

VICINITY MAP  
(NOT TO SCALE)

# SOUTH TOWNE MARKET PLACE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12, 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

## PLAT NOTES

- SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO 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 & CONDITION RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT.
- LOTS IN THIS SUBDIVISION ARE SUBJECT TO PARKING AND ACCESS AGREEMENTS ADDRESSED IN THE COVENANTS RESTRICTIONS & CONDITIONS.
- 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 PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED, ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- NO BUILDING WITHIN 10 FEET OF PROPERTY LINE OR MALL RING ROAD.
- PROPERTY OWNER SHALL MAINTAIN ALL EXISTING WATER LINES, FIRE LINES, AND FIRE HYDRANTS IN GOOD WORKING CONDITIONS. SANDY CITY WILL HAVE ACCESS AND MAINTAIN THE WATER METER AND SERVICE LATERAL FROM THE WATER METER TO THE WATER MAIN, AND METER VAULT. SANDY CITY SHALL HAVE THE RIGHT TO ACCESS AND FIX ANY WATER LINE BREAKS AS DEEM NECESSARY BY THE CITY TO MAINTAIN FIRE PROTECTION AND WATER AVAILABILITY TO BUILDINGS. PAVEMENT RESTORATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER IN A CASE WHERE THE CITY DECIDES TO FIX THE WATER LINE BREAK.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- ANY DEVELOPMENT IN THE FLOODPLAIN MUST COMPLY WITH FEMA AND SANDY CITY FLOODPLAIN STANDARDS AND REQUIREMENTS; A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR ANY DEVELOPMENT IN THE FLOODPLAIN.

## SANDY CITY GENERAL PLAT NOTES

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
- BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
- 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.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- 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.
- 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 DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB1022021-006180) 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.

### ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note: Questair Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Declaration or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

