

9272 OFFICE CONDOMINIUMS

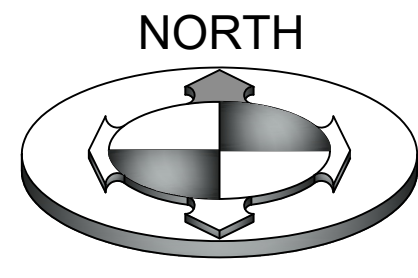
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

L=99.83
R=394.45
 $\Delta=14^{\circ}30'05''$
CH=N 82°44'58" E
CL=99.57

L=105.32
R=394.45
 $\Delta=15^{\circ}17'55''$
CH=S 83°08'53" W
CL=105.01

9000 SOUTH STREET
(PUBLIC ROAD)

EAST QUARTER CORNER OF
SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 1 EAST, SALT LAKE BASE
AND MERIDIAN.
(FOUND 3.5" BRASS CAP)
STREET MONUMENT IN THE
INTERSECTION OF 9000 S &
700 E STREETS



GRAPHIC SCALE

(IN FEET)

1 inch = 30ft.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, §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 ANNOTATED, §17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE" ON THE PLAT), AS DESCRIBED OR SHOWN ON 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. A RECORDED EASEMENT OR RIGHT-OF-WAY,
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
D. ANY OTHER PROVISIONS OF LAW.

APPROVED THIS _____ DAY OF _____, 20____.

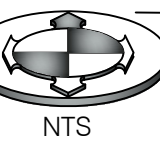
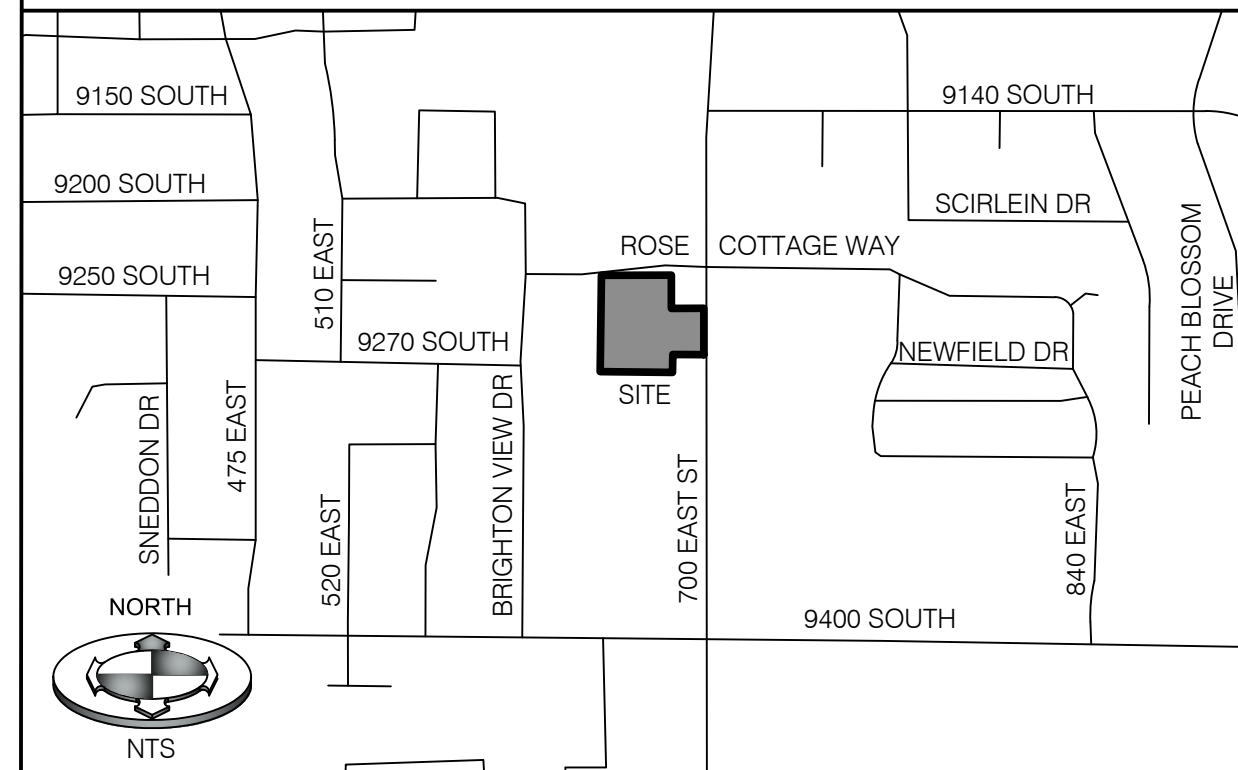
ROCKY MOUNTAIN POWER REPRESENTATIVE

LEGEND AND ABBREVIATIONS:

SECTION CORNER AND LINE (FOUND)	
STREET MONUMENT (FOUND)	◆
STREET MONUMENT (NOT FOUND)	■
SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED 'BENCHMARK ENG.'	○
STREET MONUMENT (TO BE SET)	◆
BOUNDARY LINE	---
ADJACENT PROPERTY	---
STREET CENTERLINE EXISTING	---
EASEMENT	---
LOT LINE	---
PUBLIC UTILITY EASEMENT	PUE
DRAINAGE EASEMENT	DE
COMMON	[Pattern]
PRIVATE	[Pattern]
LIMITED COMMON	[Pattern]
MIXED COMMON / PRIVATE	[Pattern]

- NOTES:
- 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

VICINITY MAP



NTS

9400 SOUTH STREET
(PUBLIC ROAD)

STREET MONUMENT IN THE
INTERSECTION OF
9400 S & 700 E STREETS
(FOUND BRASS CAP W/ RING & LID)

SOUTHEAST CORNER OF
SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 1 EAST, SALT LAKE BASE
AND MERIDIAN.
(NOT FOUND)

ROSE COTTAGE WAY
(PUBLIC ROAD)

N 89°53'00" E 278.16'

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9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

