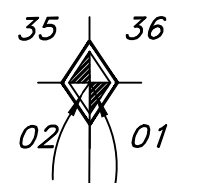
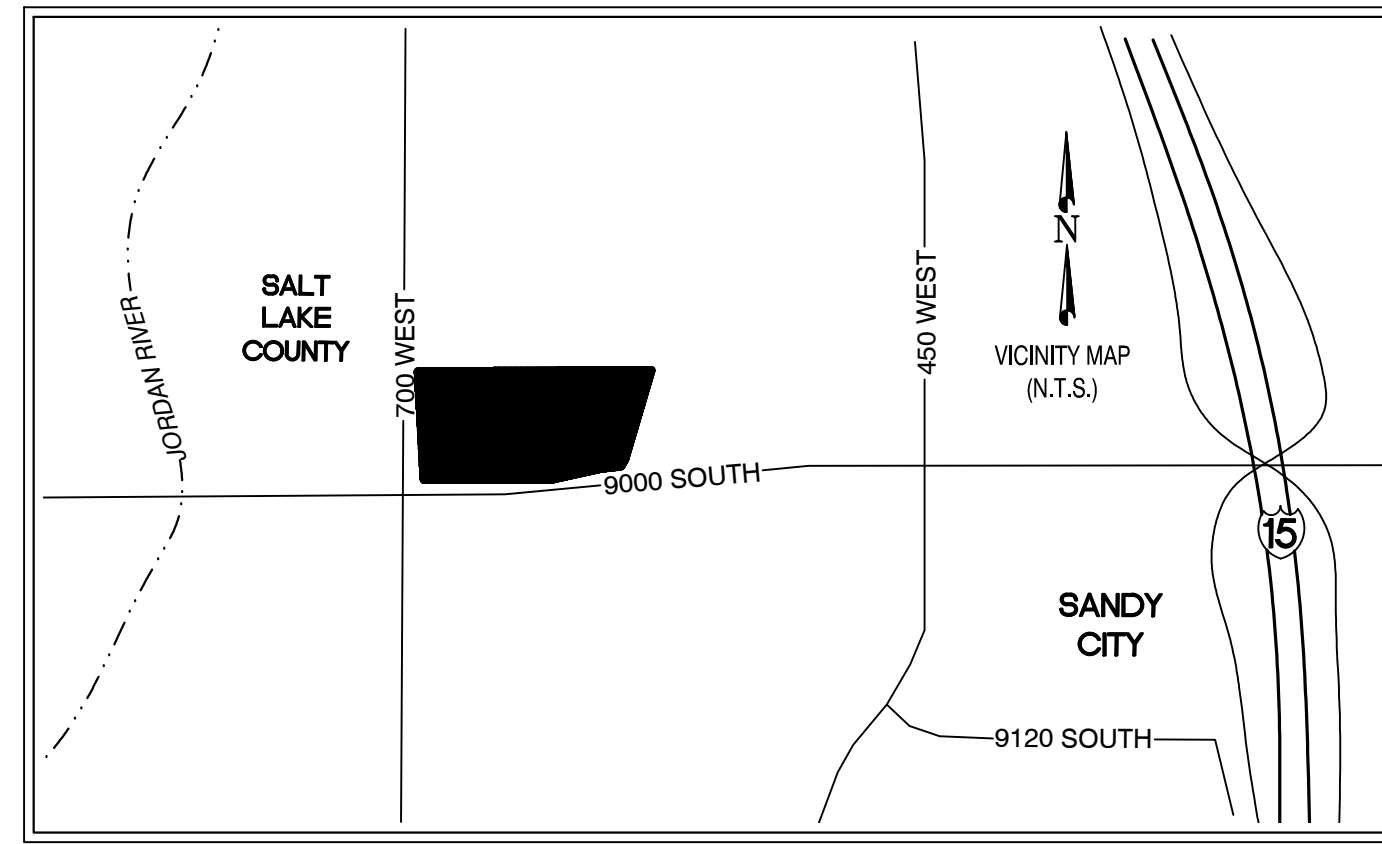


