified to perform the duties of a Notary Public, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____, RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH County of Salt Lake, ss. S. J.S.
On the 8/18/21 day of August, A.D. 20____, the undersigned, personally appeared before me, the undersigned, a Notary Public in and for the State of Utah, who is duly qualified to perform the duties of a Notary Public, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____, RESIDING IN _____ COUNTY.
NOTARY PUBLIC

- ROCKY MOUNTAIN POWER NOTES:**
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONGS WITH ALL THE RIGHTS AND DUTIES DESCRIBED HEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(C)(II) ROCKY MOUNTAIN POWER

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

AMENDING LOTS 1 & 3 SOUTH TOWNE CENTER MALL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
& IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

Add addresses to parce

Show building footprints and setbacks to property lines (both new and existing)

May need 'no-build' easements Can show on map, or may be done via a note (i.e. No building within 10 feet of property line or Mall Ring Rd)

Show Mall Ring Rd throughout the development.

Offsite and shared parking agreements will be necessary as part of this review prior to going to PC.

Ensure project is in compliance w/ parking requirements. (Parking stall count, etc...Include parking stall count information with next submittal

Need master plan or site plan to create pads. This is unallowable as is.

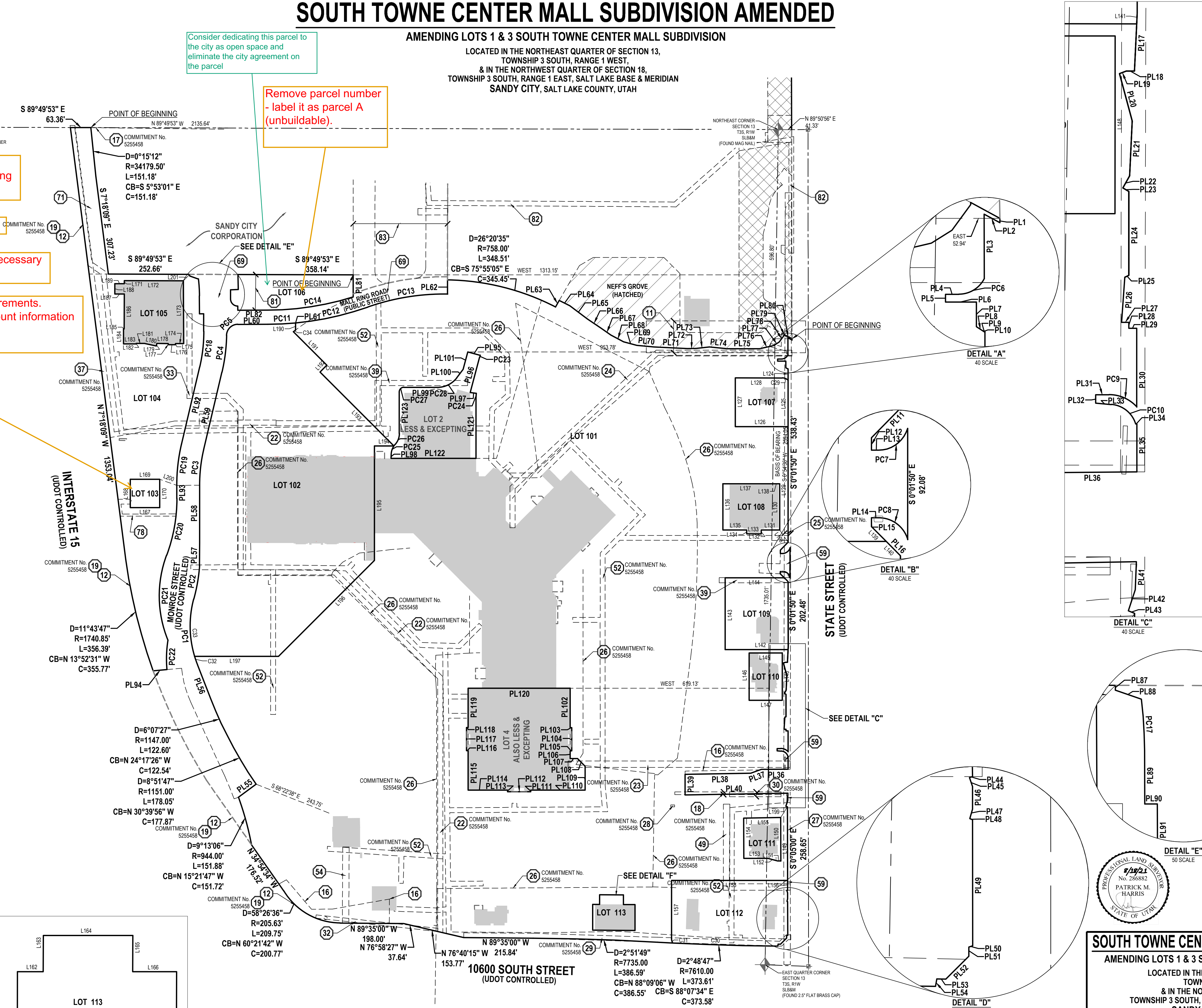
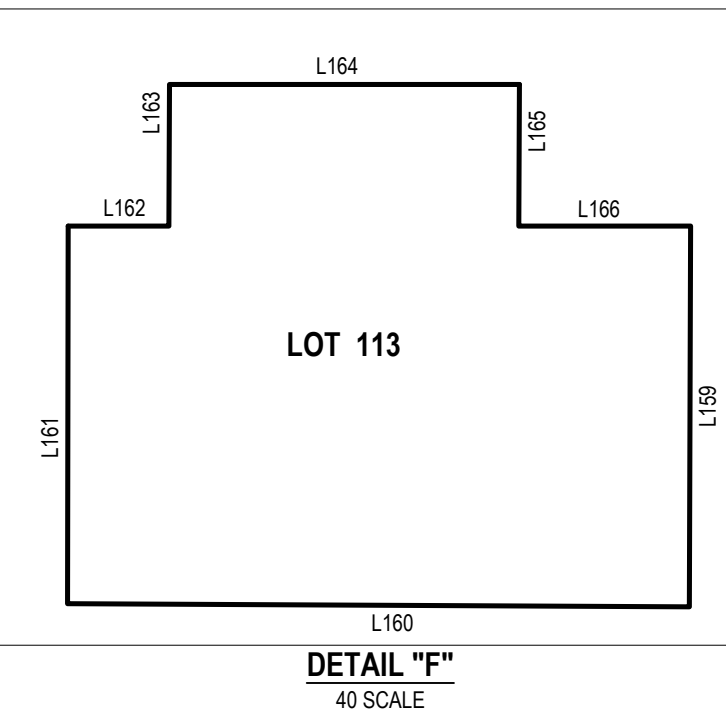
Call out Water Main to be maintained by Property Owner. City will maintain water meter, meter box, and water service. Need water line easement for items maintain by the City.