## EASEMENT NOTES

- 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)
- 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, 1956 as Entry No. 618763 in Book 7241 at Page 659 of Official Records. (Shown on survey)
- Special Warranty Deed conveying street and wetlands property, and reserving certain easements and rights and the terms, conditions and limitations contained therein: recorded February 9, 1986 as Entry No. 627126 in Book 7321 at Page 1430 of Official Records. (Shown on survey)
- 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. 626939 in Book 7341 at Page 121 of Official Records. (Shown on survey)
- An easement over, across or through the land for gas transmission and distribution facilities and incidental purposes, as granted to Questair Gas Corporation, a corporation of the State of Utah, its successors and assigns by Instrument recorded January 14, 2003 as Entry No. 649139 in Book 8720 at Page 2166 of Official Records. (Shown on survey)
- 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. 936684 in Book 9141 at Page 4626 of Official Records. (Does not affect subject parcels)
- Notice of Prescriptive Easement recorded June 26, 2018 as Entry No. 12789917 in Book 10687 at Page 7683 of Official Records. (Shown on survey)
- An easement in favor of Utah Power and Light Company recorded July 31, 1989 as Entry No. 4347899 in Book 5839 at Page 435 of Official Records. (Shown on survey)
- Easements and appurtenant rights and the terms, conditions and limitations contained therein as set forth in the certain Order of Immediate Occupancy and the terms, conditions and limitations contained therein: recorded January 12, 2007 as Entry No. 9971611 in Book 9408 at Page 4291 and as affirmed by that Final Judgment of Confirmation recorded December 11, 2008 as Entry No. 10577205 in Book 9664 at Page 4058 of Official Records. (Shown on survey)
- Dry Creek Easement 1 - A Canal Easement hereby dedicated with recordation of this plat.  
Commencing North 89°49'53" West 17.41 feet along the East section line and South 542.13 feet from the North Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°52'20" East 76.91 feet; thence Northerly 43.05 feet along the arc of a 63.43 foot radius curve to the left (center bears North 89°07'40" West and the chord bears North 89°52'33" West 42.12 feet with a central angle of 41°30'26"); thence Northerly 43.62 feet along the arc of a 29.27 foot radius curve to the right (center bears North 55°21'54" East and the chord bears North 08°03'30" East 35.70 feet with a central angle of 85°23'15"); thence Northerly 35.26 feet along the arc of a 19.25 foot radius curve to the left (center bears North 89°07'40" West and the chord bears North 01°54'47" West 30.55 feet with a central angle of 104°59'47"); thence Northerly 64.80 feet along the arc of a 54.41 foot radius curve to the right (center bears North 34°52'02" East and the chord bears North 20°07'24" West 61.80 feet with a central angle of 69°14'32"); thence Northerly 89.89 feet along the arc of a 2,077.66 foot radius curve to the right (center bears South 76°00'02" East and the chord bears North 15°14'19" East 58.88 feet with a central angle of 02°28'44"); thence Northerly 88.62 feet along the arc of a 49.75 foot radius curve to the right (center bears South 73°13'25" East and the chord bears North 55°59'10" East 63.31 feet with a central angle of 79°01'07"); thence South 00°10'50" East 15.10 feet; thence Southeasterly 49.38 feet along the arc of a 34.75 foot radius curve to the left (center bears South 07°53'30" West and the chord bears South 57°11'07" West 45.33 feet with a central angle of 81°29'04"); thence Southerly 89.24 feet along the arc of a 2,082.66 foot radius curve to the left (center bears South 73°31'25" East and the chord bears South 15°14'19" West 89.23 feet with a central angle of 02°29'44"); thence Southerly 46.84 feet along the arc of a 38.41 foot radius curve to the left (center bears South 78°00'09" East and the chord bears South 20°07'24" East 44.21 feet with a central angle of 88°14'32"); thence Southerly 62.77 feet along the arc of a 34.25 foot radius curve to the right (center bears South 35°49'57" West and the chord bears South 01°44'47" East 54.35 feet with a central angle of 104°59'47"); thence Southerly 21.27 feet along the arc of a 14.27 foot radius curve to the left (center bears South 38°14'54" East and the chord bears South 08°03'30" West 19.35 feet with a central angle of 85°23'15"); thence Southerly 53.92 feet along the arc of a 74.43 foot radius curve to the right (center bears South 55°21'54" West and the chord bears South 13°52'53" East 52.75 feet with a central angle of 41°30'26"); thence South 06°52'20" West 82.86 feet; thence North 61°30'58" West 15.13 feet to the point of beginning. Contains 6,214 Square Feet or 0.143 Acres.
- Dry Creek Easement 2 - A Canal Easement hereby dedicated with recordation of this plat.  
Commencing North 89°49'53" West 662.56 feet along the East section line and South 501.55 feet from the North Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 30°00'00" West 15.01 feet; thence Westerly 171.56 feet along the arc of a 582.38 foot radius curve to the left (center bears South 27°09'58" West and the chord bears North 70°55'26" West 170.34 feet with a central angle of 16°52'44"); thence North 79°21'48" West 64.57 feet; thence Westerly 22.15 feet along the arc of a 24.92 foot radius curve to the left (center bears South 14°22'48" West and the chord bears South 78°50'58" West 21.43 feet with a central angle of 07°55'23"); thence Westerly 27.61 feet along the arc of a 39.40 foot radius curve to the right (center bears North 36°32'36" West and the chord bears South 73°40'57" West 27.24 feet with a central angle of 40°27'06"); thence North 86°05'30" West 85.25 feet; thence North 00°06'59" East 15.03 feet; thence South 88°06'59" East 86.25 feet; thence Easterly 17.22 feet along the arc of a 24.40 foot radius curve to the left (center bears North 03°54'20" East and the chord bears North 74°05'31" East 16.87 feet with a central angle of 40°27'06"); thence Easterly 34.33 feet along the arc of a 39.92 foot radius curve to the right (center bears South 36°32'36" East and the chord bears North 78°31'31" East 38.83 feet with a central angle of 50°08'14"); thence South 79°21'48" East 64.14 feet; thence Easterly 176.63 feet along the arc of a 597.38 foot radius curve to the right (center bears South 10°38'12" West and the chord bears South 70°53'33" East 175.99 feet with a central angle of 16°56'29") to the point of beginning. Contains 5,629 Square Feet or 0.129 Acres.