Found Northwest Corner
Section 1, T.3S., R.1W., S.L.B.&M.
Standard Flat Brass 2.5"



90TH SOUTH WADSWORTH SUBDIVISION

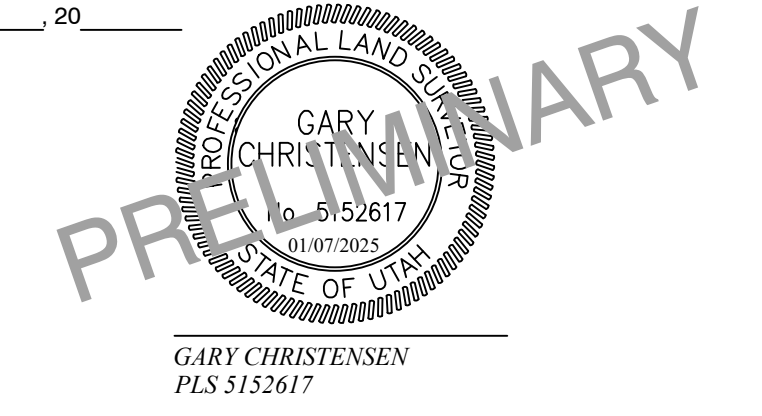
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH**



SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 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 made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **90TH SOUTH WADSWORTH SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____



