SURVEYOR'S CERTIFICATE NORTHEAST CORNER SECTION 6, 630 EAST SUBDIVISION TOWNSHIP 3 SOUTH, RANGE 1 EAST, , BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD SALT LAKE BASE AND MERIDIAN NORTH (FOUND BRASS CAP) LICENSE NO. 7240531, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, ON THIS PLAT AND DESCRIBED BELOW AS: TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN 630 EAST SUBDIVISION BASIS OF BEARINGS SALT LAKE COUNTY, UTAH S 00°07'00" W 1240.89' (MEASURED) 1240.77' (RECORD) **GRAPHIC SCALE** BOUNDARY DESCRIPTION (IN FEET) BEGINNING AT A POINT SOUTH 00°07'00" WEST 1240.89 FEET TO THE STREET MONUMENT AT THE 1 inch = 20 ft.INTERSECTION OF 8800 SOUTH STREET AND 700 EAST STREET AND NORTH 89°35'00" WEST 579.43 FEET ALONG THE CENTERLINE OF 8800 SOUTH STREET AND SOUTH 00°25'00" WEST 130.00 8800 SOUTH STREET CENTERLINE: N 89°35'00" W FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT (PUBLIC ROAD) LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°35'00" EAST 21.96 FEET; THENCE 579.43' (TIE) SOUTH 00°25'00" WEST 23.40 FEET; THENCE SOUTH 89°35'00" EAST 110.00 FEET; THENCE NORTH 00°25'00" EAST 9.40 FEET; THENCE SOUTH 89°35'00" EAST 100.00 FEET; THENCE SOUTH 00°25'00" SANDY CITY GENERAL PLAT NOTES AND NOTICE TO PURCHASERS: WEST 140.53 FEET TO THE NORTHERLY LINE OF THAT CERTAIN DEED RECORDED MARCH 22, 1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE 1980 AS ENTRY NO. 3436568, IN BOOK 5103, AT PAGE 1020, AT THE OFFICE OF THE SALT LAKE STREET MONUMENT DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH COUNTY RECORDER; THENCE NORTH 89°53'00" WEST 100.00 FEET ALONG SAID NORTHERLY INTERSECTION OF OF THE LOTS. 8800 SOUTH & 700 EAST STREETS LINE; THENCE NORTH 00°25'00" EAST 5.74 FEET; THENCE NORTH 89°53'00" WEST 130.87 FEET TO 2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE A POINT ON THE EAST RIGHT OF WAY LINE OF 630 EAST STREET; THENCE NORTH 150.00 FEET (FOUND BRASS CAP) ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED. ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. 3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT. CONTAINS 31,173 SQ FT OR 0.716 ACRES, MORE OR LESS 4. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF 5. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY 6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO PRELIMINARY ONLY WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING NOT FOR RECORDATION DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION. PREPARED: MAY 1, 2018 7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE HOUSE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC (TO REMAIN) 8. LOTS 1-4 ARE LOCATED WITHIN THE HISTORIC SANDY DEVELOPMENT OVERLAY AND ARE SUBJECT TO ALL REQUIREMENTS OF THE ZONE. OWNER'S DEDICATION THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-8 ABOVE HOUSE KNOW ALL MEN BY THESE PRESENTS THAT , THE UNDERSIGNED OWNER(S) OF THE ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND (TO REMAIN) DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER ENGINEERING FILES (KNOWN AS SUB 03-18-5379) AS SUCH FILES EXIST HOUSE KNOWN AS AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF (TO REMAIN) 630 EAST SUBDIVISION APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. S 89°35'00" E 21.96' REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY. DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF ∕S 00°25′00" W 23.40′ LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. IN WITNESS