- East Jordan Canal Easement - A Canal Easement hereby dedicated with recordation of this plat.  
Commencing North 89°49'53" West 513.32 feet along the East section line and South 580.64 feet from the Northeast Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 55°14'38" East 21.42 feet along the arc of a 758.08 feet radius curve to the right (center bears South 45°14'38" East 21.42 feet with a central angle of 01°37'09"); thence South 89°14'20" East 527.17 feet; thence Northerly 1.28 feet along the arc of a 23.50 feet radius curve to the left (center bears North 80°10'04" West and the chord bears North 26°11'05" East 1.28 feet with a central angle of 03°07'21"); thence North 00°01'50" West 13.87 feet; thence North 89°14'20" East 542.98 feet to the point of beginning. Contains 8,029 square feet or 0.184 Acres.
- Water Easement 1 - A Utility Easement hereby dedicated with recordation of this plat.  
Beginning at a point on the Easterly Right-of-Way line of Centennial Parkway, said point being North 89°49'53" West 1027.27 feet along the Section Line and South 184.15 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°13'48" East 442.68 feet; thence North 39°53'54" East 196.53 feet; thence North 06°05'57" East 29.65 feet; thence North 22°46'16" East 62.47 feet; thence North 00°01'45" West 720.21 feet to the Southerly Right-of-Way line of 10080 Street; thence North 77°22'17" East 20.49 feet along said Southerly Right-of-Way line; thence South 00°01'45" East 296.22 feet; thence North 89°58'15" East 5.50 feet; thence South 00°01'45" East 20.00 feet; thence South 89°58'15" West 9.50 feet; thence South 00°01'45" East 227.02 feet; thence North 89°58'15" East 7.36 feet; thence South 00°01'45" East 20.00 feet; thence North 89°58'15" West 7.36 feet; thence North 00°01'45" East 108.06 feet; thence North 89°58'15" East 12.72 feet; thence South 00°01'45" East 20.00 feet; thence North 89°58'15" West 6.72 feet; thence South 00°01'45" East 20.00 feet; thence South 22°46'16" East 33.67 feet; thence North 67°13'44" East 21.85 feet; thence South 22°46'16" East 20.00 feet; thence South 67°13'44" West 21.85 feet; thence South 22°46'16" East 29.91 feet; thence South 06°05'57" West 43.88 feet; thence South 39°53'54" West 212.14 feet; thence North 89°13'48" West 27.22 feet; thence South 60°58'54" East 372.43 feet; thence South 40°19'41" West 51.40 feet; thence North 45°40'19" West 20.00 feet; thence North 40°19'41" East 27.00 feet; thence North 60°58'54" West 358.65 feet; thence South 00°45'29" West 8.57 feet; thence North 89°14'31" West 20.00 feet; thence North 00°45'29" East 22.64 feet; thence North 89°13'48" West 162.19 feet; thence South 00°46'14" West 7.63 feet; thence North 89°13'48" West 20.00 feet; thence North 00°46'14" East 7.63 feet; thence North 89°13'48" West 43.11 feet; thence South 00°46'14" West 7.65 feet; thence North 89°13'48" West 20.00 feet; thence North 00°46'14" East 7.85 feet; thence North 89°13'48" West 71.71 feet; thence North 00°45'29" West 10.07 feet; thence North 89°14'31" West 20.00 feet; thence North 00°45'29" East 10.07 feet; thence North 89°13'48" West 59.76 feet to the Easterly Right-of-Way line of Centennial Parkway; thence North 00°00'38" East 20.00 feet along said Easterly Right-of-Way line to the point of beginning. Contains 36,902 Square Feet or 0.916 Acres.
- Water Easement 2 - A Utility Easement hereby dedicated with recordation of this plat.  
Beginning at a point on the Easterly Right-of-Way line of Centennial Parkway, said point being North 89°49'53" West 1027.22 feet along the Section Line and North 132.85 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°00'38" East 20.00 feet along said Easterly Right-of-Way line; thence North 89°50'15" East 104.17 feet; thence North 01°09'45" West 27.46 feet; thence Northerly 8.43 feet along the arc of a 33.00 foot radius curve to the left (center bears North 08°43'29" West and the chord bears North 53°57'50" East 8.40 feet with a central angle of 14°37'51"); thence North 00°00'08" East 23.83 feet; thence North 88°50'15" East 12.82 feet; thence South 01°09'45" East 56.09 feet; thence North 88°50'15" East 75.19 feet; thence South 03°23'18" East 52.27 feet; thence West 20.04 feet; thence North 03°23'18" West 31.85 feet; thence South 88°50'15" West 180.53 feet to the point of beginning. Contains 5,574 Square Feet or 0.128 Acres.
- Sewer Easement 1 - A Utility Easement hereby dedicated with recordation of this plat.  
Beginning at a point on the Easterly Right-of-Way line of Centennial Parkway, said point being North 89°49'53" West 1027.27 feet along the Section Line and South 175.01 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°00'38" East 20.00 feet along said Easterly Right-of-Way line; thence South 89°52'50" East 243.96 feet; thence North 89°53'34" East 343.43 feet; thence North 11°50'02" West 331.23 feet; thence North 02°03'37" West 60.04 feet; thence North 87°56'23" East 20.00 feet; thence South 02°03'37" East 58.33 feet; thence North 11°50'02" East 339.78 feet; thence South 34°43'56" East 286.86 feet; thence South 11°50'51" East 77.66 feet; thence South 01°48'39" East 20.00 feet; thence South 88°11'29" West 20.00 feet; thence North 01°48'39" West 16.23 feet; thence North 11°50'51" West 71.86 feet; thence North 34°43'56" West 279.40 feet; thence South 89°53'34" West 350.57 feet; thence North 89°52'50" West 243.91 feet to the point of beginning. Contains 27,446 Square Feet or 0.630 Acres.
- Sewer Easement 2 - A Utility Easement hereby dedicated with recordation of this plat.  
Beginning at a point on the Easterly Right-of-Way line of Centennial Parkway, said point being North 89°49'53" West 1027.21 feet along the Section Line and North 169.44 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°00'36" East 11.95 feet; thence Easterly 15.91 feet along the arc of a 45.00 foot radius curve to the left (center bears North 02°04'29" East and the chord bears South 79°43'17" East 15.83 feet with a central angle of 20°15'25"); thence South 89°50'14" East 38.02 feet; thence South 77°57'44" East 178.17 feet; thence South 12°02'16" West 20.00 feet; thence North 77°57'44" West 159.21 feet; thence North 16°49'10" East 30.16 feet; thence South 73°10'50" West 20.00 feet; thence North 16°49'10" West 41.18 feet; thence North 77°57'44" West 46.65 feet to the point of beginning. Contains 5,042 Square Feet or 0.116 Acres.