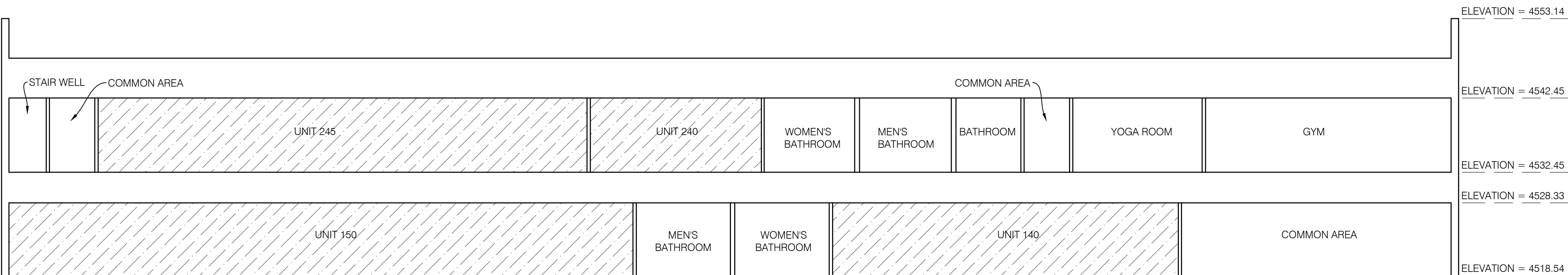
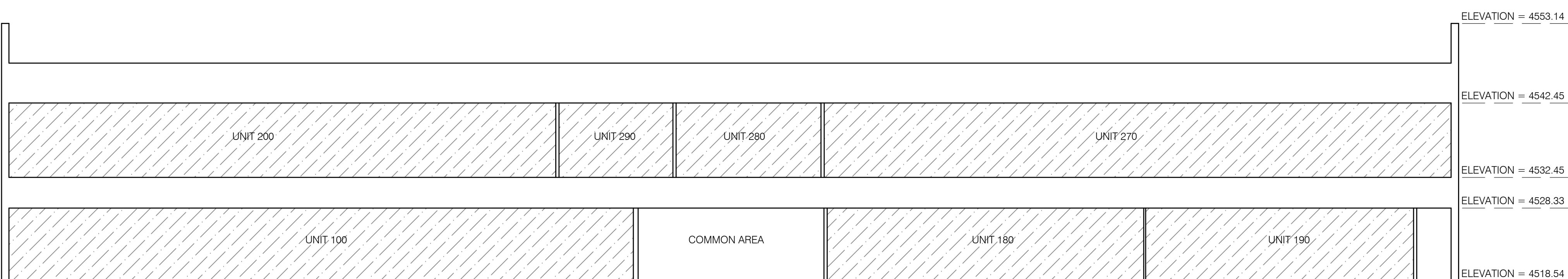
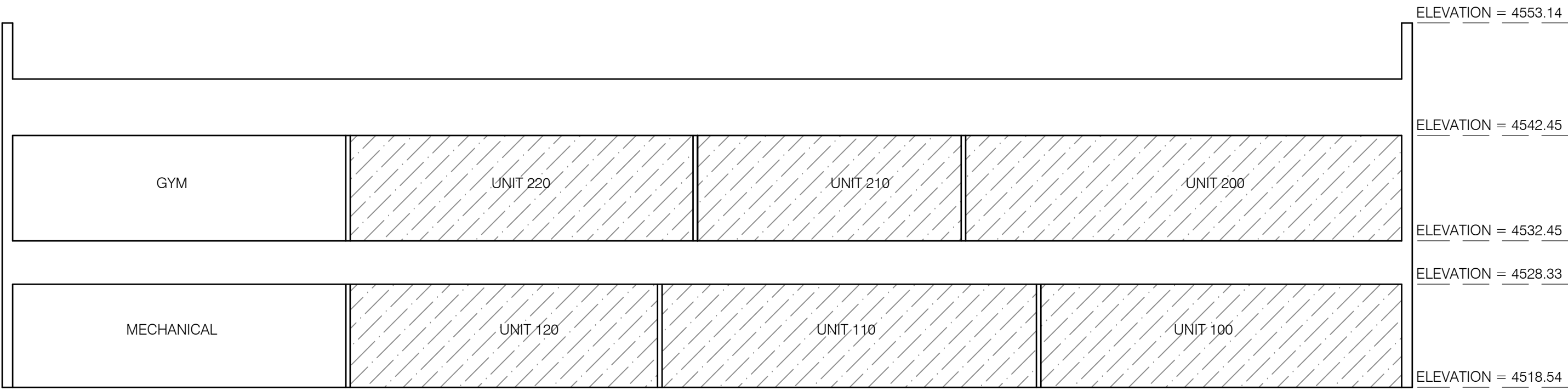
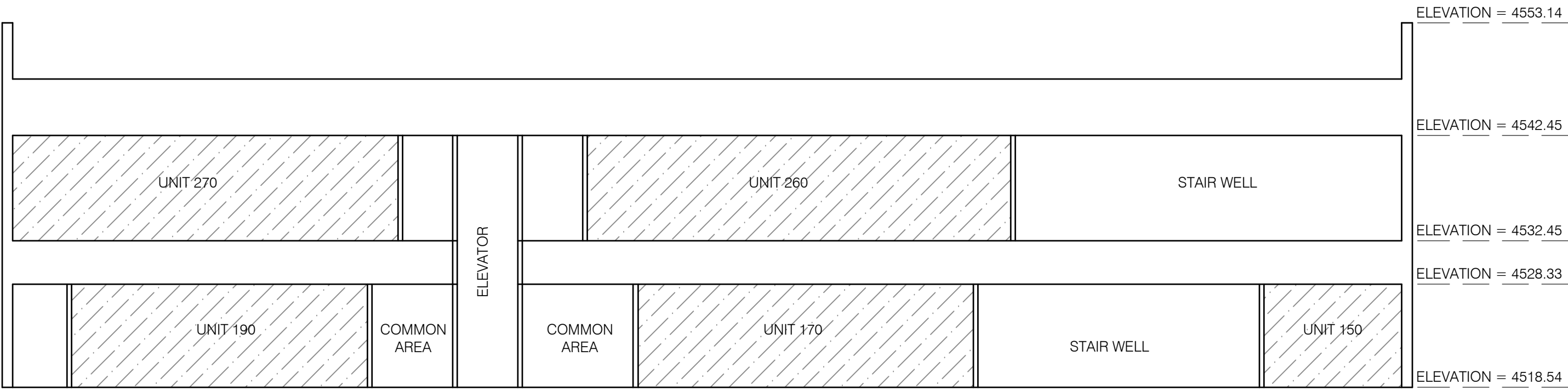
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.62'	3.93'	81°57'27"	S 34°24'09" E	5.15'
C2	4.51'	3.40'	75°57'14"	N 42°12'25" W	4.19'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°53'00" W	3.32'
L2	N 00°07'00" W	8.90'
L3	N 00°03'50" W	116.89'
L4	N 89°56'10" E	18.00'
L5	S 00°03'50" E	116.89'
L6	S 89°56'10" W	18.00'
L7	S 89°53'00" W	18.00'
L8	N 00°07'00" W	8.88'
L9	S 89°53'00" W	27.26'
L10	S 00°07'00" E	28.77'
L11	N 89°53'00" E	171.79'
L12	N 00°07'00" W	26.72'
L13	N 89°25'59" W	171.80'
L14	N 00°34'01" E	18.00'
L15	S 89°25'59" E	171.80'
L16	S 00°34'01" W	18.00'
L17	S 89°53'00" W	29.26'
L18	N 00°07'00" W	3.14'
L19	N 89°53'00" E	18.00'
L20	N 00°07'00" W	2.97'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N 89°34'04" W	18.00'
L22	N 00°25'56" E	188.94'
L23	S 89°34'04" E	18.00'
L24	S 00°25'56" W	188.94'
L25	N 89°53'00" E	10.53'
L26	N 90°00'00" E	57.45'
L27	N 00°00'00" E	16.21'
L28	S 89°47'50" E	15.00'
L29	N 00°00'00" E	16.16'
L30	N 90°00'00" W	168.25'
L31	S 00°00'00" E	16.18'
L32	N 90°00'00" W	15.00'
L33	N 00°00'00" E	16.18'
L34	N 90°00'00" W	19.42'
L35	N 00°00'00" E	63.73'
L36	N 90°00'00" W	100.47'
L37	S 00°00'00" E	24.95'
L38	N 90°00'00" W	15.00'
L39	N 00°00'00" E	24.95'
L40	N 90°00'00" W	17.22'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N 00°07'00" E	15.00'
L42	N 00°07'00" E	50.36'
L43	N 00°07'00" E	51.02'
L44	S 00°07'00" W	7.82'
L45	N 90°00'00" W	147.66'
L46	N 00°00'00" E	63.73'
L47	N 90°00'00" W	216.33'
L48	S 00°00'00" E	43.64'
L49	N 90°00'00" W	15.00'
L50	N 00°00'00" E	43.64'
L51	N 90°00'00" W	28.98'
L52	S 89°33'19" W	10.28'
L53	N 00°00'00" E	34.34'
L54	N 90°00'00" W	139.27'
L55	N 00°03'18" W	33.42'
L56	S 89°44'32" W	19.05'
L57	S 00°14'46" W	134.72'
L58	N 89°46'13" E	21.46'
L59	N 88°48'41" E	19.23'
L60	N 00°30'58" E	60.82'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S 89°37'03" E	127.86'
L62	N 89°27'05" W	17.15'
L63	S 00°32'55" W	9.50'
L64	S 00°00'00" E	10.00'
L65	N 90°00'00" W	10.00'
L66	N 00°00'00" E	10.00'
L67	N 90°00'00" E	10.00'
L68	S 00°32'55" W	19.59'
L69	N 00°32'55" E	51.32'
L70	N 00°07'00" E	60.49'
L71	S 89°53'00" E	0.63'
L72	N 90°00'00" E	10.39'
L73	N 00°00'00" E	2.48'
L74	N 90°00'00" W	10.39'
L75	S 00°00'00" E	2.48'