N 00°25'00" E 9.40'— POINT OF S 89°35'00" E 100.00' THEREOF HAVE HEREUNTO SET OUR HANDS THIS DAY OF 20 BEGINNING S 89°35'00" E 110.00' 8803 STORAGE, LLC & PRIVATE UTILITY EASEMENT FOR LOTS 2 & 3 LOT AREA CALCULATIONS LOT 1 LOT 2 6,250 SQ FT 6,250 SQ FT LLC ACKNOWLEDGMENT 9,205 SQ FT 7,963 SQ FT LOT 2 LESS STEM 0.143 ACRES **EXISTING RIGHT-OF-WAY** 0.211 ACRES 1,242 SQ FT LOT 2 STEM OF 630 EAST 8831 S 8837 S LOT 2 TOTAL 9,205 SQ FT 22' WIDE CROSS ACCESS LEGEND State of Utah (SHOWN AS 1300 EAST STREET EASEMENT IN FAVOR OF County of Salt Lake ON DEDICATION PLAT LOT 4 5,852 SQ FT LOT 2 & 3 AND PUBLIC RECORDED: JUNE 27, 1961 S 89°35'00" E 112.92' , A.D 20 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED UTILITY, WATER, DRAINAGE, ENTRY NO.: 1785430, SECTION CORNER LOT 3 LESS STEM 7,500 SQ FT NOTARY PUBLIC, IN AND FOR SAID COUNTY OF AND SEWER EASEMENT BK/PG: X/29 LOT 3 STEM 1,241 SQ FT , WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS STREET MONUMENT AND LINE (FOUND LOT 3 TOTAL 8,741 SQ FT FUTURE BUILDING OF 8803 STORAGE, LLC, A UTAH LIMITED LIABILITY S 89°35'00" E 223.83' COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HER/HIM ON BEHALF OF 8803 STORAGE, **BOUNDARY CORNER** LLC, AND SAID HE/SHE ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME. (SET 5/8 REBAR AND CAP) S 89°35'00" E 112.76' SECTION LINE **VICINITY MAP COMMISSION NUMBER: BOUNDARY LINE** PRINT NAME THIS AREA HEREBY ADJACENT PROPERTY DEDICATED TO SANDY CITY FOR PUBLIC AND UTILITY USES MY COMMISSION EXPIRES: STREET CENTERLINE EXISTING LOT 3 LOT 4 NOTARY PUBLIC 8,741 SQ FT **EXISTING RIGHT-OF-WAY** RESIDING IN SALT LAKE COUNTY 5,852 SQ FT 0.201 ACRES & PRIVATE 0.134 ACRES EASEMENT (AS NOTED) 8839 S UTILITY EASEMENT 8841 S FOR LOTS 2 & 3 LOT LINE 8800 SOUTH N 89°53'00" W 130.87' N 89°53'00" W 100.00' N 00°25'00" E 5.74'-SANDY CITY PARKS AND RECREATION 8860 SOUTH APPROVED THIS DAY OF A.D. 20 630 EAST SUBDIVISION DEVELOPER/OWNER: DAVE RICHARDS SANDY SUBURBAN **DOMINION ENERGY CENTURYLINK ROCKY MOUNTAIN POWER** COMCAST CABLE SERVICES REBAR AND CAP MARKED "BENCHMARK ENG." TO BE SET AT ADDRESS: 13053 MINUTEMAN DRIVE ALL REAR LOT LINE CORNERS. PLUG AND WASHER MARKED IMPROVEMENT DISTRICT APPROVED THIS DAY OF APPROVED THIS DAY OF APPROVED THIS DAY OF APPROVED THIS DRAPER, UT 84020 "BENCHMARK ENG. " SHALL BE SET AT THE BACK OF THE LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, _____A.D. 20____ A.D. 20____. ____, A.D. 20____ A.D. 20____ SIDEWALK AT FRONT LOT LINE EXTENDED. APPROVED THIS DAY OF TELEPHONE: (801) 243-8985 TOWNSHIP 3 SOUTH, RANGE 1 EAST, A.D. 20____ EMAIL: DAVE@FINDALOT.COM SALT LAKE BASE AND MERIDIAN SANDY CITY MAYOR SHEET 1 OF 1 PRESENTED TO THE MAYOR OF SANDY CITY THIS _____DAY OF____, A.D.20_ AT SALT LAKE COUNTY RECORDED # PLANNING COMMISION SANDY CITY PUBLIC UTILITIES CITY ENGINEER APPROVAL AS TO FORM SALT LAKE COUNTY HEALTH DEPT **BENCHMARK** WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. APPROVED THIS DAY OF **ENGINEERING &** APPROVED THIS DAY OF APPROVED AS TO FORM THIS DAY OF STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST APPROVED THIS DAY OF APPROVED THIS DAY OF A.D. 20____. A.D. 20____ A.D. 20____ , A.D., 20 LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 SALT LAKE COUNTY RECORDER www.benchmarkcivil.com FEE\$ CITY MAYOR SANDY CITY RECORDER CHAIRMAN, SANDY CITY PLANNING COMM DIRECTOR, SALT LAKE COUNTY HEALTH DEPT SANDY CITY ENGINEER SANDY CITY ATTORNEY ENGINEERING MANAGER 1802023sp.dwg