BOUNDARY DESCRIPTION

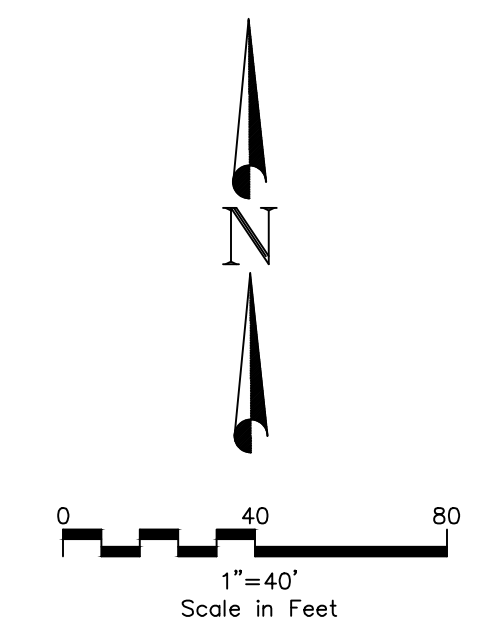
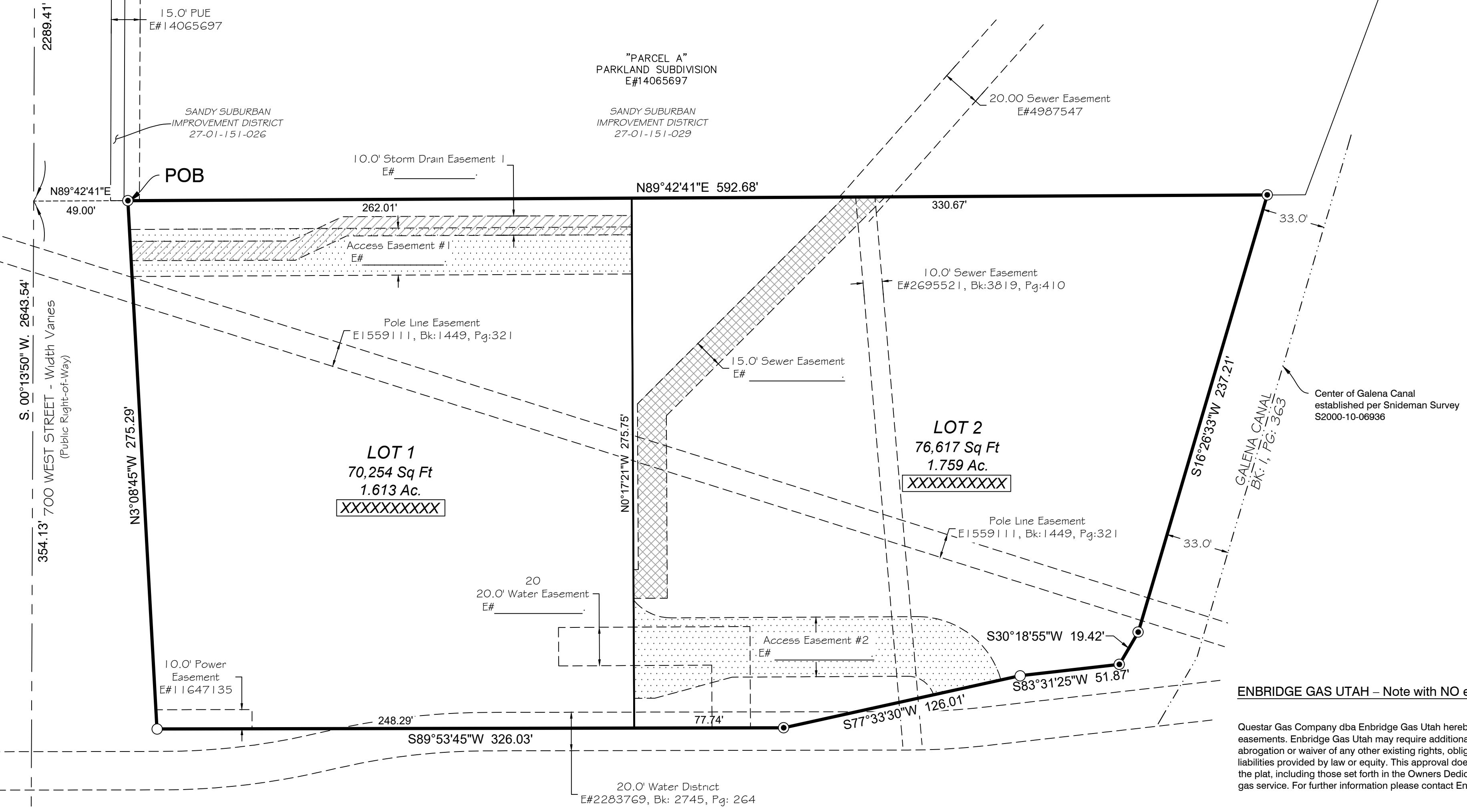
An entire tract of land described in that Special Warranty Deed recorded January 4, 2019 as Entry No. 12913907 in Book 10743, at Page 8348 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Northwest Quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the easterly right-of-way line of 700 West Street and southerly line of Parkland Subdivision recorded January 25, 2023 as Entry No. 14065897 in Book 2023 of Plats, at Page 022 in the Office of said Recorder, which is 354.13 feet N. 00°13'50" E. along the Section Line and 49.00 feet N. 89°42'41" E. from the West Quarter Corner of said Section 1, thence N. 89°42'41" E. 592.68 feet (R=North 89°49' East 611.46 feet) to a westerly right-of-way line of the Galena Canal described in Book 1, at Page 363 in the Office of said Recorder, being 33.0' feet perpendicular distant westerly from the centerline of said canal re-established in that Certificate of Survey filed as S00-09-0547 in the Office of the Salt Lake County Surveyor; thence along said westerly right-of-way line the following two (2) courses: 1) S. 16°26'33" W. 237.21 feet (R=South 22°30' West); 2) S. 30°18'55" W. (R=South 22°30' West) 19.42 feet to a northerly right-of-way line of 9000 South Street (Highway Project No. S-0151(1)); thence along said northerly right-of-way line the following three (3) courses: 1) S. 83°31'25" W. 51.87 feet (R=47.0 feet) to an existing rebar and cap stamped "McNeil Eng"; 2) S. 77°33'30" W. 126.01 feet; 3) S. 89°53'45" W. 275.29 feet (R=274.40 feet) along said easterly right-of-way line to the **Point of Beginning**.