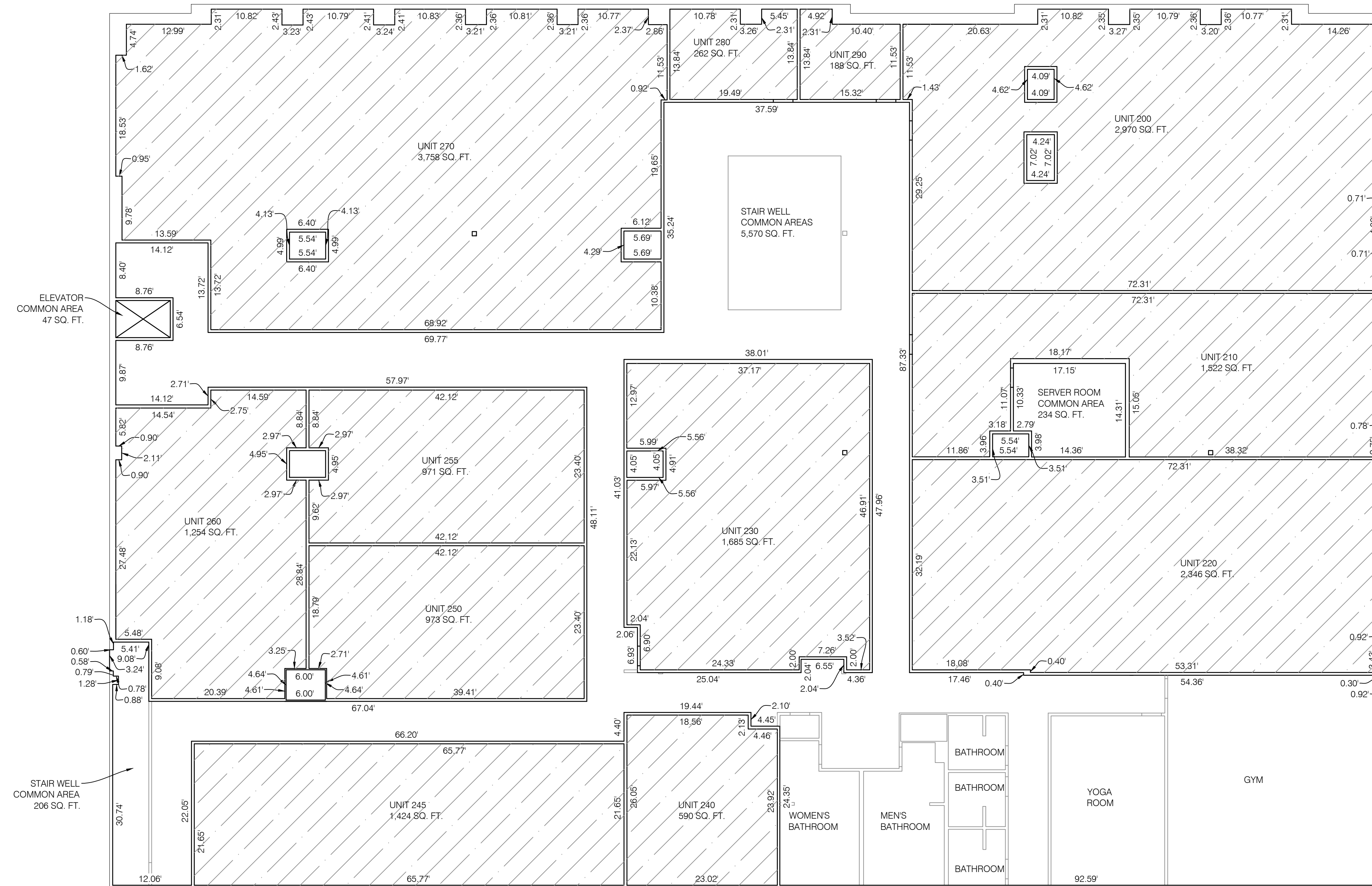
9272 OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

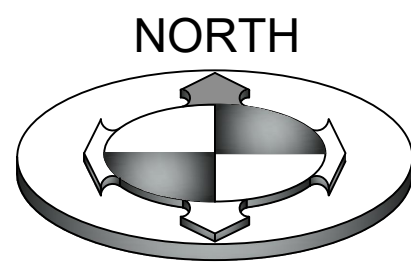


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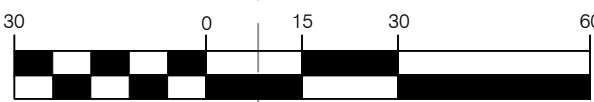
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



SECOND FLOOR
SCALE: 1" = 20'