Consider dedicating this parcel to the city as open space and eliminate the city agreement on the parcel

Remove parcel number - label it as parcel A (unbuildable).

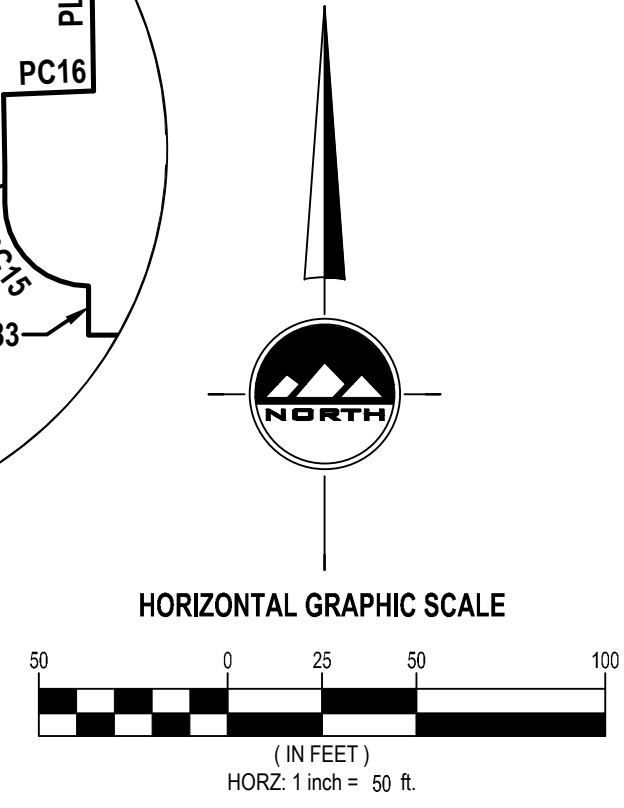
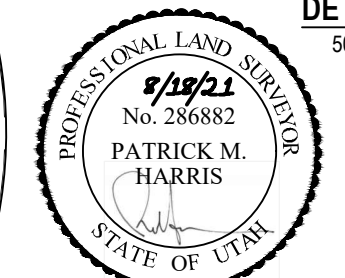
PARCEL TABLE	
LOT #	AREA
101	2,502,247 sq. ft. or 57.444 acres
102	456,453 sq. ft. or 10.479 acres
103	8,000 sq. ft. or 0.184 acres
104	230,595 sq. ft. or 5.294 acres
105	37,251 sq. ft. or 0.855 acres
106	36,886 sq. ft. or 0.847 acres
107	24,738 sq. ft. or 0.568 acres
108	25,831 sq. ft. or 0.593 acres
109	43,560 sq. ft. or 1.000 acres
110	15,148 sq. ft. or 0.348 acres
111	14,685 sq. ft. or 0.337 acres
112	71,876 sq. ft. or 1.650 acres
114	12,778 sq. ft. or 0.293 acres