The above-described entire tract contains 146,870 sq. ft., in area or 3.371 ac. more or less. 2 Lots.

PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Subject to that Reciprocal Access Agreement recorded September 30, 1997 as Entry No. 6751329 in Book 7769, at Page 120 in the Office of the Salt Lake County Recorder.



Legend of Symbols & Abbreviations

- Boundary Line
- Lot Line
- Road Right-of-Way (ROW)
- Adjacent Parcel
- P.U.E. and Easements
- Canal Line
- Set Rebar and Cap stamped "CIR"
- Found Rebar and Cap stamped "McNeil Eng"

ENBRIDGE GAS UTAH - Note with NO existing natural gas easement

Questar Gas Company dba Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas 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 including prescriptive rights and other 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 forth in the Owners Dedication and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____

SHEET
1
1

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:
90TH SOUTH WADSWORTH SUBDIVISION
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

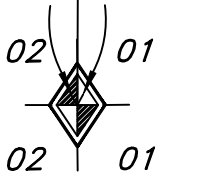
Sandy EOZ Business, LLC
By: _____
Print Name: _____
Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Salt Lake)
On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of Sandy EOZ Business, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **90TH SOUTH WADSWORTH SUBDIVISION** and was signed by him/her on behalf of said Sandy EOZ Business, LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

Found West Quarter Corner
Section 1, T.3S., R.1W., S.L.B.&M.
Round Top Brass 2"



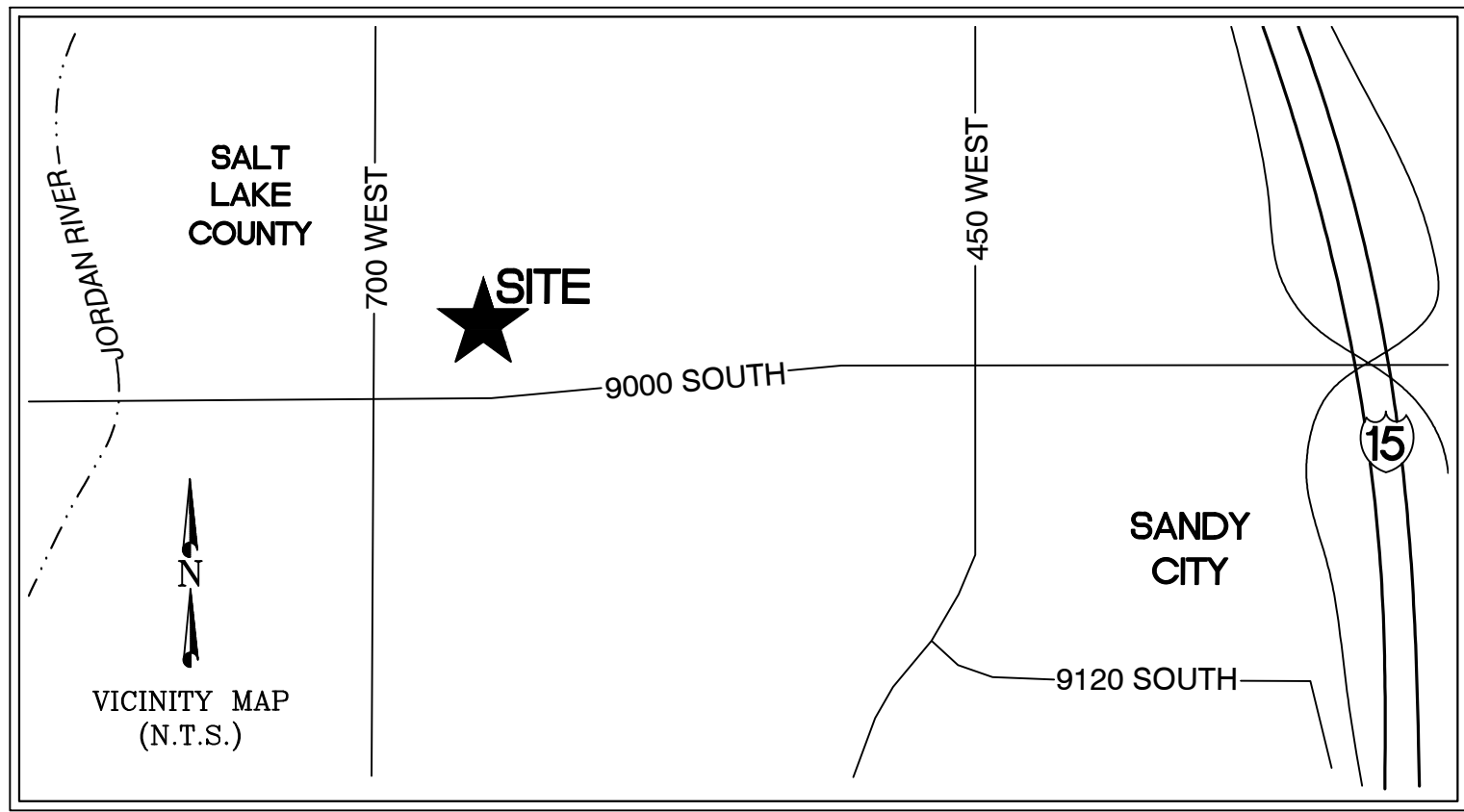
9000 SOUTH STREET - Width Vanes
(Highway Project No. S-0151(1))
(Public Right-of-Way)