GRAPHIC SCALE

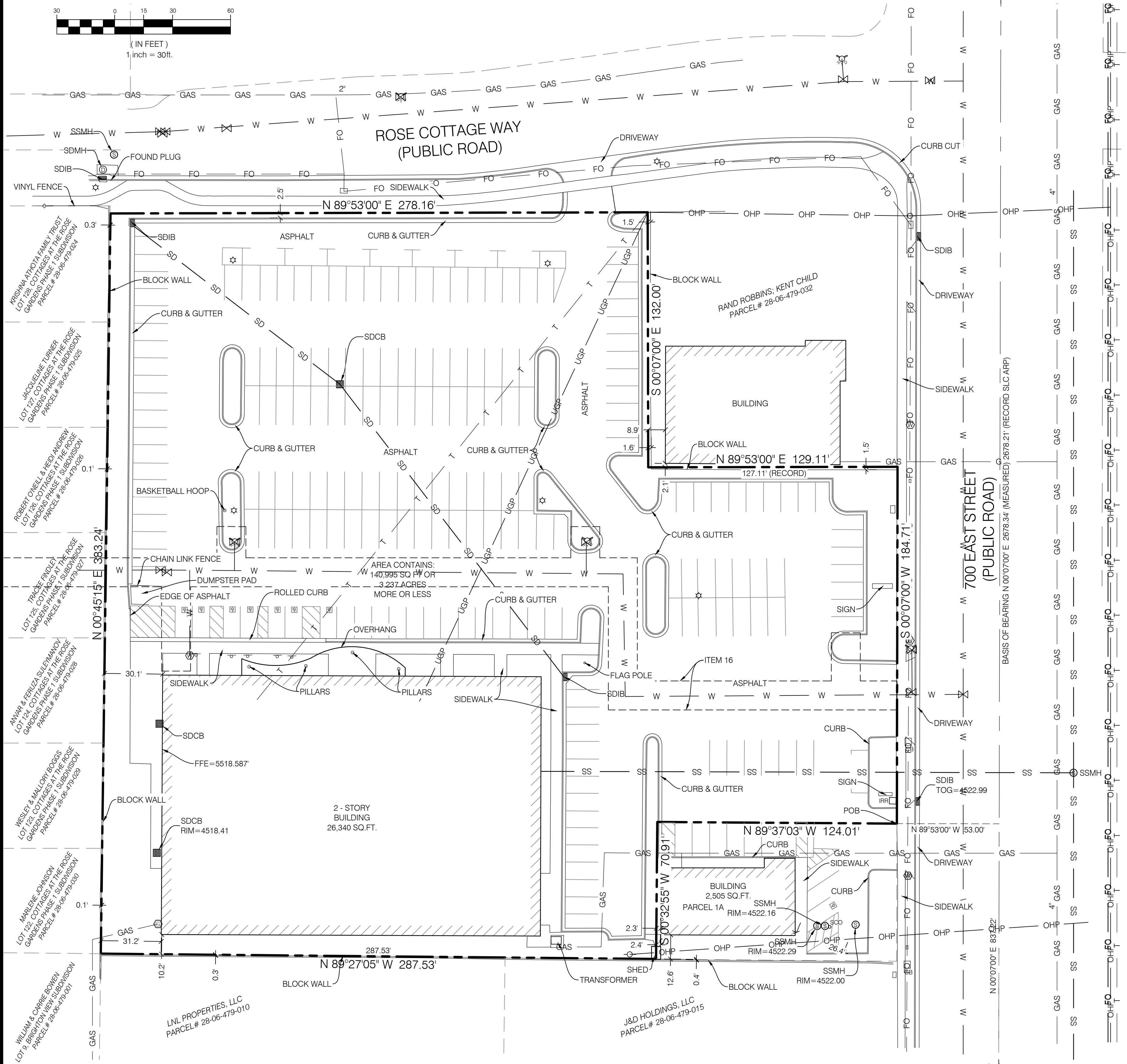


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

9000 SOUTH STREET
(PUBLIC ROAD)

EAST QUARTER CORNER OF
SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 1 EAST, SALT LAKE BASE
AND MERIDIAN.
(FOUND 3.5" BRASS CAP)
STREET MONUMENT IN THE
INTERSECTION OF 9000 S &
700 E STREETS



SURVEYOR'S CERTIFICATE

TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE GUARANTEE SETTLEMENT SERVICES
BACK DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 4, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS
COMPLETED ON MAY 7, 2024.



LEGAL DESCRIPTION PER TITLE REPORT

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, SANDY, SALT LAKE COUNTY, UTAH, U.S. SURVEY, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 700 EAST STREET, WHICH IS 44.81 FEET NORTH
29°33'10" WEST TO A MONUMENT AT THE INTERSECTION OF 9400 SOUTH STREET AND 700 EAST
STREET, 837.22 FEET NORTH 00°07'00" EAST ALONG THE CENTERLINE OF SAID 700 EAST STREET
AND 53.00 FEET NORTH 89°53'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 6, AND
RUNNING THENCE NORTH 89°37'03" WEST 124.01 FEET; THENCE SOUTH 00°32'55" WEST 70.91
FEET; THENCE NORTH 89°27'05" WEST 287.53 FEET ALONG THE NORTH LINE OF BRIGHTON VIEW
SUBDIVISION, SANDY CITY, SALT LAKE COUNTY, UTAH; THENCE NORTH 00°45'15" EAST 383.24
FEET; THENCE NORTH 89°53'00" EAST 278.16 FEET; THENCE SOUTH 00°07'00" EAST 132.00 FEET;
THENCE NORTH 89°53'00" EAST 127.11 FEET TO THE WEST LINE OF SAID 700 EAST STREET;
THENCE SOUTH 00°07'00" WEST 184.71 FEET ALONG SAID WEST LINE TO THE POINT OF
BEGINNING.

PARCEL 1A:
TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS UPON,
OVER AND ACROSS: BEGINNING AT A POINT ON THE WEST LINE OF 700 EAST STREET WHICH IS
NORTH 29°33'10" WEST 44.81 FEET AND NORTH 00°07'00" EAST 837.22 FEET AND NORTH 89°53'00"
WEST 53.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°37'03" WEST
124.01 FEET; THENCE SOUTH 00°32'55" WEST 70.91 FEET TO A POINT ON THE NORTH LINE OF
PROPERTY CONVEYED TO JAMES GARETH BURKETTE AND DIANE OLLIE BURKETTE, TRUSTEES OF
THE BURKETTE FAMILY REVOCABLE TRUST BY WARRANTY DEED RECORDED SEPTEMBER 27, 2005
AS ENTRY NO. 9503737 IN BOOK 9194 AT PAGE 1256 OF OFFICIAL RECORDS; THENCE SOUTH
89°27'05" EAST ALONG SAID NORTH LINE 124.55 FEET, TO THE WEST LINE OF 700 EAST STREET;
THENCE NORTH 00°07'00" EAST 71.27 FEET, ALONG SAID WEST LINE, TO THE POINT OF
BEGINNING.