## 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 License No. 268882 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat, hereby known as SOUTH TOWNE MARKET PLACE SUBDIVISION, 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.

## BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 13 and the Southeast Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

### Overall Parcel

Beginning at a point being South 00°54'36" West 39.59 feet along the Section Line and West 31.95 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°52'57" West 59.62 feet; thence South 00°01'50" East 590.56 feet; thence South 89°59'14" East 63.53 feet; thence Northeasterly 36.20 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°00'40" East and the chord bears North 48°31'41" East 33.12 feet with a central angle of 62°57'59"); thence South 61°30'58" East 71.87 feet to the Northerly Boundary Line of South Towne Center Mall Subdivision, recorded as Entry No. 6644162 in Book 9749 at Page 152 in the office of the Salt Lake County Recorder; thence along said Northerly Boundary Line the following nine (9) courses: (1) South 00°01'50" East 53.25 feet; (2) Southeasterly 25.03 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 58°52'138" West 24.72 feet with a central angle of 63°28'06"); (3) North 85°55'02" West 11.00 feet; thence South 00°04'58" West 60.40 feet; (5) North 89°59'01" West 165.09 feet; (6) Southeasterly 162.31 feet along the arc of a 306.00 foot radius curve to the left (center bears South 00°01'00" West and the chord bears South 74°49'15" West 160.42 feet with a central angle of 30°23'31"); (7) South 59°37'29" West 74.04 feet; (8) Northerly 37.15 feet along the arc of a 25.00 foot radius curve to the right (center bears North 30°22'31" West and the chord bears North 77°48'21" West 33.82 feet with a central angle of 85°08'19"); (9) Northerly 712.45 feet along the arc of a 758.00 foot radius curve to the left (center bears South 54°45'48" West and the chord bears North 62°09'48" West 686.52 feet with a central angle of 53°51'11"); along said Northerly Boundary Line; thence North 00°00'36" East 651.39 feet; thence Southeasterly 15.81 feet along the arc of a 45.00 foot radius curve to the left (center bears North 20°24'26" East and the chord bears South 79°43'17" East 15.83 feet with a central angle of 20°15'25"); thence South 89°58'14" East 72.06 feet; thence Northeasterly 25.06 feet along the arc of a 33.00 foot radius curve to the left (center bears North 00°09'48" East and the chord bears North 68°24'13" East 24.47 feet with a central angle of 43°31'06"); thence North 585.21 feet to the Southerly Right-of-Way Line of 10080 South Street; thence along said Southerly Right-of-Way Line the following eleven (11) courses: (1) North 65°32'54" East 14.81 feet; (2) Northeasterly 32.43 feet along the arc of a 76.00 foot radius curve to the right (center bears South 24°27'06" East and the chord bears South 77°46'27" East 32.19 feet with a central angle of 24°27'06"); (3) East 348.15 feet; (4) Southeasterly 11.37 feet along the arc of a 12.00 foot radius curve to the right (center bears South 00°00'43" West and the chord bears South 52°50'34" West 10.95 feet with a central angle of 54°11'27"); (5) North 77°22'17" East 48.75 feet; (6) Northerly 11.96 feet along the arc of a 20.00 foot radius curve to the right (center bears South 36°32'36" East and the chord bears North 70°05'44" East 11.82 feet with a central angle of 33°30'42"); (7) North 86°50'50" East 215.55 feet; (8) South 89°59'01" East 262.17 feet; (9) thence Easterly 4.18 feet along the arc of a 25.00 foot radius curve to the right (center bears South 00°00'59" West and the chord bears North 85°11'45" East 4.17 feet with a central angle of 02°04'32"); (10) South 02°11'27" West 6.15 feet; (11) South 47°29'15" East 15.41 feet to the Westerly Right-of-Way Line of State Street; thence South 00°07'35" East 240.37 feet along said Westerly Right-of-Way Line; thence South 45°12'49" West 56.83 feet; thence Southeasterly 89.42 feet along the arc of a 113.00 foot radius curve to the left (center bears South 44°17'11" East and the chord bears South 22°32'37" West 87.11 feet with a central angle of 45°20'24"); thence South 00°07'35" East 469.81 feet to the point of beginning. Contains 1,327,693 Square Feet or 30.480 Acres and 3 Lots.

