ALTA VIEW COMMERCIAL PLAT

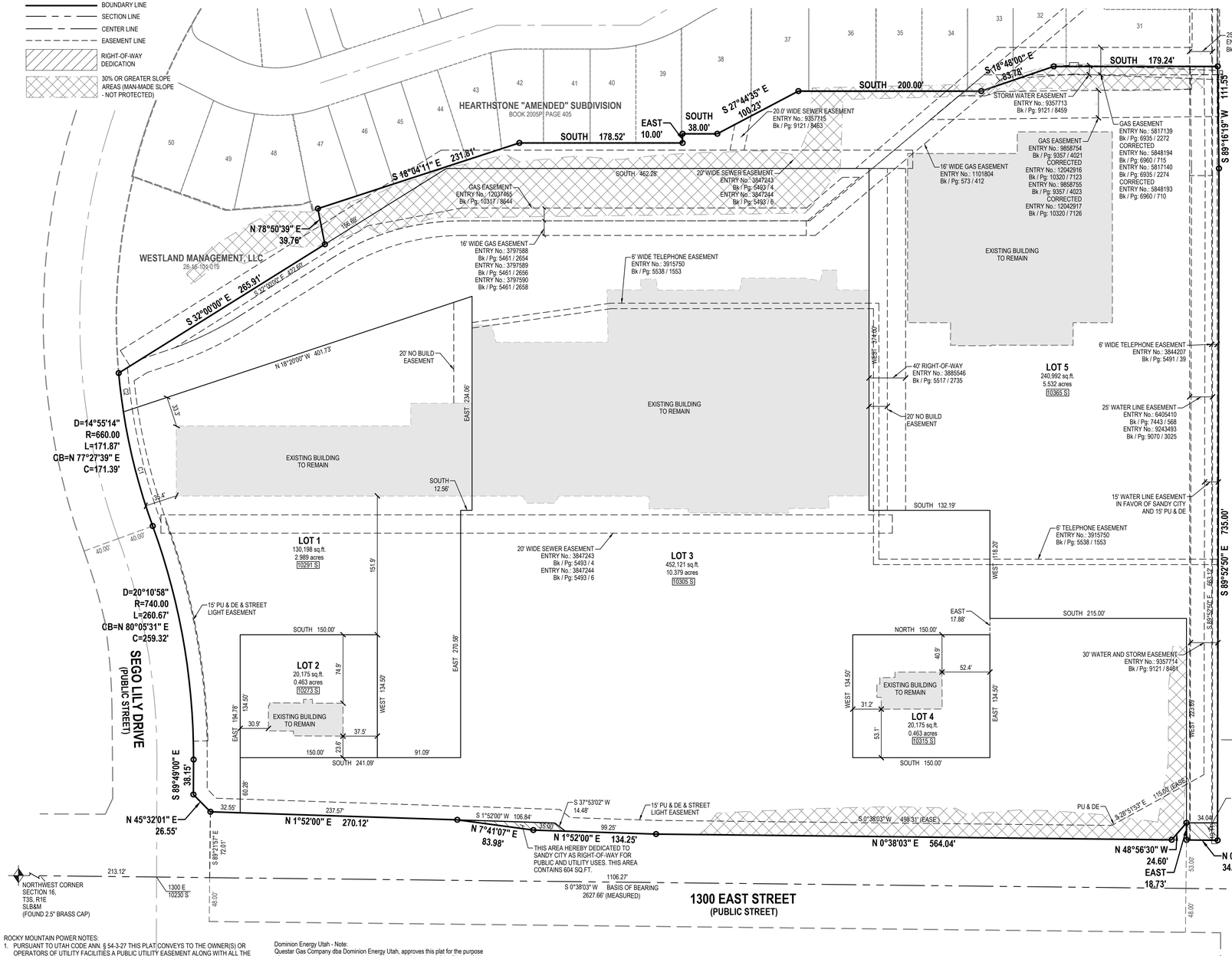
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT

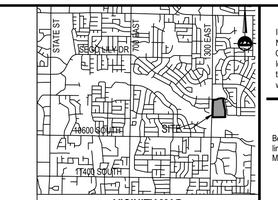
LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY DEDICATION
- 30% OR GREATER SLOPE AREAS (MAN-MADE SLOPE - NOT PROTECTED)

ENSIGN ENG. LAND SURV.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	660.00'	129.19'	11°12'56"	S75°36'30"W	128.99'
C2	660.00'	42.68'	3°42'18"	S83°04'07"W	42.67'





VICINITY MAP
NOT TO SCALE

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.
8. FOR STORM WATER MAINTENANCE REFER TO THE RECORDED POST CONSTRUCTION AGREEMENT.
9. RECORDED CC&RS IMPACT PROPERTY.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-04-19-005646) 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.