EXCLUDING THOSE AREAS WHERE BUILDINGS AND LANDSCAPING ARE, AS CREATED IN THAT
CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED AUGUST 5, 2008 AS ENTRY NO.
10492746 IN BOOK 9632, PAGE 4295.

SITUATED IN SALT LAKE COUNTY, STATE OF UTAH.

TAX SERIAL NO. 28-06-479-031

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BROOK HINTZE TO
PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

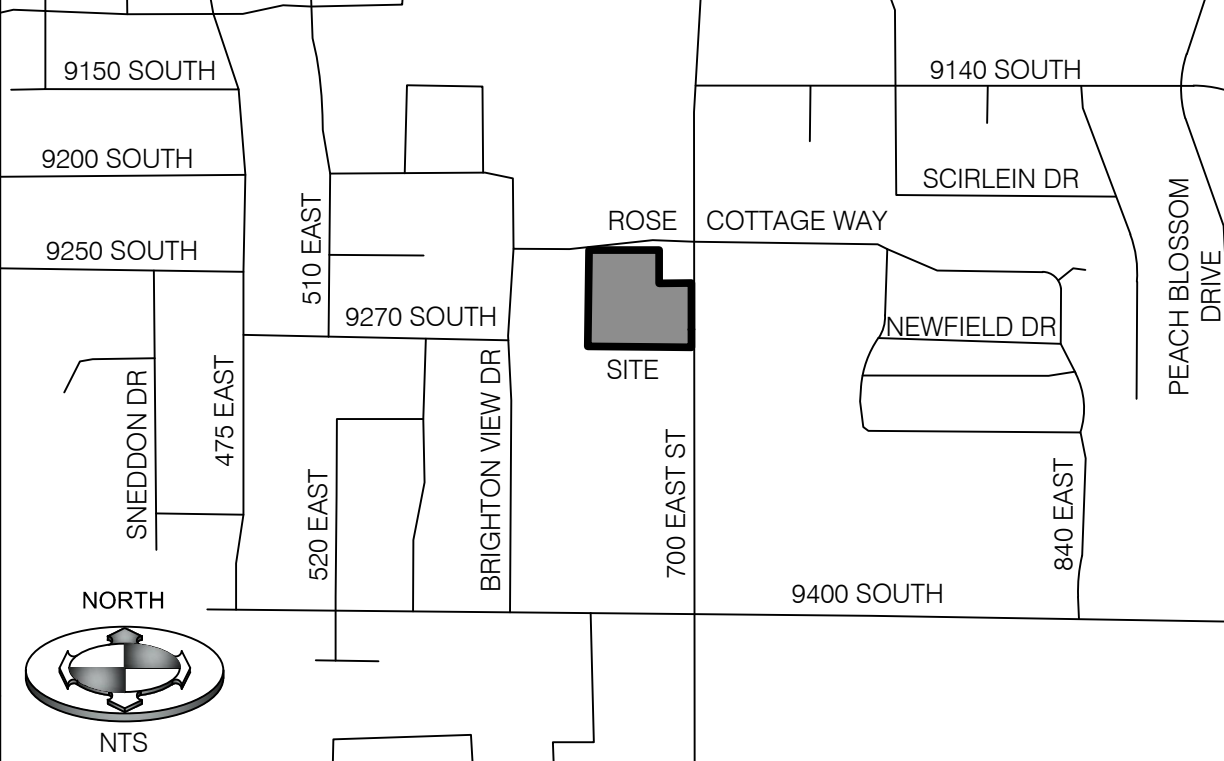
BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°07'00" EAST, AS SHOWN HEREON.

BENCHMARK
STREET MONUMENT
9400 SOUTH & 700 EAST
ELEVATION = 4523.43

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SEWER CLEANOUT
SECTION CORNER (NOT FOUND)	SANITARY SEWER MANHOLE & PIPE
STREET MON. (FOUND)	STORM DRAIN MANHOLE & PIPE
PROPERTY CORNER (PLAT NOTED)	CULINARY PIPE LINE
FOUND PL. MARKER (PLAT NOTED)	WATER VALVE & WATER METER
ADJACENT PL. or LOT LINES	FIRE HYDRANT
EXISTING RIGHT-OF-WAY LINE	POWER POLE & OVERHEAD POWER
CENTERLINE OF ROAD	UNDERGROUND POWER
EASEMENT LINE	GAS LINE
CURB & GUTTER	TELEPHONE LINE
EDGE OF EXISTING ASPHALT	FIBER OPTIC
FENCE, CHAIN	COMMUNICATION LINE
FENCE, VINYL	COMM
INDEX CONTOUR LINE	COMM
INTERMEDIATE CONTOUR LINE	
SDMH STORM DRAIN MANHOLE	CABLE BOX
SSMH SANITARY SEWER MANHOLE	LIGHT POLE
SD STORM DRAIN	SIGN
CB CATCH BASIN	GAS METER
TOG TOP OF GRATE	IRRIGATION BOX
POB POINT OF BEGINNING	CATCH BASIN
	STORM DRAIN INLET BOX

VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE GUARANTEE SETTLEMENT SERVICES, ORDER NO.47788-KT, EFFECTIVE DATE MARCH 14, 2023.
- R2) BENCHMARK ENGINEERING & LAND SURVEYING, RECORD OF SURVEY S2023-04-0361, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R3) PETERSON ENGINEERING, P.C. CONSULTING ENGINEERS & LAND SURVEYORS, RECORD OF SURVEY S2007-09-0784, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R4) THE COTTAGES AT THE ROSE GARDENS PHASE 1 SUBDIVISION, RECORDED MARCH 1, 2007 IN BOOK 2007 AT PAGE 76, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- R5) THE ROSE GARDENS SUBDIVISION, RECORDED APRIL 28, 2001 IN BOOK 2011P AT PAGE 50, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE
GUARANTEE SETTLEMENT SERVICES, ORDER NO.47788-KT, EFFECTIVE DATE MARCH 14, 2023.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED
COMMITMENT:

ITEMS 1-11 NOT ADDRESSED IN THIS SURVEY

ITEM 12 EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND
EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS,
PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER
OR ACROSS SUBJECT PROPERTY.
(SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, NO DOCUMENTS PROVIDED, EXISTING
FEATURES FOUND AS SHOWN)

ITEM 13 NOT ADDRESSED IN THIS SURVEY

ITEM 14 SUBJECT TO A GRANT OF EASEMENT AND/OR RIGHT-OF-WAY, IN FAVOR OF UTAH
POWER & LIGHT COMPANY, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED
OCTOBER 23, 1912, AS ENTRY NO. 301265, IN BOOK 9-L, PAGE 106, OF OFFICIAL RECORDS.
(SURVEY FINDINGS: DOCUMENT NOT PROVIDED)