### Less and Excepting

Beginning at a point being South 00°54'36" West 608.49 feet along the Section Line and West 23.87 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 61°30'58" East 59.06 feet; thence South 00°38'48" East 1.76 feet; thence South 36°50'05" West 26.35 feet; thence North 58°10'14" West 20.20 feet; thence South 76°58'01" West 45.34 feet; thence South 89°55'55" West 59.46 feet; thence North 84°05'25" West 56.86 feet; thence South 53°38'40" West 40.99 feet; thence South 88°52'31" West 26.90 feet; thence North 87°26'41" West 103.98 feet; thence North 84°18'58" West 53.81 feet; thence North 75°03'27" West 42.70 feet; thence North 82°25'53" West 44.51 feet; thence North 54°37'35" West 36.59 feet; thence North 55°10'59" West 51.92 feet; thence North 63°19'05" West 65.09 feet; thence North 63°20'16" West 36.94 feet; thence North 30°00'00" East 125.53 feet; thence North 60°00'00" East 50.00 feet; thence East 218.89 feet; thence South 45°00'00" East 70.71 feet; thence South 158.33 feet; thence South 45°00'00" East 35.30 feet; thence South 89°59'14" East 222.26 feet; thence Northerly 36.20 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°00'40" East and the chord bears North 48°31'41" East 33.12 feet with a central angle of 62°57'59") to the point of beginning. Contains 96,932 Square Feet or 2.225 Acres.

### Parcel A

Beginning at a point being South 00°54'36" West 119.67 feet along the Section Line and East 20.13 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 45°00'00" East 32.77 feet to the Westerly Right-of-Way Line of State Street; thence South 00°01'50" East 72.31 feet along said Westerly Right-of-Way Line; thence South 52°28'54" West 2.33 feet to the left (center bears North 38°32'36" East and the chord bears North 30°00'00" East 2.33 feet with a central angle of 50°31'13"); thence South 00°01'50" East 308.03 feet; thence North 61°30'58" West 67.84 feet; thence Northeasterly 18.24 feet along the arc of a 17.00 foot radius curve to the right (center bears North 28°29'02" East and the chord bears North 57°02'58" West 17.38 feet with a central angle of 61°29'05"); thence North 00°01'50" West 190.71 feet; thence North 63°19'05" East 11.92 feet; thence Northeasterly 89.92 feet along the arc of a 102.00 foot radius curve to the right (center bears North 59°58'11" East and the chord bears North 25°13'32" East 87.04 feet with a central angle of 50°30'43"); thence North 50°28'54" East 7.88 feet; thence North 41°02'50" West 28.53 feet; thence Northeasterly 35.89 feet along the arc of a 116.00 foot radius curve to the left (center bears North 41°02'45" West and the chord bears North 39°19'27" East 35.89 feet with a central angle of 16°15'36") to the point of beginning. Contains 25,197 Square Feet or 0.578 Acres.