PARKING DATA TABLE			
LOT NUMBER	PARKING STALLS	ADA PARKING STALLS	TOTAL STALLS
101	3,758	82	3,840
102	640	10	650
103	19	0	19
104	223	4	227
105	0	0	0
106	0	0	0
107	24	2	26
108	0	0	0
109	70	4	74
110	0	0	0
111	0	0	0
112	64	4	68
114	0	0	0



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER SET 5/8"
- REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED
AMENDING LOTS 1 & 3 SOUTH TOWNE CENTER MALL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
& IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

ENSGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.4449
Fax: 801.255.4449
WWW.ENSGNENG.COM

DEVELOPER
ST MALL OWNERS LLC
10450 SOUTH STATE STREET, SUITE 2320
SANDY, UTAH 84070

SHEET 2 OF 3

PROJECT NUMBER : 6428L
MANAGER : P.HARRIS
DRAWN BY : C.ANDERSON
CHECKED BY : P.HARRIS
DATE : 8/18/21

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE : _____ TIME : _____ BOOK : _____ PAGE : _____
FEES : _____ DEPUTY SALT LAKE COUNTY RECORDER

SOUTH TOWNE CENTER MALL SUBDIVISION AMENDED

AMENDING LOTS 1 & 3 SOUTH TOWNE CENTER MALL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
& IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

Schedule B-2 Exemptions

9. Any charge upon the land by reason of its inclusion in Sandy City and South Valley Sewer District.

10. Any charge upon the land by reason of its inclusion in Sandy City, South Valley Sewer District and City Center Community Redevelopment Plan.

11. An easement for telephone and telegraph facilities and incidental purposes, the exact location of which was not disclosed, as created in favor of Mountain States Telephone and Telegraph by Instrument recorded October 5, 1917 as Entry No. 384843 in Book 2-W of Liens and Leases at Page 452 of Official Records. (Shown on survey)

12. Controlled access provisions as set forth in those conveyances to the Utah Department of Transportation dated August 11, 1982, recorded August 27, 1982 as Entry No. 3706186 in Book 5405 at Page 1246 of Official Records; dated August 11, 1982, recorded August 27, 1982 as Entry No. 3706187 in Book 5405 at Page 1246 of Official Records; and dated August 11, 1982, recorded August 27, 1982 as Entry No. 3706188 in Book 5405 at Page 1250 of Official Records. (Shown on survey)

13. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded January 23, 1985 as Entry No. 4042059 in Book 5624 at Page 914 of Official Records, and any amendments thereto, but deeming any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Assignment and Assumption of Operating Agreements recorded March 28, 1997 as Entry No. 6065595 in Book 7630 at Page 119 of Official Records.