ITEM 15 NOT ADDRESS IN THIS SURVEY

ITEM 16 SUBJECT TO A GRANT OF EASEMENT AND/OR RIGHT-OF-WAY, IN FAVOR OF SANDY
CITY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED OCTOBER 14, 2003, AS
ENTRY NO. 8849603, IN BOOK 8895, PAGE 3869, IN THE OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, AS SHOWN)

ITEM 17 EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF
RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN DECLARATION OF RECIPROCAL
EASEMENTS, RECORDED AUGUST 5, 2008, AS ENTRY NO. 10492746, IN BOOK 9632, PAGE 4295, IN
THE OFFICIAL RECORDS
(SURVEY FINDINGS: AFFECTS ALL OF SUBJECT PROPERTY, BLANKET IN NATURE)

ITEM 18 SUBJECT TO A PARKING AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN
PROVIDED, RECORDED AUGUST 6, 2008, AS ENTRY NO. 10493777, IN BOOK 9632, PAGE 7659, IN
THE OFFICIAL RECORDS
(SURVEY FINDINGS: AFFECTS ALL OF PARCEL 1A, BLANKET IN NATURE)

ITEMS 19-20 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - BLOCK WALL ON THE WEST PROPERTY LINE IS ON THE PROPERTY LINE.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND
AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING
EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE
ACCURATELY, COMPLETELY AND RELIABLY DEPICTED
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED
WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 700 EAST STREET AND ROSE COTTAGE
LANE.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.
- 7) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT
TITLE COMMITMENT ISSUED BY TITLE GUARANTEE SETTLEMENT SERVICES, ORDER
NO. 47788-KT, EFFECTIVE DATE MARCH 14, 2023.

PROJECT NO.	2404049
ALTA/NSPS LAND TITLE SURVEY	
SVA.01 1 OF 1	

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

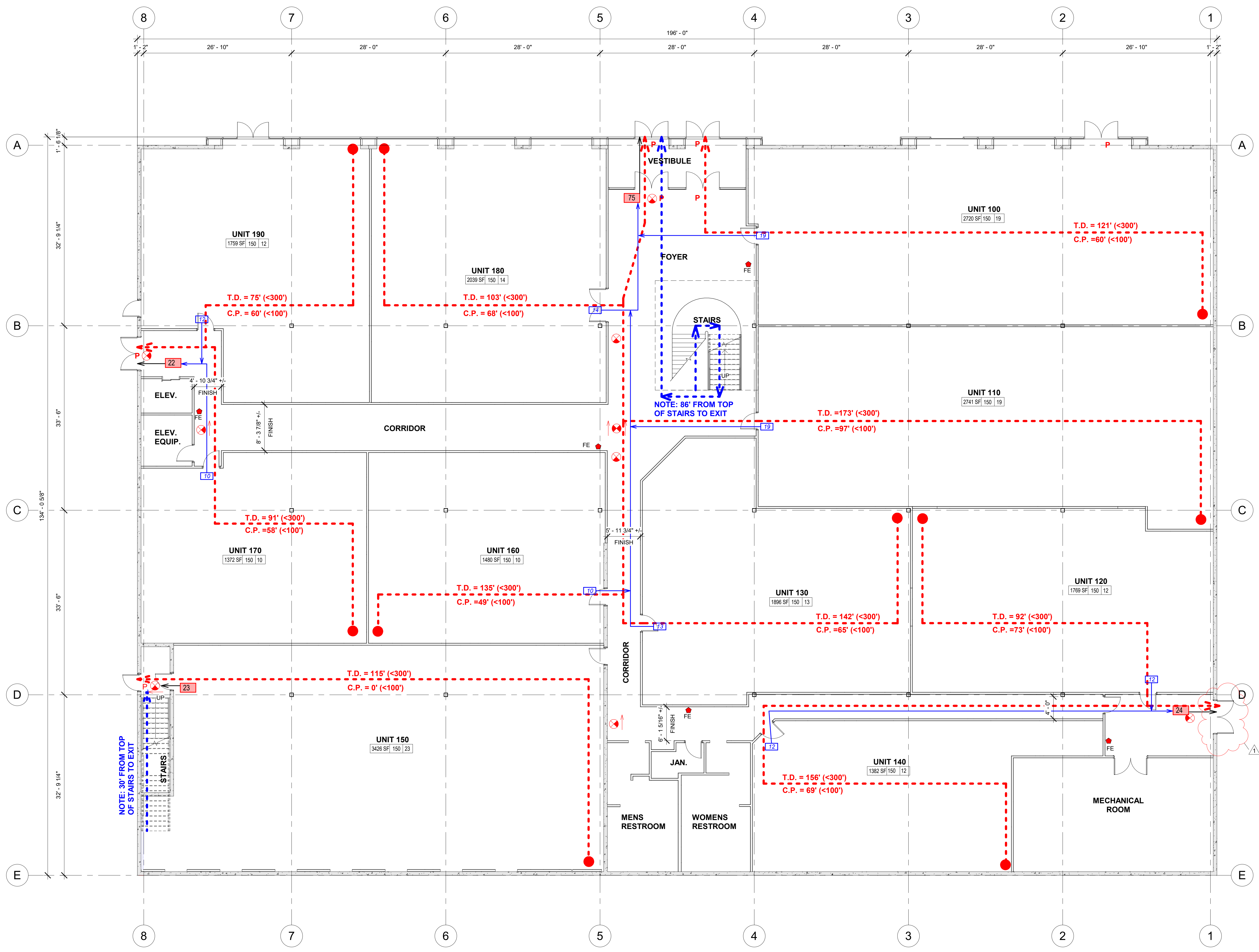
EMPORCH, LLC

9272 SOUTH 700 EAST
SANDY CITY, UTAH

Ranlife building

TEREST IN GENERAL COMMON ELEMEN		new load factor	new GSF
Location	new net area		
Suite 100	2,749	1.38292	3,802
Suite 110	2,722	1.38292	3,764
Suite 120	1,759	1.38292	2,433
Suite 130	1,872	1.38292	2,589
Suite 140	1,716	1.38292	2,373
Suite 150	3,225	1.34400	4,334
Suite 160	1,474	1.34400	1,981
Suite 170	1,374	1.34400	1,847
Suite 180	2,035	1.34400	2,735
Suite 190	1,729	1.34400	2,324
Suite 200	2,970	1.38292	4,107
Suite 210	1,522	1.38292	2,105
Suite 220	2,346	1.38292	3,244
Suite 230	1,685	1.38292	2,330
Suite 240	590	1.38292	816
Suite 250	973	1.38292	1,346
Suite 260	1,254	1.38292	1,734
Suite 270	3,785	1.38292	5,234
Suite 280	262	1.34400	352
Suite 290	188	1.34400	253
Suite 245	1,424	1.38292	1,969
Suite 255	971	1.38292	1,343

Autodesk Docs\\24-50_Ran Life Sandy\\RanLife - ARCH (R-24).rvt
Last Pooled: 10/2/2025 4:19:32 PM
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NOTE:
THE LOCATIONS OF WALLS SHOWN ON THIS PLAN ARE
BASED ON THE "9272 COMMONS CONDOMINIUMS"
PLAT "FOR REVIEW" PREPARED BY BENCHMARK
ENGINEERING AND DATED 4/21/2025. SOME WALLS AS
SHOWN ON SAID PLAT HAVE BEEN RELOCATED ON
THIS PLAN AT OWNER'S REQUEST AND/OR TO COMPLY
WITH THE EGRESS PROVISIONS OF THE 2021 IBC.