Net Area Contains 1,255,825 Square Feet or 28,830 Acres and 2 Lots and 1 Parcel.

## OWNER'S DEDICATION

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

## SOUTH TOWNE MARKET PLACE SUBDIVISION

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 \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

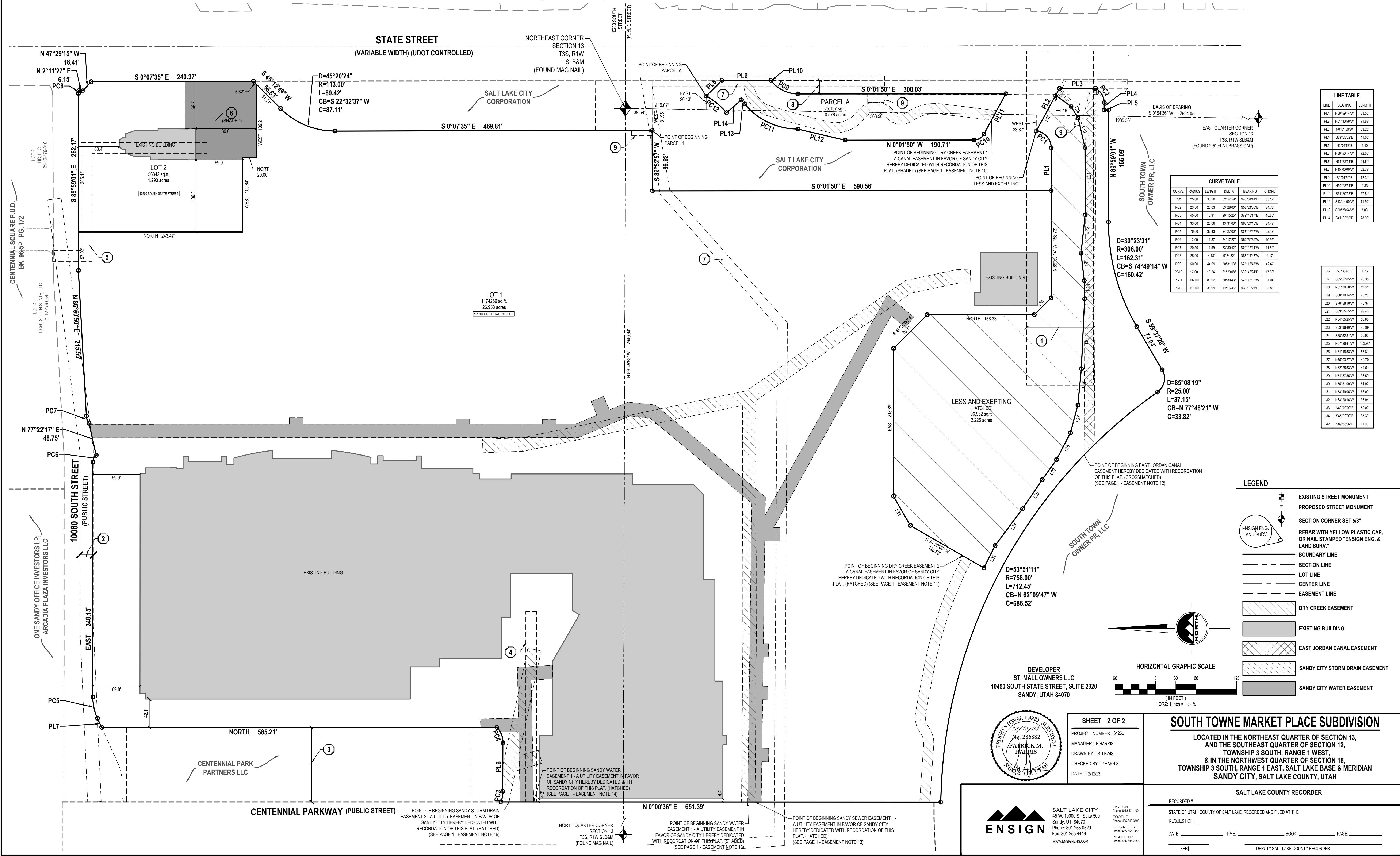
STATE OF UTAH \_\_\_\_\_

County of Salt Lake \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed

SOUTH TOWNE MARKET PLACE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12, 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