Assignment of Operating Agreements recorded November 3, 2014 as Entry No. 11393952 in Book 10272 at Page 3230 of Official Records. (Blanket in nature)

15. Department of the Army Permit dated June 24, 1985 and recorded July 1, 1985 as Entry No. 4104982 in Book 5667 at Page 232 of Official Records. (Permit for the relocation and maintenance of Dry Creek/Affects where Dry Creek crosses property)

16. An easement over, across or through the land for roadway improvements and incidental purposes, as granted to Sandy City, a body corporate and politic of the State of Utah by Instrument recorded March 27, 1989 as Entry No. 4750508 in Book 6112 at Page 2716 of Official Records. (Shown on survey)

19. Evidence of a concrete ditch as disclosed by that certain Special Warranty Deed recorded December 2, 1991 as Entry No. 5163427 in Book 6383 at Page 405 of Official Records. (Blanket in nature)

20. Subject to an easement for parking and access as disclosed by that certain General Warranty Deed recorded October 21, 1993 as Entry No. 5634888 in Book 6701 at Page 761 of Official Records. (Blanket in nature)

21. Grant of Reciprocal Easements, Declaration of Covenants Running with the Land and Development Agreement recorded October 21, 1993 as Entry No. 5634809 in Book 6781 at Page 765 of Official Records.

Assignment and Assumption of Operating Agreements recorded March 28, 1997 as Entry No. 6065595 in Book 7630 at Page 119 of Official Records.

First Amendment to Grant of Reciprocal Easements, Declaration of Covenants Running with the Land and Development Agreement recorded May 16, 1997 as Entry No. 6646787 in Book 7668 at Page 282 of Official Records.

Said First Amendment to Grant of Reciprocal Easements, Declaration of Covenants Running with the Land and Development Agreement was re-recorded May 30, 1997 as Entry No. 6657114 in Book 7679 at Page 187 of Official Records to correct Legal Description of Developer Parcel, B-1, and Legal Description of DUSA Parcel, B-1-1.

Assignment and Assumption of Operating Agreements recorded September 22, 2004 as Entry No. 5178953 in Book 8040 at Page 718 of Official Records.

Assignment and Assumption of Operating Agreements recorded January 7, 2008 as Entry No. 10317055 in Book 9556 at Page 5619 of Official Records.

Assignment of Operating Agreements recorded October 17, 2008 as Entry No. 1056 3879 in Book 9652 at Page 1363 of Official Records.

Assignment of Operating Agreements recorded November 3, 2014 as Entry No. 11393952 in Book 10272 at Page 3238 of Official Records.

Second Amendment to Grant of Reciprocal Easements, Declaration of Covenants Running with the Land and Development Agreement recorded September 26, 2016 as Entry No. 12373434 in Book 10480 at Page 3360 of Official Records.

Third Amendment to Grant of Reciprocal Easements, Declaration of Covenants Running with the Land and Development Agreement recorded September 26, 2017 as Entry No. 12623950 in Book 10602 at Page 4411 of Official Records. (Blanket in nature)

24. No Barricade Agreement recorded September 26, 1995 as Entry No. 6175088 in Book 7235 at Page 1011 of Official Records. (Blanket in nature)

25. An easement over, across or through the land for sewer collection and transmission structures and facilities and incidental purposes, as granted to Salt Lake County Sewerage Improvement District No. 1, a body politic of the State of Utah, its successors and assigns by Instrument recorded October 12, 1985 as Entry No. 6187783 in Book 7247 at Page 659 of Official Records. (Does not affect subject parcels)

26. Terms and conditions of that certain Special Warranty Deed recorded November 7, 1995 as Entry No. 6208148 in Book 7265 at Page 2716 of Official Records.

28. Terms and conditions of that certain Agreement recorded December 21, 1995 as Entry No. 6241585 in Book 7295 at Page 2124 of Official Records. (Does not affect subject parcels)

30. An easement over, across or through the land for gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah, its successors and assigns by Instrument recorded March 8, 1996 as Entry No. 6296399 in Book 7347 at Page 121 of Official Records. (Does not affect subject parcels)

32. Development Acquisition Rights recorded May 14, 1996 as Entry No. 6356931 in Book 7399 at Page 1481 of Official Records. (Blanket in nature)

33. Operation and Easement Agreement recorded May 14, 1996 as Entry No. 6356932 in Book 7399 at Page 1503 of Official Records.

First Amendment to Operation and Easement Agreement recorded September 6, 1996 as Entry No. 6449607 in Book 7484 at Page 918 of Official Records.

Assignment and Assumption of Operating Agreement recorded March 28, 1997 as Entry No. 6065601 in Book 7630 at Page 185 of Official Records.