OCCUPANCY & EXITING LEGEND

ROOM NAME
SF | ### | ##
OF OCCUPANTS
SQUARE FOOTAGE PER
OCCUPANT
SQUARE FOOTAGE OF ROOM

T.D. = TRAVEL DISTANCE
C.P. = COMMON PATH DISTANCE

FE FIRE EXTINGUISHER IN RECESSED CABINET

P PANIC HARDWARE (OR "NO LATCH OR LOCK")

EXIT SIGN - NEW
EXIT DIRECTION INDICATED

OC OCCUPANCY LOAD EXITING SUITE AND/OR
CUMULATIVE OCCUPANTS LOAD ALONG
PATH

135 CUMULATIVE OCCUPANT LOAD AT EXIT OR
EXIT ACCESS STAIRWAY

elm
architecture

675 Simpson Ave
Salt Lake City, UT 84106
(801) 450-8683
P.O. Box 17004
Holladay, UT 84117
elm@elmgrouppinc.co

PROFESSIONAL STAMP

STATE OF UTAH
EDWARD L. MCDONALD
No. 5488157-0001
09/30/25
LICENSED ARCHITECT

CONSULTANT INFORMATION

PROJECT NAME:

**EXITING PLAN FOR
9272 COMMONS CONDOMINIUMS**

9272 South 700 East
Sandy, UT 84070

NO.	DATE	DESCRIPTION
1	10/2/2024	Plan Review Comments

NO.	DATE	DESCRIPTION
1	09/30/25	EXITING PLAN

PROJECT #: 25-09
DRAWN BY: ZAM
CHECKED BY: ELM
DESIGNED BY:

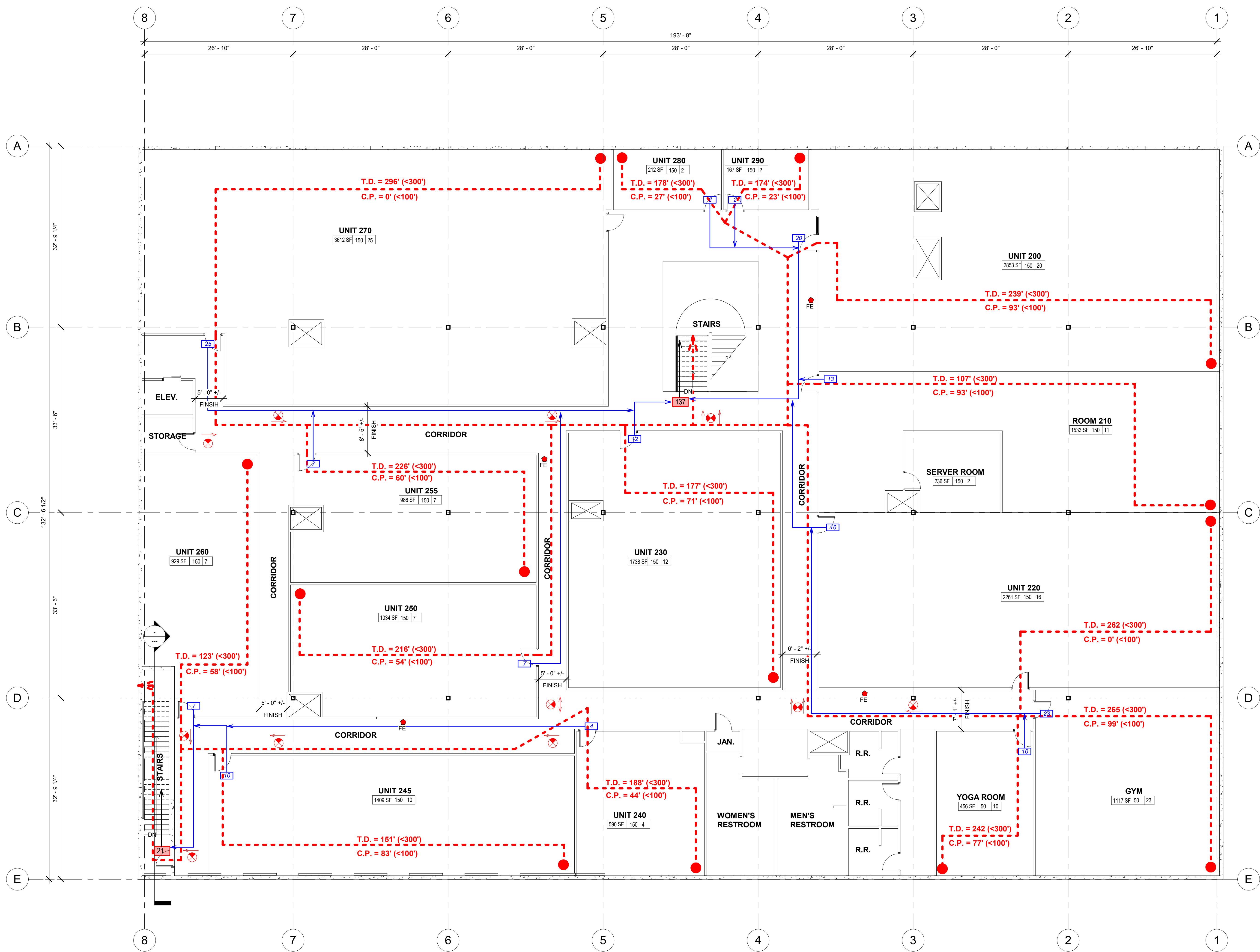
SHEET TITLE:
**EXITING PLAN
LEVEL 1**

SHEET NUMBER:
GI-003

A1 **EXITING PLAN - LEVEL 1**
1/8" = 1'-0"



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NOTE:
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ENGINEERING AND DATED 4/21/2025. SOME WALLS AS
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WITH THE EGRESS PROVISIONS OF THE 2021 IBC.