OWNER / DEVELOPER:
Sandy EOZ Business, LLC
548 West 600 North
Alpine, UT 84004

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

<p style="text-align: center;">SANDY CITY PARKS & RECREATION</p> <p>Approved to form this _____ day of _____ A.D. 20____ by the Sandy City Parks and Recreation.</p> <p style="text-align: center;">_____ Director</p>	<p style="text-align: center;">SANDY CITY PUBLIC UTILITIES</p> <p>Approved to form this _____ day of _____ A.D. 20____ by the Sandy City Public Utilities.</p> <p style="text-align: center;">_____ Engineering Manager</p>	<p style="text-align: center;">SALT LAKE COUNTY SURVEYOR</p> <p>Record of Survey # _____</p> <p style="text-align: center;">_____ Plat Reviewer</p>	<p style="text-align: center;">UTILITIES</p> <p>Century Link _____ Date: _____</p> <p>Rocky Mountain Power _____ Dates: _____</p> <p>COMCAST _____ Date: _____</p> <p>Enbridge Gas: _____ Date: _____</p>
---	--	--	--

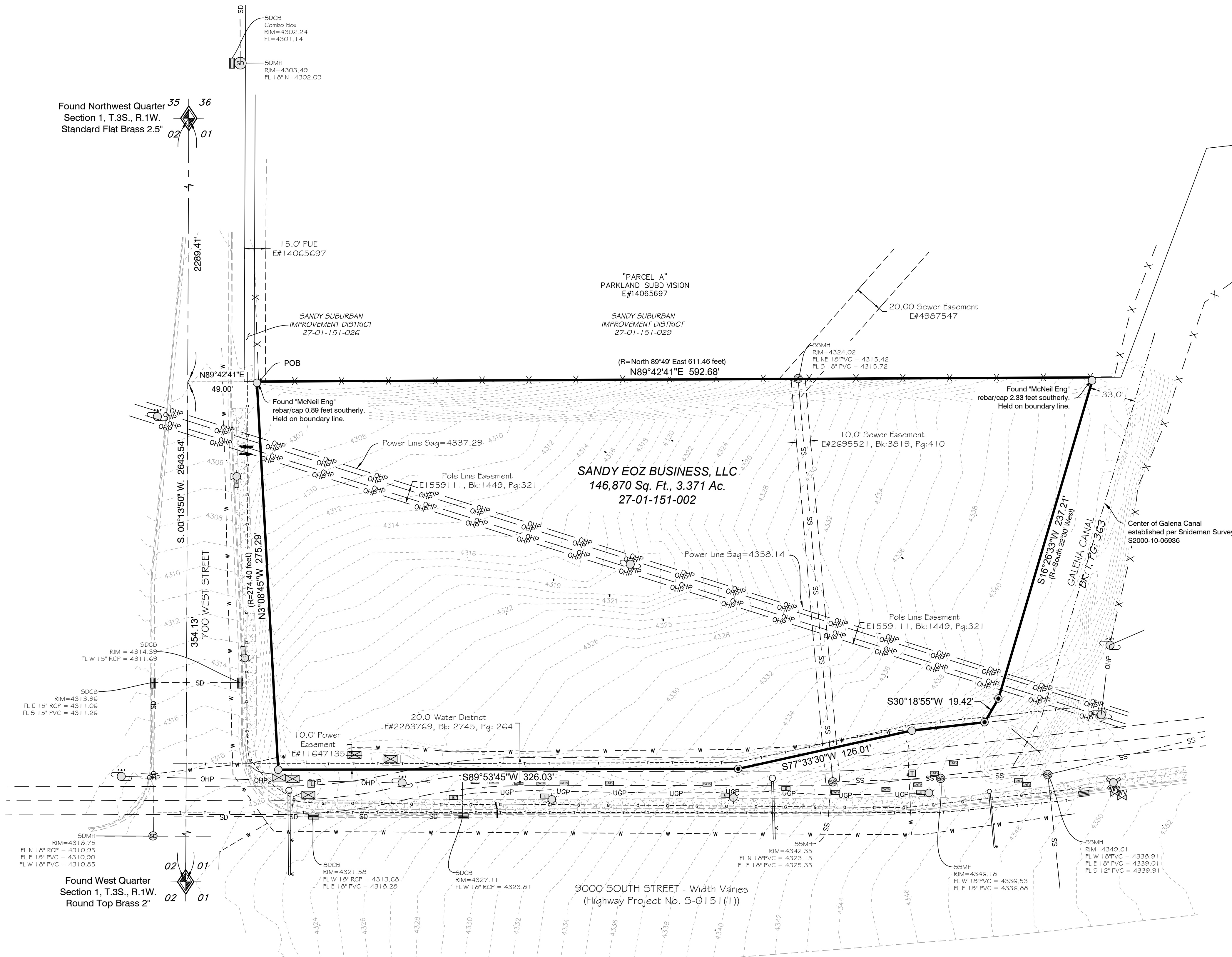
<p style="text-align: center;">SOUTH VALLEY SEWER DISTRICT</p> <p>Approved this _____ day of _____ A.D. 20____</p> <p style="text-align: center;">_____ General Manager</p>	<p style="text-align: center;">S.L. COUNTY HEALTH DEPARTMENT</p> <p>Approved this _____ day of _____ A.D. 