Second Amendment to Operation and Easement Agreement recorded May 18, 2001 as Entry No. 7900120 in Book 8458 at Page 7513 of Official Records.

Third Amendment to Operation and Easement Agreement recorded October 18, 2004 as Entry No. 9200515 in Book 9049 at Page 8414 of Official Records.

Assignment of Operating Agreements recorded November 3, 2014 as Entry No. 11393953 in Book 10272 at Page 3246 of Official Records. (Blanket in nature)

41. Declaration of Restrictions recorded October 14, 1997 as Entry No. 6726336 in Book 7780 at Page 1758 of Official Records. (Blanket in nature)

42. Declaration of Restrictions and Grant of Easements recorded May 18, 2001 as Entry No. 7900119 in Book 8458 at Page 7489 of Official Records.

Assignment of Operating Agreements recorded November 3, 2014 as Entry No. 11393953 in Book 10272 at Page 3246 of Official Records. (Blanket in nature)

47. An easement over, across or through the land for gas transmission and distribution facilities and incidental purposes, as granted to Questar Gas Company, a corporation of the State of Utah, its successors and assigns by Instrument recorded January 14, 2003 as Entry No. 8491399 in Book 8720 at Page 2166 of Official Records. (Does not affect subject parcels)

49. An easement over, across or through the land for sewer transmission and distribution structures and facilities and incidental purposes, as granted to South Valley Sewer District, a body politic of the State of Utah, its successors and assigns by Instrument recorded June 16, 2004 as Entry No. 9092394 in Book 9001 at Page 8495 of Official Records. (Shown on survey)

50. Real Property Agreement recorded October 18, 2004 as Entry No. 9200502 in Book 9049 at Page 8627 of Official Records.

Assignment of Operating Agreements recorded November 3, 2014 as Entry No. 11393953 in Book 10272 at Page 3246 of Official Records. (Blanket in nature)

51. An easement over, across or through the land for electric transmission and distribution facilities and incidental purposes, as granted to Sandy City Corporation, a Utah municipal corporation by Instrument recorded June 7, 2005 as Entry No. 9356694 in Book 9141 at Page 4626 of Official Records. (Does not affect subject parcels)

52. Easements, notes and restrictions as shown on the Official Plat recorded August 15, 2005 as Entry No. 9461246 in Book 200P at Page 250.

54. An easement over, across or through the land for gas transmission and distribution facilities and incidental purposes, as granted to Questar Gas Company, a corporation of the State of Utah, its successors and assigns by Instrument recorded November 21, 2006 as Entry No. 9916388 in Book 9383 at Page 8830 of Official Records. (Shown on survey)

58. Easements granted by that certain Final Judgment of Contemnation recorded August 27, 2008 as Entry No. 10508774 in Book 9638 at Page 3207 of Official Records. (Shown on survey)

59. Easements granted by that certain Final Judgment of Contemnation recorded December 11, 2008 as Entry No. 105717205 in Book 9684 at Page 4058 of Official Records. (Shown on survey)

60. Declaration of Restrictions recorded November 2, 2011 as Entry No. 11272425 in Book 9963 at Page 525 of Official Records. (Blanket in nature)

69. Right of Entry and Occupancy Agreement recorded March 24, 2016 as Entry No. 12246063 in Book 10414 at Page 2640 of Official Records. (Shown on survey)

71. An easement over, across or through the land for maintenance of a portion of Dry Creek and incidental purposes, as granted to Sandy City, a municipal corporation by Instrument recorded September 22, 2016 as Entry No. 12370885 in Book 10478 at Page 8936 of Official Records. (Shown on survey)

75. Temporary Easement recorded September 26, 2017 as Entry No. 12623933 in Book 10602 at Page 4320 of Official Records.

76. Temporary Easement recorded September 26, 2017 as Entry No. 12623934 in Book 10602 at Page 4326 of Official Records.

77. Temporary Easement recorded September 26, 2017 as Entry No. 12623935 in Book 10602 at Page 4326 of Official Records.

78. An easement over, across or through the land for highway appurtenances facilities and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded September 26, 2017 as Entry No. 12623936 in Book 10602 at Page 4329 of Official Records. (Shown on survey)

81. Right of Entry and Occupancy Agreement recorded May 14, 2016 as Entry No. 12771137 in Book 10674 at Page 579 of Official Records. (Shown on survey)