OCCUPANCY & EXITING LEGEND

ROOM NAME
SF | ### | ##
OF OCCUPANTS
SQUARE FOOTAGE PER OCCUPANT
SQUARE FOOTAGE OF ROOM

T.D. = TRAVEL DISTANCE
C.P. = COMMON PATH DISTANCE

FE FIRE EXTINGUISHER IN RECESSED CABINET

P PANIC HARDWARE (OR "NO LATCH OR LOCK")

READABLE SIDE
EXIT SIGN - NEW
EXIT DIRECTION INDICATED

135 OCCUPANCY LOAD EXITING SUITE AND/OR CUMULATIVE OCCUPANTS LOAD ALONG PATH

135 CUMULATIVE OCCUPANT LOAD AT EXIT OR EXIT ACCESS STAIRWAY

elm
architecture

675 Simpson Ave
Salt Lake City, UT 84106
(801) 450-8683
P.O. Box 17004
Holladay, UT 84117
elm@elmgrouppinc.co



CONSULTANT INFORMATION

PROJECT NAME:

**EXITING PLAN FOR
9272 COMMONS CONDOMINIUMS**

9272 South 700 East
Sandy, UT 84070

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/30/25	EXITING PLAN

ISSUED:

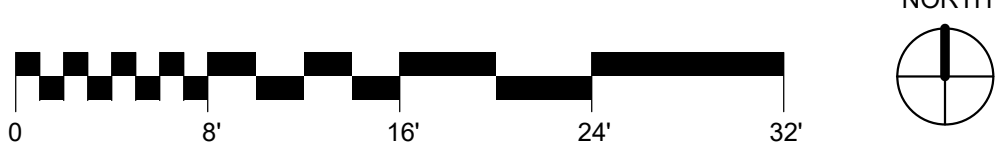
DATE	DESCRIPTION
09/30/25	EXITING PLAN

PROJECT #: 25-09
DRAWN BY: ZAM
CHECKED BY: ELM
DESIGNED BY: ELM

SHEET TITLE:
**EXITING PLAN
LEVEL 2**

SHEET NUMBER:
GI-004

A1 EXITING PLAN - LEVEL 2
1/8" = 1'-0"

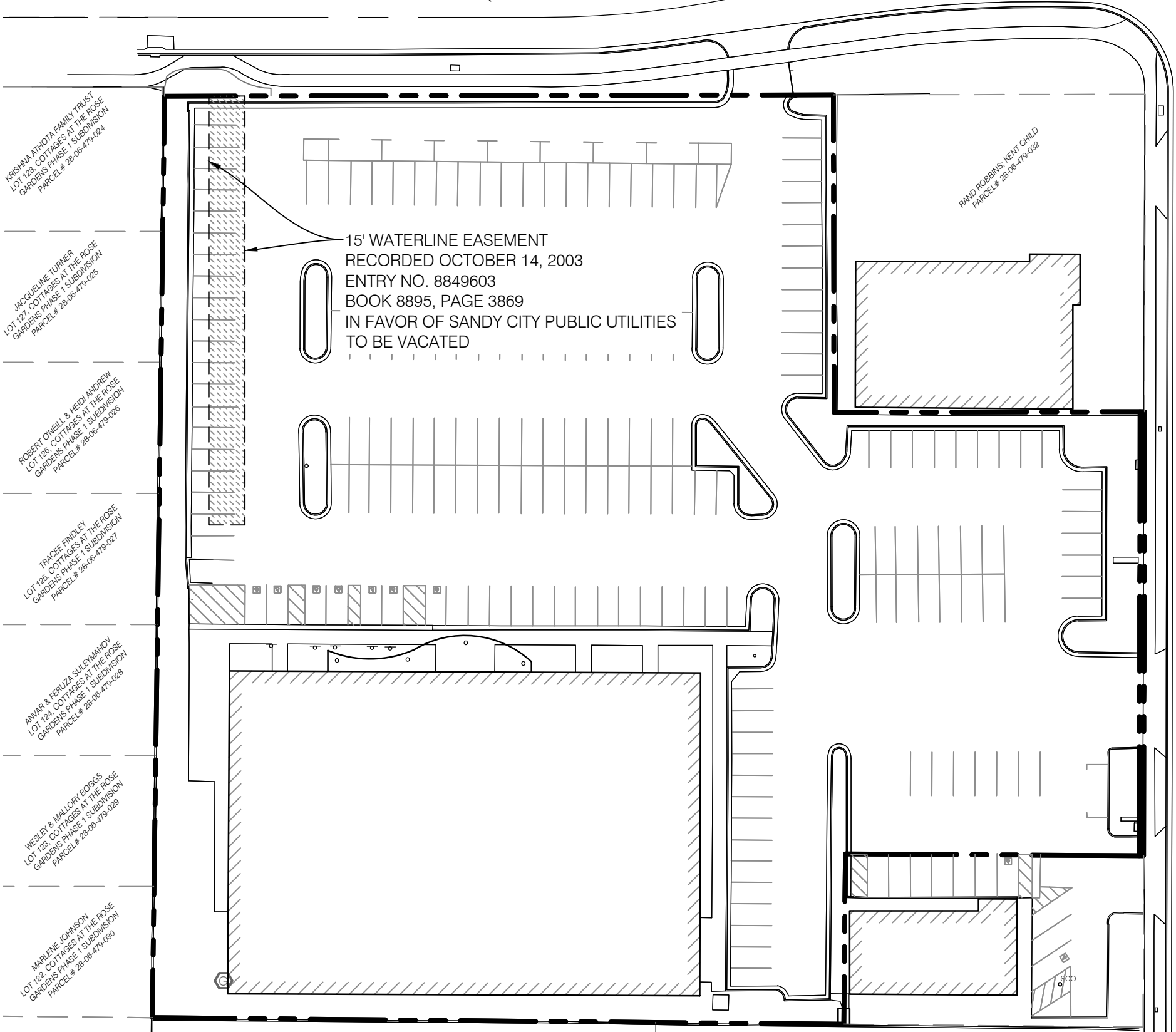




EXHIBIT

ROSE COTTAGE WAY
(PUBLIC ROAD)

700 EAST STREET
(PUBLIC ROAD)



KRISHNA KHOTIA FAMILY TRUST
LOT 128, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-024

JACQUELINE TURNER
LOT 127, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-025

ROBERT O'NEILL & HEDI ANDREY
LOT 126, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-026

TRACE RINDLEY
LOT 125, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-027

ANWAR & FERUZA SULEIMANOV
LOT 124, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-028

WESLEY & MALORY BOGOS
LOT 123, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-029

MARLENE JOHNSON
LOT 122, COTTAGES AT THE ROSE
GARDENS PHASE 1 SUBDIVISION
PARCEL# 28-06-479-030

WILLIAM & CARRIE BOWEN
LOT 9, BRIGHTON VIEW SUBDIVISION
PARCEL# 28-06-479-001

RAND ROBBINS KENT CHILD
PARCEL# 28-06-479-032

LNL PROPERTIES, LLC
PARCEL# 28-06-479-010

J&D HOLDINGS, LLC
PARCEL# 28-06-479-015

SCALE: 1" = 50'

DRAWN: KO

CHECKED: DKB

APPROVED: DKB

EMPORCH, LLC
9272 SOUTH 700 EAST
SANDY CITY, UTAH

EXHIBIT

DWG. NO. 2404049cp.dwg
PROJECT. NO. 2404049