20____</p> <p style="text-align: center;">_____ S.L. County Health Department</p>	<p style="text-align: center;">SANDY CITY ENGINEER</p> <p>Approved to form this _____ day of _____ A.D. 20____ by the Sandy City Engineer.</p> <p style="text-align: center;">_____ Sandy City Engineer</p>	<p style="text-align: center;">SANDY CITY PLANNING COMMISSION</p> <p>Approved this _____ day of _____ A.D. 20____</p> <p style="text-align: center;">_____ Sandy City Planner</p>	<p style="text-align: center;">APPROVAL AS TO FORM</p> <p>Approved to form this _____ day of _____ A.D. 20____ by the Sandy City Attorney.</p> <p style="text-align: center;">_____ Sandy City Attorney</p>	<p style="text-align: center;">SANDY CITY MAYOR</p> <p>Presented to the Sandy City Mayor this _____ day of _____ A.D. 2025, at which time the subdivision was approved and accepted.</p> <p style="text-align: center;">_____ Attest: City Clerk</p> <p style="text-align: center;">_____ Mayor</p>	<p style="text-align: center;">SALT LAKE COUNTY RECORDER</p> <p>Recorded # _____ State of Utah, County of Salt Lake, Recorded and filed at the request of _____</p> <p>Date: _____ Time: _____ Book: _____ Page: _____</p> <p>Fee \$ _____ Deputy, Salt Lake County Recorder</p>
--	--	--	--	--	--	---