82. Notice of Prescriptive Easement recorded June 26, 2018 as Entry No. 12798917 in Book 10687 at Page 7653 of Official Records. (Shown on survey)

83. Reservations contained in that certain Special Warranty Deed (Conveying Street and Wetlands Property and Reserving Certain Easements and Rights) recorded February 9, 1996 as Entry No. 6277216 in Book 7327 at Page 1430 of Official Records. (Shown on survey)

Commitment No. 5255458

12. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: W. E. SMITH
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Location: Along the public roads, streets and highways adjoining the following described property, to-wit:
Beginning 84.8 feet East and 36 rods South of the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base & Meridian; thence South 6 rods; thence West 30 rods; thence North 6 rods; thence East 30 rods to the point of beginning.
Purpose: To construct, operate, maintain, and remove such communication and other facilities, upon, over, under and across the above.
Dated: August 17, 1917
Recorded: October 5, 1917
Entry No.: 38492
Book/Page: 2-W452
(Blanket in nature)

13. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: MARY WYNN
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Location: Along the public roads, streets and highways adjoining the following described property, to-wit:
Beginning 660 feet North of the Southeast corner of the Northeast quarter of Section 13, township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 990 feet; thence West 660 feet; thence South 330 feet; thence West 660 feet; thence South 660 feet; thence East 1320 feet to point of beginning.
Purpose: To construct, operate, maintain, and remove such communication and other facilities, upon, over, under and across the above.
Dated: April 4, 1918
Recorded: April 13, 1918
Entry No.: 393662
Book/Page: 3-5499
(Blanket in nature)

14. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: E. W. SANDERS
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Location: Along the public roads, streets and highways adjoining the following described property, to-wit:
Beginning 138.6 feet East of the Southeast corner of the Northeast quarter of Section 13, township 3 South, Range 1 West, Salt Lake Base & Meridian; thence West 1260.6 feet; thence North 660 feet; thence East 1260.6 feet; thence South 660 feet to the point of beginning.
Purpose: To construct, operate, maintain, and remove such communication and other facilities, upon, over, under and across the above.
Dated: July 25, 1918
Recorded: August 9, 1918
Entry No.: 399354
Book/Page: 3-5464
(Blanket in nature)

15. Subject to easements along the Easterly boundary, eight feet in width, in favor of the State Road Commission of Utah, for the purpose of constructing and maintaining irrigation ditches, as set forth in those easements dated December 2, 1935, recorded January 9, 1936 as Entry No. 77971 in Book 155, Page 515 of Official Records; dated December 1, 1935, recorded January 9, 1936 as Entry No. 77972 in Book 157, Page 191 of Official Records; dated November 27, 1935, recorded January 9, 1936 as Entry No. 77977 in Book 157, page 193 of Official Records.

16. Subject to Right of Way set forth in that Warranty Deed dated May 7, 1948, recorded May 8, 1948 as Entry No. 1102238 in Book 607, Page 410 of Official Records, wherein William N. Bergener and Clara E. Bergener appear as grantors and Arlene P. Stevens appears as grantees. (Shown on survey)

17. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: ORSEN DANIEL SHULSEN
Grantee: UTAH POWER AND LIGHT COMPANY
Location: Beginning 1 foot South and 478 feet East from the North quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 68'19" East 1 foot; thence South 89'19" East 440 feet.
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, upon, over and across the above.
Dated: April 22, 1965
Recorded: June 29, 1965
Entry No.: 208270
Book/Page: 2345305
(Shown on survey)

18. Subject to rights granted in that Deed and easements disclosed therein dated July 6, 1977, recorded July 13, 1977 as Entry No. 2968079 in Book 4517, page 441 of Official Records wherein Salt Lake County appears as grantor and Zions First National Bank, Trustee appears as grantee, which reads in part as follows: "Grantee agrees to provide the continuing right of ingress and egress necessary to maintain, operate, repair, protect and inspect the inflating ditch running along the South edge of the (below) described property.