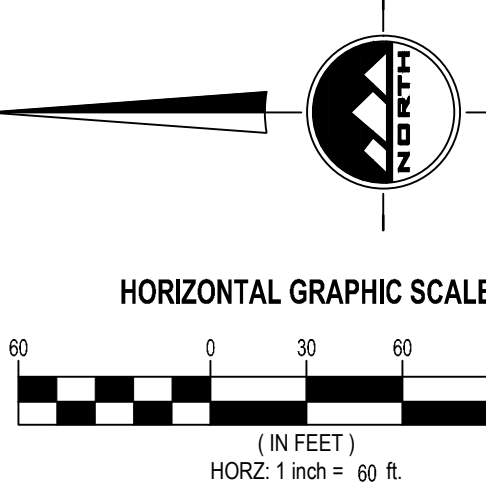
LINE TABLE		
LINE	BEARING	LENGTH
PL1	N89°58'14"W	63.53
PL2	N61°30'58"W	71.87
PL3	N0°01'50"W	63.29
PL4	S89°58'02"E	11.00
PL5	N0°04'58"E	6.40
PL6	N89°58'14"W	72.95
PL7	N89°58'14"W	14.81
PL8	N45°00'00"W	32.77
PL9	S0°01'50"E	72.31
PL10	N50°28'54"E	2.33
PL11	S61°30'58"E	67.84
PL12	S13°14'00"W	71.92
PL13	S50°28'54"W	7.88
PL14	S41°02'50"E	28.93

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
PC1	25.00'	36.22'	82°57'58"	N48°31'41"E
PC2	23.40'	36.03'	83°28'08"	N58°21'38"E
PC3	45.00'	15.91'	20°15'25"	S79°43'17"E
PC4	33.00'	25.06'	43°31'08"	N68°24'13"E
PC5	76.00'	32.43'	24°21'08"	S77°46'27"W
PC6	12.00'	11.37'	54°17'21"	N62°50'54"W
PC7	20.40'	11.99'	33°30'42"	S70°05'44"W
PC8	25.00'	4.18'	9°34'32"	N85°11'45"W
PC9	50.00'	44.09'	50°31'13"	S20°13'48"W
PC10	17.00'	18.24'	61°29'08"	S30°48'24"E
PC11	102.00'	89.92'	50°30'43"	S20°13'32"W
PC12	116.00'	38.99'	19°15'36"	N39°19'22"E

L16	S3°38'46"E	1.76
L17	S35°51'05"W	26.30
L18	N61°30'58"W	12.81
L19	S68°10'14"W	20.20
L20	S76°58'16"W	45.34
L21	S89°58'55"W	99.48
L22	N84°10'22"W	56.86
L23	S63°38'40"W	40.99
L24	S88°52'31"W	26.90
L25	N87°28'41"W	103.89
L26	N84°18'58"W	53.81
L27	N75°03'27"W	42.70
L28	N62°25'33"W	44.51
L29	N54°37'39"W	36.59
L30	N55°51'03"W	51.50
L31	N53°19'05"W	68.09
L32	N63°20'16"W	36.94
L33	N60°00'00"E	50.00
L34	S45°00'00"E	35.30
L42	S89°58'02"E	11.00

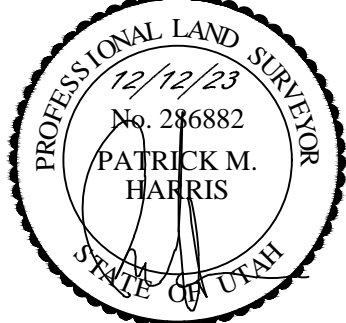
**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER SET 5/8"
- REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- DRY CREEK EASEMENT
- EXISTING BUILDING
- EAST JORDAN CANAL EASEMENT
- SANDY CITY STORM DRAIN EASEMENT
- SANDY CITY WATER EASEMENT



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

**SHEET 2 OF 2**  
PROJECT NUMBER : 6429L  
MANAGER : P.HARRIS  
DRAWN BY : S. LEVINS  
CHECKED BY : P.HARRIS  
DATE : 12/12/23



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Phone: 801.547.1100  
TOOELE  
Phone: 435.863.3999  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.866.2983

**SOUTH TOWNE MARKET PLACE SUBDIVISION**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12, 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

**SALT LAKE COUNTY RECORDER**  
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