Easement Exceptions

17. An easement or rights in favor of The Bell Canyon Irrigation Company for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Conveyance of Property and Easement recorded June 11, 1953 as Entry No. 1332945 in Book 1013 at Page 348 of Official Records. (Blanket in nature)
18. An easement or rights in favor of The Bell Canyon Irrigation Company and the North Dry Creek Irrigation Company for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Agreement recorded August 25, 1959 as Entry No. 1671840 in Book 1643 at Page 205 of Official Records. (Blanket in nature)

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ALTA VIEW COMMERCIAL PLAT, 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

Beginning at the intersection of Sego Lily Lane and 1300 East Street, said point being South 00°38'03" West 213.12 feet along the section line and South 89°21'57" East 72.01 feet from the Northwest Corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 45°32'01" East 26.55 feet along the Southerly Right-of-Way Line of Sego Lily Lane;
thence South 89°49'00" East 38.15 feet along the Southerly Right-of-Way Line of Sego Lily Lane;
thence Northeasterly 260.67 feet along the arc of a 740.00 foot radius curve to the left (center bears North 00°11'00" East and the chord bears North 80°05'31" East 259.32 feet with a central angle of 20°10'58") along the Southerly Right-of-Way Line of Sego Lily Lane;
thence Northeasterly 171.87 feet along the arc of a 660.00 foot radius curve to the right (center bears South 19°59'58" East and the chord bears North 77°27'39" East 171.39 feet with a central angle of 14°55'14") along the Southerly Right-of-Way Line of Sego Lily Lane;
thence South 32°00'00" East 265.91 feet;
thence North 78°50'39" East 39.76 feet to the Westerly Boundary Line of Hearthstone "Amended" Subdivision Plat, recorded as Entry No. 9594199 in Book 2005P at Page 405 in the Office of the Salt Lake County Recorder;
thence South 18°04'11" East 231.81 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence South 178.52 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence East 10.00 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence South 38.00 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence South 27°44'35" East 100.23 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence South 200.00 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence South 18°48'00" East 83.78 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat;
thence South 179.24 feet along the West Boundary Line of said Hearthstone "Amended" Subdivision Plat to the North Line of the Salt Lake County Property per Corrected Warranty Deed, recorded July 29, 1975 in Book 3925 at Page 500 in the Office of the Salt Lake County Recorder;
thence South 89°16'19" West 111.55 feet along said North Line of the Salt Lake County Property;
thence North 89°52'50" West 735.00 feet along said North Line of the Salt Lake County Property to the Easterly Right-of-Way Line of 1300 East Street;
thence North 00°38'03" East 34.00 feet along the Easterly Right-of-Way Line of said 1300 East Street;
thence East 18.73 feet along the Easterly Right-of-Way Line of said 1300 East Street;
thence North 48°56'30" West 24.60 feet along the Easterly Right-of-Way Line of said 1300 East Street;
thence North 00°38'03" East 564.04 feet along the Easterly Right-of-Way Line of said 1300 East Street;
thence North 01°52'00" East 134.25 feet along the Easterly Right-of-Way Line of said 1300 East Street;
thence North 07°41'07" East 83.98 feet along the Easterly Right-of-Way Line of said 1300 East Street;
thence North 01°52'00" East 270.12 feet along the Easterly Right-of-Way Line of said 1300 East Street to the point of beginning.

Contains 894,908 Square Feet or 19.855 Acres and 5 Lots

10/21/17
DATE

PATRICK M. HARRIS
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR
10/21/17
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

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 and easements, hereafter to be known as

ALTA VIEW COMMERCIAL PLAT

do hereby dedicate, for perpetual use of the public, all parcels of land shown on this plat as intended for Public and utility 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_____.

ALTA VIEW SHOPPING CENTER, LLC
By: _____
Its: _____

MAGNA INVESTMENT AND DEVELOPMENT LTD
By: _____
Its: _____

WHITE INVESTMENT INC
By: _____
Its: _____

ALTA VIEW ASSOCIATES
By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of)

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 it in such capacity.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

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 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 it in such capacity.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

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 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 it in such capacity.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake)

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

DEVELOPER
Kornwasser Shopping Center Properties, LLC
5670 Wilshire Blvd, Suite 1250
Los Angeles, CA 90036
323-965-1511

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 ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar 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 constructed 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 Dedication 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.

CITY PARKS & RECREATION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT

SHEET 1 OF 1
PROJECT NUMBER : 6983A
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/21/19

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

ALTA VIEW COMMERCIAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL
CENTURYLINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
DOMINION ENERGY UTAH _____ DATE _____
COMCAST _____ DATE _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SANDY CITY PLANNING COMMISSION
CHAIR, SANDY CITY PLANNING COMMISSION

SANDY SUBURBAN IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____ A.D.,20____ BY THE SANDY CITY MAYOR.
MAYOR ATTEST: CITY RECORDER

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE SANDY CITY ATTORNEY
SANDY CITY ATTORNEY

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