19. Controlled Access Provisions as set forth in those conveyances to the Utah Department of Transportation dated August 11, 1982, recorded August 27, 1982 as Entry No. 3706186 in Book 5405, Page 1246 of Official Records; dated August 11, 1982, recorded August 27, 1982 as Entry No. 3706187 in Book 5405, Page 1246 of Official Records; and dated August 11, 1982, recorded August 27, 1982 as Entry No. 3706188 in Book 5405, Page 1250 of Official Records. (Shown on survey)

20. COVENANTS, CONDITIONS, RESTRICTIONS and/or EASEMENTS, EXCEPT THOSE BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:
Recorded: January 23, 1985
Entry No.: 4042059
Book/Page: 5624914
(Blanket in nature)

21. Department of the Army Permit (as shown on Survey) dated June 24, 1985, and recorded July 1, 1985, as Entry No. 4104982, in Book 5667, at page 2302, of Official Records. (Permit for the relocation and maintenance of Dry Creek/Affects where Dry Creek crosses property)

22. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: Beginning on the North right of way line of 10600 South Street at a point South 2490.35 feet and West 1058 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 784.89 feet; thence North 45'00" West 456.02 feet; thence West 297.54 feet; thence North 481.0 feet; thence East 118.0 feet; thence South 16 feet; thence West 102 feet; thence South 449 feet; thence East 288.17 feet; thence South 15'40"15" West 16.44 feet to the point of beginning.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: December 14, 1985
Recorded: December 4, 1985
Entry No.: 4171554
Book/Page: 57142205
(Shown on survey)

23. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: Beginning on the West right of way line of State Street at a point North 1194.01 feet and East 77.70 feet from the East quarter corner of said Section 13, running thence West 220.00 feet.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: March 17, 1994
Recorded: March 25, 1994
Entry No.: 5777492
Book/Page: 58362054
(Shown on survey)

24. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE INVESTORS LIMITED PARTNERSHIP, an Illinois limited partnership
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: Beginning at a point on an existing Mountain Fuel Supply Company right of way, South 920.00 feet and West 1678.00 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89'56"25" West 196.12 feet; thence North 79'45"44" West 204.89 feet to a point on Grantor's West property line; thence along said property line North 07'18"09" West 97.25 feet to a point on Grantor's North property line; thence along said property line North 89'49"53" East 15.13 feet; thence South 07'18"09" East 959.50 feet; thence North 79'45"44" East 190.23 feet; thence North 89'56"25" East 197.26 feet; thence South 00'33"35" East 15.00 feet to the point of beginning; boxes and other gas transmission and distribution facilities through and across the above.
Purpose: To lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, manholes, laterals and other sewer collection and transmission structures and facilities.
Dated: March 3, 1986
Recorded: February 27, 1986
Entry No.: 4211899
Book/Page: 57422849
(Shown on survey)

25. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: UTAH POWER AND LIGHT COMPANY
Location: For exact location see copy of easement attached hereto.
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, upon, over and across the above.
Dated: May 8, 1986
Recorded: August 13, 1986
Entry No.: 4297380
Book/Page: 58021040
(Shown on survey)

26. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: UTAH POWER AND LIGHT COMPANY
Location: For exact location see copy of easement attached hereto.
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, upon, over and across the above.
Dated: May 8, 1986
Recorded: August 13, 1986
Entry No.: 4297380
Book/Page: 58021040
(Shown on survey)

27. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT
Location: Beginning at a point 30 feet East from the Southeast corner of the Northeast quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 0'02" West 536.3 feet; thence North 50'01" East 20 feet to the West Right of Way line of State Street; thence South 0'02" East along said Right of Way line 536.7 feet; thence West 20 feet to the point of beginning.
Purpose: To lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipe lines, manholes, laterals and other sewer collection and transmission facilities, upon, over, under and across the above.
Dated: March 3, 1986
Recorded: March 7, 1986
Entry No.: 421190
Book/Page: 57422850
(Shown on survey)

28. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Location: Beginning North 497.7 feet and West 519.5 feet from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 7 feet; thence South 6 feet; thence West 12 feet; thence North 5 feet; thence East 5 feet to the point of beginning.
Purpose: To construct, operate, maintain, and remove such communication and other facilities, upon, over, under and across the above.
Dated: February 18, 1986
Recorded: April 2, 1986
Entry No.: 4223912
Book/Page: 57511894
(Shown on survey)

29. Subject to 15 feet wide non-exclusive utilities and slope easement and the right of Sandy City to protect right-of-way in and right-of-way out magazine roads as disclosed by that Warranty Deed dated June 5, 1986, recorded June 6, 1986 as Entry No. 4257245 in Book 5775, Page 2179 of Official Records, wherein South Towne Partners appears as grantor and Sandy City appears as grantee. (Shown on survey)

30. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: TURMIR DEVELOPMENT CORPORATION
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Location: Beginning on the West right of way line of State Street at a point North 1194.01 feet and East 77.70 feet from the East quarter corner of said Section 13, running thence West 220.00 feet.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: September 11, 1986
Recorded: November 5, 1986
Entry No.: 4344224
Book/Page: 58362054
(Shown on survey)

31. Subject to Right of Way for Dry Creek, as disclosed on the ownership plats on file in the office of the Salt Lake County Recorder.

32. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: TURMIR DEVELOPMENT CORPORATION
Grantee: UTAH POWER AND LIGHT COMPANY
Entry No.: 4347859
Book/Page: 58364835
(Shown on survey)

33. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: 16 feet in width along a centerline described as follows: Beginning at a point North 150 feet and West 1385 feet from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence West 690.13 feet.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: October 10, 1985
Recorded: December 4, 1985
Entry No.: 4171567
Book/Page: 57142225
(Shown on survey)

34. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: ZIONS CO-OPERATIVE MERCHANTILE INSTITUTION
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: 16 feet in width along a centerline described as follows: Beginning at a point on the West right of way line of State Street South 0'54"27" West 693.09 feet along the Section line and East 53.68 feet from the Northeast corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 418.70 feet; thence South 47'00"00" West 913.93 feet; thence South 124.84 feet.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: December 10, 1986
Recorded: February 27, 1986
Entry No.: 4207308
Book/Page: 57392276
(Shown on survey)

35. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: Beginning at a point on an existing Mountain Fuel Supply Company right of way, South 920.00 feet and West 1678.00 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89'56"25" West 196.12 feet; thence North 79'45"44" West 204.89 feet to a point on Grantor's West property line; thence along said property line North 07'18"09" West 97.25 feet to a point on Grantor's North property line; thence along said property line North 89'49"53" East 15.13 feet; thence South 07'18"09" East 959.50 feet; thence North 79'45"44" East 190.23 feet; thence North 89'56"25" East 197.26 feet; thence South 00'33"35" East 15.00 feet to the point of beginning; boxes and other gas transmission and distribution facilities through and across the above.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: June 5, 1990
Recorded: June 5, 1990
Entry No.: 4925190
Book/Page: 6226839
(Shown on survey)

36. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE PARTNERS
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: Beginning at a point on an existing Mountain Fuel Supply Company right of way, which is South 912.00 feet and West 1560.00 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 315.00 feet; thence North 125.00 feet; thence East 280.00 feet.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: November 16, 1990
Recorded: December 4, 1990
Entry No.: 4996988
Book/Page: 62273805
(Shown on survey)

37. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE INVESTORS LIMITED PARTNERSHIP, an Illinois limited partnership
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: Beginning at a point on an existing Mountain Fuel Supply Company right of way which is South 912.00 feet and West 1560.00 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 315.00 feet; thence North 125.00 feet; thence East 280.00 feet.
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Dated: November 16, 1990
Recorded: December 4, 1990
Entry No.: 4996988
Book/Page: 62273805
(Shown on survey)

38. GRANT OF RECIPROCAL EASEMENTS, DECLARATION OF COVENANTS running with the land and Development Agreement by and between Mervyn's, a California Corp. and South Towne Investors Limited Partnership, dated October 21, 1993, recorded October 21, 1993 as Entry No. 5634888 in Book 6781, Page 765 of Official Records, and Perpetual Easements for parking and access over property commonly referred to as the Mervyn's Primary Parking Area, set forth in that Warranty Deed dated October 19, 1993, recorded October 21, 1993, as Entry No. 5634888, in Book 6781, at Page 761.

The interest of SOUTH TOWNE INVESTORS LIMITED PARTNERSHIP being assigned to MACERICH SOUTH TOWNE LIMITED PARTNERSHIP by virtue of that Assignment and Assumption of Operating Agreements dated March 27, 1997, and recorded March 28, 1997, as Entry No. 6055555, in Book 7630, at page 119, of Official Records. (Blanket in nature)

39. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: SOUTH TOWNE INVESTORS LIMITED PARTNERSHIP
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Location: 16 feet wide along a centerline described as follows: Beginning