BOUNDARY & TOPOGRAPHIC SURVEY

SANDY EOZ BUSINESS, LLC

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



Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Section Line
- Road Center Line
- Adjacent Parcel
- X Existing Fence
- Concrete
- Curb and Gutter (C&G)
- SS Existing Sanitary Sewer
- SD Existing Storm Drain
- W Existing Water
- OHP Existing Overhead Power
- T Existing Telephone
- G Existing Gas
- Set Rebar and Cap stamped "CIR ENGINEERING"
- Found Rebar and Cap stamped "McNeil Engineering" (Held)
- Overhead Light
- Storm Drain Inlet Box
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Access Point
- Power and Telephone Pole
- Power Vault
- Electric Box
- Telephone Pedestal
- Traffic Signal

Survey Narrative

This survey was requested by Elizabeth Cole of Wadsworth Development Group for the purpose of re-establishing the boundary of that entire tract defined in that Special Warranty Deed recorded January 4, 2019 as Entry No. 12913907 in Book 10743, at Page 8348 in the Office of the Salt Lake County Recorder and located in the Northwest Quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. A topographic and design survey of the property was also requested for aiding in future development of the property.

This surveyor found and held, except as noted hereon, the existing rebar and caps set by McNeil Engineering and shown on that ALTA / NSPS Survey filed as S2017-08-0521 in the Office of the Salt Lake County Surveyor. In addition, the following survey were used to re-establish the property boundary: 1) S2005-05-0320 prepared by Flint Land Surveying and Consulting, 2) S00-10-0636 and S00-09-0547 by Srideman and Associates, Inc. The northerly boundary line is the southerly line of Parkland Subdivision recorded January 25, 2023 as Entry No. 14065697 in Book 2023 of Plats, at Page 022 in the Office of the Salt Lake County Recorder. The basis of bearing is N. 00°13'50" E. between the Northwest Corner and the East Quarter Corner of said Section 1, Township 3 South, Range 1 West. SLB&M.

Surveyor's Certification

I, Gary G. Christensen, certify that I am a licensed Professional Land Surveyor in the State of Utah, license No. 5152617, in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that a survey of the land shown hereon is a correct representation of the land surveyed and has been prepared in conformity with the minimum standard and requirements of the law.



NO.	DATE	DESCRIPTION OF REVISION	INITIAL

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

ALTA/NSPS LAND TITLE SURVEY
SANDY EOZ BUSINESS, LLC
Prepared for:
Wadsworth Development Group
NW Quarter, Section 1, T.3S., R.1W., S.L.B. & M.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1"=40'

Prepared By: BP	Date: 10/11/2024
Surveyed By: JC	Date: 10/10/2024
Checked By: GC	Date: 10/11/2024

SHEET NO. 1 OF 1
SVY
PROJECT ID: S24-170 DATE: 10/11/2024
FILE NAME:

C:\GIS\Projects\2024\24-170\24-170-001\24-170-001.dwg, 10/11/2024, 10:15:24 AM, 2024-10-11, 10:15:24 AM, 2024-10-11, 10:15:24 AM